Document Reference: EP22-053(12)—036 KNF

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25 September 2026

Attention: Native Vegetation Regulation
Department of Water and Environmental Regulation
Locked Bag 10
JOONDALUP WA 6919

[redacted]

Dear Sir/Madam,

APPLICATION TO AMEND CLEARING (PURPOSE) PERMIT CPS 11152/1

This letter correspondence has been prepared in support of the lodgement of an application to amend Native Vegetation Clearing Permit CPS 11152/1 pursuant to Section 51M of the *Environmental Protection Act 1986* (EP Act). The application to amend the clearing permit is lodged by the Department of Housing and Works (DoHW or 'the permit holder') and is associated with the proposed additional clearing of native vegetation associated with the development of the Banksia Hill New Youth Detention Facility (NYDF).

Regarding the clearing permit amendment application and the summary provided in this supporting letter, please note the following key terms as they relate to the clearing permit amendment application:

- **Development Envelope:** the boundary within which construction and development activities are proposed to occur which is approximately 6.22 ha (see **Figure 1**).
- **Approved Clearing Permit Area:** this refers to the area of native vegetation that is subject to the existing Approved Clearing Permit (CPS 11152/1). The Approved Clearing Permit authorises the clearing of no more than 2.77 ha of native vegetation within the Approved Clearing Permit Boundary (see **Figure 1**).
- **Amended Clearing Area:** this refers to the additional area of native vegetation that is proposed to be cleared and is the subject of this clearing permit amendment application. An additional 0.05 ha of native vegetation is proposed to be cleared as part of the Amended Clearing Area to enable the construction of road access to Banksia Hill NYDF from Nicholson Road (see **Figure 1** to **Figure 9**).

This letter provides supporting information to be read in conjunction with the Clearing Permit Amendment Application Form and the following attachments:

- **Attachment A** – *Clearing Permit Amendment Application Form*
- **Attachment B** – *Nicholson Road Development Plan and Profile*
- **Attachment C** – *Nicholson Road Development Cross Sections*
- **Attachment D** – *City of Canning's response to proposed clearing of vegetation in Nicholson Road Reserve*
- A shape (.shp) file of the native vegetation clearing area has been submitted to Department of Water and Environmental Regulation (DWER) as part of the application.

1 INTRODUCTION AND BACKGROUND

1.1 Project Background

Emerge Associates (Emerge) was engaged by the Department of Housing and Works (DoHW) (the 'Proponent') to support the planning and development of the Banksia Hill NYDF project. This initially involved undertaking a range of baseline ecological surveys and assessments to inform project planning and identify the environmental values, constraints and environmental approval requirements relevant to the proposed development.

The Banksia Hill NYDF is a high-priority State Government project involving the expansion of the existing Banksia Hill Detention Centre facilities. The project comprises the construction of multiple accommodation buildings, extensions to perimeter fencing and the associated sterile zone, ancillary buildings, landscaped areas, car parking and other infrastructure required to support the operation of the detention facility.

A clearing permit application was lodged with the Department of Water and Environmental Regulation (DWER) on 22 July 2025 for the proposed clearing of native vegetation within a portion of Lot 500 (1001) Warton Road, Canning Vale (Deposited Plan 69593). Clearing Permit CPS 11152/1 was subsequently granted on 9 January 2026 and authorises the clearing of up to 2.77 ha of native vegetation within the Approved Clearing Permit Area, as shown in **Figure 1**.

Following the issuance of Clearing Permit CPS 11152/1, development works associated with the Banksia Hill NYDF expansion have commenced within the Approved Clearing Permit Area and are currently underway. As detailed design and construction planning has progressed, the detailed design for the new access road connecting the Banksia Hill NYDF to Nicholson Road has been finalised, resulting in an additional area of native vegetation being identified for clearing.

