

Proposed Additional Clearing under CPS 8937/1 for the Southern Suburbs Library at Broadview Park, LANDSDALE

Native vegetation clearing permit amendment
application
Supporting documentation

April 2022

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1. Introduction

The City of Wanneroo is proposing to undertake the clearing of vegetation located within Broadview Park, Landsdale to facilitate the construction of a Southern Suburbs Library and Youth Innovation Hub. The City received approval for clearing native vegetation in September 2020 under CPS 8937/1. Upon review of concept plans of the building, it was identified that further clearing would be required. Detailed land parcel information for the affected land parcel by the proposed clearing works is shown in Table 1 below.

Table 1: Land ownership and zoning within clearing areas.

Lot Number	Reserve Number	Address	Land Owner	MRS Zoning	Reserve Purpose
Lot 13308 on Deposited Plan 21235	45942	37 The Broadview LANDSDALE 6065	Crown Land – City of Wanneroo	Parks and Recreation	Public Recreation

2. Background

The City of Wanneroo obtained CPS 8937/1 (DWER 2022a) for clearing of native vegetation at Broadview Park, Landsdale (Figure 1), to facilitate the construction of a Library and Youth Innovation Hub (the Library) in September 2020. The Library is listed as a top priority project, and is considered to be highly important for the City, Library Services and the local community.



Figure 1: Locality map of Broadview Park, Landsdale (outlined in red). The red shading is the proposed location for the Southern Suburbs Library and Youth Innovation Hub, and the red circle indicates the additional clearing area.

Current concept plans outline that the preferred location of the new building on the site is overlooking and adjacent to Broadview Park, where clearing has been approved under CPS 8937/1. Upon review of current concept plans for developing the Library, it was identified that further clearing of planted vegetation would be required immediately adjacent to the site to ensure greater passive surveillance of the building and to provide a greater opportunity for linkage with the park. Within the landscaped vegetation, a number of native plants are present.

The City intends to retain the native vegetation within this area, however, is submitting this application in the event this native vegetation is unintentionally cleared or damaged during the clearing of the remaining planted vegetation and as a result, suffers a decline in health or dies.

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 project involves the construction of a Library and associated infrastructure, listed below in Table 2.

Table 2: Library infrastructure and associated facilities at Broadview Park, Landsdale.

Library Infrastructure	Associated Infrastructure
<ul style="list-style-type: none">• Service routing through existing Lot to nearest connection points for gas, water, electricity, sewerage and telecommunications.	<ul style="list-style-type: none">• Modifications to existing Lot road alignment, vehicle parking, street lighting and footpath in proximity of proposed new building as part of project scope.

It is proposed the vegetation will be removed by manual means through the use of an heavy machinery and small plant. This City is submitting this clearing permit application in the event the native vegetation within this additional area is unintentionally cleared using this machinery to remove other planted vegetation. The City does not plan to intentionally clear the native vegetation within the proposed clearing area under this permit.

The clearing and construction is anticipated to commence in April 2023. It is anticipated the clearing and construction will take approximately one and a half years to complete, with a completion date of September 2024. There may be some delay in the commencement of clearing due to the current pricing situation with the construction market, however, clearing will be completed prior to September 2024.

The vegetation included in this clearing permit application within Broadview Park, Landsdale, consists of six individual plants, totalling 0.0095 hectares (Figure 2, Attachment A – Clearing Plan and Attachment B – Shapefiles).

