



CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

PERMIT DETAILS

Area Permit Number: 8937/2

File Number: DWERVT5908

Duration of Permit: From 27 September 2020 to 27 September 2024

PERMIT HOLDER

City of Wanneroo

LAND ON WHICH CLEARING IS TO BE DONE

Lot 990 on Deposited Plan 39373, Landsdale

Lot 13308 on Plan 21235, Landsdale

AUTHORISED ACTIVITY

The Permit Holder shall not clear more than 0.018 hectares of native vegetation within the area cross-hatched yellow in Figure 1 of Schedule 1.

A handwritten signature in black ink, appearing to be "Mathew Gannaway", written over a horizontal line.

Mathew Gannaway

MANAGER

NATIVE VEGETATION REGULATION

*Officer delegated under Section 20
of the Environmental Protection Act 1986*

27 July 2022

Schedule 1

The boundary of the area authorised to be cleared is shown in the map below (Figure 1).

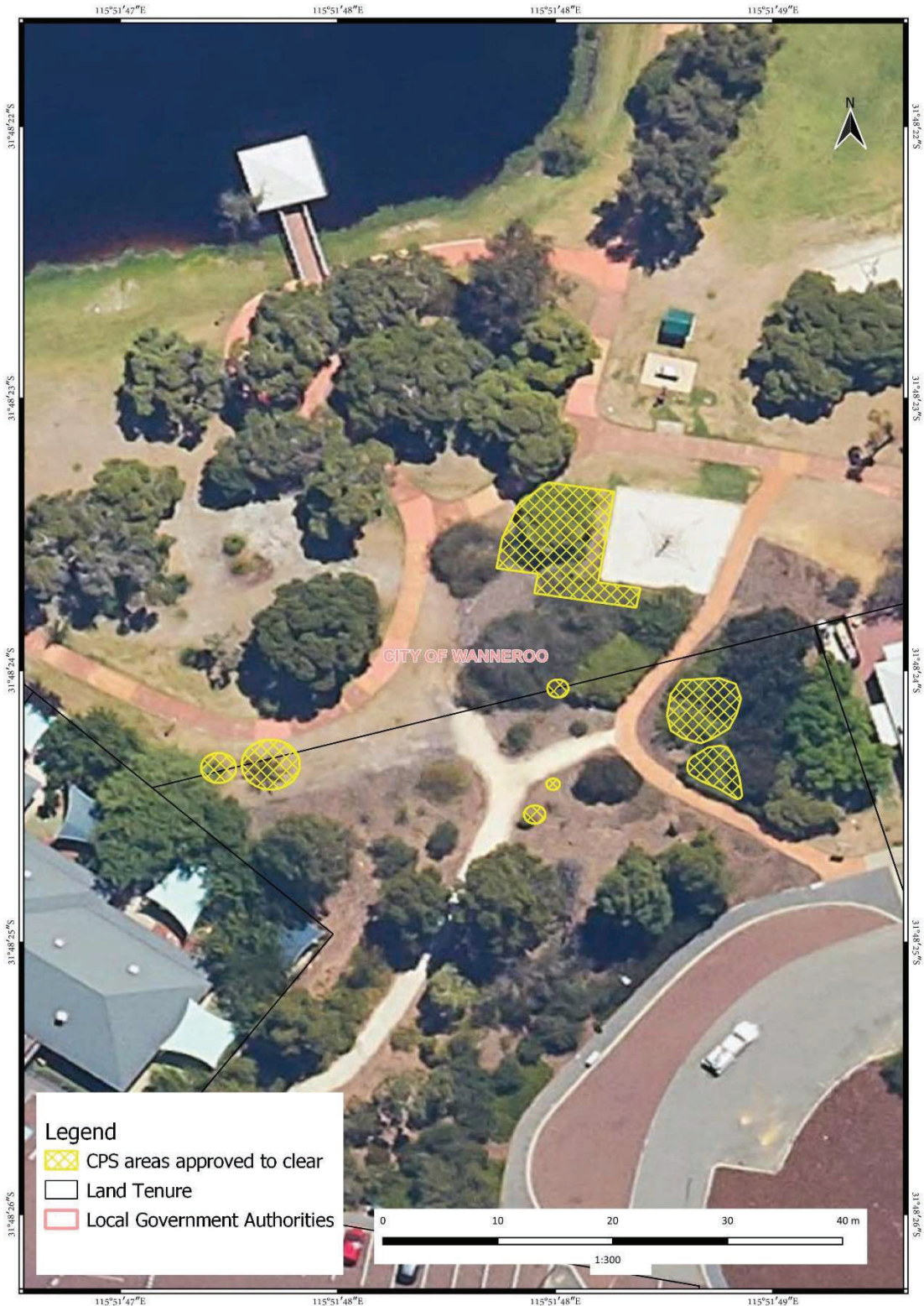


Figure 1: Map of the boundary of the area within which clearing may occur.



Clearing Permit Decision Report

1. Application details and outcome

1.1. Permit application details

Permit number:	CPS 8937/2
Permit type:	Area permit
Applicant name:	City of Wanneroo
Application received:	19 April 2022
Application area:	0.018 hectares of native vegetation
Purpose of clearing:	Constructing a library and associated infrastructure
Method of clearing:	Mechanical
Property:	Lot 990 on Deposited Plan 39373 Lot 13308 on Plan 21235
Location (LGA area/s):	City of Wanneroo
Localities (suburb/s):	Landsdale

1.2. Description of clearing activities

The proposed amendment to CPS 8937/1 is for the purpose of including an additional 0.0095-hectare area in the area approved to be cleared to ensure greater passive surveillance of the library building and to provide a greater opportunity for linkage with Broadview Park, as well as to increase the permit duration by two years to 27 September 2024 to account for delays in construction and design. The vegetation proposed to be cleared under CPS 8937/2 is distributed across five separate areas and totals 0.018 hectares (see Figure 1, Section 1.5).

CPS 8937/1 allowed for the clearing of 0.00825 hectares of native vegetation within Lot 990 on Deposited Plan 39373 and Lot 13308 on Plan 21235, Landsdale, for the purpose of constructing a library and associated infrastructure. The application is to selectively clear individual trees and shrubs to enable construction.

Records indicate that no clearing has been undertaken to date under CPS 8937/1.

