CITY OF BUNBURY

Clearing Referral Application

Bunbury Basketball Courts:

Supporting information & Maps

Contents

Introduction/Background 2
Impact on Environmental Matters 2
Map 3
Clearing Principles 4
Assessment against the Clearing Principles 5
Clearing Mitigation Hierarchy 7
Appendix A: Site Photos & Location 8

Introduction/Background

The City of Bunbury is Bunbury Basketball Association (BBA), with support from the City of Bunbury, is leading the Bunbury Community Courts project to design, construct and operate a new indoor multi-court facility at Hay Park. To support the new facility and broader precinct use, the City is planning upgrades to roads, car parking, pedestrian connections and traffic circulation within Hay Park. The proposed upgrades aim to improve safety, accessibility and movement throughout the precinct while accommodating increasing visitation associated with existing and future sporting facilities.

The Hay Park Sporting Complex is currently served by two primary access routes: Parade Road (via Wimbledon Way) and Washington Avenue (via Rotary Drive). Although entry is also possible from Socceroos Place and Wallabies Way, this route does not provide through access for vehicles. As a result, significant pressure is placed on the two main entrances, particularly when multiple clubs are running concurrent events, leading to congestion and increasing the risk of unsafe driving behaviour. Ongoing upgrades and new construction within the precinct, including the new BBA facility, are expected to bring additional users into the area, reinforcing the need for a more efficient and resilient internal road network.

To address these challenges, the City proposes establishing a third primary entrance point into the precinct from Parade Road via the Hudson Road roundabout, relocating the existing internal junction at the intersection of Socceroos Place and Wimbledon Way (adjacent to the Netball, Tennis and proposed BBA courts), and improving parking provision for users. The works will also incorporate traffic calming initiatives targeting a 30 km/h operating speed, footpaths, pedestrian and cycle connections, lighting, irrigation and landscaping to create attractive tree-lined avenues and a safe, legible movement network throughout the Hay Park precinct. Wayfinding signage will also form part of the design to assist users navigating the sporting complex.

Impact on Environmental Matters

The environmental impact of the project is expected to be net positive, as the current environment is highly degraded with minimal natural structure and canopy. The project has set objectives in relation to increasing environmental function of the surrounding natural areas, such as

- Increasing vegetation structure, function and biodiversity through installation of areas of native vegetation,
- Increasing tree canopy resulting in urban heat island reduction,
- Water quality management improvements through water sensitive urban design, and the restoration of a small section of the upper banks of the five mile brook.

A Landscape Concept Plan has been provided for further context. The City has a Current Environment and Sustainability Strategy and Action Plan that can be accessed via the City's website, and these instruments were used to guide decision making.

Map



Figure 1. Aerial Map

Figure 1 has been provided as a separate document (pdf).

Clearing Principles

The Environmental Protection (Clearing Native Vegetation) Regulations 2004 State that "Native vegetation should not be cleared if:

a) It comprises a high level of biological diversity.

b) It comprises the whole or a part of, or is necessary for the maintenance of, a significant habitat for fauna indigenous to Western Australia.

c) It includes, or is necessary for the continued existence of, rare flora.

d) It comprises the whole or a part of, or is necessary for the maintenance of, a threatened ecological community.

e) It is significant as a remnant of native vegetation in an area that has been extensively cleared.

f) It is growing in, or in association with, an environment associated with a watercourse or wetland.

g) The clearing of the vegetation is likely to cause appreciable land degradation.

h) The clearing of the vegetation is likely to have an impact on the environmental values of any adjacent or nearby conservation area.

i) The clearing of the vegetation is likely to cause deterioration in the quality of surface or underground water.

j) The clearing of the vegetation is likely to cause, or exacerbate, the incidence or intensity of flooding."

Assessment against the Clearing Principles

The City of Bunbury has assessed the proposed clearing as outlined below:

