Clearing Assessment Report

Pinjar Area Transmission Works

August 2025

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Vegetation Clearing Desktop Report / Clearing Assessment Report
Version 4.0

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Document Control

Document version history

Version	Date	Amendment
1	4/04/2025	Initial version
2	7/04/2025	GHD review
3	12/06/2025	Western Power review
4	24/06/2025	Final version
5	18/07/2025	Western Power revision

1. Project Information

Project Area		
Project name: Clean Energy Link North – Pinjar Area Transmission Works		**Contract/Work Order No:** TT049331
Main purpose of clearing	**Permanent/Temporary**	**Clearing area (ha)**
Native vegetation clearing for the purposes of upgrading any of the above activities where such activities are not exempt from requiring a clearing permit	Permanent ☒	Up to 0.8 ha of native vegetation
	Temporary ☐	

Proposed start date: 30/10/2025	**Expected completion date:** 31/03/2027
Method of clearing: Mechanical	**Machinery to be used:** Excavator, Bobcat or equivalent

Project details:

In support of the State Government decarbonisation strategy, Western Power is upgrading the existing network to enable future connections of large-scale renewable energy generation and load in the Northern region of the South West Interconnected Network (SWIN). A future ready transmission network is critical to deliver Western Australia's wind and solar resources to major loads. A recent SWIN demand assessment concluded that the location of the renewable resources at the fringe of the grid, coupled with the substantial footprint of the SWIN, means substantial upgrading of the network is required to meet industry demand for greener energy.

As part of this upgrade, Western Power plans to reconfigure transmission lines around Pinjar Terminal. This project involves decommissioning and removing two sections of 132kV transmission lines that currently connect to Pinjar Terminal. Additionally, a new 132kV transmission line will connect to Pinjar Terminal via the existing Neerabup-Pinjar transmission line, requiring the installation of one new pole and minor upgrades to existing structures.

Up to 0.8 ha of native vegetation clearing is required within a 14.56 ha Project area to facilitate these decommissioning and construction works. As the works primarily focuses on existing transmission lines, work crews will utilise existing maintenance and other access tracks to reach the lines, with only minor clearing required around each pole to allow for pole and conductor removal.

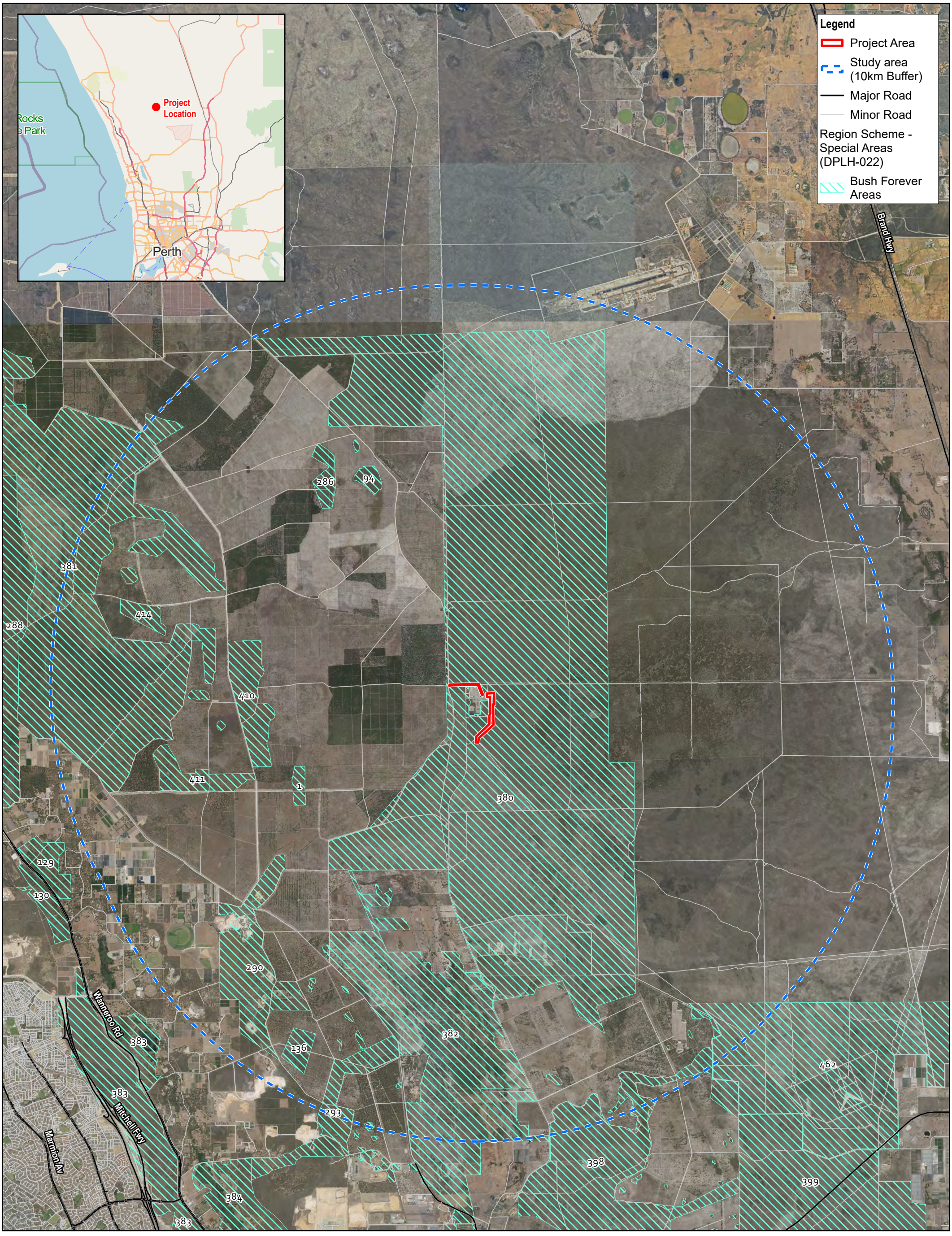
Native vegetation within the Project area is representative of Banksia Woodlands of the Swan Coastal Plain (Endangered Threatened Ecological Community (TEC) under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) and Department of Biodiversity Conservation and Attractions (DBCA) listed Priority 3 Ecological Community) and potential Black Cockatoo foraging habitat. No Black Cockatoo breeding or roosting habitat was identified within the Project area.

The Project area is surrounded by and includes clearing in the Gnangara-Moore River State Forest (F 65) and the entirety of the Project area is located in a Bush Forever area (Site no. 380 – Rosella Road Bushland).

These works will contribute to reinforcing and de-meshing the existing network to support the movement of generation capacity into and around the SWIN.

Guardian Permit ID reference number: PER-0001600	**Permit/Exemption number:** CPS 1918/11

2. Map/photos



Paper Size ISO A3

0 0.5 1 1.5 2 2.5

Kilometers

Map Projection: Transverse Mercator
Horizontal Datum: GDA 1994
Grid: GDA 1994 MGA Zone 50

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Project Location and Bush Forever Areas

Project No. **12663045**
Revision No. **0**
Date **18/06/2025**

FIGURE 1

\\ghdnet\GHD\AU\Perth\Projects\61\12663045\GIS\Maps\Working\12663045_PinjarTransmissionWorks_BP\12663045_PinjarTransmissionWorks_BP.aprx - 12663045_001_ProjectLocation
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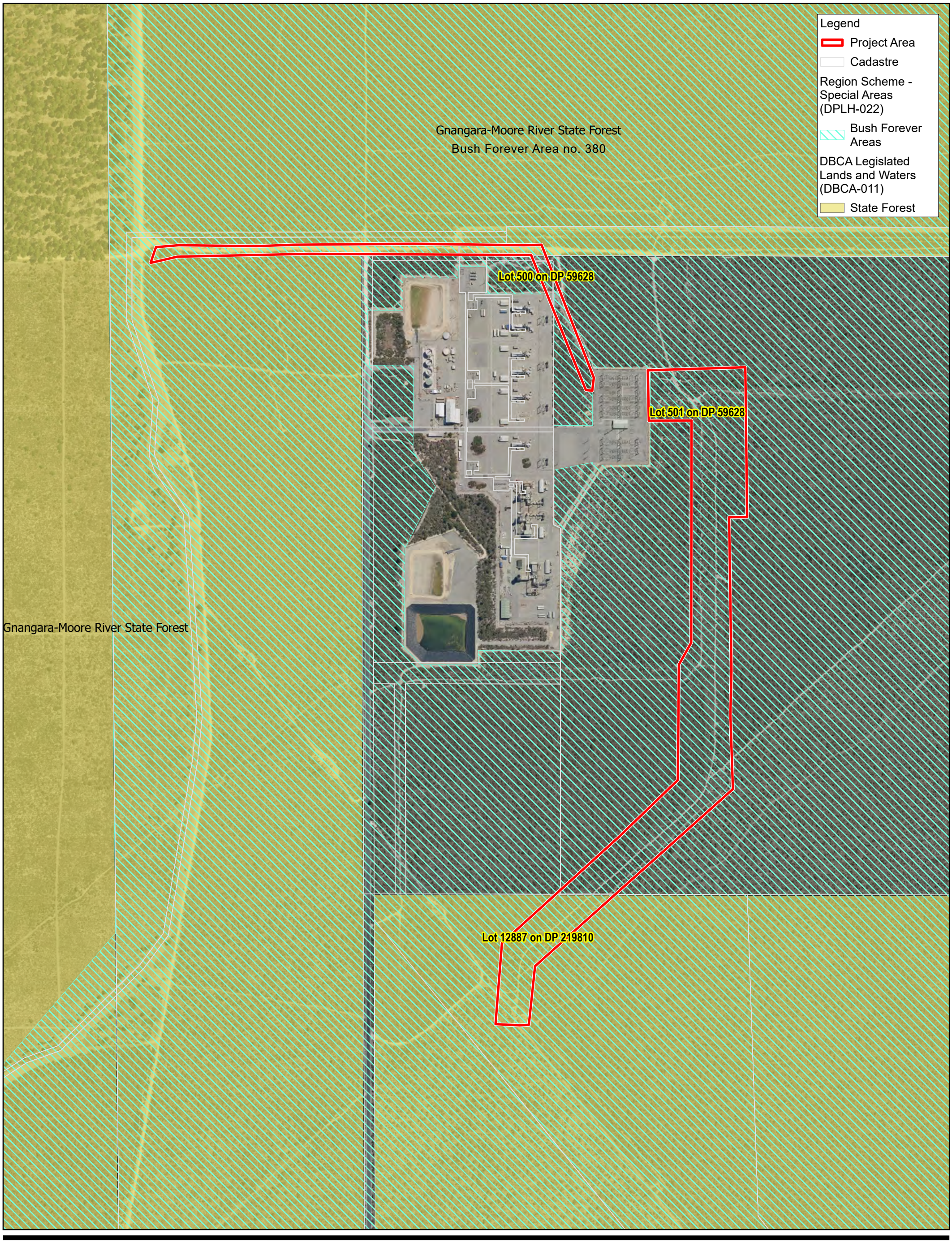

Paper Size ISO A3

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Meters

Map Projection: Mercator Auxiliary Sphere
Horizontal Datum: WGS 1984
Grid: WGS 1984 Web Mercator Auxiliary Sphere

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Project Area, Bush Forever Area & DBCA managed lands

Project No. **12663045**
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FIGURE 2

\\ghdnet\GHD\AU\Perth\Projects\61\12663045\GIS\Maps\Working\12663045_PinjarTransmissionWorks_BP\12663045_PinjarTransmissionWorks_BP.aprx - 12663045_002_Project area and BFA
Print date: 18 Jun 2025 - 11:16

Data source: WANow: Landgate / SLIP. Created by: bpalm

Paper Size ISO A3

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Meters

Map Projection: Transverse Mercator
Horizontal Datum: GDA 1994
Grid: GDA 1994 MGA Zone 50

