




Legend

-  Site Boundary
-  Remediated for Restricted Use
-  Contaminated, Restricted Use
-  Contaminated, Remediation Required

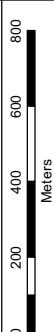
Registered Contaminated Sites

-  Remediated for Restricted Use
-  Contaminated, Restricted Use
-  Contaminated, Remediation Required

- NOTE: THAT POSITION ERRORS CAN BE <5M IN SOME AREAS
- LOCALITY MAP SOURCED LANDGATE 2016
- CONTAMINATED SITES SOURCED DER 2016
- AERIAL PHOTOGRAPHY SOURCED LANDGATE AUG 2016
(© Western Australian Land Information Authority 2016)

SLIP ENABLER AIGLE ROYAL

360 #10 Brunswick St, West Leederville, 6007 WA
#10 Brunswick St, West Leederville, 6007 WA
environmental 1 (08) 9 381 2 380
www.360environmental.com.au



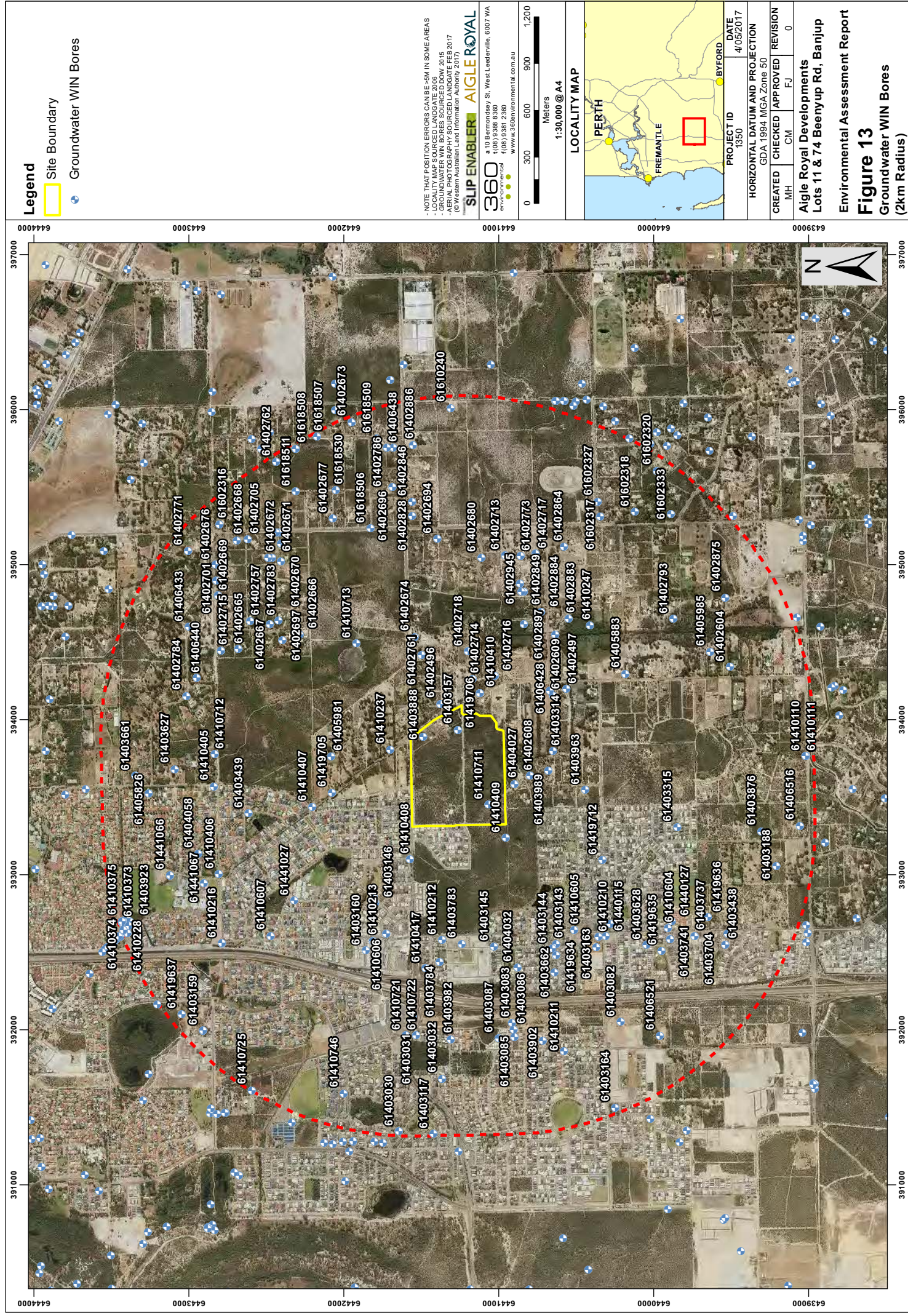
LOCALITY MAP



PROJECT ID		1350		DATE		1/05/2017	
HORIZONTAL DATUM AND PROJECTION							
GDA 1994 MGA Zone 50							
CREATED	CHECKED	APPROVED	REVISION				
MH	CM	FJ	0				

Aigle Royal Developments