1.3. Decision on application and key considerations

Decision:	Granted
Decision date:	27 July 2022
Decision area:	0.018 hectares of native vegetation

1.4. Reasons for decision

This clearing permit amendment application was submitted, accepted, assessed and determined in accordance with sections 51E and 51O of the *Environmental Protection Act 1986* (EP Act). The Department of Water and Environmental Regulation (DWER) advertised the application for 7 days and no submissions were received.

In making this decision, the Delegated Officer had regard for the site characteristics, relevant datasets (see Appendix A), the clearing principles set out in Schedule 5 of the EP Act, relevant planning instruments and any other matters considered relevant to the assessment (see Section 3). The Delegated Officer also took into consideration that the proposed amendment relates only to extending the permit duration by two years to 27 September 2024 and to increasing the clearing area by 0.0095 hectares to include an additional area in which incidental and unintentional clearing of native vegetation may occur. An assessment of current environmental information indicated that the

additional area is unlikely to contain environmental values in addition to those present within the existing permit area. A review of current environmental information identified that the environmental values present within the permit area also remain largely unchanged from the previous assessment of the permit in 2020.

The Delegated Officer considered that the existing permit area and additional area have been subject to historical disturbance through landscaping and adjacent development and are unlikely to comprise significant habitat for conservation significant flora or fauna, to contain vegetation representative of a significant ecological community or significant remnant vegetation, or to be representative of riparian vegetation. After consideration of the available information, as well as the applicant's minimisation and mitigation measures, the Delegated Officer determined that the proposed clearing is not likely to lead to an unacceptable risk to the environment. The extent to which the impacts of the proposed clearing present a risk to biological, conservation, and land and water resource values remains unchanged from the original assessment, which can be found in the Decision Report prepared for Clearing Permit CPS 8937/1.

