City of Wanneroo

Proposed Parking Bays at Capricorn Esplanade, Yanchep

Native Vegetation Clearing Permit Application Supporting Documentation

June 2020

1. Introduction

The City of Wanneroo is proposing to undertake the clearing of vegetation within road reserve of Capricorn Esplanade, and within the boundaries of Newman Reserve and two other foreshore reserves adjacent to the road reserve (detailed within Table 1). The proposed clearing will facilitate the construction of parking bays along Capricorn Esplanade (the Project). Detailed land parcel information for the land parcels affected by the proposed clearing works 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 521 on Deposited Plan 406005	1 Brazier Road, Yanchep 6035	Crown Land – City of Wanneroo Management	Parks and Recreation	Recreation
Lot 502 on Deposited Plan 70083	81 Capricorn Esplanade, Yanchep 6035	Crown Land – City of Wanneroo Management	Parks and Recreation	Recreation
Lot 500 on Deposited Plan 70083	91 Capricorn Esplanade Yanchep 6035	Crown Land – City of Wanneroo Management	Parks and Recreation	Foreshore Management
	Capricorn Esplanade, Yanchep 6035	City Of Wanneroo	Road Reserve	Road Reserve

2. Background

At its meeting on 27 August 2019, Council endorsed the final Yanchep Lagoon Master Plan (Master Plan), which is intended as a guide for future planning and activation initiatives in the Yanchep Lagoon Precinct (YLP). The Master Plan process identified the potential for the coastal area to provide current and future locals and visitors with a range of services, community activities and public amenity. In order to cater for these additional initiatives, adequate car parking will be a critical consideration, particularly in a foreshore area where parking is already, and will continue to be, at a premium.

The YLP is currently a seasonal destination, whereby the number of people visiting the area increases significantly between winter and summer. Population growth in the suburbs surrounding the YLP has also resulted in increased locals and visitors, placing increased and ongoing pressure on the current parking situation.

At present, people are parking wherever they can get access, including on roundabouts and visually obscured corners or road bends, which presents a safety issue and results in several infringements by City Rangers. Past years have seen a shortfall of parking during summer. With an increased focus on activation initiatives throughout the YLP, it is anticipated that the demand for parking will increase further, particularly during the summer months.

In order to encourage people to park in certain areas, over other, less appropriate areas, as well as providing more accessible bays, the City proposed to construct around 20 bays along Capricorn Esplanade.

In addition, the second key objective in constructing these bays is to assist in alleviating future tenant concerns regarding availability of adequate parking to support sustainable operations for the old surf club redevelopment. The provision of additional car bays in reasonably close proximity to the site aims to show the Proponent and their tenants that the City is working to secure more permanent parking options in walking distance to their future operations, which will facilitate future patrons, particularly during summer when the nearby carparks reach capacity.

Council considered a report on this issue in February 2020, including construction of permanent bays versus temporary bays, with the outcome being to progress temporary bays at present. The construction is set to commence in September 2020 and be completed by November 2020, in time for the busier summer season.

To facilitate the construction of the proposed parking bays along Capricorn Esplanade, Yanchep, the City submits this supporting documentation to assist the Department of Water and Environmental Regulation's (DWER) assessment of the clearing permit application.

The facilities proposed within the car parking bays are listed in Table 2 below.

Table 2: Car parking bays infrastructure and associated infrastructure along Capricorn Esplanade, Yanchep.

Car parking bays Infrastructure	Associated Infrastructure
• Pathway • Parking bays	• Traffic treatment including three wombat crossings

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 along the road reserve and into the three foreshore reserves adjacent to the road reserve, totalling 0.08 hectares (Figure 1 (below), Attachment A - Clearing Plan and Attachment B - shapefiles).

Figure 1: Proposed clearing of 0.08 hectares for the construction of parking bays within the selected areas along Capricorn Esplanade, Yanchep.

4. Flora and vegetation

The City's Environmental Asset Officer undertook a vegetation survey of the proposed clearing area on 05/06/2020.

Table 3: Species identified during the vegetation assessment on 05/06/2020.

Remnant vegetation species	Weed Species
Acacia cyclops	Clover sp.
Acacia rostellifera	*Cynodon dactylon* (couch)
Lepidosperma gladiatum	*Ferraria crispa* (Black flag)
Olearia axillaris	*Pelargonium capitatum* (Pelargonium)
Spyridium globulosum	Primrose sp.
[redacted]	*Trachyandra divaricata* (Dune onion weed)

Although the majority of the clearing lies within a road reserve, the proposed clearing area lies within an Environmentally Sensitive Area and therefore no possible exemptions may be applied under Part V of the *Environmental Protection Act* 1986. The proposed clearing area is highly degraded, having been cleared previously. There is a small amount of remnant vegetation within the proposed clearing area. The remnant vegetation has a low biodiversity value, consisting of four species. There are a small number of weed species present in the proposed clearing area, as the road reserve is maintained in conjunction with the foreshore reserve by the City.

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 'Confirmed' roosting area buffer. The EPCR also identified the proposed clearing area was within or adjacent to a Key Biodiversity Area for birds.

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.

