

# Proposed Installation of The Spot Toilet Renewal, TWO ROCKS

Native vegetation clearing permit application.  
Supporting documentation

November 2023

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# 1. Introduction

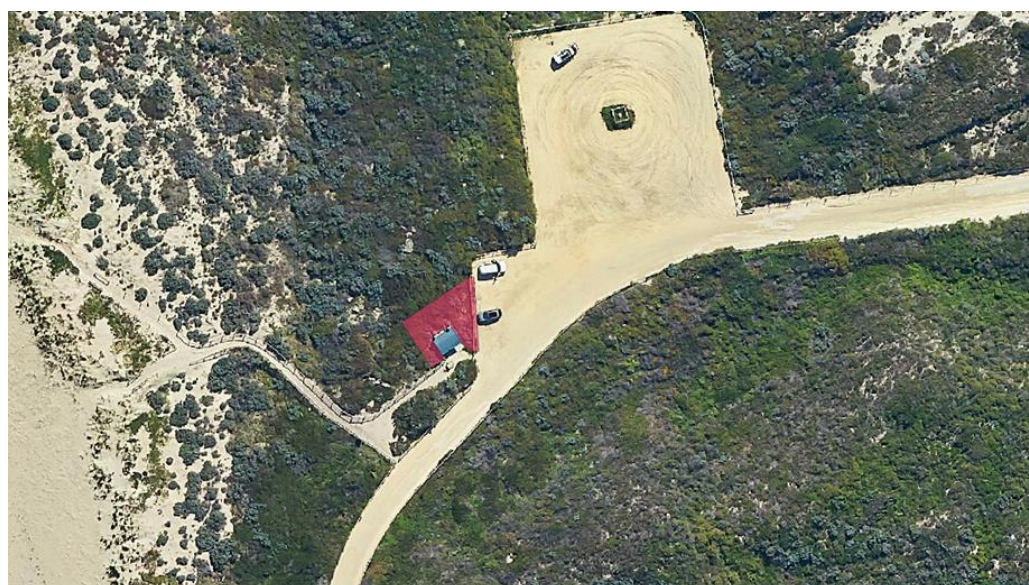
The City of Wanneroo (hereinafter referred to as the City) is proposing to undertake the clearing of remnant vegetation around existing toilet structure. The existing toilet structure and septic tank have reached the end of their life and are to be replaced with a new facility. The new facility will include improvement to what is currently there with a Unisex Accessible Toilet (UAT), an Australian Council for Rehabilitation of Disabled (ACROD) parking space within the carpark and an accessible path to the new facility. This aligns with the City's commitment to creating an inclusive and accessible urban environment, where all individuals can enjoy public spaces.

# 2. Background

The City is seeking to replace the toilet building, septic tank and install a ACROD parking space and access path the new UAT at 100 Spot View (The Spot), Two Rocks, WA 6037 as part of the City's assets renewal program. The project will help improve disability access to the City's facilities, in this case The Spot toilets. Currently, the facility has reached its end of service life, and requires replacement, however a like for like replacement would not be compliant to current Australian Standards, so an upgrade is also required.

The current toilet block was constructed in 2003 and the building shed was renewed in 2010 thus, the design is now outdated and not up to Australian Standard AS 1428.1. In addition, there is currently not an inclusive and safe access to the toilet block from the current parking area.

As a result, the existing toilet block is to be demolished and removed and a new modular steel/ Colourbond toilet block with 2 restrooms is to be installed. A new concrete septic tank and concrete footpath leading to a new ACROD car parking bay is to also be constructed. An approximate clearing radius of 1.5 meters outside the new construction fencing footprint is to be utilised for clearing to allow for appropriate and safe working space during works activities.



**Figure 1: The Spot, Toilet Renewal Clearing Area in red-coloured hatching.**

### 3. Scope

The purpose of this document is to provide an assessment against the *Environmental Protection Act 1986* – Ten Clearing Principles to determine whether the proposed clearing is likely to have a significant impact on the environment.

The proposed clearing area, is depicted in the figure below depicted in Figure 2 below, make up a total of 0.012 hectares (120 m<sup>2</sup>) (Attachment C – Clearing Area Shapefiles and Attachment D – Clearing Plan,).



Figure 2: The Spot Toilet Renewal Clearing Plan 4405-1-0.

### 4. Flora and Vegetation

A vegetation assessment was conducted on 11 September 2023 by the City’s Environmental Asset Planner. The assessment targeted vegetation around the existing toilet building that would be impacted by the proposed construction works. The vegetation around the toilet block consisted of 40:60 ratio of weed species as to native vegetation respectively.

Six (6) native species were identified during the vegetation assessment. All species were identified to have a conservation code of *not threatened*. Five (5) weed species were identified during the vegetation assessment. The weed species were identified nearer to the toilet building where degradation has occurred due to historical disturbances from the toilet block access and maintenance.