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Project No. **12663045**
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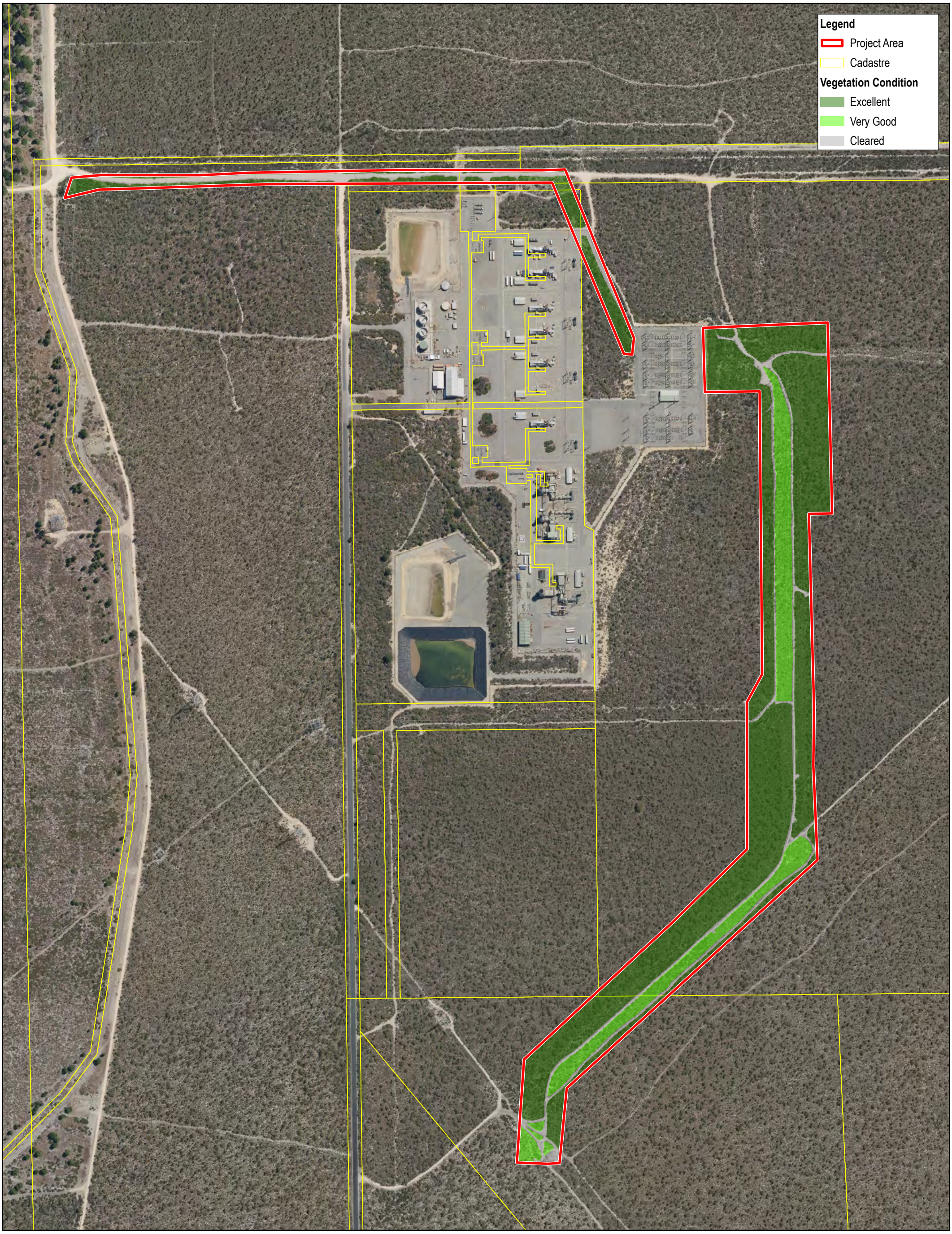
Vegetation Types (AECOM, 2024)

FIGURE 3

\\ghdnet\GHD\AU\Perth\Projects\61\12663045\GIS\Maps\Working\12663045_PinjarTransmissionWorks_BP\12663045_PinjarTransmissionWorks_BP.aprx - 12663045_003_VegetationTypes
Print date: 18 Jun 2025 - 11:18

Data source: WANow: Landgate / SLIP
World Hillshade: Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community



Paper Size ISO A3

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Meters

Map Projection: Transverse Mercator
Horizontal Datum: GDA 1994
Grid: GDA 1994 MGA Zone 50

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Project No. **12663045**
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Date **18/06/2025**

Vegetation Condition (AECOM, 2024)

FIGURE 4

\\ghdnet\GHD\AU\Perth\Projects\61\12663045\GIS\Maps\Working\12663045_PinjarTransmissionWorks_BP\12663045_PinjarTransmissionWorks_BP.aprx - 12663045_004_VegetationCondition
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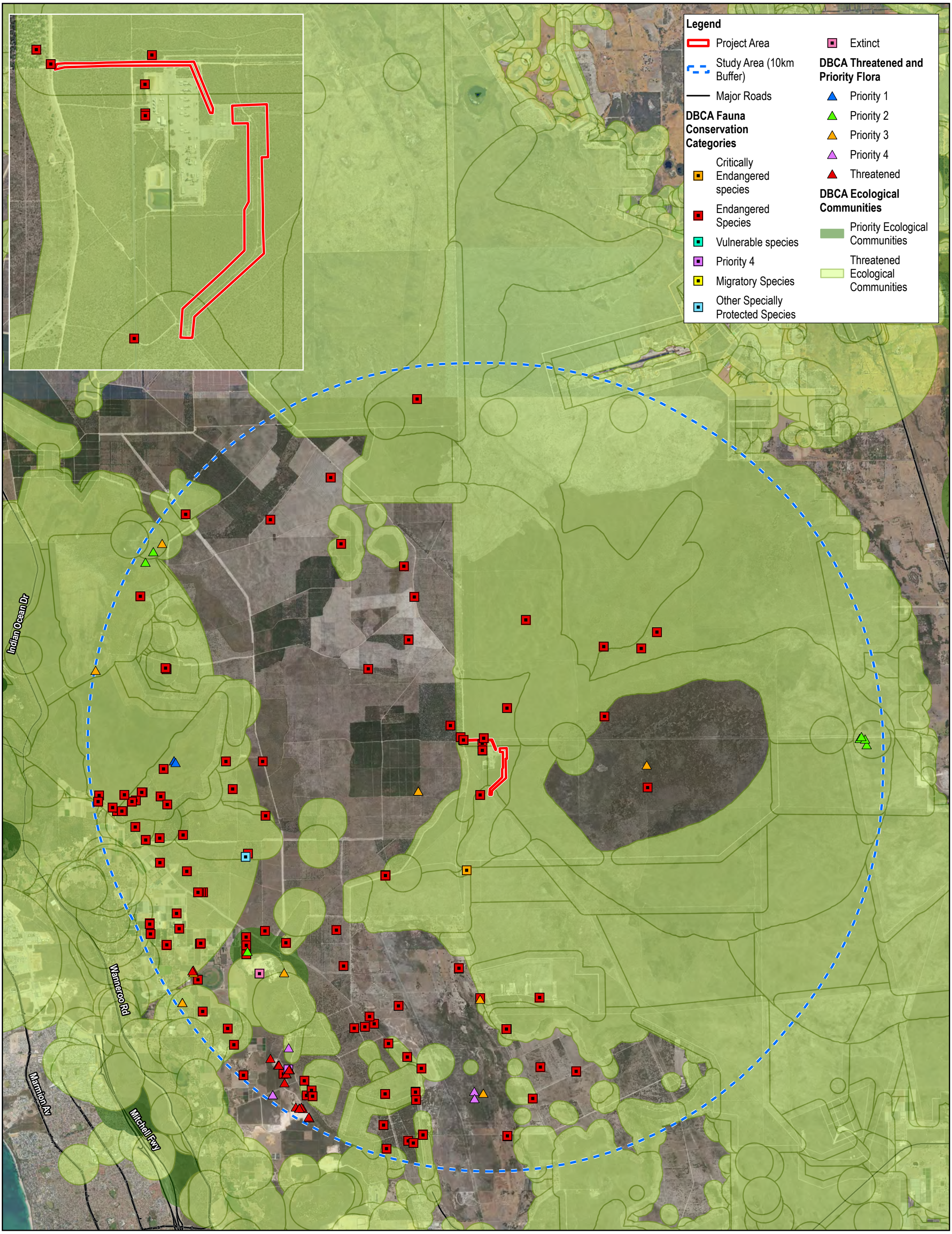

Paper Size ISO A3

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Kilometers

Map Projection: Transverse Mercator
Horizontal Datum: GDA 1994
Grid: GDA 1994 MGA Zone 50

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DBCA Database

Project No. **12663045**
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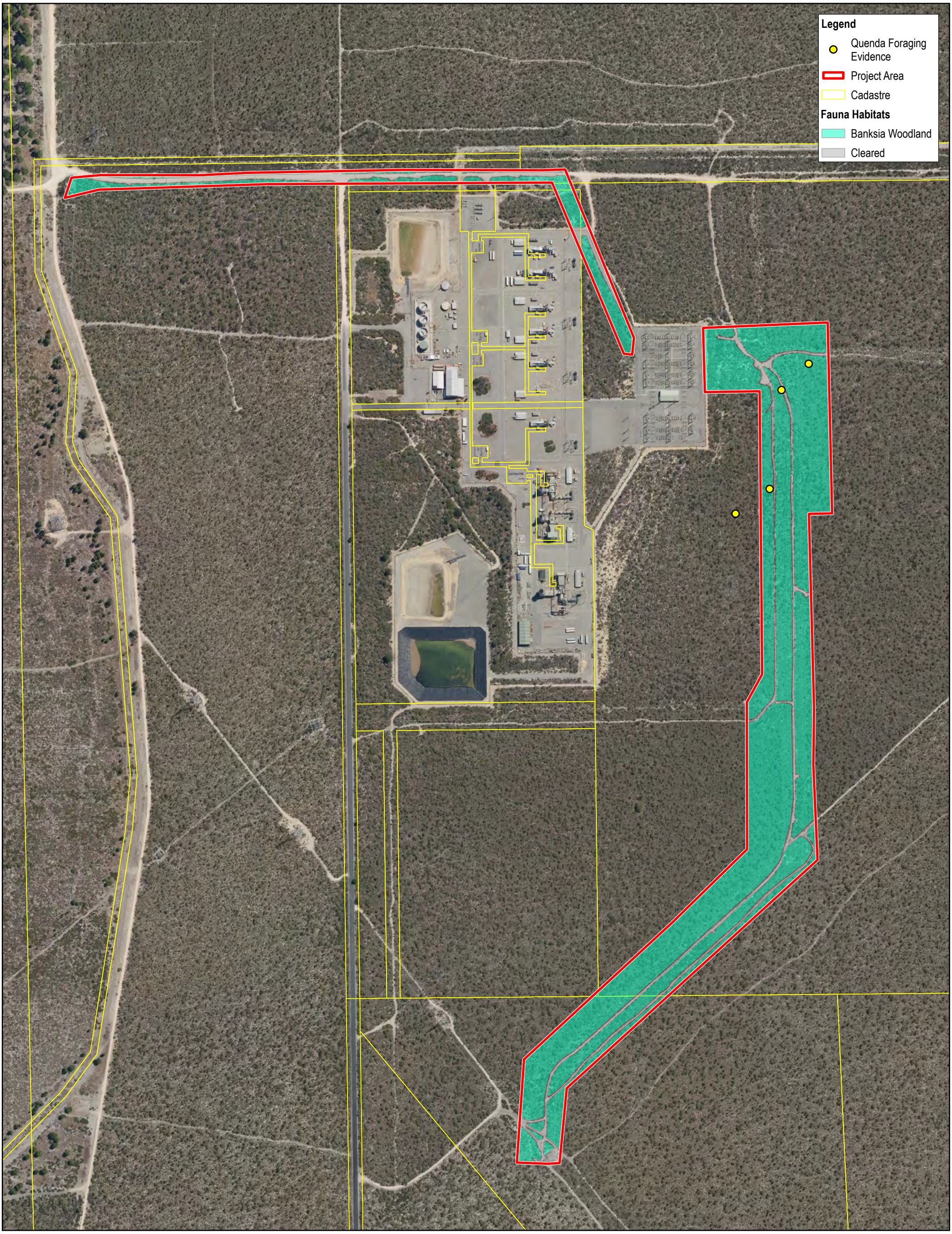
FIGURE 5

\\ghdnet\GHD\AU\Perth\Projects\61\12663045\GIS\Maps\Working\12663045_PinjarTransmissionWorks_BP\12663045_PinjarTransmissionWorks_BP.aprx - 12663045_005_DBCADatabase
Print date: 18 Jun 2025 - 11:45