Clearing for the access road connection on the eastern side of Nicholson Road was assessed as part of the original clearing permit application and is therefore included within the Approved Clearing Permit Area under CPS 11152/1. The revised access road design now requires widening of the road reserve on the western side of Nicholson Road to facilitate dual access between Nicholson Road and the new Banksia Hill NYDF. The revised access road layout is provided in **Attachment B** and **Attachment C**.

Accordingly, an amendment to CPS 11152/1 is proposed to incorporate the additional area of native vegetation clearing required to facilitate the revised access road layout. The Amended Clearing Area, which is the subject of this amendment application, is shown in **Figure 1**.

1.2 Amended Clearing Area Boundary

This clearing permit amendment application proposes a modification to the boundary of the area authorised for clearing (the 'Amended Clearing Area') to incorporate the additional native vegetation clearing required to facilitate construction of the revised access road connecting the Banksia Hill NYDF to Nicholson Road.

The proposed amendment does not seek to alter the existing conditions or authorised clearing extent under Clearing Permit CPS 11152/1. Specifically, the amendment seeks to incorporate an additional area within the western side of the Nicholson Road Reserve that is currently located outside the Approved Clearing Permit Boundary. The location and extent of the additional area subject to this amendment are shown in **Figure 1** and is referred to as the 'Amended Clearing Area'.

2 SUMMARY OF ENVIRONMENTAL CONDITIONS

2.1 Environmentally Sensitive Areas

The proposed Amended Clearing Area falls within a declared Environmentally Sensitive Area (ESA) pursuant to the *Environment Protection (Clearing of Native Vegetation) Regulations 2004*. It is expected that the extent of this ESA is associated with a mapped Conservation Category Wetland (CCW) that largely

falls within the adjacent Bush Forever site and is contiguous with an area of Multiple Use Wetland (MUW) that extends over the Nicholson Road road reserve and to the east into the Approved Clearing Permit Area. The extent of the designated Environmentally Sensitive Area is shown in **Figure 1**.

2.2 Ecological Site Assessment/Survey

A Senior Ecologist from Emerge attended site on 10 September 2026 to undertake survey of the proposed Amended Clearing Area within the western portion of the Nicholson Road Reserve. The survey was undertaken to confirm the presence and extent of native vegetation to define the proposed Amended Clearing Area, and determine the characteristics of the vegetation values to facilitate this assessment. The findings of the survey are presented in the sections below.

2.2.1 Vegetation units and condition

The site inspection identified four (4) native vegetation units within the Amended Clearing Area, as shown in **Figure 3**. Vegetation condition across the Amended Clearing Area occurred in 'Degraded' condition using the methods from Keighery (1994) and as shown on **Figure 4**. The vegetation units and condition recorded within the Amended Clearing Area are summarised in **Table 1** below.

Table 1: Vegetation values within the Amended Clearing Area

Vegetation units and description	Vegetation condition (Keighery 1994)	Amended Clearing Area (ha)
Ac – Shrubland of Adenanthos cygnorum and Kunzea glabrescens (or absent) over non-native grassland of *Ehrharta calycina and *Briza maxima and non-native forbland of *Arctotheca calendula, *Euphorbia terracina, *Gladiolus caryophyllaceus and *Ursinia anthemoides.	'Degraded'	0.012
AcRc - Shrubland of Adenanthos cygnorum and Regelia ciliata over non-native grassland of *Ehrharta calycina and *Briza maxima and non-native forbland of *Arctotheca calendula, *Euphorbia terracina, *Gladiolus caryophyllaceus and *Ursinia anthemoides.	'Degraded'	0.010
BaBm – Low woodland of Banksia attenuata and Banksia menziesii over shrubland of Adenanthos cygnorum and Kunzea glabrescens over low shrubland of Acacia pulchella, Hibbertia subvaginata, Gompholobium tomentosum and Lechenaultia floribunda over forbland of Desmocladus flexuosus and Patersonia occidentalis over non-native grassland of *Ehrharta calycina and *Briza maxima and non-native forbland of *Arctotheca calendula, *Euphorbia terracina, *Gladiolus caryophyllaceus and *Ursinia anthemoides.	'Degraded'	0.019
MpRc – Open woodland of Melaleuca preissiana over shrubland of Regelia ciliata and Kunzea glabrescens with scattered Nuytsia floribunda over non-native grassland of *Ehrharta calycina and *Briza maxima and non-native forbland of *Arctotheca calendula, *Euphorbia terracina, *Gladiolus caryophyllaceus and *Ursinia anthemoides.	'Degraded'	0.011