Lots 11 & 74 Beenyp Rd, Banjup
Environmental Assessment Report

Figure 12
Contaminated Sites



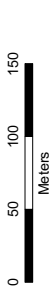


- Legend**
- Site Boundary (41.40 ha)
 - Development Footprint (10.28 ha)
 - Geomorphic Wetlands**
 - Resource Enhancement
 - Conservation Category
 - 25 m Integrated Fire and Wetland Buffer

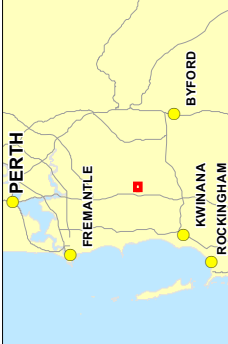
SLIP ENABLER

- NOTE THAT POSITION ERRORS CAN BE >5M IN SOME AREAS
- WETLAND SOURCED DECA 2018
- LOCALITY MAP SOURCED LANDGATE 2017
- AERIAL PHOTOGRAPHY SOURCED LANDGATE 2018
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360 a 10 Birmingham St, West Leederville, 6007 WA
Environmental
1 (08) 9384 2380
www.360environmental.com.au



LOCALITY MAP



PROJECT ID	1350	DATE	10/05/2018
HORIZONTAL DATUM AND PROJECTION			
GDA 1994 MGA Zone 50			
CREATED	CHECKED	APPROVED	REVISION
SL	CM	KC	0

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Environmental Assessment Report