Data source: WANow: Landgate / SLIP
World Topographic Map: Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community
World Hillshade: Esri, Geoscience Australia, NASA, NGA, USGS. Created by: bpalm



Paper Size ISO A3

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Meters

Map Projection: Transverse Mercator
Horizontal Datum: GDA 1994
Grid: GDA 1994 MGA Zone 50

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Fauna Habitats and Observations (AECOM, 2024)

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Date **18/06/2025**

FIGURE 6

\\ghdnet\GHD\AU\Perth\Projects\61\12663045\GIS\Maps\Working\12663045_PinjarTransmissionWorks_BP\12663045_PinjarTransmissionWorks_BP.aprx - 12663045_006_FaunaHabitatsandObservations
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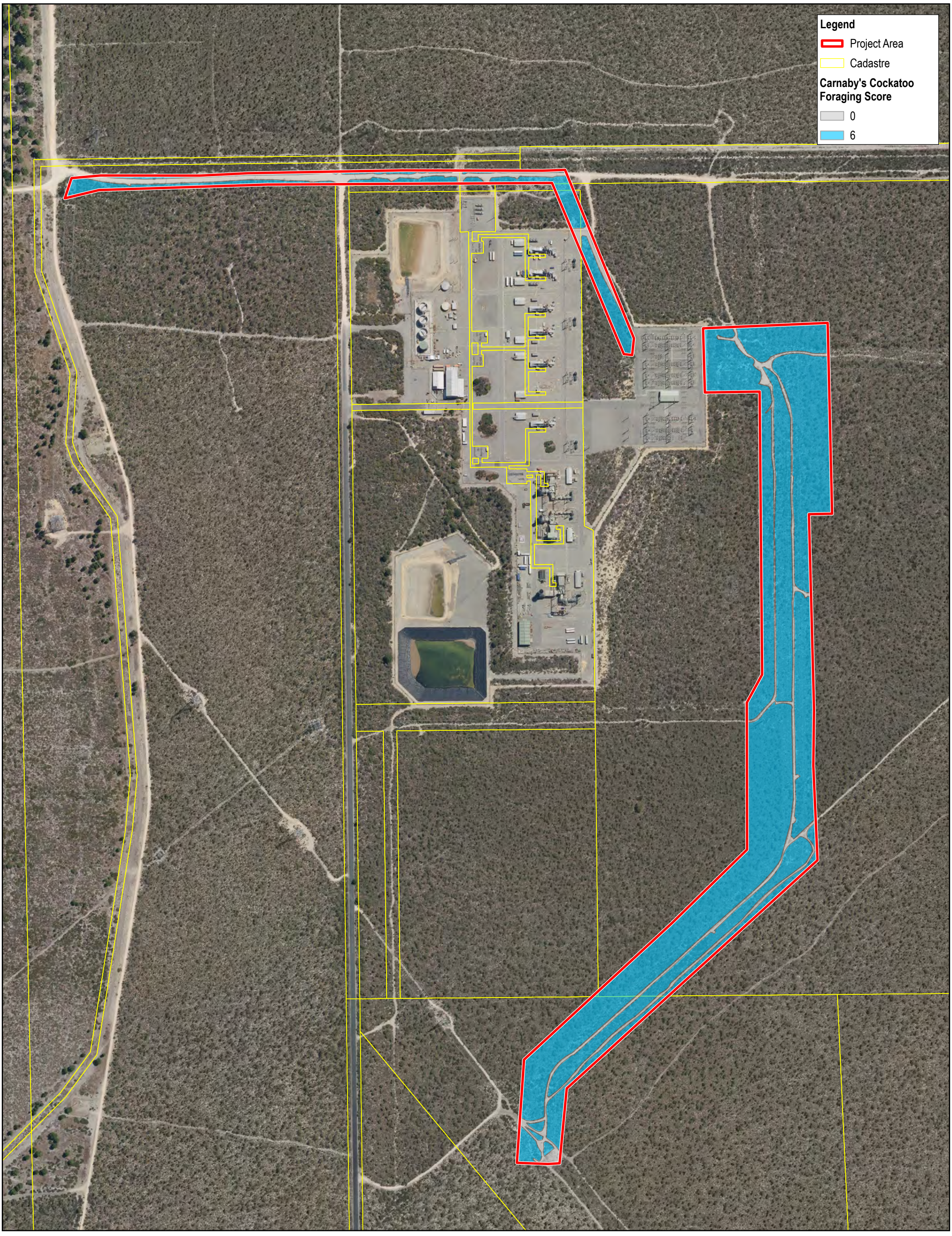

Paper Size ISO A3

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Meters

Map Projection: Transverse Mercator
Horizontal Datum: GDA 1994
Grid: GDA 1994 MGA Zone 50

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Black Cockatoo Foraging Habitat (AECOM, 2024)

Project No. **12663045**
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Date **18/06/2025**

FIGURE 7

\\ghdnet\GHD\AU\Perth\Projects\61\12663045\GIS\Maps\Working\12663045_PinjarTransmissionWorks_BP\12663045_PinjarTransmissionWorks_BP.aprx - 12663045_007_BlackCockatooForagingHabitats
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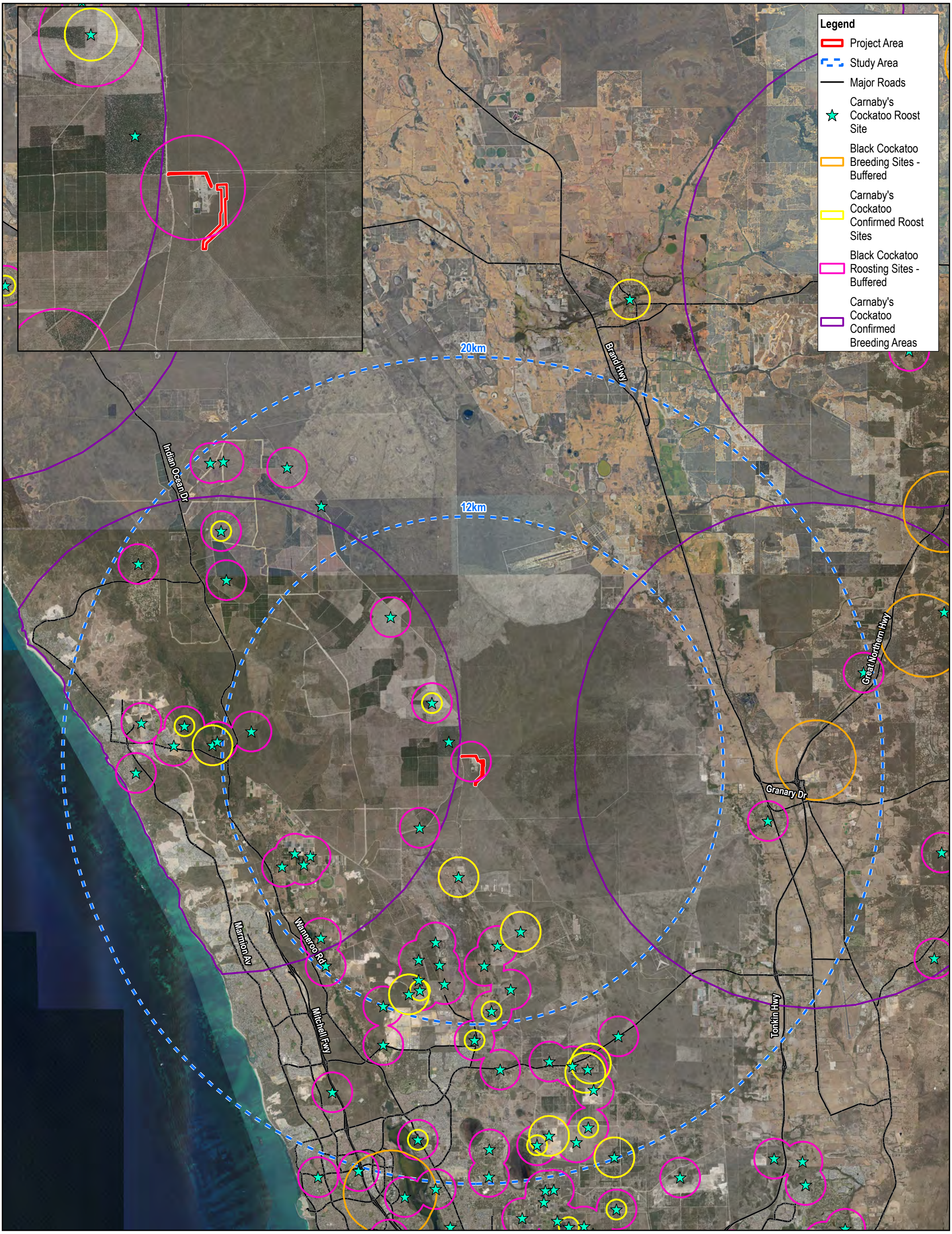

Paper Size ISO A3

0 1 2 3

Kilometers

Map Projection: Transverse Mercator
Horizontal Datum: GDA 1994
Grid: GDA 1994 MGA Zone 50

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Pinjar Area Transmission Works
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Date **18/06/2025**

Black Cockatoo Local Context

FIGURE 8

\\ghdnet\GHD\AU\Perth\Projects\61\12663045\GIS\Maps\Working\12663045_PinjarTransmissionWorks_BP\12663045_PinjarTransmissionWorks_BP.aprx - 12663045_008_BlackCockatooLocalContext
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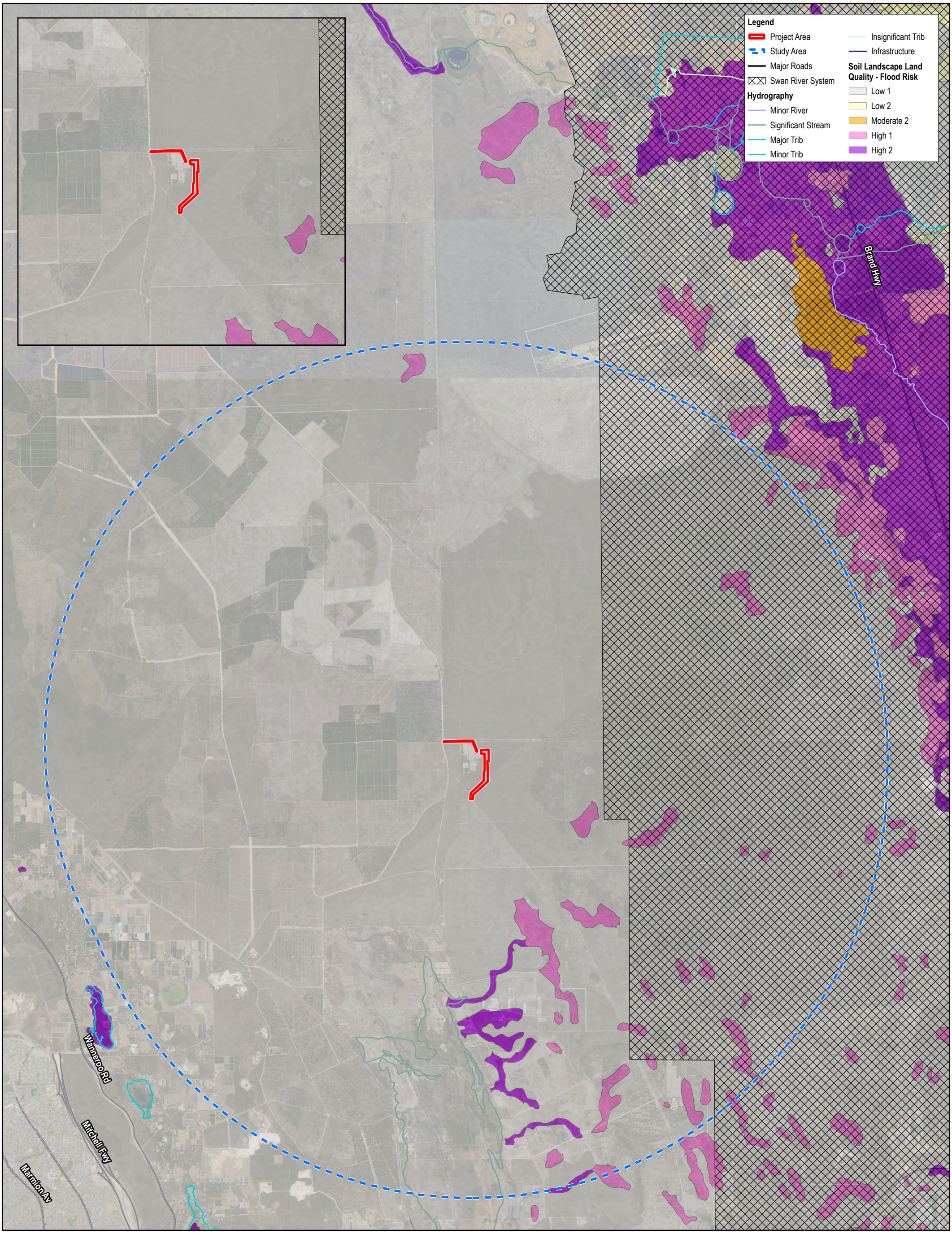
World Hillshade: Esri, Geoscience Australia, NASA, NGA, USGS. Created by: bpalm