**Table 1: Species List the Spot Toilet Renewal**

<b>Native Species</b>	<b>Weed Species</b>
<b>11-September-2023</b>	
<i>Acacia cyclops</i>	<i>Bromus diandrus</i>
<i>Acacia rostellifera</i>	<i>Erharthe calyan</i>
<i>Carpobrutus (sp)</i>	<i>Euphorbia terreaan</i>
<i>Olearia axillaris</i>	<i>Medicage polymorph</i>
<i>Rhagodia baccata</i>	<i>Sonchus olearus</i>
<i>Scaevola crassifolia</i>	

The City's Environmental Planning Considerations Report (EPCR) (Attachment A) and the City's 'Desktop Assessment Report for Native Vegetation Clearing (NVC) Application' (Attachment B) found Beard (1979) mapped vegetation in the Study area comprising of pre- European vegetation associated with Swan Coastal Plain/ Quindalup Complex (SWA02).

## 5. Fauna

During the 11/09/2023 vegetation assessment, no fauna was documented within the extent of the proposed clearing area.

The City's Environmental Planning Considerations Report (EPCR) (Attachment A) and the City's 'Desktop Assessment Report for Native Vegetation Clearing (NVC) Application' (Attachment B) did not identify any instances of threatened or priority fauna species within the selected footprint. Protected fauna species were however identified within a 5km radius of the selected area (Attachment A and B). The City's EPCR and NVC did identify the selected area as being located within Carnaby's Black Cockatoo breeding area buffer. The EPCR and NVC also identified the proposed clearing area was within or adjacent to a Key Biodiversity Area for Birds.

## 6. Avoidance and Mitigation Measures

Unfortunately, clearing is unavoidable in this instance as the existing building and septic tank has reached its end of useful life and must be demolished, removed, and replaced by a new building and septic tank to allow continued safe public access to toilet facilities.

The City has continuously worked with the design consultant during the design phase of the project to limit the building footprint of the proposed upgraded facility to remain within the existing building footprint in order to reduce an increase in the proposed clearing area. The current proposed clearing footprint includes the required new building footprint and the working space necessary to demolish and remove the existing building and to allow the construction of the new toilet facility.


Materials and machinery required for the project will be stored within the existing parking area enclosed by temporary construction fencing. Using the existing parking area as a laydown and storage area ensures no extra clearing of native vegetation will be required for the lay down area and machinery, thus reducing the proposed clearing footprint.

## 7. Clearing Principles




The City of Wanneroo generated a 'Desktop Assessment Report for Native Vegetation Clearing tool (NVC) (Attachment B), the impacts listed in the report are categorised in Table 2, below.







The following table summarises the identified environmental impacts and the level of variance against the clearing principles.

**Table 2: Identified Impacts against Clearing Principles**

Clearing Principle	Impacts	Proposed Project Impacts
<p><b>Principle (a) – Native vegetation should not be cleared if it comprises a high level of biodiversity</b></p>	<p><b>Orange Flag</b></p> 	<p>The proposed clearing area is a mapped Environmentally Sensitive Area (ESA). The City's EPCR and NVC (Attachment A and B) identifies the following flora and fauna attributes for the proposed clearing site:</p> <ul style="list-style-type: none"> <li>• No records of Federal or State listed TECs, PECs, Threatened and Priority Flora records or Threatened and Priority Fauna records within the selected site boundaries.</li> <li>• The proposed clearing area is within an important birding area (Northern Swan Coastal Plain IBA)</li> </ul> <p>The City's EPCR and NVC (Attachment A and B) identifies the following flora and fauna attributes within 5kms of the proposed clearing site:</p> <ul style="list-style-type: none"> <li>• Federal and State listed TECs and PECs (or their buffers) located within a 5km radius of the proposed clearing site</li> </ul>



		<ul style="list-style-type: none"> <li>• Federal and State listed Threatened and Priority Flora records located within a 5km radius of the proposed clearing site.</li> <li>• Federal and State listed Threatened and Priority Fauna and Fauna Habitat records located within a 5km radius of the proposed clearing site.</li> <li>• Confirmed Carnaby's Black Cockatoos breeding habitat buffer within the proposed clearing site.</li> </ul> <p>The area proposed for clearing is only 0.012ha with 40% of the species being weed species and 60% native species. The weeds are found near to the existing toilet building in a previously disturbed location due to ongoing access to the facility and maintenance works, <b>the proposed clearing area may be at variance with principle (a).</b></p>
<p><b>Principle (b) – Native vegetation should not be cleared if it comprises the whole or a part of, or is necessary for the maintenance of, a significant habitat for fauna</b></p>	<p><b>Orange Flag</b></p> 	<p>The City's EPCR and NVC (Attachment A and B) identified the proposed clearing area is within an important birding area (Northern Swan Coastal Plain IBA), and within a Carnaby's Black Cockatoo Confirmed 'breeding area buffer'.</p> <p><b>The proposed area is likely be at variance with principle (b).</b></p>
<p><b>Principle (c) – Native vegetation should not be cleared if it includes or is necessary for the continued existence of, threatened flora.</b></p>	<p><b>Green Flag</b></p> 	<p>The City's EPCR and NVC (Attachment A and B) identified Threatened and Priority Flora species within a 5km radius of the application area.</p> <p>As no threatened or conservation significant flora were recorded during the vegetation assessment, and noting the area was near the toilet building has been previously disturbed and is in a degraded condition.</p> <p>It is unlikely that the City's proposed clearing would impact vegetation that is necessary for the continued existence of threatened flora. Therefore, <b>the proposed clearing is not likely to be at variance with Principle (c).</b></p>
<p><b>Principle (d) - Native vegetation should not be cleared if it comprises the whole or a part of or is necessary for the maintenance of a Threatened Ecological Community.</b></p>	<p><b>Red Flag</b></p> 	<p>The City's EPCR and NVC (Attachment A and B) identified both Federal and State Threatened Ecological Communities (and buffers) within a 5km radius of the application area. Records of TEC within 5km is considered to be at variance. However, no Threatened or Priority Communities are present within the proposed application area.</p> <p>Given the proposed clearing areas is generally in good condition, the vegetation it is not considered to represent a TEC.</p>