A WALGA EPT 'Environmental Planning Considerations Report' (Attachment D) has 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 Capricorn Esplanade Traffic Treatment project's likely impacts against the 10 Clearing Principles and level of variance to each clearing principle.

Clearing Principle	Impacts	Justification of Variance
Principle (a) – Native vegetation should not be cleared if it comprises a high level of biological diversity	**Red**	Site inspections undertaken on 05/06/2020 identified the vegetation within the application area consists of few native species, including *Acacia cyclops, Acacia rostellifera*, *Lepidosperma gladiatum*, *Olearia axillaris* and *Spyridium globulosum*. Of these species, *Olearia axillaris* is the dominant species, with only one or two individuals of the other species. Given the degraded nature of the proposed clearing area and the small amount of native species within it, it is not likely for the area to comprise of high biodiversity. The proposed clearing is not likely to be at variance to principle (a).
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	**Red**	The desktop assessment identified the site is within an important birding area (Northern Swan Coastal Plain IBA) and Carnaby's cockatoo habitat. During the site inspection no avian species were observed within the proposed clearing areas. The application area is does not contain any Ecological Linkages. Considering the vegetation does not contain habitat trees for significant fauna the application area is unlikely to be at variance with principle (b).
Principle (c) – Native vegetation should not be cleared if it includes or is necessary for the continued existence of, rare flora.	**Green**	A desktop study identified there are rare flora species within 5km of the application area, however no rare flora species were identified within the application area. In the site assessment, no rare flora species were identified. Only common species were identified. Therefore, as the area does not comprise habitat supportive of rare flora, it is not at variance to principle (c).

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.	**Green**	A desktop study identified TECs within 5 kilometres, however none were mapped within the application area. Due to the degraded nature of the clearing area, the vegetation it is not considered to represent a TEC. The proposed clearing is not likely to be at variance to principle (d).
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.	**Green**	The proposed clearing area of 2185 m^2 is located within a road reserve, with a small area of the foreshore reserve located adjacent. The native vegetation is not significant as a remnant of native vegetation within a cleared area. Due to the degraded nature of the vegetation and the insignificant amount of remnant vegetation within the site, it is not likely to be at variance to principle (e).
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	**Green**	The proposed clearing area is located approximately 4912m from Loch McNess. There are no other wetlands located nearby the proposed clearing area. The proposed clearing is not likely to be at variance to principle (f).
Principle (g) Native vegetation should not be cleared if the clearing of the vegetation is likely to cause appreciable land degradation.	**Green**	There is no risk of acid sulphate soils within the proposed clearing area. The Groundwater Salinity (Total Dissolved Solids) at the proposed clearing site is between 500 to 1000mg. The hydrology of the proposed clearing site contains surficial sediments – shallow aquifers, limestone and calcrete. The soil within the proposed clearing site consists of Quindalup South second dune Phase (211Qu_Q2) – the second phase, which is a complex pattern of dunes with moderate relief. Calcareous sands have some organic staining to about 20 cm, passing into brown pale sand with some cementation below 1m. Due to the size of the proposed clearing area, it is not likely to be at variance to principle (g).
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.	**Red**	The proposed clearing area is within an Environmentally Sensitive Area, namely Bush Forever site – BF397. Two other Bush Forever sites are nearby– BF289 (1943m) and BF288 (3157m). The clearing area falls only slightly within Bush Forever site BF397, the remainder of the clearing site lies predominately within the road reserve. Although the majority of the clearing lies within a road reserve, the proposed clearing area lies within an Environmentally Sensitive Area and therefore no possible exemptions may be applied under Part V of the Environmental Protection Act 1986. The clearing of this area will not impact any environmental values of conservation areas. The proposed clearing is not likely to be at variance to principle (h).

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.	**Green**	There is no surface water present within the proposed clearing areas and the closest wetland of importance is Loch McNess, located 4192 metres away. The proposed clearing area is not within a Public Drinking Water Source Area. The proposed clearing area is within the Yanchep Groundwater Area RIWI Act area. The proposed clearing is not likely to cause deterioration in surface water quality through sedimentation or eutrophication. Given the small size of the clearing, it is not considered the proposed clearing will increase groundwater salinity. Given the size of the clearing, it is not considered that the proposed clearing will cause deterioration in water quality. The proposed clearing is therefore not likely to be at variance to principle (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.		The proposed clearing area is within 0-0.08ha of a DAFWA Land Quality flood risk category. Clearing of 0.08 hectares is not likely to cause, or exacerbate the incidence, or intensity of flooding. The proposed clearing is not likely to be at variance to principle (j).

***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 ten clearing principles and has found that the clearing is not likely to be at variance with any of the clearing principles due to the low diversity of native species present and the small size of the proposed clearing area.

8. References

City of Wanneroo, 2019. Environmental Mapping Layers on Intramaps, (accessed 29/05/2020).

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

WALGA. 2019. Environmental Planning Tool. Desktop Assessment Report for Native Vegetation Clearing Application Report (accessed 27/05/2020)

WALGA. 2019. Environmental Planning Tool. Environmental Planning Considerations Report (accessed 19/03/2020)