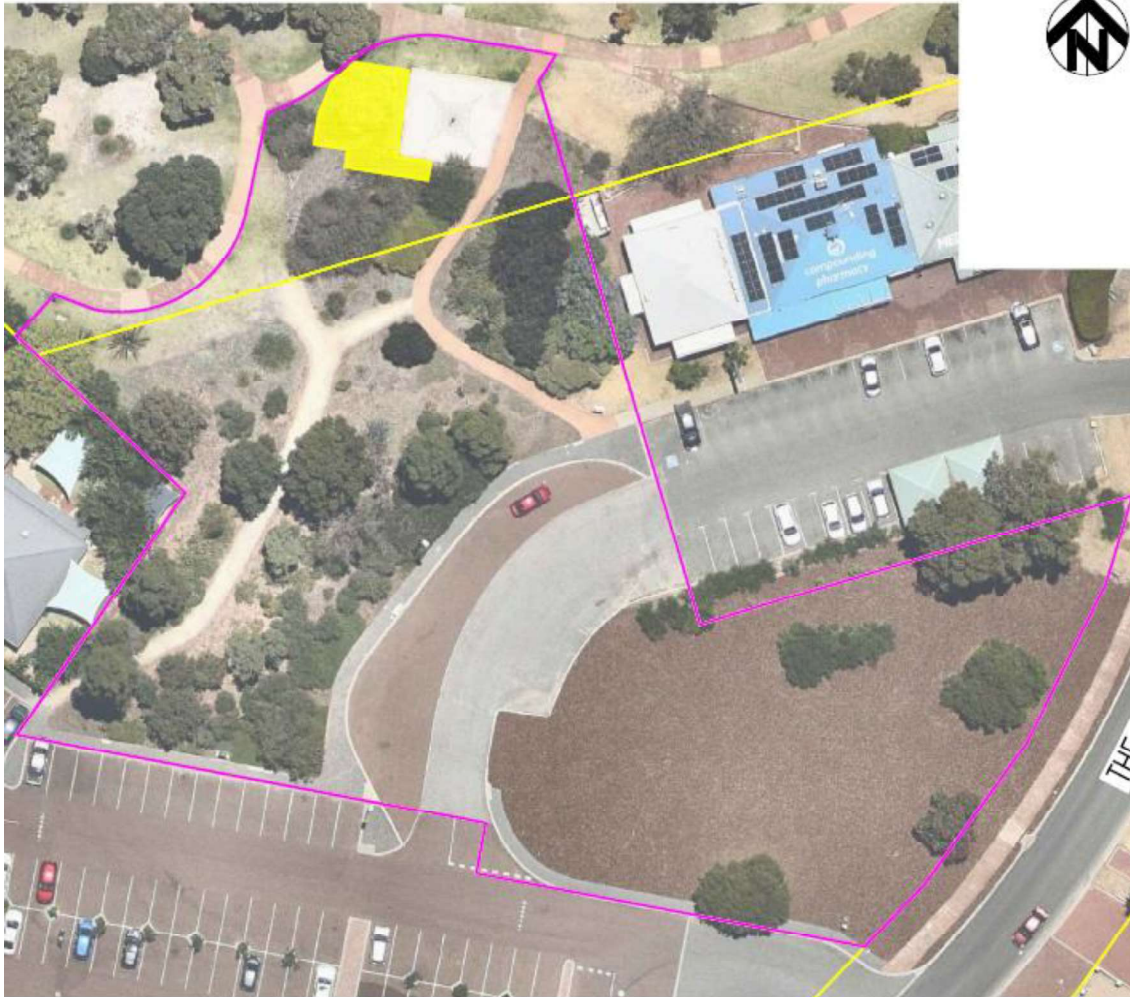


Figure 2: Proposed additional clearing of 0.0095 hectares (yellow shading) for the construction of a Library within Broadview Park, Landsdale (project area in pink).

The native vegetation sits within an area of planted vegetation that is proposed to be removed as part of the proposed library (Figure 3). The location of the Library sits within Broadview Park, nearby the lake and surrounding parkland. Residential areas and a shopping centre surround Broadview Park (Figure 1).



Figure 3: Zoomed in image of the additional area of clearing (yellow polygon) surrounded by landscaped vegetation (red line) within the boundaries of Broadview Park.

4. Flora and Vegetation

On 4 February 2022, City Environmental Officers conducted a vegetation assessment of the proposed clearing area (Attachment C – Site Photographs; Attachment D – Site Notes). An additional site assessment was undertaken taken on 19 March 2022 (Attachment E – Site Photographs; Attachment F – Site Notes Updated).

The vegetation is dominated by planted and landscaping species, with only three species identified as native remnant species, *Melaleuca raphiophylla*, *Macrozamia riedlei* and *Xanthorrhoea preissii* (Attachment D and F – Site Notes; Attachment C and E – Site Photographs, Table 2). A total of six individual plants have been included in the proposed clearing area, one *M. raphiophylla*, two *M. riedlei* and four *X. preissii*.

Table 3: Species identified during the vegetation assessment on 04/02/2022 and 19/03/2022.