1.5. Site map

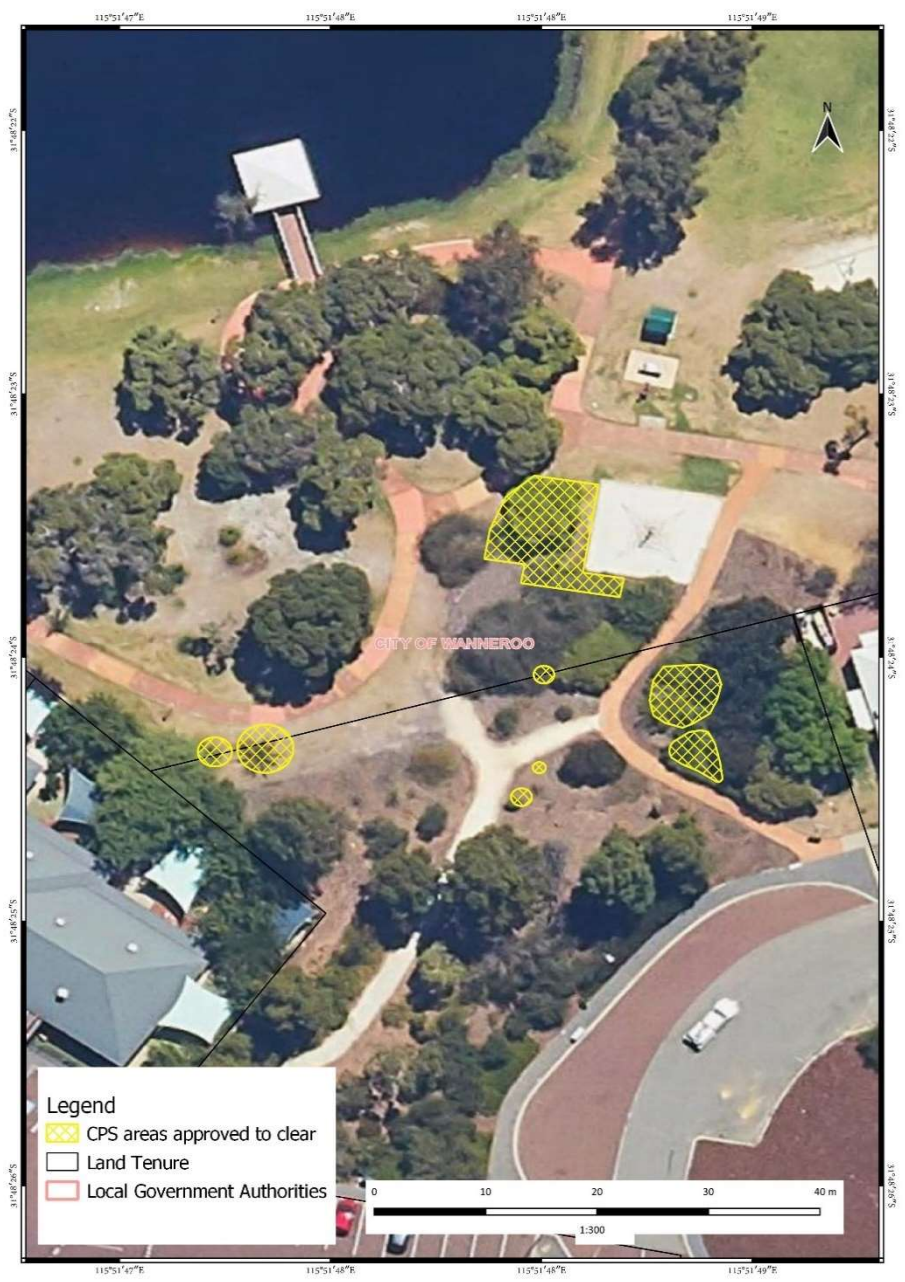


Figure 1 The areas crosshatched yellow indicate the areas authorised to be cleared under the granted clearing permit.