The native vegetation to be cleared (and as defined by the Amended Clearing Area) is based on the presence of native vegetation canopy cover and includes canopy cover that extends over the existing cleared and bare ground areas.

2.2.2 Threatened Ecological Communities and Priority Ecological Communities

Within the Amended Clearing Area, a 0.02 ha portion of vegetation unit **BaBm** was considered representative of the *Environment Protection Biodiversity Conservation Act 1999* (EPBC Act) listed *Banksia Woodlands of the Swan Coastal Plain* Threatened Ecological Community (Banksia Woodlands TEC), as shown in **Figure 5**.

The Banksia Woodlands TEC is also representative of the State listed Priority 3 Priority Ecological Community (PEC). The description, area and condition thresholds that apply to the EPBC-listed TEC of the

same name, also apply to this PEC, but is not identified as a TEC pursuant to the Western Australian *Biodiversity Conservation Act 2016* (BC Act). Given the Priority 3 listing in Western Australia, and not beign listed pursuant to the BC Act, this community is referred to as the Banksia woodlands PEC.

2.2.3 Black Cockatoos

2.2.3.1 Foraging Habitat

The Amended Clearing Area contains native foraging habitat suitable for both Carnaby's black cockatoo (CBC) and Baudin's black cockatoo (BBC). The foraging habitat is associated with the **BaBm** vegetation unit, which contains *Banksia attenuata* and *Banksia Menziesii*, which are considered primary native foraging plant species for CBC and secondary native foraging plant species for BBC. One non-native Cape Lilac tree is also present within the Amended Clearing Area, which provides primary non-native foraging habitat for Forest red-tailed back cockatoo (FRTBC).

The following black cockatoo foraging habitat values have been identified within the Amended Clearing Area:

- **Carnaby's black cockatoo (CBC):** A total of approximately **0.02 ha** of primary native foraging habitat, as shown in **Figure 6**. All vegetation within the Amended Clearing Area identified as providing CBC foraging habitat is proposed to be cleared.
- **Baudin's black cockatoo (BBC):** A total of approximately **0.02 ha** of secondary native foraging habitat, as shown in **Figure 7**. All vegetation within the Amended Clearing Area identified as providing BBC foraging habitat is proposed to be cleared.
- **Forest red-tailed black cockatoo (FRTBC):** A total of approximately **0.001 ha** of non-native primary foraging habitat, as shown in **Figure 8**. All vegetation within the Amended Clearing Area identified as providing FRTBC foraging habitat is proposed to be cleared, however the FRTBC foraging habitat is not 'native vegetation' and therefore not a relevant consideration for the purposes of this clearing permit amendment.

2.2.3.2 Breeding Habitat

The ecological survey confirmed that the Amended Clearing Area does not contain suitable tree species of sufficient size to constitute potential black cockatoo breeding trees. Accordingly, no potential black cockatoo breeding trees were identified within the Amended Clearing Area, and the area is not considered to provide suitable breeding or nesting habitat for black cockatoos.

2.2.3.3 Roosting Habitat

The Amended Clearing Area does not contain suitable tree species of sufficient size to support roosting. Accordingly, the Amended Clearing Area is not considered to contain or provide suitable known or potential black cockatoo roosting habitat.