Paper Size ISO A3

0 1 2 3

Kilometers

Map Projection: Transverse Mercator
Horizontal Datum: GDA 1994
Grid: GDA 1994 MGA Zone 50

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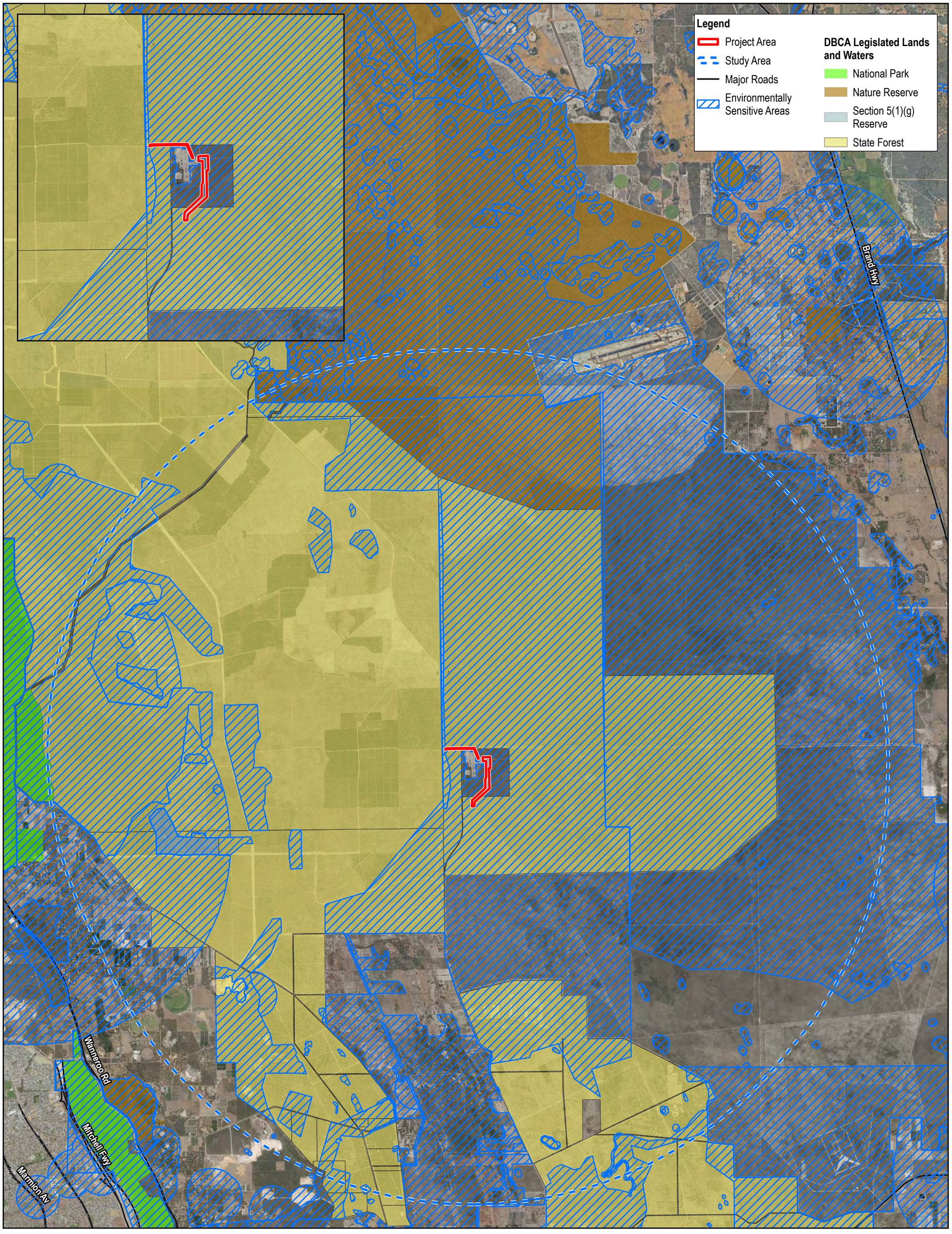
Hydrology

Project No. **12663045**
Revision No. **0**
Date **18/06/2025**

FIGURE 9

\\ghdnet\GHD\AU\Perth\Projects\61\12663045\GIS\Maps\Working\12663045_PinjarTransmissionWorks_BP\12663045_PinjarTransmissionWorks_BP.aprx - 12663045_009_Hydrology
Print date: 18 Jun 2025 - 11:28

Data source: WANow: Landgate / SLIP
World Topographic Map: Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community
World Hillshade: Esri, Geoscience Australia, NASA, NGA, USGS. Created by: bpalm



Paper Size ISO A3

0 1 2 3

Kilometers

N

Map Projection: Transverse Mercator
Horizontal Datum: GDA 1994
Grid: GDA 1994 MGA Zone 50

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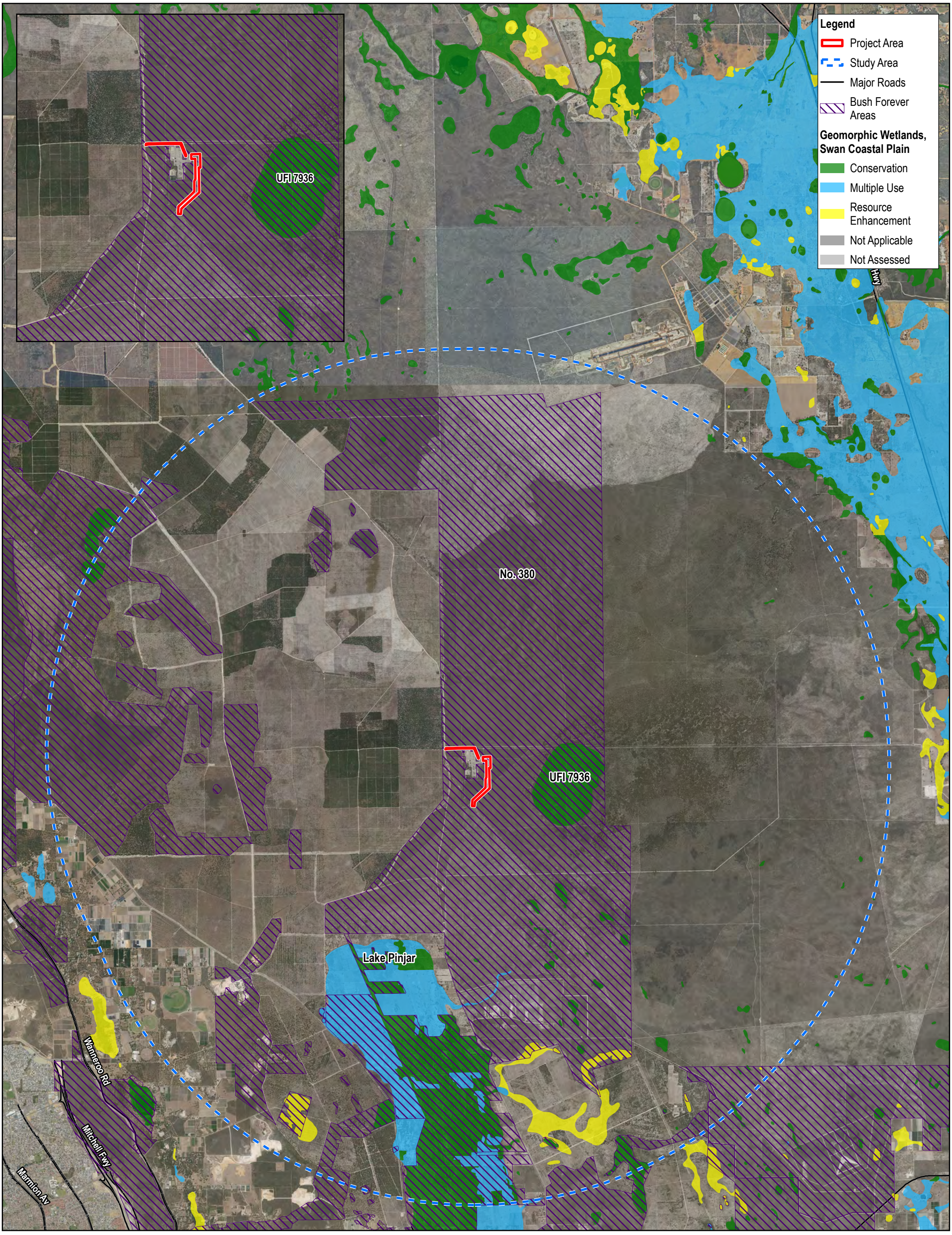
ESAs and Conservation Areas

FIGURE 10

\\ghdnet\GHD\AU\Perth\Projects\61\12663045\GIS\Maps\Working\12663045_PinjarTransmissionWorks_BP\12663045_PinjarTransmissionWorks_BP.aprx - 12663045_010_ESAsandConservationAreas
Print date: 18 Jun 2025 - 11:30

Data source: WANow: Landgate / SLIP
World Topographic Map: Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community
World Hillshade: Esri, Geoscience Australia, NASA, NGA, USGS. Created by: bpalm



Paper Size ISO A3

0 1 2 3

Kilometers

Map Projection: Transverse Mercator
Horizontal Datum: GDA 1994
Grid: GDA 1994 MGA Zone 50

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Clearing Assessment

Bush Forever Areas and Geomorphic Wetlands of the SCP

Project No. **12663045**
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FIGURE 11

\\ghdnet\GHD\AU\Perth\Projects\61\12663045\GIS\Maps\Working\12663045_PinjarTransmissionWorks_BP\12663045_PinjarTransmissionWorks_BP.aprx - 12663045_011_BushForeverAreasandGeomorphicWetlandsoftheSCP
Print date: 18 Jun 2025 - 11:31

Data source: WANow: Landgate / SLIP
World Topographic Map: Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community
World Hillshade: Esri, Geoscience Australia, NASA, NGA, USGS. Created by: bpalm

3. Avoid, minimise and reduce extent and impact of clearing

Alternatives to clearing considered during the development of this project are outlined in Table 1.

Table 1: Alternatives to clearing

Alternative to Clearing	Applicable	Discussion
Directional drilling of underground cables instead of open trenching	No	Not applicable – primary scope does not include installation of underground cables.
Existing tracks are utilised where possible	Yes	Existing site access roads and tracks will be utilised to access the project site.
Utilising previously cleared areas where possible	Yes	Decommissioning and reconfiguration works involves existing infrastructure and as such already fixed in place. However, existing maintenance access tracks underneath these lines will be used as much as possible to avoid clearing new areas. The final connection of the NBT-PJR second circuit is already tied to existing structures running into Pinjar Terminal and constrained between other transmission circuits.
Consideration of alternative engineering and design options	No	As this project primarily involves decommissioning existing assets, alternative engineering and design options are not possible. Installation of the new NBT-PJR line will utilise existing transmission structures.
Other	Yes	Western Power has completed detailed planning studies in considering feasible options to mitigate all the identified network limitations within the North Region over the medium to long term, and specifically the ability to address the immediate need to address the generation constraints. These studies include steady-state analysis as well as other technical assessments to determine the capacity of distinct options to adequately reduce the identified network risks. Alternatives to the project overall were considered, including a 'do nothing' scenario and reconfiguration elsewhere however the proposed option best met the deliverability, sustainability, risk mitigation, investment and prudence objectives.