Clearing Principle	Variance level	Rationale
1. ***It comprises a high level of biological diversity.***	Not at variance	Vegetation was subjected to a long history of clearing and has naturally regenerated since between the 1950's and 1970's. Mainly consists of melaleuca trees, woody weeds and introduced trees and herbaceous shrubs and isolated trees.
2. ***It comprises the whole or a part of, or is necessary for the maintenance of, a significant habitat for fauna indigenous to Western Australia.***	Not at variance	Location size and composition is not favourable to support native fauna; mainly consisting of melaleuca trees, woody weeds and introduced trees and herbaceous shrubs and isolated trees.
3. ***It includes, or is necessary for the continued existence of, rare flora.***	Not at variance	No record of rare flora exists for the site.
4. ***It comprises the whole or a part of, or is necessary for the maintenance of, a threatened ecological community.***	Not at variance	No record of TEC exists for the site.
5. ***It is significant as a remnant of native vegetation in an area that has been extensively cleared.***	Not at variance	Vegetation structure and condition are not considered significant, mainly consisting of melaleuca trees, woody weeds and introduced trees and herbaceous shrubs and isolated trees.
6. ***It is growing in, or in association with, an environment associated with a watercourse or wetland.***	Not at variance	Vegetation has grown over a historically constructed depression in the landscape. the vegetation has no connection to any watercourses or wetland
7. ***The clearing of the vegetation is likely to cause***	Not at variance	Clearing is a small footprint in a highly developed landscape

appreciable land degradation.		
8. ***The clearing of the vegetation is likely to have an impact on the environmental values of any adjacent or nearby conservation area.***	Not at variance	Clearing is a small footprint in a highly developed landscape. Vegetation structure and condition are not considered significant, mainly consisting of melaleuca trees, woody weeds and introduced trees and herbaceous shrubs and isolated trees.
9. ***The clearing of the vegetation is likely to cause deterioration in the quality of surface or underground water.***	Not at variance	Vegetation has grown over a historically constructed depression in the landscape. the vegetation has no connection to any watercourses or wetland. As part of the road and pathway upgrade over the Five Mile Brook (constructed open drain), the works will be undertaken during late summer, and the upper section of the riparian zone will be planted with appropriate native species, to improve water quality and visual amenity. An application for a referral for consideration of the need for aa bed and banks permit will be submitted as a precaution.
10. ***The clearing of the vegetation is likely to cause, or exacerbate, the incidence or intensity of flooding.***	Not at variance	No works will include interacting with water, or altering water flows.

Clearing Mitigation Hierarchy

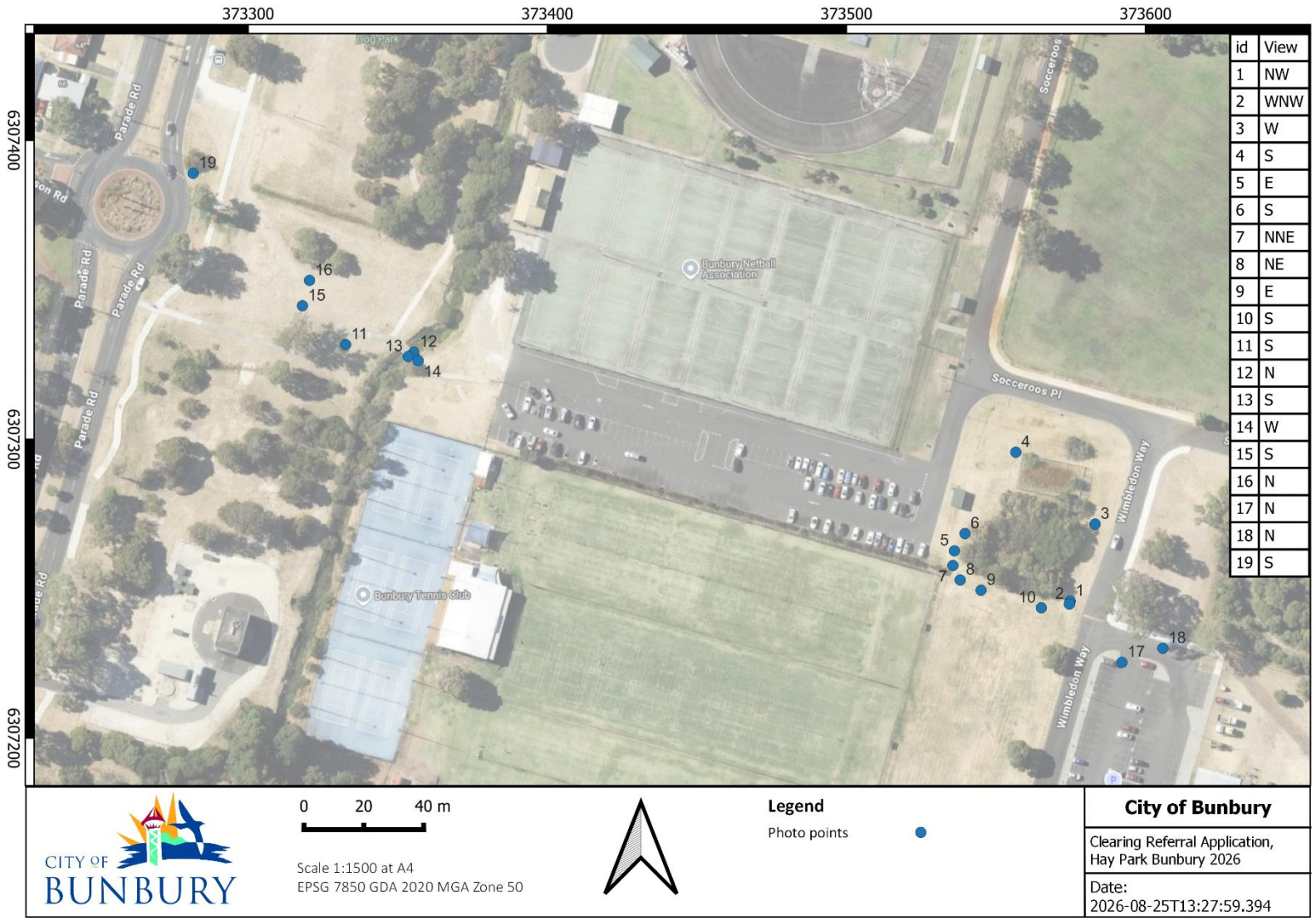
The mitigation hierarchy has been applied to the proposed clearing to demonstrate that environmental impacts have been avoided and reduced as far as practicable. The proposed clearing footprint has been minimised as much as possible and retains vegetation where possible. It is noted that the project is located within a highly developed and historically disturbed landscape.