		<b>The proposed clearing is likely to be at variance to principle (d).</b>
<b>Principle (e) - Native vegetation should not be cleared if it is significant as a remnant of native vegetation in an area that has been significantly cleared.</b>	<b>Orange Flag</b> 	The vegetation community mapped in the application area is more than 30% and principal B, C and D are Orange, Red and Green respectively.  Therefore, <b>the clearing is not likely to be at variance to principle (e).</b>
<b>Principle (f) - Native vegetation should not be cleared if it is growing in, or in association with, an environment associated with a watercourse or a wetland</b>	<b>Green Flag</b> 	The City's EPCR, NVC (Attachment A and B) indicate that the proposed clearing does not intersect with a conservation wetland.  Given the above, <b>the proposed clearing is not likely to be at variance with Principle (f).</b>
<b>Principle (g) Native vegetation should not be cleared if the clearing of the vegetation is likely to cause appreciable land degradation.</b>	<b>Green Flag</b> 	The Proposed clearing area does not intersect with an ASS site or area subject to erosion.  <b>Therefore, the proposed clearing area is unlikely to be at variance with Principle (g).</b>
<b>Principle (h) - Native vegetation should not be cleared if the clearing of the vegetation is likely to have an impact on the environmental values of any adjacent or nearby conservation area.</b>	<b>Red Flag</b> 	The City's EPCR and NVC indicate that the proposed area is within Bush Forever site number 397.  The proposed clearing area is also located near Bush Forever site 288 (3213.4) and 284 (4353.6m).  Given the above, <b>the proposed clearing is likely to be at variance with Principle (h).</b>
<b>Principle (i) Native vegetation should not be cleared if the clearing of the vegetation is likely to cause deterioration in the quality of surface or underground water.</b>	<b>Orange Flag</b> 	The City's EPCR and NVC indicate the application area does not intersect a mapped wetland/watercourse. The area does not intersect with vegetation growing in association with a watercourse or wetland and is NOT within a PDWSA or CAWS area.  <b>The proposed clearing is therefore may likely to be at variance with Principle (i).</b>
<b>Principle (j) Native vegetation should not be cleared if the clearing of the vegetation is likely to cause or exacerbate the incidence or intensity of flooding.</b>	<b>Green Flag</b> 	Less than 3% of the proposed clearing area is within moderate to high flood risk hazard (DPIRD, 2023).  The clearing is not likely to cause, or exacerbate the incidence, or intensity of flooding. <b>The proposed clearing is not likely to be at variance to principle (j).</b>



\*Red ■ – Likely to be at variance, ■ Orange – May be at variance, ■ Green – Not likely to be or not at variance

## 8. Conclusion

The City of Wanneroo has assessed the proposed clearing against the 10 clearing principles and has found that the clearing of 0.012 hectares (120 m<sup>2</sup>) at 100 Spot View Two Rocks, is likely to be at variance with the clearing principles D, F and H.

## 9. References

Department of Biodiversity, Conservation and Attractions (DBCA). (2023). Flora base – the Western Australian Flora. Available at <https://florabase.dpaw.wa.gov.au/>

Department of Water and Environmental Regulation (DWER), 2015. Treatment and Management of Soil and Water in Acid Sulfate Soil Landscapes. Available at <https://www.der.wa.gov.au/component/k2/item/3969-treatment-and-management-of-soil-and-water-in-acid-sulfate-soil-landscapes>. Accessed 16 November 2023

Department of Water and Environmental Regulation (DWER), 2022. Perth Groundwater Map. Available at <https://maps.water.wa.gov.au/Groundwater/>. Accessed 16 November 2023

EPCR. (2023). Environmental Planning Tool. Environmental Planning Considerations Report (EPCR).

NVC (2023). Environmental Planning Tool. Desktop Assessment Report for Native Vegetation Clearing (NVC) Application Report.

Department of Primary Industries and Regional Development (DPIRD), 2023. Natural Resource Information (WA) Mapping Tool. <https://maps.agric.wa.gov.au/nrm-info/> Accessed 16 November 2023