2. Detailed assessment of application

2.1. Avoidance and mitigation measures

Supporting documentation was submitted by the applicant, indicating that a review of the current concept plans for the proposed library had identified that passive surveillance of the building will be hindered by the landscaped vegetation immediately adjacent to the proposed library building (City of Wanneroo, 2022). To ensure greater passive surveillance of the building and to provide a greater opportunity for linkage with Broadview Park, further clearing of the area of landscaped vegetation is required immediately adjacent to the existing permit area (City of Wanneroo, 2022). The applicant indicated that a number of remnant native plants are interspersed with planted vegetation within the landscaped area and that it is intended that all native vegetation in this area will be retained and incorporated into the final landscaping of the future library (City of Wanneroo, 2022). However, the application to amend CPS 8937/1 is required in the event that this native vegetation is unintentionally cleared or damaged during the mechanical clearing of the remaining planted vegetation and as a result, suffers a decline in health or dies (City of Wanneroo, 2022).

The remaining avoidance and minimisation measures implemented by the Permit Holder are unchanged and can be found in the Decision Report prepared for Clearing Permit CPS 8937/1. In considering the above, the Delegated Officer was satisfied that the applicant has made a reasonable effort to avoid and minimise potential impacts of the proposed clearing on environmental values.

2.2. Assessment of impacts on environmental values

In assessing the amendment application, the Delegated Officer has had regard for the site characteristics and the extent to which the impacts of the proposed amendment present a risk to biological, conservation, or land and water resource values. The consideration of these impacts, and the extent to which they can be managed through conditions applied in line with sections 51H and 51I of the EP Act, is set out below.

The existing clearing footprint for CPS 8937/1 is comprised of four separate areas of native vegetation within Lot 990 on Deposited Plan 39373 and Lot 13308 on Plan 21235, Landsdale, totalling 0.00825 hectares. The existing permit area consists of individual plants of *Acacia pulchella*, *Banksia menziesii*, *Conostylis candicans*, *Corymbia calophylla*, *Jacksonia furcellata*, *Macrozamia riedlei*, and *Xanthorrhoea preissii*, interspersed with planted vegetation (City of Wanneroo, 2020). The proposed amendment to CPS 8937/2 includes one additional 0.0095-hectare area within Lot 13308 on Plan 21235, Landsdale (Figure 2). Supporting documentation provided by the applicant indicates that native vegetation within the additional 0.0095-hectare area is limited to a total of six individual native plants; one *Melaleuca raphiophylla*, two *Macrozamia riedlei* and four *Xanthorrhoea preissii*, interspersed with planted vegetation (City of Wanneroo, 2022).



Figure 2. The areas crosshatched yellow indicate the areas authorised to be cleared under clearing permit CPS 8937/1. The area crosshatched blue indicates the additional area applied to be cleared under clearing permit amendment application CPS 8937/2.

Assessment relating to current environmental values

A review of current environmental information indicates that the environmental values present within the existing permit area remain largely unchanged from the previous assessment of the permit.

In regard to conservation significant flora, a desktop assessment of current databases identified that a total of 25 threatened or priority flora species have been recorded within the local area, comprising four Priority 1 (P1) flora, five Priority 2 (P2) flora, nine Priority 3 (P3) flora, five Priority 4 (P4) flora, and one threatened flora (Western Australian Herbarium, 1998-). Of the 25 conservation significant species recorded within the local area, all were considered during the previous assessment of the permit, with the exception of *Tetratheca pilifera* (P3). *Tetratheca pilifera* is a spreading shrub with purple flowers occurring between August and October, and is typically associated with gravelly brown clay-loam soils in *Eucalyptus wandoo* or *Eucalyptus accedens* woodland over mixed shrubland including *Trymalium* spp., *Hakea* spp., *Gastrolobium* spp., *Hibbertia* spp., *Acacia* spp., *Banksia* spp., or *Xanthorrhoea preissii* (WA Herbarium, 1998-). The application area is approximately 9.4 kilometres east of the currently recorded range of *Tetratheca pilifera* and has been historically disturbed through deliberate planting and landscaping within Broadview Park. Therefore, it is considered unlikely that the application area would comprise significant habitat for *Tetratheca pilifera*. According to available databases, there have been no new records of the remaining 24 species within the local area since the previous assessment of the permit was undertaken in 2020. Given the above, and that no significant changes to vegetation composition or condition within the permit area are known to have occurred since the previous assessment of the permit, the Delegated Officer determined that the assessment of impacts to conservation significant flora species remains unchanged and that the proposed clearing is unlikely to impact significant habitat for any threatened or priority flora species.