Figure 14
Proposed Wetland Buffer

APPENDIX A

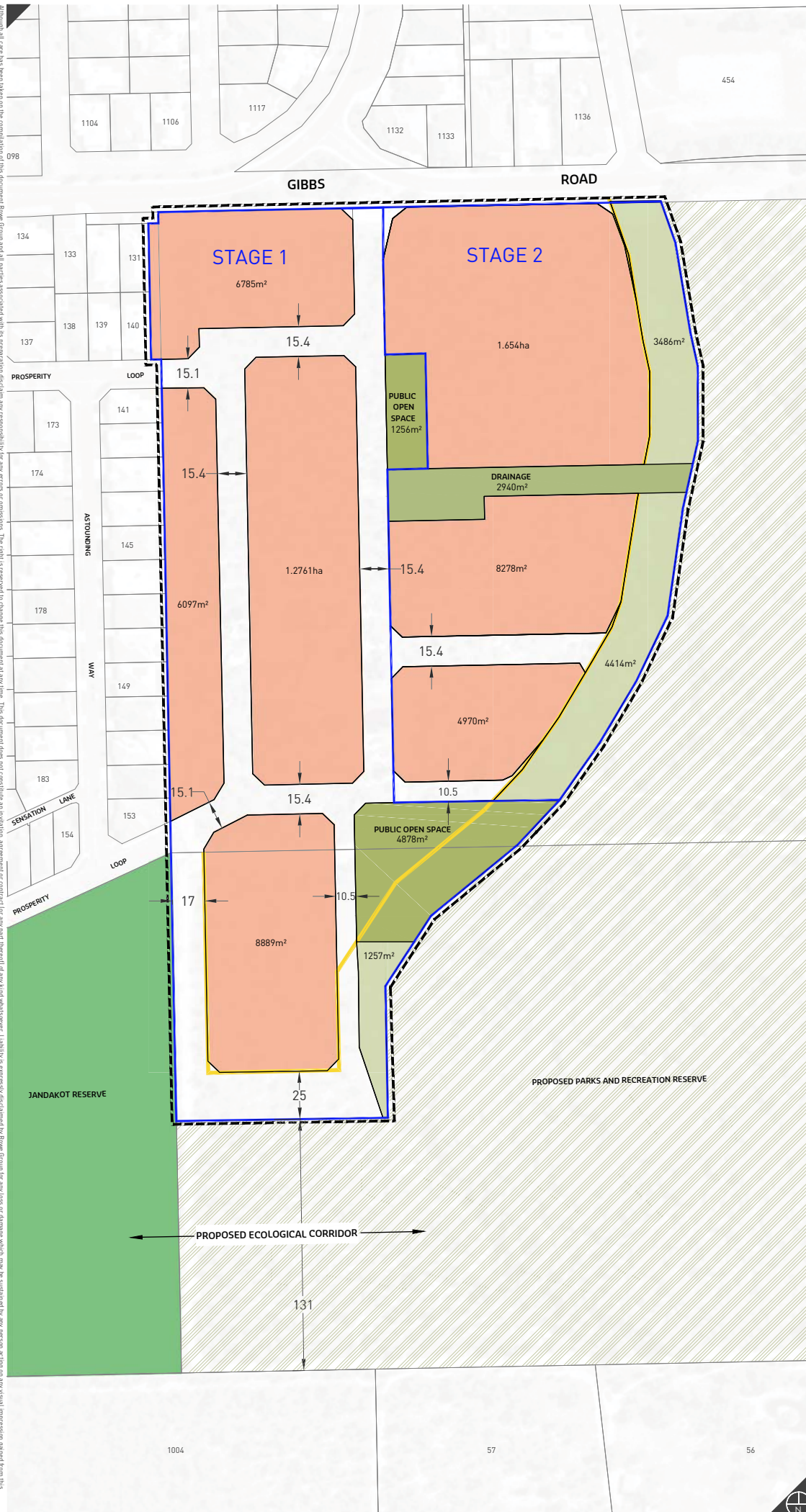
Indicative Concept Plan



LEGEND

- Subject Site
- Existing Boundaries
- Proposed Boundaries
- Proposed Staging Boundaries
- Indicative 25m Fire Buffer
- MRS -Parks and Recreation
- Integrated Wetland / Fire Buffer
- Future "Parks and Recreation" (Subject to MRS Amendment)
- Residential
- Public Open Space*
- Drainage*

*(Indicative locations only)



0 50 100 Metres

REVISIONS

Rev	Date	Drawn
B	2018.02.19	W. Clements
C	2018.02.22	A. Glaskin
D	2018.02.27	W. Clements
E	2018.03.06	W. Clements



W: www.rowegroup.com.au
 e: info@rowegroup.com.au
 p: 08 9221 1991

Date Drawn: 2018.02.15
 Job Ref: 4080
 Scale: 1:2,000 @ A3
 Client: Elite Developments Pty Ltd
 Designer: A. Lohman
 Drawn: W. Clements
 Projection: MGA50 GDA94
 Plan ID: 4080-CON-09-E
 Cadastre supplied by Landgate

Indicative Concept Plan

Lots 7 & 11 Beenyp Road
Banjup

APPENDIX B

District Context Plan



LEGEND

Subject Site

Stage 1

Stage 2



REVISIONS		
Rev	Date	Drawn
E	2017.11.13	W. Clements
F	2018.04.18	W. Clements
G	2018.04.19	W. Clements
H	2018.04.20	W. Clements