4. Site context

4.1 Land Tenure (Cadastral Information)

Property:

The Project area is 14.56 hectares (ha) and is located approximately 56 km north of Perth within the Shire of Wanneroo (Figure 1). The Project area intersects the following land parcels (Figure 2):

- 1330 Perry Road, Pinjar (Lot 500 on Deposited Plan 59628) – Reserve 50389
- 1400 Perry Road, Pinjar (Lot 501 on Deposited Plan 59628) – Reserve 50389
- 1430 Perry Road, Pinjar (Lot 12887 on Deposited Plan 21910) – State Forest (F 65)

Conservation Estates:

The Project area is surrounded by and includes clearing in the Gnangara-Moore River State Forest (F 65). It is also located in a Bush Forever area (Site no. 380 – Rosella Road Bushland).

Local Government:

Shire of Wanneroo.

4.2 Vegetation description

The Project is located within the Swan Coastal Plain (SCP) bioregion and the Perth Subregion (SWA02) as described by the Interim Biogeographic Regionalisation of Australia (IBRA).

Broadscale (1:250,000) pre-European vegetation mapping of the area was completed by Beard (1979) at an association level. The mapping indicates that one vegetation association is present within the Project area:

- Low woodland; banksia (association no. 949).

The pre-European mapping has been adapted and digitised by Shepherd et al. (2002). The extent of the vegetation association has been determined by the state-wide vegetation remaining extent calculations maintained by DBCA (latest update March 2019 – GoWA, 2019a). As shown in Table 2, the current extents remaining of vegetation association 949 are greater than 46% at all scales.

Table 2: Pre-European Vegetation Representation

Pre-European Vegetation Association	Scale	Pre-European (ha)	Current extent (ha)	% remaining	% Current extent remaining in DBCA reserves (proportion of Current extent)
Vegetation Association No. 949	**Statewide** WA	218,193.94	123,104.02	56.42	55.86
	IBRA Bioregion Swan Coastal Plain	209,983.26	120,287.93	57.28	56.40
	IBRA Sub-region Perth	184,475.82	104,128.96	56.45	58.99
	LGA City of Wanneroo	37,138.40	17,196.34	46.30	70.10

Broadscale (1:50,000) pre-European vegetation mapping of the Swan Coastal Plain (SCP) region of Western Australia was undertaken by Heddle et al. (1980) at the complex level. The mapping indicates that one vegetation complex is present within the Project area:

- Karrakatta Complex-North: Predominantly low open forest and low woodland of Banksia species *Eucalyptus todtiana* (Pricklybark), less consistently open forest of *Eucalyptus gomphocephala* (Tuart) - *Eucalyptus todtiana* (Pricklybark) - Banksia species.

The extent of vegetation complexes has been determined by the south west vegetation remaining extent calculations maintained by DBCA (latest update March 2019 - GoWA, 2019b). As shown below in Table 2, the current extent remaining of the Karrakatta Complex-North is greater than 45% of pre-European extent. At the local government scale, the Karrakatta Complex-North has greater than 19% remaining in the Shire of Wanneroo.

Table 3: Vegetation Complexes (Heddle et al., 1980) Representation

Vegetation Complex	Scale	Pre-European extent (ha)	Current extent (ha)	Percent remaining (%)	Current proportion of pre-European extent in all DBCA managed land (%)
Karrakatta Complex-North	**IBRA Bioregion** Swan Coastal Plain	44,272.94	19,976.32	45.12	28.24
	LGA City of Wanneroo	5,153.25	1,002.06	19.45	N/A

A single-phase detailed flora and vegetation assessment and targeted flora survey was undertaken within the Project area by AECOM (2024) utilising methods outlined in the Technical Guidance – Flora and Vegetation Surveys for Environmental Impact Assessment (EPA, 2016). The field survey was undertaken between 16-20 October and 6-8 November 2023. The vegetation types and condition identified within the Project area during the biological survey is summarised in Table 4 and mapped on Figure 3 and Figure 4. The vegetation description and condition are based on site photos, site inspection, biological survey and aerial imagery.

Based on the structural and floristic characteristics observed in the field, one intact vegetation community was mapped for 12.74 ha (87.5%) of the Project area. This community represents *Banksia* Woodlands dominated by *Banksia attenuata* (BaAcCc) (AECOM, 2024).

The vegetation condition was classified as Very Good to Excellent. This represents the total extent of native vegetation in the Project area based on AECOM (2024) mapping.

Areas of native vegetation that were classified as Excellent Condition were found in 10.47 ha (71.9%) of the existing vegetation. In these areas, minor weed invasion was present which is expected on the Swan Coastal Plain, particularly where parcels of vegetation were dissected by tracks. Areas where rubbish, or more aggressive weeds were present were mapped as Very Good, with an extent of 2.27 ha (15.6%) of the existing vegetation (AECOM, 2024).

No areas of Pristine vegetation were encountered as the Project area generally followed existing powerlines and associated access tracks. The remaining 1.82 ha (12.4%) of the Project area is represented as previously cleared land devoid of vegetation (AECOM, 2024).

Table 4: Project area vegetation community descriptions and photographs (AECOM, 2024)

Description	Additional Details	Photograph
BaAcCc Banksia attenuata Woodland *Banksia attenuata and Banksia menziesii* woodland over *Adenanthos cygnorum* subsp. *cygnorum, Xanthorrhoea preissii, Kunzea glabrescens* open shrubland over *Conostylis candicans, Patersonia occidentalis* and *Lomandra sericea* forbland. Represents the Banksia Woodlands TEC. It was located on white sandy soil on gently undulating terrain.	**Survey effort:** NSR05, CHQ06, CHQ07 supplemented by AECOM (2022b) Q12 situated 200 m from survey area. **Species richness:** 55 species **Condition:** Very Good to Excellent **Project area Extent:** 12.74 ha	  
Cleared	Project area Extent: 1.82 ha	No photo available
Total	14.56 ha	

4.3 Summary of results of surveys

AECOM was engaged by Western Power to undertake spring flora, vegetation, fauna, and Black Cockatoo assessment within the 16.57 ha Pinjar survey area as part of the Clean Energy Link Swan Coastal Plain Flora, Vegetation and Fauna Assessment including:

- A single phase detailed flora and vegetation survey and targeted flora survey was undertaken in accordance with the Environmental Protection Authority (EPA) guidelines (EPA, 2016) between 16 – 20 October and 6 – 8 November 2023.
- A basic fauna survey was performed in compliance with EPA guidelines (EPA, 2020). The fauna survey was conducted in conjunction with the detailed flora and vegetation survey in October and November 2023.
- A Targeted Black Cockatoo habitat assessment as per the EPBC Act Referral Guidelines for Three Threatened Black Cockatoo Species (DAWE, 2022).

One native vegetation community was recorded in the Project area, extending across 12.74 ha (87.5%), and was considered in Very Good to Excellent condition. Areas previously cleared and devoid of vegetation were also recorded within the Project area, extending across 1.82 ha (12.5%).

The vegetation within the Project area meets the criteria for DBCA listed Priority 3 FCT 23b Swan Coastal Plain *B. attenuata-B. menziesii* woodlands. This FCT represents a component of the Banksia Woodlands TEC (DEE, 2019).

No conservation significant flora species were recorded within the Project area.

One fauna species of conservation significance was identified during the survey. Distinct foraging evidence of the DBCA listed Priority 4 species Quenda (*Isoodon fusciventer*) was recorded.

The survey recorded one fauna habitat type within the project area, which is described in Table 5.

The Black Cockatoo habitat assessment identified foraging habitat within the Project area and assigned a score of ‘8’ based on the Commonwealth (DAWE, 2022) guidance method and a score of ‘6’ utilising the Bamford Consulting Ecologists (BCE) (2020) method representing ‘moderate’ quality. No evidence of foraging was recorded at the time of the survey. No Black Cockatoo breeding habitat or roosting sites were observed within the Project Area. As no tall trees or riparian vegetation are found within 2 km of the survey area, roosting is considered unlikely.

A copy of the survey executive summary and conclusion can be found in Appendix C.

Table 5: Project area fauna habitat descriptions and photographs (AECOM, 2024)

Description	Area and % of habitat within Project area	Conservation Significant Species Potentially Utilising Habitat	Photograph
Banksia Woodland Characterised by an overstorey of *Banksia attenuata*, Banksia menziesii, *Nuytsia floribunda* and *Eucalyptus todtiana* over predominantly Proteaceous and Myrtaceous shrubs of variable density and height. This habitat type contains occasional large logs (>30cm in diameter) and abundant small logs (<10cm). Vines are not present. Small hollows were observed in mature trees. Rocks occur sporadically on the deep grey sands typical of the Swan Coastal Plain. Coarse and fine leaf litter was abundant, fine leaf litter is common and areas of bare ground was rare.	12.74 ha 87.5%	**Potential habitat for:** – Quenda (*Isoodon fusciventer*) DBCA P4 – Carnaby's Cockatoo (*Zanda latirostris*) EPBC and BC Act Endangered – Black-striped Snake (*Neelaps calonotos*) DBCA P3 – Swan Coastal Plain shield-backed trapdoor Spider (*Idiosoma sigillatum*) DBCA P3	 
Cleared	1.82 ha 12.5%		No photo available
Total	14.56 ha		

5. Spatial assessment (SPIDA View)

Western Power's online risk GIS database was analysed, and the following layers are indicated as having the potential for clearing impacts within a local area search buffer of 10 m around the Project area.

DBCA managed tenure	☒	Bush Forever	☒	CAWS Act Area	☐	Native Vegetation Clearing Regs ESAs	☐
Conservation listed fauna	☒	Conservation listed flora	☒	Western Power ESA sites	☒	Native vegetation remaining	☒
Threatened ecological communities	☒	Acid Sulfate Soils	☒	PDWSA	☒	Ramsar or Important Wetlands	☐
Geomorphic or other mapped wetlands	☐	Disease Risk Areas	☒	Erosion risk	☐	Offset areas	☐
Watercourses	☐	Land Degradation	☐		☐		

Other ☒

Details:

- Contaminated Sites WP Register – Pinjar Terminal, NA - No DTP Assessment
- PDWSA Protection Zone - Wellhead, Gnangara Underground Pollution Control Area
- Public Drinking Water Source Areas - Gnangara Underground Water Pollution Control Area

6. Assessment of vegetation clearing impacts

Clearing permit principles full assessment	
a) Native vegetation should not be cleared if it comprises a high level of biodiversity.	**May be at variance**

Assessment:

This Project requires clearing of up to 0.8 ha of native vegetation within the 14.56 ha Project area to enable decommissioning and removal of sections of 132kV transmission around the Pinjar Terminal. An additional connection will occur on the Neerabup-Pinjar transmission line, which will require the installation of one new pole. The clearing is proposed to be restricted, where practicable, to previously cleared access tracks and the existing maintenance corridor. As such, the clearing will predominantly affect previously cleared vegetation.

Vegetation

A single phase detailed flora and vegetation survey and targeted flora survey was undertaken by AECOM in 2024. Based on the structural and floristic characteristics observed in the field survey, one intact vegetation community was mapped for 12.74 ha (87.5%) of the Project area. This community represents *Banksia* Woodlands dominated by *Banksia attenuata* (BaAcCc) (AECOM, 2024).

The vegetation condition was classified as Very Good to Excellent. This represents the total extent of native vegetation in the Project area based on AECOM (2024) mapping.

Areas of native vegetation that were classified as Excellent Condition were found in 10.47 ha (71.9%) of the Project area. In these areas, minor weed invasion was present which is expected on the Swan Coastal Plain, particularly where parcels of vegetation were dissected by tracks. Areas where rubbish, or more aggressive weeds were present were mapped as Very Good, with an extent of 2.27 ha (15.6%) of the existing vegetation (AECOM, 2024).

No areas of Pristine vegetation were encountered as the Project area generally follows existing powerlines and associated access tracks. The remaining 1.82 ha (12.5%) of the Project area is represented as previously cleared land devoid of vegetation (AECOM, 2024).