2.2.4 Wetlands

A portion of the Nicholson Road road reserve is identified as being CCW and MUW in the Geomorphic Wetland dataset mapping, as shown in **Figure 9**. The CCW portion extends further west into the adjacent Bush Forever site, and the MUW portion extends into the adjacent Approved Clearing Permit Area.

The extent of the CCW that extends into the Nicholson Road road reserve supports vegetation in 'degraded' condition and is not reflective of its CCW designation. Portions of this vegetation is also considered to represent Banksia woodland vegetation that is not specifically wetland dependent vegetation. A portion of the identified CCW extent also falls over the Nicholson Road cleared shoulder and road pavement, which is not wetland.

It is expected that the extent of the CCW boundary should be aligned with the boundary of the Nicholson Road road reserve. The Amended Clearing Area would partially fall within the buffer of this adjacent CCW and the CCW further south.

There is a second CCW mapped as occurring to the south, but does not extent to or into the Nicholson Road road reserve.

Therefore, and in summary:

- 0.01 ha of the Amended Clearing Area is native vegetation within the extent of a currently mapped CCW boundary, but would not be reflective of CCW values but would fall within the buffer of the CCW.
- 0.03 ha of the Amended Clearing Area is native vegetation within the buffer of a CCW
- 0.01 ha of the Amended Clearing Area is native vegetation that is not within a mapped wetland boundary or a wetland buffer area.

3 APPLICATION OF MITIGATION HIERARCHY

In accordance with *A guide to the assessment of applications to clear native vegetation* (DER 2014), the impact mitigation sequence has been considered as part of the development of the Banksia Hill NYDF and the resultant proposed Amended Clearing Area, in order to ensure the environmental impacts associated with proposed clearing were minimised.

3.1 Avoidance

During the initial planning and development of the Banksia Hill NYDF, the Applicant considered a range of options for accommodating the expanded facility requirements within the existing Banksia Hill grounds. This process included consideration of the environmental conditions and characteristics of the site and surrounding areas, with a focus on avoiding and minimising impacts to native vegetation and environmental values where practicable.

The project design was subject to multiple iterations to balance the operational requirements of the new facility with the environmental constraints of the site. This process resulted in substantial avoidance of environmental values and ultimately informed the assessment and issue of Clearing Permit CPS 11152/1. The avoidance measures achieved through the project design resulted in the avoidance of the following native vegetation and environmental values within the broader Project Area:

- Approximately 2.32 ha of high-quality native foraging habitat for all three species of black cockatoo (CBC, BBC and FRTBC)
- Approximately 2.32 ha of Banksia Woodlands PEC
- Approximately 751 individuals of *Poranthera moorokatta* (P2)
- No clearing of potential habitat for *Leioproctus douglasiellus*
- No clearing of potential habitat for *Neopasiphae simplicior*
- No clearing of potential habitat for *Idiosoma sigillatum*
- No clearing of potential habitat for *Synemon gratiosa*
- No clearing of potential habitat for *Caladenia hugelii*.

The avoidance outcomes described above were achieved through consideration of multiple project design iterations and careful consideration of the operational requirements of the Banksia Hill NYDF, together with the environmental constraints and values identified within the broader Project Area.

The proposed amendment relates specifically to the revised design of the new access road connecting the Banksia Hill NYDF to Nicholson Road. The revised access arrangement is required to meet the operational and access requirements of the new facility, including the provision of dual access to the Banksia Hill NYDF. Given these operational requirements and the associated design constraints, further modification of the

access road alignment was not considered practicable without compromising the required functionality and operation of the facility. As a result, no further avoidance of native vegetation within the Amended Clearing Area could be achieved through modification of the proposed access road design.

Importantly, the amendment does not propose any change to the existing Approved Clearing Permit Boundary, rather the incorporation of the Amended Clearing Area required for the establishment of the new access road. The avoidance measures previously achieved through the design and assessment of the area authorised under CPS 11152/1 remain in place. The proposed amendment does not propose to alter the avoidance outcomes established through the original clearing permit assessment but is limited to incorporating the additional area of native vegetation required to facilitate the establishment of the new access road.