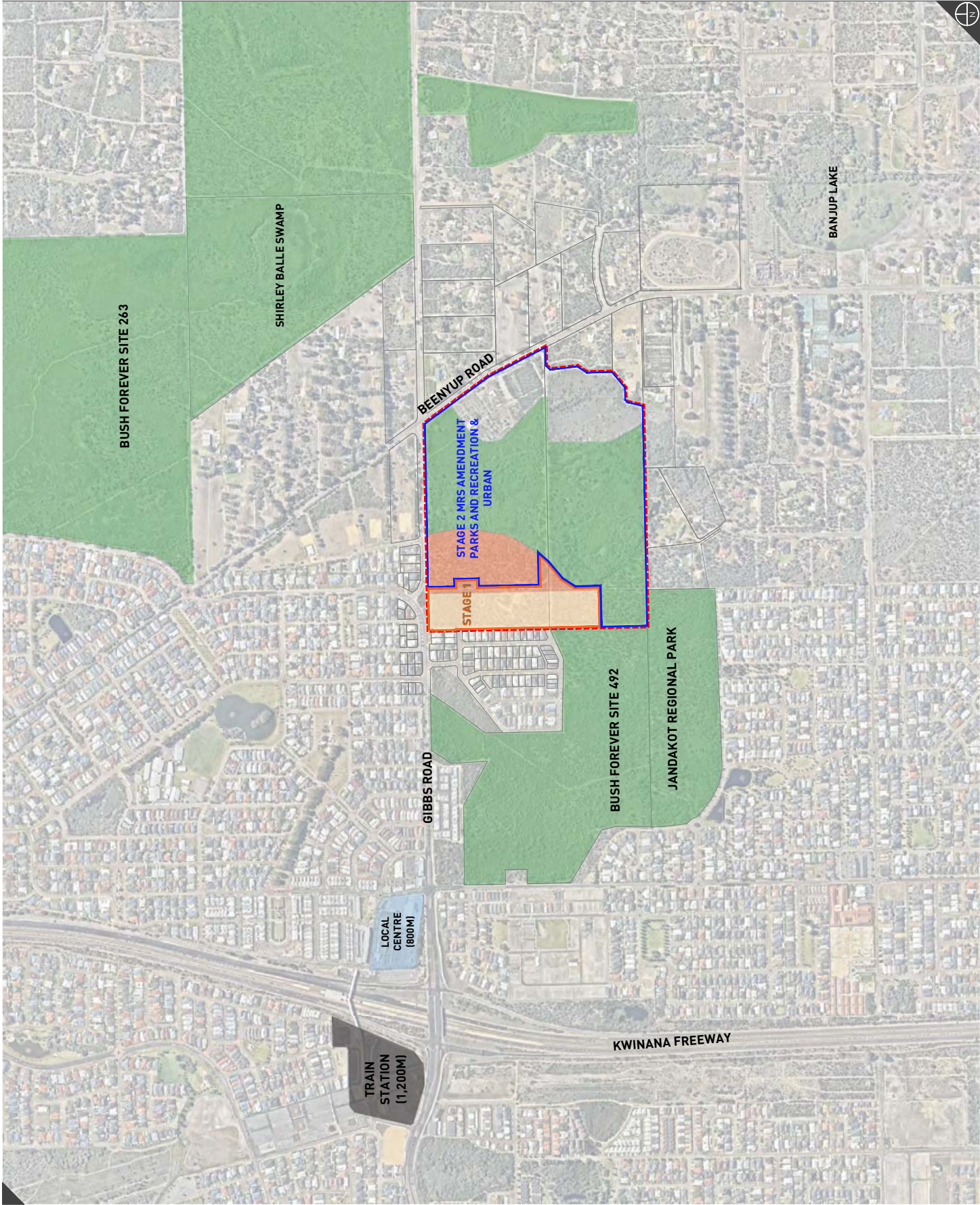
ROWEGROUP

PLANNING DESIGN DELIVERY

w: www.rowegroup.com.au
e: info@rowegroup.com.au
p: 08 9221 1991

Date Drawn:	2017.05.24
Job Ref:	4080
Scale:	1:7,500 @ A3
Client:	Elite Developments (WA) Pty Ltd
Designer:	A. Lohman
Drawn:	M. Sullivan
Projection:	MGAS0 GDA94

Plan ID: 4080-FIG-14-H
Aerial Photograph supplied by Neatmap



Lots 11 & 74 Beenyup Road
Banjup

District Context Plan

APPENDIX C

Level 2 Flora and Vegetation Survey (2015)



Beenyup Road

Level 2 Flora and Vegetation Survey

Prepared for:

Aigle Royal Developments

February 2016

● people ● planet ● professional

Document Reference	Revision	Prepared by	Reviewed by	Submitted to Client	
				Copies	Date
1269 AB	A INTERNAL DRAFT	NW	RF	1 Electronic (email)	17/12/15
1269 AB	B CLIENT DRAFT	NW	KK	1 Electronic (email)	22/01/16
1269 AB	C FINAL	NW	TS	1 Electronic (email)	02/02/16

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Executive Summary

360 Environmental was commissioned by Aigle Royal Developments (ARD) to conduct a Level 2 flora and vegetation survey at Lots 11 and 74 Beenyup Road in Banjup (Survey Area). The Survey Area is approximately 41.1 ha in size and is located approximately 22 km south of Perth Central Business District (CBD), in the Swan Coastal Plain (SCP) biogeographic region of WA.

A total of 145 taxa (including species, subspecies, varieties and forms) from 101 genera and 45 families were recorded in the Survey Area. The commonly occurring families were; Myrtaceae (18 taxa), Fabaceae (15 taxa) and Orchidaceae (13 taxa).