In regard to fauna, a desktop assessment of current databases identified a total of 40 conservation significant fauna species recorded within the local area, including 12 threatened fauna species, 11 priority fauna species, 15 fauna species protected under international agreement, and two other specially protected fauna species (DBCA, 2007-). This is unchanged from the previous assessment of the permit in 2020 and there have been no new records of any of the aforementioned conservation significant fauna species within the local area since the previous assessment. Given there have been no changes in the known distribution, documented ecology, or conservation status of these species since the previous assessment of the permit, and that habitat values within the permit area remain unchanged, the assessment of impacts to conservation significant fauna species is also considered unchanged since the previous assessment of the permit in 2020.

A desktop assessment of current databases identified no new records of threatened or priority ecological communities (TECs and PECs) in the local area since the previous assessment of the permit. The application area also remains more than one kilometre from the nearest conservation area and vegetation extent for the bioregion (Swan Coastal Plain), mapped vegetation complex (Karrakatta Complex-Central and South), and local area (10-kilometre radius) remain above the minimum 10 per cent representation threshold for ecological communities recommended by the Environmental Protection Authority (EPA) within the Perth Metropolitan Region constrained area (EPA, 2008). Further, no changes in the composition or condition of the vegetation within the permit area are expected to have occurred since the previous assessment of the permit that would indicate the presence of a TEC or PEC or significant remnant vegetation. Given the above, the Delegated Officer determined that the assessment of impacts to state and federally listed TECs and PECs, conservation areas, and significant remnant vegetation remains unchanged from the previous assessment of the permit and that the proposed clearing is unlikely to result in significant impacts to these environmental values.

In regard to land and water resources, current databases do not indicate any changes in hydrological mapping but the application area remains within 30 metres of a mapped conservation category wetland. However, no changes in the composition or condition of the vegetation within the permit area are expected to have occurred since the previous assessment of the permit, and the assessment of impacts to water resources is considered unchanged. Noting the extent of the proposed clearing and that the area is landscaped and not likely to be representative of riparian vegetation, the proposed clearing is not considered likely to impact vegetation is growing in, or in association with, an environment associated with a watercourse or wetland, surface or underground water quality, or the incidence or intensity of flooding. Additionally, no changes to soil mapping have occurred since the previous assessment of the permit in 2020. The Delegated Officer considers that the assessment of land degradation risk is therefore, unchanged from the previous assessment of the permit and that the proposed clearing is unlikely to result in appreciable land degradation noting its extent and historical disturbance through landscaping.

Assessment relating to additional areas

As outlined above, the additional 0.0095-hectare area contains six individual native plants including *Melaleuca raphiophylla*, *Macrozamia riedlei* and *Xanthorrhoea preissii*, which is consistent with the species present within the existing permit area. According to available databases, the Swan Coastal Plain vegetation mapping and soil type

within the additional area is also consistent with that of the existing permit area. Accordingly, it is considered that the habitat values of the additional area are aligned with those present in the existing permit area and that the assessment of impacts to conservation significant flora, fauna and ecological communities, conservation areas and significant remnant vegetation, riparian vegetation, surface and groundwater, land degradation, and flooding is consistent with the assessment of the existing permit area (see assessment above). Noting the extent of the proposed clearing and that the additional area has been historically disturbed through landscaping and development, it is not considered likely that the clearing of an additional 0.0095 hectares will significantly alter the impacts to environmental values identified during the previous assessment of the permit.

