



Proposed Skate Park Facility within Splendid Park, Yanchep

***Native Vegetation Clearing Permit Application
Supporting Documentation***

August 2019

1. Introduction

The City of Wanneroo is proposing to undertake the clearing of vegetation within the boundaries of Splendid Park, Yanchep (detailed within Table 1). Splendid Park is located adjacent to Splendid Avenue and is currently bound to the west by the undeveloped Marmion Avenue road reserve. The proposed clearing will facilitate the construction of a skate park facility (the Project). Detailed land parcel information for Splendid Park is contained within Table 1 below.

Table 1: Ownership and zoning of land parcels affected by proposed clearing works.

Lot Number	Address	Land Owner	MRS Zoning	Reserve Purpose
Lot 8000 on Deposited Plan 406263	1 Splendid Avenue, Yanchep 6035	New Orion Investments AND St Andrews Private Estate Pty Ltd	Recreation	N/A - Freehold

2. Background

In January 2016 at the City of Wanneroo AGM, a motion was put forward to consider the design and installation of a skate plaza within Yanchep that caters for all ages and levels of experience.

In response to the motion, public consultation was undertaken to determine the types of facilities valued by the young people in Yanchep. During which, support for a BMX, Skate and Scooter Facility was reinforced. In February 2017, the City was awarded State Government funding of \$300,000 towards the construction of a skate park within Yanchep, which was later increased by \$450,000 as part of the Local Projects, Local Jobs program.

Following public consultation and grant receipt, site analysis of a total of 14 sites were undertaken, and later shortlisted to four (4) locations: Oldham Park, Fisherman's Hollow, Morwell Park and Splendid Park, Yanchep. Three of the locations were ruled out due to poor passive surveillance, loss of amenity, conflicting park uses and the cost of re-locating existing park assets/infrastructure (i.e. drainage infrastructure). Three options within Splendid Park were considered; two of these are considered cost prohibitive due to the requirement to re-locate existing drainage infrastructure to elsewhere within the site, and additionally, the extent of civil work required to create a flat site at these two locations. The preferred location within Splendid Park is adjacent to the oval, close to the western edge of the park. This site is landscaped, flat and would only require minimal asset/infrastructure re-location (e.g. irrigation re-instatement and fencing modifications). There is remnant vegetation located immediately west of the preferred location of the proposed skate park facility. The City has purposely ensured that the footprint of the proposed skate facility does not impact upon the remnant vegetation, however by doing so, directly impacts upon landscaped areas.

In planning and design stages of the project, it was recognised by the City that the land developer of Splendid Park had a conditional Sub-division approval that required the

planting of black cockatoo foraging species within all landscaping areas of public open spaces (POS's) within their development. The City is proposing to impact a small area of the landscaped POS within Splendid Park, Yanchep.

The facilities proposed within the skate park are listed in Table 2 below.

Table 2: Skate park and associated facilities within the proposed skate park at Splendid Park, Yanchep.

Skate infrastructure	Associated Infrastructure
<ul style="list-style-type: none"> • 500H Roll-in Bank • Quarterpipe with Kerb corner • Low Kickers to Rail • Escalating Manual Pad with Tranny • 350H Ledge • 900H Flat Bank • 1200H Quarterpipe with Hip • 050H Quarterpipe with Elbow • 900H Quarterpipe with Roller Coaster • 300H Mogul • 600H Mogul • 2100H Hipped Extension 	<ul style="list-style-type: none"> • Seating • Shade Shelter • Drinking fountain • Rubbish Bin • Tool Station • Wind break planting • Garden beds/turf areas • CCTV Cameras

To facilitate the construction of the proposed skate park facility at Splendid Park, Yanchep, the City submits this supporting documentation to assist the Department of Water and Environmental Regulation's (DWER) assessment of the City's clearing permit application.

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 clearing of vegetation is proposed in five (5) areas within the boundaries of Splendid Park, totalling 0.2867 hectares (Figure 1 (below), Attachment A - Clearing Plan and Attachment B - shapefiles).



Figure 1: Proposed clearing of 0.2867 hectares for the skate park facility and associated infrastructure within Splendid Park, Yanchep.

4. Flora and vegetation

The City's environmental officer undertook a vegetation assessment of the proposed clearing area on 20th July 2019.

Table 3: Species identified during the vegetation assessment on 20/07/2019.