Threatened Ecological Communities

Desktop searches of the DBCA Threatened and Priority Ecological Communities database and EPBC Act Protected Matters Search Tool (PMST) (DCCEEW, 2025) indicated the presence of five listed communities with the potential to occur within 10 km to the Project area:

- Banksia Woodlands of the Swan Coastal Plain (EN) under the EPBC Act and DBCA listed Priority 3)
- Empodisma peatlands of southwestern Australia (EN under the EPBC Act)
- Northern Spearwood shrublands and woodlands (EN under the EPBC Act and DBCA listed Priority 3)
- Honeymyrtle shrubland on limestone ridges of the Swan Coastal Plain Bioregion (Critically Endangered (CR) under the EPBC Act)
- Tuart (*Eucalyptus gomphocephala*) Woodlands and Forests of the Swan Coastal Plain ecological community (CR under the EPBC Act and DBCA listed Priority 3)

Banksia Woodland TEC was identified within the Survey area by AECOM (2024) based on assessment against key diagnostic characteristics outlined in the DEE (2016) Conservation Advice. The native vegetation within the Project area met the key characteristics, size and condition threshold to be considered representative of the federally protected ecological community. The Banksia Woodlands TEC is mapped within 12.74 ha of the Project area, representing the entirety of the native vegetation within the Project area. Refer to principle (d) for a more detailed assessment of this TEC.

The vegetation within the survey area also meets the criteria for DBCA listed Priority 3 FCT 23b Swan Coastal Plain *B. attenuata-B. menziesii* woodlands. This FCT represents a component of the Banksia Woodlands TEC (DEE, 2019). The Banksia Woodlands PEC is mapped as 12.74 ha within the Project area, representing the entirety of the native vegetation within the Project area. The proposed clearing of up to 0.8 ha is unable to avoid impacting the Banksia Woodlands PEC. The 12.74 ha of Banksia Woodlands PEC that occurs within the Project area is considered to be part of a larger patch extending into the surrounding Gnangara-Moore River State Forest, with an estimated total extent of over 1,000 ha. The clearing area of 0.8 ha represents approximately 0.08% of the total patch. The proposed clearing is

not likely to increase fragmentation of the patch as the Project area follows existing infrastructure, roads and access tracks.

No other TECs or PECs have been recorded within the Project area (AECOM, 2024).

Flora

The desktop assessment has identified 24 significant flora species within 10 km of the Project area that are known to occur from historical records of the DBCA Threatened and Priority Flora database and WA Herbarium database, or potentially occur in the Study area as identified in the EPBC Act PMST search results (DCCEEW, 2025). The desktop searches recorded:

- The PMST search identified the potential presence of one Critically Endangered, 12 Endangered and five Vulnerable species under the EPBC Act.
- The DBCA database search identified historical records of two Threatened species under the BC Act and one Priority 1 (P1), one P3, and two P4 by the DBCA (Figure 5).

No significant flora species were recorded in the survey area during field surveys (AECOM, 2024).

A post-survey likelihood was undertaken for significant flora species identified in the AECOM (2024) desktop study. No species were identified as known to occur or to have a high likelihood to occur, all species with a moderate likelihood were reduced to low or negligible.

Flora diversity was considered average, with a total of 55 flora species from 27 families were recorded in the Project area during the field survey conducted by AECOM (2024). The total includes 55 (96%) locally native species and two (4%) introduced or naturalised weed species. The dominant plant families were Myrtaceae (6 native taxa), Proteaceae (six native taxa), and Goodeniaceae (four native taxa).

Fauna

One broad fauna habitat type (not including cleared areas) was identified within the Project area based on the predominant landforms, soil and vegetation structure in the area. The habitat type identified was Banksia Woodland mapped for 12.74 ha, comprising 87.5% of the Project area.

A total of 12 native vertebrate fauna species were recorded in the wider survey area, comprising seven bird, two mammal and three reptile species. One fauna species of conservation significance was identified during the survey. Distinct foraging evidence of the DBCA listed Priority 4 species Quenda / southwestern brown bandicoot (*Isoodon fusciventer*) was recorded in the Project area.

Based on significant fauna known to occur in the Study area, the Banksia Woodlands habitat is also considered suitable habitat for:

- Carnaby's Cockatoo *(Zanda latirostris)* – EN under the EPBC Act and BC Act
- Black-striped Snake *(Neelaps calonotos)* – Priority 3
- Swan Coastal Plain Shield-backed Trapdoor Spider *(Idiosoma sigillatum)* – Priority 3

The habitat within the Project area was evaluated as highly connected, with approximately 90% bordered by intact native vegetation, within State Forest and Bush Forever Site 380. This high connectivity supports fauna movement into and through the Project area. Evidence of fauna, such as tracks and scats were sporadically observed along the cleared tracks, which provide connectivity between areas of native vegetation. The proposed clearing and project works will not prevent fauna movement or significantly increase existing cleared areas. Given the linear nature of the Project area and extensive areas of contiguous native vegetation, the Proposal area is unlikely to contain a relatively higher level of fauna diversity than surrounding vegetation.

The Project will result in vegetation and habitat loss through direct clearing of up to 0.8 ha of native vegetation. The vegetation represents Banksia Woodlands TEC, FCT 23b Swan Coastal Plain *B. attenuata-B. menziesii* woodlands and potential Carnaby's Black Cockatoo foraging habitat. Therefore, the proposed clearing may be at variance to this Principle. However, because clearing will only affect previously disturbed vegetation adjacent to the existing transmission network, and given the vegetation is contiguous with an estimated 1,000 ha of similar vegetation in Gnangara-Moore River State Forest, the proposed clearing is not likely to result in a significant impact to on ecological communities or fauna habitat.

b) Native vegetation should not be cleared if it comprises whole or part of, or is necessary for the maintenance of, a significant habitat for fauna.	Is at variance

Assessment:

Fauna

The desktop assessment identified 32 significant fauna species that are known to occur, from historical records in the DBCA Threatened and Priority Fauna database, or potentially occur in the Study area as identified in the EPBC Act PMST search results (DCCEEW, 2025). This total does not include those species that are exclusively marine as no marine habitat is present within the Project area. The desktop searches recorded:

- The PMST search identified the potential presence of 15 conservation significant fauna species
- The DBCA database search identified historical records of 17 conservation significant fauna species

One fauna species of conservation significance was recorded during the AECOM (2024) field survey, the Quenda (*Isoodon fusciventer)* listed as Priority 4 by DBCA. Distinct foraging evidence of this species was observed within the Project area (Figure 6).

An additional three species are considered to have a high potential to occur within the survey area due to the presence of suitable habitat and recent records within the surrounding area. These include:

- Carnaby's Cockatoo *(Zanda latirostris)* – EN under the EPBC Act and BC Act
- Black-striped Snake *(Neelaps calonotos)* – Priority 3
- Swan Coastal Plain Shield-backed Trapdoor Spider *(Idiosoma sigillatum)* – Priority 3.

Fauna habitat

One broad fauna habitat type (not including cleared areas) was identified within the Project area based on the predominant landforms, soil and vegetation structure in the area. The habitat type identified was Banksia Woodland mapped for 12.74 ha, comprising 87.5% of the Project area.

A post-survey LOO desktop assessment was completed by AECOM (2024) and details of all the conservation significant species considered to have a high or known post-survey likelihood were assessed against known habitat type. Baudin's Cockatoo and Forest Red-tailed Black Cockatoo were initially assessed as having a high likelihood of occurring, however both species are considered unlikely to use the Banksia Woodland found within, and surrounding the Project area as habitat, as no foraging evidence was recorded during the survey and the Project area falls outside of Baudin's Cockatoo known range and is at the edge of the Forest Red-tailed Black Cockatoo known range. The closest DBCA records of these species, to the Project area, are 20.79 km and 16.93 km, respectively.

The Banksia Woodlands habitat, within the Project area, is considered suitable habitat for:

- Carnaby's Cockatoo *(Zanda latirostris)* – EN under the EPBC Act and BC Act
- Quenda (*Isoodon fusciventer*) – Priority 4
- Black-striped Snake *(Neelaps calonotos)* – Priority 3
- Swan Coastal Plain Shield-backed Trapdoor Spider *(Idiosoma sigillatum)* – Priority 3.

The habitat was evaluated to be highly connected, with 90% of the Project area buffered by intact native vegetation including State Forest and Bush Forever site 380. This high connectivity supports fauna movement into and through the Project area. Cleared areas comprise 1.82 ha (12.5%) of the Project area. Discussion of fauna species likely to utilise fauna habitat within the Project area as identified by AECOM (2024) is presented in the table below.

Species	Number of DBCA Records and Distance	Pre-survey LOO	Post-survey LOO	Discussion
Carnaby's Cockatoo (*Zanda latirostris*) (EN/EN)	There are 9,264 records on the DBCA database, the closest record is 0.03 km west from the Project area. The most recent record is in 2021.	High	High	This species is likely to use the Banksia Woodland habitats within the Project area. The Project area is in the known range for Carnaby's Cockatoo and the DBCA database identifies eight records in a 0.5 ha buffer.

Quenda (*Isoodon fusciventer*) (P4)	There are 1,588 records on the DBCA database, the closest record is 7.73 km south west from the Project area. The most recent record is in 2021.	High	High	This species is known to use the Banksia Woodland habitats within the Project area. Quenda foraging evidence was observed throughout the Project area.
Black-striped Snake (*Neelaps calonotos*) (P3)	There are 97 records on the DBCA database, the closest record is 10.70 km north from the Project area. The most recent record is in 2017.	High	High	Dense leaf litter which is known to occur in Banksia Woodlands of the survey area (Bush et al., 2010) is also the preferred habitat type of this species. This species may utilise areas where native understorey density in Banksia Woodlands was higher, generally associated with vegetation condition of 'Good' or better.
Swan Coastal Plain shield-backed trapdoor Spider (*Idiosoma sigillatum*) (P3)	There are 124 records on the DBCA database, the closest record is 13.24 km south west from the Project area. The most recent record is in 2019.	High	High	This species is likely to use the Banksia Woodland habitats within the Project area.

Quenda and Black-striped Snake are mobile species that will not be reliant on vegetation within the Project area for habitat. There are extensive areas of similar habitat in the local area.

Swan Coastal Plain shield-backed trapdoor spider may occur in the Project area due to the presence of suitable habitat. However, this species has not been previously recorded within the Project area or adjoining vegetation. Given the extensive areas of similar habitat in the local area, this species would not be restricted to the Project area.

Black Cockatoos

The Project area is within the known range for Carnaby's Cockatoo and at the northern edge of the Forest Red-tailed Black Cockatoo range. No foraging evidence, breeding habitat or hollows were recorded, and no Cockatoos were observed flying or heard during the AECOM 2024 field survey.

Breeding

- The Project will not result in the clearing of any known or potential Black Cockatoo nesting trees (>500 mm DBH) (Figure 7)
- The Project area occurs directly to the east of the nearest recorded Black Cockatoo breeding site (Carnaby's Cockatoo Confirmed Breeding Areas within the Swan Coastal Plain and Jarrah Forest IBRA Regions (DBCA-054)) (Figure 8).

Roosting

- The Project will not result in the clearing of known roosting trees, with the closest known roosting site (buffered) located approximately 2.5 km to the northwest of the Project (Carnaby's Cockatoo Confirmed Roost Sites (DBCA-050)) and a buffer over the Project area (Black Cockatoo Roosting Sites - Buffered (DBCA-064)) (Figure 8).
- There are 32 confirmed roosting sites for White-tailed Black Cockatoos and Forest Red-tailed Black Cockatoos within 15 km from the Project area (Figure 8).

Foraging

- The Project area has been assessed as a score of 8 'High-quality foraging habitat' Carnaby's Cockatoo in accordance with the Commonwealth Black Cockatoo Referral Guidelines foraging tool (DAWE, 2022). One detractor was relevant, a lack of foraging evidence, as none was recorded during 2024 AECOM field surveys.
- Further refinement of foraging quality was undertaken following the BCE (2020) scoring methodology. The quality for Banksia Woodlands is considered 'Moderate' quality (score of 6) for Carnaby's Cockatoo. This is associated with the presence of suitable foraging species such as *Banksia attenuata*, *Banksia menziesii*, and *Eucalyptus todtiana* (Figure 7). The known occurrence of multiple roosting sites within 15 km of the survey area, and extent of suitable foraging habitat in the vicinity all contributed to the foraging score.
- The 12.74 ha of Banksia Woodlands that occurs within the Project area is considered to be part of a larger patch with an estimated total extent of over 1,000 ha. Clearing of 0.8 ha of this patch will lead to an

approximate 0.08% decline in available foraging resources within this patch. Furthermore, suitable foraging habitat can be found in the Gnangara Moore River State Forest, which intersects the Project area.