3.2 Mitigation

Clearing activities within the Amended Clearing Area will be undertaken in accordance with the Environmental Assessment and Management Plan (EAMP) prepared by Emerge Associates (2026) in support of Clearing Permit CPS 11152/1. The management measures established under the EAMP will be applied to the Amended Clearing Area to minimise potential impacts to retained native vegetation and fauna habitat.

The EAMP includes the following procedures for implementation prior to and during clearing activities:

- Clearly delineating and defining the approved clearing area prior to the commencement of clearing works
- Undertaking a pre-clearing fauna inspection to identify fauna, fauna habitat and potential fauna interactions within the clearing area
- Having a fauna spotter present during clearing activities to monitor for fauna and direct works, where required, to minimise the potential for direct impacts to fauna
- Implementing appropriate hygiene protocols throughout the clearing and construction process to minimise the risk of introducing or spreading weeds, dieback and feral animals into retained areas of native vegetation. These measures will include:
    - Ensuring vehicles, machinery and personnel are free of mud, soil and plant material prior to entering the site, with inspections undertaken before works commence
    - Minimising clearing and earthworks during wet conditions where practicable.

3.3 Offsets

As part of the application and assessment for CPS 11152/1, the Applicant had demonstrated how the impact mitigation sequence (as detailed within *A guide to the assessment of applications to clear native vegetation* (DER 2014)) had been applied through avoidance, minimisation and mitigation to reduce the impacts of the proposed development. Minimising the clearing impacts associated with the New Youth Detention Facility has been a key consideration for the project.

Key mitigation included implementation of a Wetland Management Plan to mitigate potential clearing impacts to wetland dependent vegetation within core wetland areas immediately outside of the Development Envelope and Application Area.

Based on the residual impacts and following all proposed avoidance and mitigation, it was proposed that an offset be provided to counterbalance significant residual impacts, primarily involving:

- A monetary contribution to the DWER Offset Fund to address the assessed impacts to significant wetland vegetation.
- Revegetation and rehabilitation of at least 4.02 ha of native vegetation within Lot 500 on Deposited Plan 69593 (Crown Reserve 35153) and Lot 501 on Deposited Plan 69593 (Crown Reserve 50756) that is within or adjacent to Bush Forever Site 472 and includes at least:

- 2.18 hectares of native vegetation that provides significant foraging habitat for Carnaby's cockatoo within Crown Reserve 50756 from a Completely Degraded (Keighery, 1994) condition to a Good (Keighery, 1994) condition.
- 1.73 hectares of native wetland vegetation within 50 metres of the mapped boundaries of the wetlands UFI 7079 and UFI 7069 to a minimum of Very Good (Keighery, 1994) condition.

Given the limited extent of additional native vegetation clearing and therefore there being no material change to the extent of residual impacts associated with the original clearing permit application, there has not been any further offsets proposed to that already conditioned within CPS 11152/1.

4 PLANNING INSTRUMENTS AND OTHER ENVIRONMENTAL APPROVALS

The Proposed Action was referred pursuant to the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). This referral was progressed on the basis that there will be impacts to Matters of National Environmental Significance (MNES) arising from the progression of the Proposed Action within the Development Envelope, and specifically black cockatoo in accordance with the *EPBC Act black cockatoo referral guidelines* (DAWE 2022) and Threatened Ecological Communities in accordance with the Tuart woodlands TEC Conservation Advice (DoEE 2019) and *Significant impact Guidelines 1.1 - Matters of National Environmental Significance* (DotE 2013). The referral decision was made on the 5th February 2025 and was determined to be 'not a controlled action' (EPBC 2024/10040). The additional clearing proposed and associated with the Amended Clearing Area would not change the likely significance of the impacts on relevant MNES.