Remnant vegetation species	Landscaped Species	Weed Species
<i>Acacia saligna</i>	<i>Acacia lasiocarpa</i>	<i>Asphodelus fistulosus</i> (Dune Onion Weed)**
<i>Acacia pulchella</i>	<i>Atriplex isatidea</i> (Coast Saltbush)**	<i>Lupinus cosentinii</i> (W.A Blue Lupin)**
<i>Calothamnus quadrifidus</i>	<i>Banksia menziesii</i>	<i>Pelargonium capitatum</i> (Pelargonium)**
<i>Hakea prostrata</i>	<i>Callistemon KPS</i> **	<i>Trifolium fragiferum</i> (Clover)**
<i>Hakea trifurcata</i>	<i>Calothamnus quadrifidus</i>	
<i>Hardenbergia comptoniana</i>	<i>Carpobrotus virescens</i> (Coastal Pigface)**	
<i>Hibbertia hyperciodes</i>	<i>Dodonea hackettiana</i>	
<i>Kennedia prostrata</i>	<i>Eucalyptus victrix</i> **	
<i>Macrozamia riedlii</i>	<i>Ficinia nodosa</i> **	
<i>Myoporum insulare</i>	<i>Frankenia pauciflora</i>	
<i>Patersonia occidentalis</i>	<i>Grevillea crithmifolia</i> **	
	<i>Grevillea preissii</i> **	
	<i>Guichenotia ledifolia</i>	
	<i>Hakea prostrata</i> **	
	<i>Olearia axillaris</i> **	
	<i>Melaleuca teretifolia</i>	
	<i>Scaevola crassifolia</i> **	
	<i>Spinifex longifolia</i> **	
	<i>Westringia dampieri</i> **	
	<i>Xanthorrhoea preissii</i> **	

Note: **Species found within proposed clearing areas 1 through 5.

A variety of remnant native vegetation, landscaped species and weed species are present either within and/or surrounding the proposed clearing areas. There is no remnant native species present within the proposed five (5) clearing areas. Weed species are present both within the landscaped areas and within areas of remnant vegetation.

The landscaping works within Splendid Park occurred in the winter of 2017, within infill planting occurring in the winter of 2018. The tubestock are therefore juvenile and still within their establishment period.

Photographs of the five (5) proposed clearing areas are included within Appendix 1 and Attachment C (.jpegs).

5. Fauna

During the aforementioned vegetation assessment, no fauna were documented within the extent of the proposed clearing areas.

WALGA's Environmental Protection Considerations Report (EPCR) did not identify any instances of threatened or priority fauna species within the selected skate facility footprint (Attachment D). Protected fauna species were however identified within a 5km radius of the selected area (Attachment D).

WALGA's EPCR did identify the selected area as being located within a Carnaby's cockatoo (*Calyptorhynchus latorostris*) 'Possible / Confirmed' Breeding area buffer and also within a Carnaby's cockatoo 'Confirmed' roosting area buffer.

6. Clearing Principles

The City of Wanneroo generated a 'Desktop Assessment Report for Native Vegetation Clearing Application' using the WALGA Environmental Planning Tool (WALGA EPT) (Attachment E), the impacts listed in the report are categorised in Table 4, below.

An WALGA EPT 'Environmental Planning Considerations Report' (Attachment D) was also generated by the City as supporting documentation for the below clearing principle assessment.

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

Table 4: Assessment of the proposed Splendid Park project's likely impacts against the 10 Clearing Principles and level of variance to each clearing principle.

Clearing Principle	Impacts*	Justification of variance	Variance
<i>Principle (a) – Native vegetation should not be cleared if it comprises a high level of biological diversity</i>	Red	<p>The Desktop Assessment Report for Native Vegetation Clearing Application identifies the reason for variance is due to the impacts of the proposed clearing on clearing principles b and d.</p> <p>A search of the City's Intramap identified no flora species listed as Declared Rare, Threatened or Priority under State legislation within the boundaries of Splendid Park, Yanchep (CoW Intramaps, accessed 19/08/2019).</p> <p>The WALGA EPC report recorded no records of Threatened and/or Priority Flora occurs within the proposed clearing areas, however 2 DBCA records of priority flora (2x Priority 3) are recorded within 5km's of the proposed clearing areas (WALGA, 2019).</p> <p>Noting the City's proposed clearing area was completely cleared by the land developer in mid-2015 and landscaped in 2017 and 2018, it is unlikely the area comprises a high level of biological diversity and therefore is unlikely to be at variance with clearing principle a.</p>	Not likely to be at variance with principle (a).

<p><i>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 indigenous to Western Australia</i></p>	<p>Red</p>	<p>The proposed project occurs in an area which was completed cleared in mid-2015 via a subdivisional approval. The subdivision approval conditioned the replanting of foraging species for Black cockatoos throughout landscaping areas of the Public Open Space (POS). Following the completion of the POS construction activities, landscaping of the relevant areas occurred in the winter of 2017, within infill planting occurring in the winter of 2018.</p> <p>Although the landscaped species are juvenile at this stage, the intent of the conditioned subdivision approval was to provide potential foraging habitat for Black cockatoo species in the medium to longer term. The removal of 0.2867ha of landscaping within Splendid Park reduces the total area of potential foraging habitat within the Park.</p> <p>The proposed clearing of 0.2867ha is unlikely to significantly increase fragmentation of the surrounding vegetation or impede movement of fauna throughout surrounding areas as the proposed clearing occurs adjacent to existing cleared areas, including a road corridor.</p> <p>Considering better quality habitat for conservation significant fauna is present in surrounding areas and within nearby Yanchep National Park, the proposed clearing is unlikely to be at variance with this principle.</p>	<p>Not likely to be at variance with Principle (b).</p>
<p><i>Principle (c) – Native vegetation should not be cleared if it includes or is necessary for the continued existence of, rare flora.</i></p>	<p>Green</p>	<p>The Desktop Assessment Report for Native Vegetation Clearing Application (WALGA, 2019) identified no rare flora records located within 5km of the application area.</p> <p>As no rare or conservation significant flora were recorded during the vegetation assessment, and noting the area was previously cleared by the Developer, it is unlikely that the City's proposed clearing would include vegetation that is necessary for the continued existence of rare flora. Consequently, the proposed clearing is unlikely to be at variance with clearing principle c.</p>	<p>Not likely to be at variance with principle (c).</p>
<p><i>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.</i></p>	<p>Red</p>	<p>The Desktop Assessment Report for Native Vegetation Clearing Application (WALGA, 2019) did not identify any TEC's within the boundaries of Splendid Park, Yanchep. The report did identify that the Park is located within the buffer area of various TEC's.</p> <p>Given the majority of Splendid Park, including the proposed clearing area was completely cleared in 2015; the proposed clearing is not likely to be at variance</p>	<p>Not likely to be at variance with principle (d).</p>