- A desktop assessment of pre-European vegetation associations (6, 949, 965, 998, 1014, 1018) considered likely to provide foraging resources in vegetation extent remaining within 12 km buffer, indicates that the proposed clearing of up to 0.8 ha represents 0.003% of the available foraging resources within a 12 km radius of the Project area (approximately 31,570 ha). The 12 km radius represents the distance Black Cockatoos will generally forage while breeding.

Conclusion

The proposed clearing of up to 0.8 ha will impact on native fauna habitat. However, significant fauna species such as Carnaby's Black Cockatoo are unlikely to be solely reliant on the native habitats within the Project area. The proposed clearing of up to 0.8 ha of foraging habitat within the Project area represents approximately 0.003% of the available foraging resources within a 12 km radius (estimated at 31,570 ha).

The Project area has direct connectivity to remnant vegetation within reserves. As the proposed clearing is proposed to be limited to areas adjacent to existing transmission lines, it is considered unlikely to further fragment fauna habitat in the local area. While the proposed clearing is considered at variance to this Principle due to its potential to provide foraging habitat for mapped Black Cockatoo breeding areas to the west of the Project area, due to the minor scale of clearing around existing transmission structures and the extent of similar habitat in the local area, the clearing is unlikely to result in a significant impact on Carnaby's Black Cockatoo habitat.

c) Native vegetation should not be cleared if it includes, or is necessary for the continued existence of, threatened flora.	**Not likely to be at variance**

Assessment:

The desktop assessment has identified 20 significant flora species within 10 km of the Project area that are known to occur from historical records of the DBCA Threatened and Priority Flora database and WA Herbarium database, or potentially occur in the Study area as identified in the EPBC Act PMST search results (DCCEEW, 2025). The desktop searches recorded:

- The PMST search identified the potential presence of one Critically Endangered, 12 Endangered and five Vulnerable species under the EPBC Act.
- The DBCA database search identified the potential presence of two Threatened species under the BC Act. (Figure 5).

No significant flora species were recorded in the survey area during field surveys.

A post-survey likelihood was undertaken for significant flora species identified in the AECOM (2024) desktop study. All species with a moderate likelihood have been reduced to low or negligible.

Proposed clearing of vegetation within the Project area is considered unlikely to impact on Threatened flora listed under the EPBC or BC Act and therefore is considered not likely to be at variance with this 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.	**Is at variance**

Assessment:

Desktop searches of the DBCA Threatened and Priority Ecological Communities database and EPBC Act PMST indicated the presence of five listed communities with the potential to occur within 10 km to the Project area:

- Banksia Woodlands of the Swan Coastal Plain (EN under the EPBC Act and DBCA listed Priority 3)
- Empodisma peatlands of southwestern Australia (EN under the EPBC Act)
- Northern Spearwood shrublands and woodlands (EN under the EPBC Act and DBCA listed Priority 3)
- Honeymyrtle shrubland on limestone ridges of the Swan Coastal Plain Bioregion (CR under the EPBC Act)
- Tuart (*Eucalyptus gomphocephala*) Woodlands and Forests of the Swan Coastal Plain ecological community (CR under the EPBC Act and DBCA listed Priority 3)

Banksia Woodland TEC was identified within the Survey area by AECOM (2024) based on assessment against key diagnostic characteristics outlined in the DEE (2016) Conservation Advice. The native vegetation within the Project

area met the key characteristics, size and condition threshold to be considered representative of the federally protected ecological community.

All 12.74 ha of native vegetation within the Project area has been mapped as Banksia Woodlands TEC (12.74), therefore the proposed clearing of up to 0.8 ha cannot avoid this community.

Banksia Woodlands TEC that occurs within the Project area is part of a larger patch extending into Gnangara-Moore River State Forest, with an estimated total extent of over 1,000 ha. The proposed clearing is located within an existing transmission corridor, which has been routinely cleared for maintenance of the network and to maintain separation between conductors and vegetation. The clearing of 0.8 ha of this patch represents an approximate 0.08% decline in the overall patch size. The proposed clearing will not increase fragmentation of the patch, as the Project area is located along existing infrastructure, roads and access tracks.

While the proposed clearing is considered at variance to this Principle, it will not significantly reduce the extent of the Banksia Woodlands TEC occurrence, increase fragmentation or substantially change the composition of the occurrence given the vegetation has been previously cleared.

e) Native vegetation should not be cleared if it is significant as a remnant of native vegetation in an area that has been extensively cleared.	**Not at variance**

Assessment:

The project is located within the Swan Coastal Plan (SCP) Perth Subregion (SWA2) as described by the Interim Biogeographic Regionalisation of Australia (IBRA).

Broadscale (1:250,000) pre-European vegetation mapping of the area was completed by Beard (1976) at an association level. The mapping indicates that one vegetation association is present within the Project area:

- Low woodland; banksia (association no. 949)

The National Objectives and Targets for Biodiversity Conservation recognise that the retention of 30% or more of the pre-clearing extent of each ecological community is necessary if Australia's biological diversity is to be protected (Commonwealth of Australia, 2001), or more than 10% in the constrained Perth and Peel Region (EPA, 2015).

As shown below, the current extents remaining of vegetation association 949 are greater than 46% at all scales. At the local governmental scale, the Karrakatta Complex-North is less than 30%, however is greater than 10% remaining within the Shire of Wanneroo.

The proposed clearing of up to 0.8 ha of native vegetation will result in 0.005% to 0.0006% reduction in the current extent of vegetation association 949 and 0.08% to 0.004% reduction of the Karrakatta Complex-North.

The Project area is also not located in an extensively cleared landscape. Based on DPIRD remnant vegetation mapping (GoWA, 2025), there is an estimated 22,576 ha of native vegetation located in the local area (10 km) and 476,841 ha of the total native vegetation extent on the SCP. A reduction of up 0.8 ha in native vegetation will lead to a 0.0002% reduction of native vegetation on the SCP and 0.0035% within 10 km of the Proposal area.

Therefore, it is considered the proposed clearing is not at variance to this principle.

Pre-European Vegetation Association	Scale	Pre-European extent (ha)	Current extent (ha)	Current extent (%)	% Current extent remaining in DBCA reserves (proportion of Current extent)	Proposed clearing reduction of current extent (%)
Vegetation Association No. 949	Statewide WA	218,193.94	123,104.02	56.42	55.86	0.006
	IBRA Bioregion Swan Coastal Plain	209,983.26	120,287.93	57.28	56.40	0.0006
	IBRA Sub-region Perth	184,475.82	104,128.96	56.45	58.99	0.0008

	LGA City of Wanneroo	37,138.40	17,196.34	46.30	70.10	0.005

Heddle/Mattiske Vegetation Complex	Scale	Pre-European extent (ha)	Current extent (ha)	Current extent (%)	% Current extent remaining in DBCA reserves (proportion of Current extent)	Proposed clearing reduction of current extent (%)
Karrakatta Complex-North	**IBRA Bioregion** Swan Coastal Plain	44,272.94	19,976.32	45.12	28.24	0.004
	LGA City of Wanneroo	5,153.25	1,002.06	19.45	N/A	0.08

f) Native vegetation should not be cleared if it is growing in, or in association with, an environment associated with a watercourse or wetland.	**Not at variance**

Assessment:

The Project area is located in the Swan-Avon/ Lower Swan catchment with the Swan Coastal Basin. No wetlands or watercourses intersect with the clearing area. Desktop assessment of the following hydrological landmarks within 10 km of the Project area includes the following (GoWA, 2025):

- Hydrography, Linear (Hierarchy) (DWER-031) – Lake Pinjar – approximately 4.1 km south of Project area (Figure 9)
- RIWI Act, Surface Water Areas and Irrigation Districts (DWER-037) – Swan River System – approximately 2.9 km east of Project area (Figure 9)
- Geomorphic Wetlands of the Swan Coastal Plain (DBCA-019) – conservation category dampland – UFI 7936) – approximately 1 km east of Project area (Figure 10)

The AECOM (2024) biological survey indicates that the Project area contains native vegetation compromising of *Banksia attenuata* Woodland dominated by *B. attenuata* and *B. menziesii* and was not growing in or associated with a watercourse or wetland.

Accordingly, the proposed clearing is not at variance to this principle.

g) Native vegetation should not be cleared if the clearing of the vegetation is likely to cause appreciable land degradation.	**Not likely to be at variance**

Assessment:

Based on the Natural Resource Management Soil Systems and CSIRO risk mapping, the soil landscape includes the Jandakot subsystem within the Bassendean soil system. The landscape in the Project area is characterized by low dunes with slopes of less than 10% and generally more than 5 meters of relief, featuring grey sand over pale yellow sands, typically underlain by humic and iron podsols (DPIRD, 2024).

The risk mapping indicates a low salinity risk (DPIRD-009), a low water erosion risk (DPIRD-013) and a low to moderate Acid Sulfate Soil (ASS) risk (DWER-055) (GoWA, 2025). However, there is a high to extreme risk of wind erosion (50-70%) (DPIRD-016) and a high susceptibility to subsurface acidification (>70%) (DPIRD-011) (GoWA, 2025).

Works are unlikely to require any dewatering, or excavations below the water table. Standard erosion, sedimentation and dust management control measures will be implemented during construction works.

Given the clearing of 0.8 ha is proposed within and adjacent to existing cleared tracks and transmission lines, there is not likely to be an appreciable increase in land degradation due to the proposed clearing. The Project area is not located in an extensively cleared area. Based on DPIRD remnant vegetation mapping, there is an estimated 22,576 ha of native vegetation located with 10 km and clearing of up to 0.8 ha represents a 0.004% decrease within this buffer.

The linear and minor nature of the clearing is not considered likely to lead to an appreciable increase in land degradation.

The proposed clearing is not likely to be at variance to this 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.	**Is at variance**

Assessment:

The entirety of the Project area is located within Bush Forever Area Site no. 380 – Rosella Road Bushland, Bullsbrook (Figure 10). An audit of Bush Forever areas was undertaken by Department of Planning, Lands and Heritage (DPLH) in 2021 which indicates that Site no. 380 comprised 8,004.15 ha in 2000 which has since reduced to 7,839.47 ha by 2020. Proposed clearing of up to 0.8 ha represents a further reduction of 0.01% of native vegetation within Site no. 380.

The Project area includes 3.53 ha of land located within the Gnangara-Moore River State Forest (Figure 11) managed by DBCA. The Gnangara-Moore River State Forest comprises 66,100 ha of native forest and woodland, and plantation and ex-plantation land within the northern Swan Coastal Plain. The lands and waters in the Gnangara-Moore River State Forest and adjacent reserves (Yeal Nature Reserve, Yanchep National Park and Wilbinga Conservation Park) form the largest contiguous conservation estate in the Perth-Peel region.

Clearing of native vegetation within the Gnangara-Moore River State Forest and Bush Forever Site no. 380 has been reduced by utilising existing cleared access tracks, however these areas cannot be entirely avoided given clearing is required to decommission existing transmission lines. Therefore, the proposed clearing is considered to be at variance to this clearing principle. However, the proposed clearing is unlikely to significantly impact the environmental values of these conservation areas, as the clearing will occur within the maintenance corridor of the transmission lines, which has been routinely cleared as part of maintenance activities. Potential impacts to these conservation areas as a result of clearing will be managed by the implementation of a Vegetation Management Plan. The plan will include management measures to minimise clearing and reduce the risk of introducing or spread weeds and dieback into adjoining areas.

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.	**Not likely to be at variance**

Assessment:

The Project area is located in the Swan-Avon/ Lower Swan catchment within the Swan Coastal Basin. There are no wetlands or watercourses within the vicinity of the Project area. Proposed clearing is located within the Gnangara Groundwater area proclaimed under the RIWI Act and also located within the Gnangara Underground Water Pollution Control Area (Priority 1) PDWSA (GoWA, 2025).

It is considered unlikely that the small scale of clearing of vegetation adjacent to previously cleared tracks and transmission lines would disturb or interrupt any natural drainage and surface water run-off patterns and is unlikely to alter the groundwater quality in the local area.

Proposed clearing of up to 0.8 ha native vegetation is unlikely to cause any deterioration in the quality of surface or underground water. The proposed clearing is not likely to be at variance with this Clearing Principle.

j) Native vegetation should not be cleared if clearing the vegetation is likely to cause, or exacerbate, the incidence or intensity of flooding.	**Not likely to be at variance**

Assessment:

Field surveys indicate the existing vegetation is located on white sandy soil on gently undulating terrain (AECOM, 2024).