Conclusion

The proposed amendment to CPS 8937/1 is for the purpose of increasing the clearing area by 0.0095 hectares to include an additional area to ensure greater passive surveillance of the building and to provide a greater opportunity for linkage with Broadview Park. Based on a review of available information, it is not considered likely that the clearing of an additional 0.0095 hectares will significantly alter the impacts of the clearing approved under CPS 8937/1. A review of current environmental databases also indicates that the environmental values within the permit area remain largely unchanged since the previous assessment of the permit in 2020 and that the environmental values within the additional area are consistent with those of the existing permit area. Given the above, the Delegated Officer determined that the extent to which the impacts of the proposed clearing present a risk to biological, conservation, or land and water resource values remains unchanged from the previous assessment of the permit and can be found in the Decision Report prepared for CPS 8937/1.

2.3. Relevant planning instruments and other matters

The clearing permit amendment application was advertised on DWER's website on 14 June 2022, inviting submissions from the public within a 7-day period. No submissions were received in relation to this application.

In addition to the inclusion of the 0.0095-hectare area, the applicant also requested to amend clearing permit CPS 8937/1 to extend the permit duration by two years from 27 September 2022 to 27 September 2024 (City of Wanneroo, 2022). The applicant advised that an extension to the duration of the permit was required as there had been delays in design approvals and issues surrounding the supply of materials and construction labour for the proposed library, which meant that construction of the building could not commence by 27 September 2022 (City of Wanneroo, 2022). The applicant advised that further requirements including community engagement, a design review panel, a development application submission, detailed design, and advertisement of Tender for Construction, will also need to occur following the approval of the library designs by Council (City of Wanneroo, 2022). The applicant advised that the earliest proposed date for the commencement of construction has been amended to April 2023 and that the proposed clearing and construction are expected to commence within 24 months of the current expiry date of CPS 8937/2, requiring an extension to the duration of the permit (City of Wanneroo, 2022).

The remaining assessment against planning instruments and other matters is unchanged and can be found in the Decision Report prepared for Clearing Permit CPS 8937/1.

Appendix A. Photographs of the vegetation within the additional area



Figure 3. Photograph of *Melaleuca raphiophylla* within additional area.



Figure 4. Photograph of *Xanthorrhoea preissii* within additional area.



Figure 5. Photograph of *Xanthorrhoea preissii* within additional area.

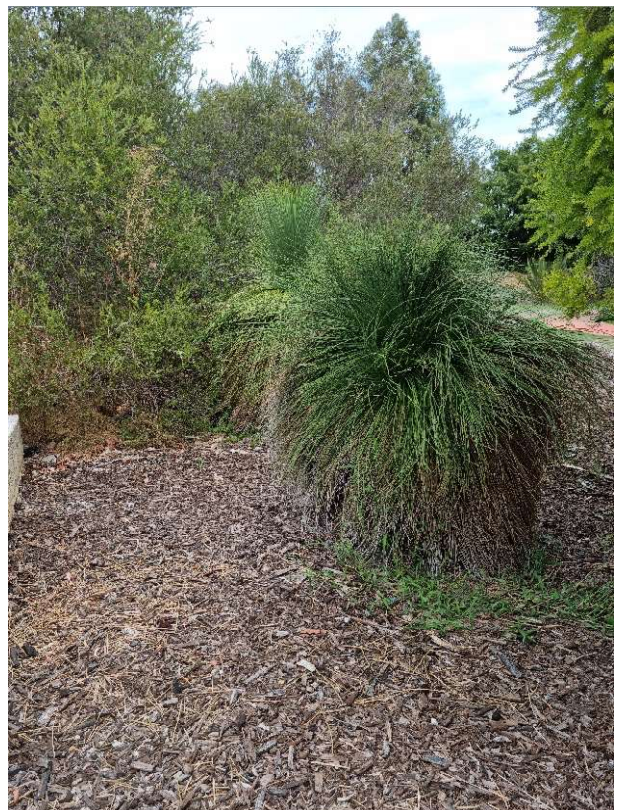


Figure 6. Photograph of *Xanthorrhoea preissii* within additional area.