Portions of the Survey Area have been completely cleared for residential and a nursery, while other areas have been allowed to regenerate naturally and some sections have had endemic and non-endemic species planted. There is also a large proportion of the site that is original native vegetation.

A total of 27 introduced species were recorded during the survey (Table 6). Two species, **Asparagus asparagoides* and **Zantedeschia aethiopica*, are listed as Declared under the BAM Act. One species **Asparagus asparagoides* is listed as a Weed of National Significance (WONS).

The database searches identified 24 conservation significant flora as potentially occurring in the vicinity of the Survey Area. Of these, nine are classed as Threatened, one as Priority 1, eight as Priority 3 and six as Priority 4.

No Threatened flora species listed under the *Environment Protection and Biodiversity Conservation Act 1999* or gazetted as Declared Rare Flora (Threatened) pursuant to the Wildlife Conservation Act were recorded during the survey. No Priority species were found during the survey.

Vegetation condition ranged from Completely Degraded to Excellent. Historical vegetation clearing, weeds, housing, a nursery and the presence of tracks in the Survey Area were the most frequently observed impacts on native vegetation.

Two Priority 3 vegetation communities, SCP21c - Low lying *Banksia attenuata* woodlands or shrublands and SCP22 – *Banksia ilicifolia* woodlands, are known to occur in close proximity to the Survey Area with their buffers encroaching into the north east corner of the Survey Areas boundary.

One listed Priority 3 vegetation community from the database search was identified as occurring in the Survey Area. Vegetation associations BaBm (b) and BiKg are thought to represent FCT SCP 21c – Low lying *Banksia attenuata* woodlands or shrublands.

The vegetation association BaBm (a), has been identified as FCT SCP23a - Central *Banksia attenuata* – *B. menziesii* woodlands. Although the database search did not identify SCP23a, it is included in the PEC “*Banksia* dominated woodlands of the Swan Coastal Plain IBRA region”, which is now listed as a Priority 3.

The entire Survey Area is identified as an Environmentally Sensitive area (ESA). Although there is no publicly available information detailing the reasoning behind the ESA mapping, the boundaries are found to correlate with the Gibbs Road Swamp System according to the Directory of Important Wetlands.

The DPaW Geomorphic Wetlands Dataset identifies one Conservation Category Wetland (CCW) and one Resource Enhancement Wetland (REW) as occurring in the Survey Area. CCWs and their associated buffers are considered ESAs.

Environmentally Sensitive Areas are declared to prevent degradation of important environmental values such as T/DRF, TECs or significant wetlands. Exemptions contained in the Environmental Protection (Clearing of Native vegetation) Regulations 2004 for low impact land clearing do not apply in ESAs and a clearing permit is required.

Permits

This flora survey was conducted under the following licences issued by DPaW; Licence to take flora for scientific or other prescribed purposes SL011541 and Permit to take Declared Rare Flora 44-1516 issued to Narelle Whittington.

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1 Introduction

1.1 The Project

360 Environmental was commissioned by Aigle Royal Developments (ARD) to conduct a Level 2 flora and vegetation survey at Lots 11 and 74 Beenyup Road in Banjup (Survey Area). The Survey Area is approximately 41.1 ha in size and is located about 22 km south of Perth CBD, in the Swan Coastal Plain (SCP) biogeographic region of Western Australia (WA) (Figure 1).

360 Environmental understands from communications with ARD that a flora assessment was previously undertaken in the Survey Area and that this data is not accessible, as such a new survey is required. This flora and vegetation survey is required to support a local structure plan and to undertake wetland assessments and possible boundary changes.

1.1.1 Objectives

The objectives of the flora and vegetation assessment were to:

- Conduct a desktop assessment of databases and spatial datasets to determine the environmental values and any potential issues, such as Threatened/Rare and significant species, Threatened Ecological Communities (TECs) and Priority Ecological Communities (PECs), that may be present in the Survey Area and the surrounding areas;
- Produce a list of plant species (including weed species);
- Document and map the location of any Threatened/Declared Rare Flora (T/DRF), Priority flora and any other flora of local or taxonomic significance;
- Identify, map and discuss the significance of any TECs, PECs and any other areas of ecological importance (e.g. National Parks, wetlands and Environmentally Sensitive Areas [ESAs] etc.);
- Assess, map and photograph vegetation condition; and
- Document, describe and map the vegetation associations present.