		to principle (d).	
<i>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.</i>	Green	The area proposed construction footprint was completely cleared in 2015 and following completion of the construction of the park, was landscaped in winter 2017 and in-fill planted in winter 2018. The vegetation currently located within the proposed clearing area is therefore not classed as remnant vegetation.	Not likely to be at variance with principle (e).
<i>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</i>	Green	No wetlands or watercourses are mapped within the proposed clearing areas. As the proposed clearing does not occur within a mapped water course or wetland, the project is not likely to increase groundwater salinity or cause deterioration in surface water quality through sedimentation or eutrophication. Landscaped vegetation proposed to be cleared is not growing in an environment associated with a water course or wetland.	Not likely to be at variance with principle (f).
<i>Principle (g) Native vegetation should not be cleared if the clearing of the vegetation is likely to cause appreciable land degradation.</i>	Green	The areas proposed for clearing are mapped as no / low risk of Acid Sulphate Soils. Clearing of 0.2867 ha of vegetation is unlikely to result in appreciable land degradation or soil erosion.	Not likely to be at variance with principle (g).
<i>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.</i>	Green	The proposed clearing areas are not located within, or nearby, to either a Bush Forever site or existing conservation area. The nearest Bush Forever site is located 935 metres away (Site #397). The nearest conservation area is Yanchep National Park, located over 2,000 metres to the east of the application area.	Not likely to be at variance with principle (h).
<i>Principle (i) Native vegetation should not be cleared if the clearing of the vegetation is likely to</i>	Green	Perth groundwater map (accessed 19/08/2019) indicates the depth to the water table is approximately 31.3 metres, with the base of the aquifer being 62.3 metres (DWER, 2019). Groundwater salinity of the site is between 500-1000 mg/L, with a low iron staining risk and no known risk of acid sulfate soil	Not likely to be at variance to principle (i).

<p><i>cause deterioration in the quality of surface or underground water.</i></p>		<p>(DWER, 2019). As clearing will only result in shallow disturbance of the soil profile it is unlikely that groundwater will be intercepted.</p> <p>The proposed clearing areas are small and are not likely to result in a significant change to groundwater levels or surface water runoff. As a result, it is unlikely that the proposed clearing will result in deterioration of surface or groundwater quality.</p>	
<p><i>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.</i></p>	<p>Green</p>	<p>The footprint for the skate park facility project will require the removal of landscaped vegetation in a narrow, lineal area, with some additional, discrete landscaped garden beds also requiring clearing.</p> <p>Additionally, the clearing does not widen or lengthen existing wetlands or water courses, as these are absent from the proposed clearing extents.</p> <p>The proposed clearing is therefore unlikely to result in a significant increase in surface water runoff or incidence of flooding.</p>	<p>Not likely to be at variance to principle (j).</p>

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

7. Conclusion

The City of Wanneroo has assessed the proposed clearing against the 10 clearing principles and has found that the clearing is not likely to be at variance with any of the clearing principles due to the presence of juvenile landscaped species and the small size of the proposed clearing areas.

8. References

City of Wanneroo, 2019. Environmental Mapping Layers on Intramaps, (accessed 19/08/2019).

Department of Water and Environmental Regulation (DWER) 2014. *A guide to the assessment of applications to clear native vegetation*. Government of Western Australia.

Department of Water and Environmental Regulation (DWER). 2019. Perth Groundwater Map. <https://maps.water.wa.gov.au/#/webmap/gwm> (accessed 19/08/2019)

WALGA. 2019. Environmental Planning Tool. Desktop Assessment Report for Native Vegetation Clearing Application Report (accessed 25/07/2019)

WALGA. 2019. Environmental Planning Tool. Environmental Planning Considerations Report (accessed 25/07/2019)

9. Appendix 1 – Photographs of the proposed five (5) clearing areas.



Area 1



Area 2



Area 3



Area 4



Area 5