Figure 7. Photograph of *Melaleuca raphiophylla*, *Macrozamia riedlei*, *Xanthorrhoea preissii* within additional area.

Appendix B. Sources of information

1. GIS datasets

Publicly available GIS Databases used (sourced from www.data.wa.gov.au):

- 10 Metre Contours (DPIRD-073)
- Aboriginal Heritage Places (DPLH-001)
- Bush Forever Areas 2000 (DPLH-019)
- Cadastre (LGATE-218)
- Cadastre Address (LGATE-002)
- CAWSA Part 2A Clearing Control Catchments (DWER-004)
- Consanguineous Wetlands Suites (DBCA-020)
- Contours (DPIRD-073)
- DBCA – Lands of Interest (DBCA-012)
- DBCA Legislated Lands and Waters (DBCA-011)
- DBCA Statewide Vegetation Statistics
- Directory of Important Wetlands in Australia – Western Australia (DBCA-045)
- Environmentally Sensitive Areas (DWER-046)
- Flood Risk (DPIRD-007)
- Geomorphic Wetlands, Swan Coastal Plain (DBCA-019)
- Hydrographic Catchments - Catchments (DWER-028)
- Hydrographic Catchments - Divisions (DWER-029)
- Hydrography, Linear (Hierarchy) (DWER-031)
- Hydrological Zones of Western Australia (DPIRD-069)
- IBRA Vegetation Statistics
- Imagery
- Local Planning Scheme – Zones and Reserves (DPLH-071)
- Native Title (ILUA) (LGATE-067)
- Offsets Register – Offsets (DWER-078)

- Pre-European Vegetation Statistics (DPIRD-006)
- Public Drinking Water Source Areas (DWER-033)
- Ramsar Sites (DBCA-010)
- Regional Parks (DBCA-026)
- Remnant Vegetation, All Areas
- RIWI Act, Groundwater Areas (DWER-034)
- RIWI Act, Surface Water Areas and Irrigation Districts (DWER-037)
- Soil Landscape Land Quality – Flood Risk (DPIRD-007)
- Soil Landscape Land Quality – Phosphorus Export Risk (DPIRD-010)
- Soil Landscape Land Quality – Subsurface Acidification Risk (DPIRD-011)
- Soil Landscape Land Quality – Water Erosion Risk (DPIRD-013)
- Soil Landscape Land Quality – Water Repellence Risk (DPIRD-014)
- Soil Landscape Land Quality – Waterlogging Risk (DPIRD-015)
- Soil Landscape Land Quality – Wind Erosion Risk (DPIRD-016)
- Soil Landscape Mapping – Best Available (DPIRD-027)
- Soil Landscape Mapping – Systems (DPIRD-064)
- Vegetation Complexes - Swan Coastal Plain (DBCA-046)

Restricted GIS Databases used:

- Conservation Covenants Western Australia (DPIRD-023)
- Contaminated Sites Database - Restricted (DWER-073)
- ICMS (Incident Complaints Management System) – Points and Polygons
- Threatened Flora (TPFL)
- Threatened Flora (WAHerb)
- Threatened Fauna
- Threatened Ecological Communities and Priority Ecological Communities
- Threatened Ecological Communities and Priority Ecological Communities (Buffers)

2. References

City of Wanneroo (2020) *Clearing permit application CPS 8937/1 and supporting information*, received 11 June 2020 (DWER Ref: A1902204).

City of Wanneroo (2022) *Clearing permit application CPS 8937/2 and supporting information*, received 19 April 2022 (DWER Ref: DWERDT592699).

Environmental Protection Authority (EPA) (2008) *Environmental Guidance for Planning and Development Guidance Statement No 33*. Environmental Protection Authority, Western Australia.