The Proponent is not proposing to refer the Amended Clearing Area to the WA Environmental Protection Authority (EPA), pursuant to the *Environmental Protection Act 1986* (EP Act) on the basis the proponent is of the view that the impacts to vegetation and fauna habitat addressed through this clearing permit application it is not a significant proposal.

The Amended Clearing Area is located within the western portion of the Nicholson Road Reserve, which is managed by the City of Canning. Accordingly, the proposed clearing within the road reserve will be subject to the relevant land manager approvals and authorisation from the City of Canning prior to the commencement of clearing activities.

5 RESPONSE TO EP ACT CLEARING PRINCIPLES

A total of **0.05 ha** of native vegetation occurs within the Amended Clearing Area and is proposed to be cleared. Inclusion of the Amended Clearing Area within Clearing Permit CPS 11152/1 would increase the total authorised clearing extent from **2.77 ha to 2.82 ha**. Given the minor increase in clearing extent, the proposed amendment is not anticipated to materially alter the overall environmental impacts associated with the existing clearing permit.

Under Section 51C of the EP Act, clearing of native vegetation is an offence unless a clearing permit has been obtained, or an exemption applies. When assessing clearing permit applications, DWER has regard to the ten clearing principles contained in Schedule 5 of the EP Act so far as they are relevant to the clearing permit application under consideration.

Whilst the proposed amendment is considered to be minor, we have considered and responded to the ten clearing principles in **Table 2** below. Further detail can be reviewed in the original clearing permit application (Emerge Associates 2026).

Table 2: Summary of response to each clearing principle specific to the Amended Clearing Area

Clearing principle	Level of variance	Response to clearing permit principle
Principle (a)	Not at variance	While the proposed clearing of native vegetation is within an Environmentally Sensitive Area (ESA), and the site supports black cockatoo foraging habitat, the Amended Clearing Area is already disturbed, is interspersed with non-native vegetation and no threatened flora species identified. Due to the level of historical disturbance, the native vegetation within the Amended Clearing Area does not support a high level of biological diversity. Given the limited extent (0.05 ha) of native vegetation within the Amended Clearing Area, the additional clearing of 0.05 ha of native vegetation is not anticipated to materially increase the overall impacts assessed under the existing Clearing Permit CPS 11152/1.
Principle (b)	Not at variance	The Amended Clearing Area is not likely to provide significant habitat for conservation significant fauna (or more common and widespread fauna species) given the abundance of better-quality vegetation within the broader local area. The three species of black cockatoo were identified as the key conservation significant species that could be impacted by the proposed clearing. The native vegetation to be cleared includes 0.02 ha of primary native foraging habitat for CBC and 0.02 ha of secondary native foraging habitat for BBC. While the Amended Clearing Area does contain black cockatoo foraging habitat, the clearing represents a minimal loss in the context of the surrounding 2,836 ha of protected habitat within a 6 km radius. As such, the proposed amendment represents only a minor addition to the area authorised under Clearing Permit CPS 11152/1 and is not anticipated to materially increase the overall impact to black cockatoo habitat associated with the existing clearing permit.
Principle (c)	Not at variance	No State or Commonwealth-listed threatened or priority flora species were recorded within the Amended Clearing Area. Based on the vegetation condition, habitat characteristics and results of the inspection, the occurrence of threatened or priority flora species within the Amended Clearing Area is considered unlikely.
Principle (d)	Not at variance	Vegetation unit **BaBm** occurring within the Amended Clearing Area is considered representative of the Banksia Woodlands PEC. The vegetation within the Amended Clearing Area forms part of a broader patch of Banksia Woodlands PEC that extends west into the adjacent Bush Forever site. The proposed clearing would result in the removal of approximately 0.02 ha of vegetation representative of the Banksia Woodlands PEC. Given the very limited extent of the PEC within the Amended Clearing Area, together with the highly disturbed nature and 'Degraded' condition of the vegetation, the proposed clearing is not anticipated to result in a significant residual impact on Banksia Woodlands PEC. While the proposed clearing could be considered to be at variance with Principle (d), the area of PEC proposed to be cleared is minor in the context of the broader extent and the Banksia woodlands PEC in the local area, and as part of the broader patch of Banksia Woodlands PEC within which the clearing is proposed. The proposed amendment is not anticipated to materially increase the overall impact or alter the conditions associated with the existing Clearing Permit CPS 11152/1.
Principle (e)	Not at variance	The vegetation within the Amended Clearing Area is representative of the Southern River vegetation complex, which was estimated to retain approximately 18.43% of its pre-European extent on the Swan Coastal Plain in 2018, with approximately 1.37% of the remaining extent protected for conservation purposes (Government of Western Australia 2019). The additional clearing of 0.05 ha of native vegetation represents a very small proportion of the remaining extent of the vegetation complex. Given the limited extent of the proposed additional clearing, the existing disturbance and degraded condition of the vegetation, the proposed clearing is not considered likely to