NATIVE SPECIES	PLANTED SPECIES
<i>Macrozamia riedlei</i>	<i>Conostylis aculeata</i>
<i>Melaleuca raphiophylla</i>	<i>Grevillea</i> sp.
<i>Xanthorrhoea preissii</i>	<i>Melaleuca armillaris</i>
	<i>Melaleuca nesophila</i>
	<i>Melaleuca quinquenervia</i>
	Unknown landscaping species

5. Fauna

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

The City's Environmental Planning Considerations Report (EPCR) did not identify any instances of threatened or priority fauna species within the selected footprint (Attachment G). Protected fauna species were however identified within a 5km radius of the selected area (Attachment G).

The City's EPCR did identify the selected area as being located within a Carnaby's cockatoo (*Calyptorhynchus latirostris*) roosting area buffer. The EPCR also identified that the proposed clearing area was within or adjacent to a Key Biodiversity Area for birds.

6. Avoidance and Mitigation Measures

Two locations were considered for development of the Library within Broadview Park. The selected location ensured that the Library was built in an area consisting of mostly landscaped vegetation to reduce the impacts on remnant vegetation.

The intent of the City is to retain the abovementioned native vegetation to incorporate it into the final landscaping of the Library. Other planted vegetation surrounding the native vegetation is proposed to be cleared. The City is submitting this clearing permit application in the event the native vegetation is unintentionally cleared, through potential damage during removal of surrounding landscaped vegetation, resulting in the death of the native species.

7. Clearing Principles

A City of Wanneroo 'Environmental Planning Considerations Report' (Attachment G) was generated by the City as supporting documentation for the below clearing principle assessment. This, along with additional data sources (from State and Federal departments), were reviewed to determine the level of impact and the level of variance to the clearing principles.

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

Table 4: Identified Impacts against Clearing Principles

Clearing Principle	Proposed Project Impacts
<i>Principle (a) – Native vegetation should not be cleared if it comprises a high level of biological diversity</i>	<p>The City Environmental Officers undertook a vegetation assessment of the proposed clearing area on 4 February and 19 March 2022. The survey identified the proposed project area contains six individual remnant native species.</p> <p>The proposed clearing area is located within a mapped Environmentally Sensitive Area (ESA).</p> <p>The City's EPCR (Attachment G) identifies the following flora and fauna attributes for the proposed clearing site:</p>

	<ul style="list-style-type: none"> No records of Federal or State TECs, PECs, Threatened and Priority Flora records or Threatened and Priority Fauna records within the selected site boundaries The proposed clearing area is within an important birding area (Northern Swan Coastal Plain IBA). <p>The City's EPCR (Attachment G) identifies the following flora and fauna attributes within 5kms of the proposed clearing site:</p> <ul style="list-style-type: none"> Federal and State listed TECs and PECs (or their buffers) located within a 5km radius of the proposed clearing site State listed Priority Flora records located within a 5km radius of the proposed clearing site Federal and State listed Threatened and Priority Fauna and Fauna Habitat records located within a 5km radius of the proposed clearing site <p>In relation to clearing principle (a), the proposed additional small clearing area of 0.0095 hectares of both remnant vegetation and weed species is not likely to be at variance to this principle.</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>The City's EPCR (Attachment F) identified the proposed clearing area is within a Carnaby's Cockatoo roosting area buffer (6km) and an important birding area (Northern Swan Coastal Plain IBA).</p> <p>The City's vegetation assessment did not identify the presence of any trees within the proposed additional 0.0095 hectares clearing area, as such, no hollows suitable for nesting are present.</p> <p>Considering the above, the application area is not likely to be at variance with clearing principle (b).</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>The City's EPCR (Attachment G) identified there are priority flora species within a 5km radius of the application area, however no Federal or State threatened or priority flora species are identified within the application area.</p> <p>Considering the application area does not contain rare flora and the contains only six individual remnant species, the amendment application area is not likely to be at variance with clearing principle (c).</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>The City's EPCR (Attachment G) identified both Federal and State Threatened Ecological Communities (and buffers) within a 5km radius of the application area, however no threatened or priority ecological communities are present within the City's proposed 0.0095 hectare clearing area.</p> <p>Due to the absence of an identified TEC within the amendment application area, the City's proposed additional clearing is not likely to be at variance to clearing principle (d).</p>
<i>Principle (e) - Native vegetation should not be cleared if it is significant as a remnant of native vegetation in an area that</i>	<p>The clearing is proposed within a parkland, and consists of six individual plants, two <i>Macrozamia riedlei</i>, a <i>Melaleuca raphiophylla</i> and four <i>Xanthorrhoea preissii</i>.</p>