The local area averages 642.7mm of rainfall annually (BoM, 2024). The soil within the Project area is mapped as having a low risk of flooding or waterlogging (DPIRD-007) (Figure 9).

Given the small scale and linear nature of the clearing, it is unlikely that the removal of vegetation would cause or exacerbate the incidence or intensity of flooding or localised waterlogging in the local area. The proposed clearing is not likely to be at variance to this principle.

7. Planning instrument or other relevant matters

Lot 1330 and 1400 Perry Road, Pinjar are zoned a Public Purposes under the Metropolitan Region Scheme (MRS). Lot 1430 Perry Road, Pinjar is zoned as Parks and Recreation under the MRS.

The Project area is subject to the following State Planning Policies (SPP):

- 3.7 - Planning in Bushfire Prone Areas
- 2.2 - Gnangara Groundwater Protection Policy
- 2.4 - Basic Raw Materials Policy
- 2.8 - Bushland Policy for Perth Metropolitan Region

DBCA and DPLH consultation and approval is likely to be required for clearing of native vegetation within the Gnangara-Moore River State Forest (F 65) and Bush Forever Site No. 380 – Rosella Road Bushland.

8. Clearing Permit Details

Western Power manages impacts of clearing through the implementation of an internal Vegetation Clearing Permit. The Western Power Vegetation Clearing Permit outlining the relevant clearing conditions is available in Vegetation Clearing Permit PER-0001600 (Volt ID80-1811635832-79935).

In accordance with Western Power Clearing Intervention thresholds, this project has been assessed as High Risk given that clearing will be undertaken under CPS1918/11 and is at variance with the clearing principles. Accordingly, an environmental specialist will be present on site to supervise clearing activities.

9. Post assessment requirements

Post assessment	Outcome	Justification / Further Action Required
Are submissions required?	Yes	The clearing will be advertised on the Western Power Website and submissions sought from interested parties in accordance with Condition 7 of CPS 1918/11.
Could the area be affected by dieback?	Yes	The Project area is located south of the 26th parallel and receives over 400mm annual rainfall.
Has advice been received from DWER or an environmental specialist that the area may be susceptible to a pathogen other than dieback?	No	No other pathogens identified in the Project area.
Is a Vegetation Management Plan required?	Yes	See Appendix B.
Is rehabilitation/revegetation required?	No	Clearing is permanent and adjacent to existing tracks and transmission lines.
Is a Dieback Management Plan required?	Yes	Yes – A dieback management plan will be developed in consultation with DBCA for works within Gnangara-Moore River National Park.
Is an offset required?	Yes	Given the minor scale of clearing and extent of native vegetation in the surrounding area, an exemption from the requirement to prepare an offset will be sought.
What is the clearing risk rating?	High risk	In accordance with Western Power's clearing risk assessment process, the proposed clearing is high risk and a clearing intervention is required.

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Appendix A Stakeholder consultation

In accordance with Condition 7 of CPS 1918/11, Western Power has published the Clearing Assessment Report on its website and invited submissions from the public. Responses to public submissions will be published on the website.

Western Power has identified the following parties as having an interest in aspects of the proposed clearing that are at variance or may be at variance to the clearing principles.

Stakeholders	Invited to make submissions?	Date sent	Submission received?	Date received
Office of the Commissioner of Soil and Land Conservation within Department of Primary Industries and Regional Department (DPIRD)	Yes ☐ Not required ☒	Click here to enter a date.	Yes ☐ No ☐	Click here to enter a date.
Department of Water and Environmental Regulation Drainage and Waterways Branch	Yes ☐ Not required ☒	Click here to enter a date.	Yes ☐ No ☐	Click here to enter a date.
Conservation Council of WA	Yes ☐ Not required ☒	Click here to enter a date.	Yes ☐ No ☐	Click here to enter a date.
Department of Biodiversity, Conservation and Attractions	Yes ☒ Not required ☐	TBD	Yes ☐ No ☐	Click here to enter a date.
Local Government where the clearing is proposed	Yes ☒ Not required ☐	TBD	Yes ☐ No ☐	Click here to enter a date.
Owner or occupier of the land on which clearing is proposed	Yes ☐ Not required ☒	Click here to enter a date.	Yes ☐ No ☐	Click here to enter a date.
Any other party that may have an interest: DPLH (Bush Forever)	Yes ☒ Not required ☐	TBD	Yes ☐ No ☐	Click here to enter a date.

Responses to all submissions will be published on the Western Power website.

Appendix B Vegetation Management Plan

1.1 Introduction

The Vegetation Management Plan (VMP) has been prepared in accordance with condition 6 of CPS 1918/11.

1.2 Scope of the Project Activities

In support of the State Government decarbonisation strategy, Western Power is upgrading the existing network to enable future connections of large-scale renewable energy generation and load in the Northern region of the Southwest Interconnected Network (SWIN). A future ready transmission network is critical to deliver Western Australia's wind and solar resources to major loads. A recent SWIN demand assessment concluded that the location of the renewable resources at the fringe of the grid, coupled with the substantial footprint of the SWIN, means substantial upgrading of the network is required to meet industry demand for greener energy.

The proposed clearing is required to enable decommissioning and removal of sections of 132kV transmission around Pinjar Terminal. An additional connection will occur on the Neerabup-Pinjar transmission line.

Up to 0.8 ha of clearing of native vegetation is required within a 14.56 ha Project area to enable decommissioning and construction works.

Native vegetation within the Project area is representative of Banksia Woodlands of the Swan Coastal Plain (Endangered under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) and Department of Biodiversity Conservation and Attractions (DBCA) listed Priority 3) and potential Black Cockatoo foraging habitat. No Black Cockatoo breeding or roosting habitat was identified within the Project area.

Clearing of native vegetation is proposed to be limited to up to 0.8 ha and located adjacent to previously cleared areas within the Project area such as access tracks, fire breaks and transmission lines.

These works will contribute to reinforcing and de-meshing the existing network to support the movement of generation capacity into and around the SWIN.

1.3 Scope of the Vegetation Management Plan

The VMP highlights the project management issues and provides actions required to be undertaken before, during and following project completion. The aim of the VMP is to provide management actions to avoid, mitigate and/or manage the clearing impacts, to allocate areas of responsibility required for the implementation of management actions identified and to provide timeframes for completion and monitoring actions.

1.4 Non-Compliance

All non-compliances related to this VMP will follow Western Power's incident management procedure and will be logged in Guardian.

Project Component	Management Action	Evidence Action completed	Responsible Person	Completion Timeframe
Standard Actions				
Clearing	At the pre-start meeting provide clear maps indicating the areas approved to be cleared to the crew undertaking the works	Record sheet to be signed at pre-start meeting by all personnel.	Site Supervisor	Prior to clearing commencing
	All access and laydown areas will be clearly delineated on plans	Plans to be captured in the Volt.	Site Supervisor	Prior to clearing commencing
	Have a copy (electronic or hard copy) of the VMP on site during the clearing activities	One compliance inspection will occur prior to clearing.	Site Supervisor	Once clearing has been completed
	Clearing of vegetation shall not exceed the approved limits of clearing. All vegetation to be cleared will be demarcated on site prior to the commencement of project activities	One compliance inspection will occur prior to clearing. Representative photos will be taken.	Site Supervisor	Prior to clearing commencing
	Any vegetation cleared beyond the extent of approvals shall be rehabilitated to the pre-clearing condition	Clearing incident reported	Site Supervisor	Within 24 months
	Cleared vegetation will be respread in the neighbouring areas after project activities are completed	One compliance inspection will occur after clearing.	Site Supervisor	Once clearing has been completed

Project Component	Management Action	Evidence Action completed	Responsible Person	Completion Timeframe
Specific Actions				
Principle a (biodiversity)	Where possible avoid and limit the amount of clearing on site.	One compliance inspection will occur prior to clearing.	Site Supervisor	Prior to clearing activities.
	Ensure TEC/PEC areas to be retained is demarcated and the importance of protecting this area will be communicated to the crew during the pre-start.	One compliance inspection will occur prior to clearing. Representative photos will be taken.	Site Supervisor	Prior to clearing activities.
Principle b (fauna)	Clearing will progress slowly in one direction to ensure fauna has opportunity to move on	One compliance inspection will occur prior to clearing.	Site Supervisor	Prior to and during clearing activities.
	In the event that sick, injured or orphaned native wildlife are located on the project site, the WILDCARE Helpline ((08) 9474 9055) will be contacted for assistance and an incident will be lodged in Guardian.			
	Feeding, disturbance, harassing of fauna or the presence of firearms or pets is prohibited on site.			
	Ensure foraging habitat to be retained will be demarcated and the importance of protecting this area will be communicated to the crew during the pre-start.	One compliance inspection will occur prior to clearing. Representative photos will be taken.	Site Supervisor	Prior to clearing activities.

Project Component	Management Action	Evidence Action completed	Responsible Person	Completion Timeframe
Principle d	PEC/TEC extent to be retained will be demarcated and the importance of protecting this area will be communicated to the crew during the pre-start	One compliance inspection will occur prior to clearing. Representative photos will be taken.	Site Supervisor	Prior to clearing activities.
Principle h	Implement weed hygiene and control measures to prevent new weed infestations from occurring within the project area and the spread of existing weeds.	One compliance inspection of weed infestations will occur post clearing.	Site Supervisor	Completion construction
	Remove or kill any weeds growing in project area that are likely to spread and result in environmental harm to adjacent area of native vegetation that are in good or better condition.			
	Clean earth moving machinery of soil and vegetation prior to entry and exit to project areas adjacent to conservation areas.			
	Adhere to DBCA protocol.			
Standard Record Keeping				
Record Keeping-Clearing	Maintain the following records for the cleared area: • Location of clearing area as a shapefile • Size of clearing (ha) • Date(s) on which clearing was done	Clearing data via CPS 1918/11 Condition 12a submitted to Environment team.	WP Project Owner	Data to be submitted within 30 days of project clearing activities being completed

Project Component	Management Action	Evidence Action completed	Responsible Person	Completion Timeframe
Record Keeping - Clearing	Copies of all Vehicle Environmental Inspection Registers used to check that clearing machinery is free of soil and vegetative material must be maintained	Copies of completed registers submitted to WP Project Owner	Site Supervisor	Copies of completed registers are to be submitted within 30 days of project clearing activities being completed
Record Keeping- Other	Maintain the other records in accordance with Condition 12b (vegetation management plan), 12d (dieback/pathogen/weeds).	Data via CPS 1918/11 Condition 12b, and 12d managed by Environment team.	TET – SP&A Team	Data to be submitted within 30 days of project activities being completed

Appendix C – Surveys

Clean Energy Link Swan Coastal Plain Flora, Vegetation and Fauna Assessment (AECOM, 2024)
Executive Summary

AECOM Australia Pty Ltd (AECOM) was engaged by Western Power to undertake a spring flora, vegetation, fauna and black cockatoo assessment for defined linear corridors within the Perth Metropolitan Region on the Swan Coastal Plain (SCP). This Project is referred to as the Clean Energy Link (CEL). The five sites include: Padbury - Wangara, Pinjar Terminal, Neerabup Terminal and East Wanneroo, NT-NOR to HBK 132kV Line and Northern Terminal.

A summary of the Pinjar Terminal results is presented below:

- No significant flora listed under the EPBC Act, BC Act or by DBCA were recorded during the survey.
- Banksia Woodlands of the Swan Coastal Plain (Banksia Woodlands TEC) listed as Endangered under the EPBC Act and as Priority 3 by DBCA, mapped for 14.75 ha.
- One conservation significant fauna species was recorded during the survey, Quenda (*Isoodon fusciventer*) listed as Priority 4 by DBCA.

The survey was undertaken by experienced personnel during the ideal detection period for significant flora. Survey effort was considered satisfactory, and no access issues were encountered that affected the outcome of the results.

Conclusion

AECOM Australia Pty Ltd (AECOM) was engaged by Western Power to undertake a spring flora, vegetation, fauna and black cockatoo assessment for defined linear corridors within the Perth Metropolitan Region on the Swan Coastal Plain (SCP). This Project is referred to as the Clean Energy Link (CEL). The five sites include: Padbury - Wangara, Pinjar Terminal, Neerabup Terminal and East Wanneroo, NT-NOR to HBK 132kV Line and Northern Terminal.

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