Clearing principle	Level of variance	Response to clearing permit principle
		significantly contribute to the further decline of the Southern River vegetation complex. The proposed amendment is also not anticipated to materially increase the overall impacts associated with Clearing Permit CPS 11152/1.
Principle (f)	Not at variance	A review of the Geomorphic Wetlands, Swan Coastal Plain dataset identified two Conservation Category wetland (CCW) features (Unique Feature Identifiers [UFIs] 7080 and 7081), classified as 'dampland' features, immediately adjacent to and partially overlapping the Amended Clearing Area. While a portion of the mapped extent of one CCW overlaps with the Amended Clearing Area, CCW values do not occur within the Amended Clearing Area, as the area is not wetland (i.e. road formation and pavement) or the vegetation is in 'degraded' or 'completely degraded' condition. The proposed clearing avoids direct impacts to significant wetland features, with 0.01 ha of the total 0.05 ha native vegetation clearing not being in proximity to wetlands and outside of nominal wetland buffer areas. 0.04 ha of the total 0.05 ha of native vegetation clearing is within nominal wetland buffer areas. The native vegetation proposed to be cleared within wetland buffer areas is highly disturbed and has been assessed as being in 'Degraded' condition and is at the very outer edge of largely intact and contiguous areas of native vegetation that surrounds these wetlands within the Bush Forever site. Accordingly, the vegetation is not considered necessary to support significant wetland-dependent values or represent vegetation of importance to the ecological function of the adjacent wetlands. On this basis, the proposed additional clearing is not expected to adversely affect the values or ecological function of the adjacent CCWs.
Principle (g)	Not at variance	The proposed clearing will not cause appreciable land degradation. The soil group identified within the Application Area is described as a moderately permeable soil in an elevated landscape position and is therefore not likely to cause appreciable land degradation in the form of water erosion or waterlogging. Any risk of land degradation will be mitigated through controls applied during clearing and construction processes (such as dust suppression, mulching, erosions control and silt traps as required). As such, the additional clearing of 0.05 ha of native vegetation within a historically cleared and highly disturbed area is unlikely to result in land degradation or materially increase the risk of land degradation associated with Clearing Permit CPS 11152/1
Principle (h)	Not at variance	The Amended Clearing Area is located immediately adjacent to Bush Forever Site 389. The proposed clearing is confined to a small area within the Nicholson Road reserve and does not extend into the Bush Forever Site. Given the small extent and degraded condition of the vegetation proposed to be cleared, the absence of clearing within Bush Forever Site 389, and the implementation of appropriate management measures, the proposed clearing is not anticipated to have a significant impact on the adjacent Bush Forever Site or its environmental values.
Principle (i)	Not at variance	The proposed clearing is not considered likely to result in the deterioration of surface water or groundwater quality. The additional clearing of approximately 0.05 ha of native vegetation occurs within the buffer of an adjacent CCW, however the vegetation within the Amended Clearing Area is not characteristic of riparian or wetland-dependent vegetation and is not reliant on seasonal waterlogging. Given the limited extent of clearing and the existing disturbed condition of the vegetation, removal of the vegetation is unlikely to materially alter surface water flows, groundwater recharge or the quality of surface or groundwater associated with the adjacent wetlands. Accordingly, the proposed additional clearing is not expected to result in the deterioration of surface or groundwater.
Principle (j)	Not at variance	The proposed clearing is not likely to cause or exacerbate a risk of flooding. The Amended Clearing Area is situated in an area with well-drained sandy soils, that are