<i>has been significantly cleared.</i>	<p>The six remnant individuals are surrounded by mainly planted vegetation and grassed areas, with few other remnant species present. This park has been developed for recreational purposes. The City does not intend to clear these individual plants.</p> <p>The City's proposed additional clearing is not likely to be at variance with clearing principle (e) given the small clearing requirement of 0.0095 hectares.</p>
<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>	<p>The additional proposed clearing area is within close proximity to a Conservation wetland, approximately 35m away.</p> <p>The vegetation within the proposed clearing area does not consist of riparian vegetation typically found within wetland areas.</p> <p>Although the proposed clearing is within close proximity to the Conservation wetland, the wetland will not be affected by the clearing and does not consist of riparian vegetation. Considering this, the additional proposed clearing is therefore not likely to be at variance to clearing principle (f).</p>
<i>Principle (g) Native vegetation should not be cleared if the clearing of the vegetation is likely to cause appreciable land degradation.</i>	<p>The proposed clearing of 0.0095 hectares of remnant vegetation is considered to be within a high to moderate Acid Sulphate Soil risk area (DWER, 2022; DWER, 2017).</p> <p>The Groundwater Salinity (Total Dissolved Solids) at the proposed clearing site is considered to be Marginal with a salinity range of between 250-500mg/L (DWER, 2022; DWER, 2018).</p> <p>DWER's Perth Groundwater Map identifies the surface geology within the application area as Bassendean sand: quartz sand (dunes) (DWER, 2022; DMIRS, 2020).</p> <p>The Natural Resource Information (WA) mapping tool identifies soil landscape type within the amendment application area as Spearwood seasonal swamps Phase (211Sp_Ws) consisting of depressions with free water in winter (DPIRD, 2022; DPIRD 2019).</p> <p>Given the above hydrogeological conditions and absence of risk factors associated with clearing within these hydrogeological features, it is not likely for the additional clearing to result in appreciable land degradation and therefore is not likely to be at variance to clearing principle (g).</p>
<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>	<p>The proposed clearing area does not fall within a Bush Forever site, however, it is within 5km of 10 Bush Forever Sites (299, 327, 193, 463, 196, 198, 199, 328, 493, 201) (DPIRD, 2022; DPLH, 2019). The closest of these is BF196, approximately 1.2km away (DPIRD, 2022; DPLH, 2019). The clearing of this area will not impact any environmental values of conservation areas due to its insignificant scale.</p>

	Due to the insignificant amount of additional clearing and the proximity to Bush Forever sites, it is not likely for the proposed clearing to be at variance to clearing principle (h).
<i>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.</i>	<p>The proposed additional clearing area is approximately 30 metres from a Conservation category wetland, however, the vegetation within the clearing area does not consist of riparian species typically associated with wetland vegetation.</p> <p>As no surface water is present within the proposed clearing area, the proposed clearing is not likely to cause deterioration in surface water quality through sedimentation or eutrophication.</p> <p>The proposed clearing area is within the Perth Coastal Underground Water Pollution Area (Public Drinking Water Source Area), and it is within the Perth Groundwater Area RIWI Act area. Given the size of the additional clearing area, it is not considered the proposed clearing will increase groundwater salinity.</p> <p>The proposed additional clearing is therefore not likely to be at variance to clearing principle (i).</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>The proposed additional clearing of 0.0095 hectares of remnant vegetation is not likely to cause, or exacerbate the incidence, or intensity of flooding.</p> <p>The proposed additional clearing is not likely to be at variance to clearing principle (j).</p>

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

8. Conclusion

The City has assessed the proposed additional clearing against the 10 clearing principles and has found that the clearing of 0.0095 hectares within Broadview Park, Landsdale is not likely to be at variance to any of the clearing principles.

9. References

Department of Biodiversity, Conservation and Attractions. (2022). *Florabase – the Western Australian Flora*. Available at <https://florabase.dpaw.wa.gov.au/>

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Department of Mines, Industry Regulation and Safety. (2020). *1:50,000 Geological Series Map – Perth (2034 I)*. Available at <https://catalogue.data.wa.gov.au/dataset/1-50-000-geological-series-map-perth-2034-ij>. Accessed 4 March 2022.

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