1. **Avoid:** The vegetation proposed to be cleared has regenerated following historical disturbance and does not represent intact remnant vegetation, a threatened ecological community, rare flora habitat, or vegetation associated with a natural watercourse or wetland. Large trees have been identified and retained by altering the design of the carpark directly west of the existing South West Sports Centre.
2. **Minimise:** The clearing footprint will be restricted to the extent necessary for construction. "Arrive Clean Leave Clean" processes will be used to ensure that the spread of weeds and diseases are minimised. The clearing is within a highly urbanised setting and is isolated from other areas of native vegetation.
3. **Rehabilitate:** The clearing activity does not allow for re-establishment of the vegetation at the same location; however, the landscape plan for the project includes the planting of approximately 0.3 Ha of native planting, water sensitive urban design/raingarden planting and over 100 trees, to be planted using a staged approach. The riparian zone of the Five Mile brook will also be restored using native plants.

Following application of the avoid, minimise and rehabilitate measures, the residual environmental impact is expected to be a positive one, with increased capacity to improve local water quality and habitat for local native fauna. The proposed clearing is small in scale, situated in a highly modified urban landscape, and has been assessed by the City's Environmental Team as unlikely to be at variance with the clearing principles. Overall, the project demonstrates a practicable and considered approach to managing clearing impacts by prioritising avoidance and minimisation, applying basic site controls during works, and improving the quality of vegetation within the lot.

Appendix A: Site Photos & Location

Appendix A: Site Photos & Location



id	View
1	NW
2	WNW
3	W
4	S
5	E
6	S
7	NNE
8	NE
9	E
10	S
11	S
12	N
13	S
14	W
15	S
16	N
17	N
18	N
19	S

Appendix A: Site Photos & Location



Photo 1

Appendix A: Site Photos & Location



Photo 2

Appendix A: Site Photos & Location



Photo 3

Appendix A: Site Photos & Location



Photo 4

Appendix A: Site Photos & Location



Photo 5

Appendix A: Site Photos & Location



Photo 6

Appendix A: Site Photos & Location



Photo 7

Appendix A: Site Photos & Location



Photo 8

Appendix A: Site Photos & Location



Photo 9

Appendix A: Site Photos & Location



Photo 10

Appendix A: Site Photos & Location



Photo 11

Appendix A: Site Photos & Location



Photo 12

Appendix A: Site Photos & Location



Photo 13

Appendix A: Site Photos & Location



Photo 14

Appendix A: Site Photos & Location



Photo 15

Appendix A: Site Photos & Location



Photo 16

Appendix A: Site Photos & Location



Photo 17

Appendix A: Site Photos & Location



Photo 18

Appendix A: Site Photos & Location



Photo 19