Clearing principle	Level of variance	Response to clearing permit principle
		moderately permeable and generally do not contribute to surface water accumulation or waterlogging. The Amended Clearing Area lies on land that is not in a flood-prone area or part of a natural water flow path. Native vegetation to be cleared is not characteristic of riparian wetland vegetation.

6 SUMMARY AND CLOSING

The proposed Amended Clearing Area reflects the additional area of native vegetation requiring clearing to facilitate the implementation of the new dual access road connecting the Banksia Hill NYDF to the existing Nicholson Road.

The Amended Clearing Area contains the following environmental values:

- 0.05 ha of 'native vegetation' as defined by the EP Act
- 0.02 ha of primary native foraging habitat for CBC
- 0.02 ha of the Banksia Woodlands PEC
- 0.04 ha of native vegetation that is within the buffer to two CCWs, but no vegetation that is significant wetland vegetation within a CCW.

Overall, in comparison to the current approved clearing permit (CPS 11152/1), the implementation of the Amended Clearing Area would result in the following:

- Increase in the extent of native vegetation clearing by 0.05 ha from 2.77 ha to 2.83 ha.
- Increase the extent of CBC foraging habitat clearing by 0.02 ha from 0.55 ha to 0.57 ha.
- Clearing of 0.02 ha of vegetation representative of the Banksia Woodlands PEC.

The additional clearing is limited in extent and occurs within an area that has been subject to historical disturbance. While the Amended Clearing Area contains environmental values associated with a priority ecological community and black cockatoo foraging habitat, the area represents a relatively small addition to the clearing footprint assessed under Clearing Permit CPS 11152/1. Accordingly, the proposed additional clearing is not anticipated to materially alter the nature, extent or overall significance of the impacts associated with the existing Clearing Permit CPS 11152/1.

Should you have any questions regarding the content of this letter, please do not hesitate to contact the undersigned.

Yours sincerely
Emerge Associates



Encl: **Figure 1**: Proposed Amendment Area Location
Figure 2: EP Act Native Vegetation Extent
Figure 3: Vegetation Units
Figure 4: Vegetation Condition
Figure 5: Threatened and Priority Ecological Communities
Figure 6: Carnaby's Black Cockatoo Foraging Habitat

Figure 7: Baudin's Black Cockatoo Foraging Habitat
Figure 8: Forest Red-tailed Black Cockatoo Foraging Habitat
Figure 9:

Attachment A – *Clearing Permit Amendment Application Form Signed*
Attachment B – *Nicholson Road Development Layout Plan and Profile*
Attachment C – *Nicholson Road Development Cross Sections*
Attachment D – *City of Canning's authorisation for proposed clearing of vegetation within Nicholson Road Reserve*

General References

Department of Environment Regulation (DER) 2014, *A guide to the assessment of applications to clear native vegetation under Part V Division 2 of the Environmental Protection Act 1986*, Perth.

Department of the Environment (DotE) 2013, *Matters of National Environmental Significance - Significant impact guidelines 1.1 Environment Protection and Biodiversity Conservation Act 1999*, Canberra.

Keighery, B. 1994, *Bushland Plant Survey: A guide to plant community survey for the community*, Wildflower Society of WA (Inc), Nedlands.