

Vegetation Clearing Assessment Report

Padbury–Wangara 132kV Transmission Cable (Freeway Crossing)

May 2026



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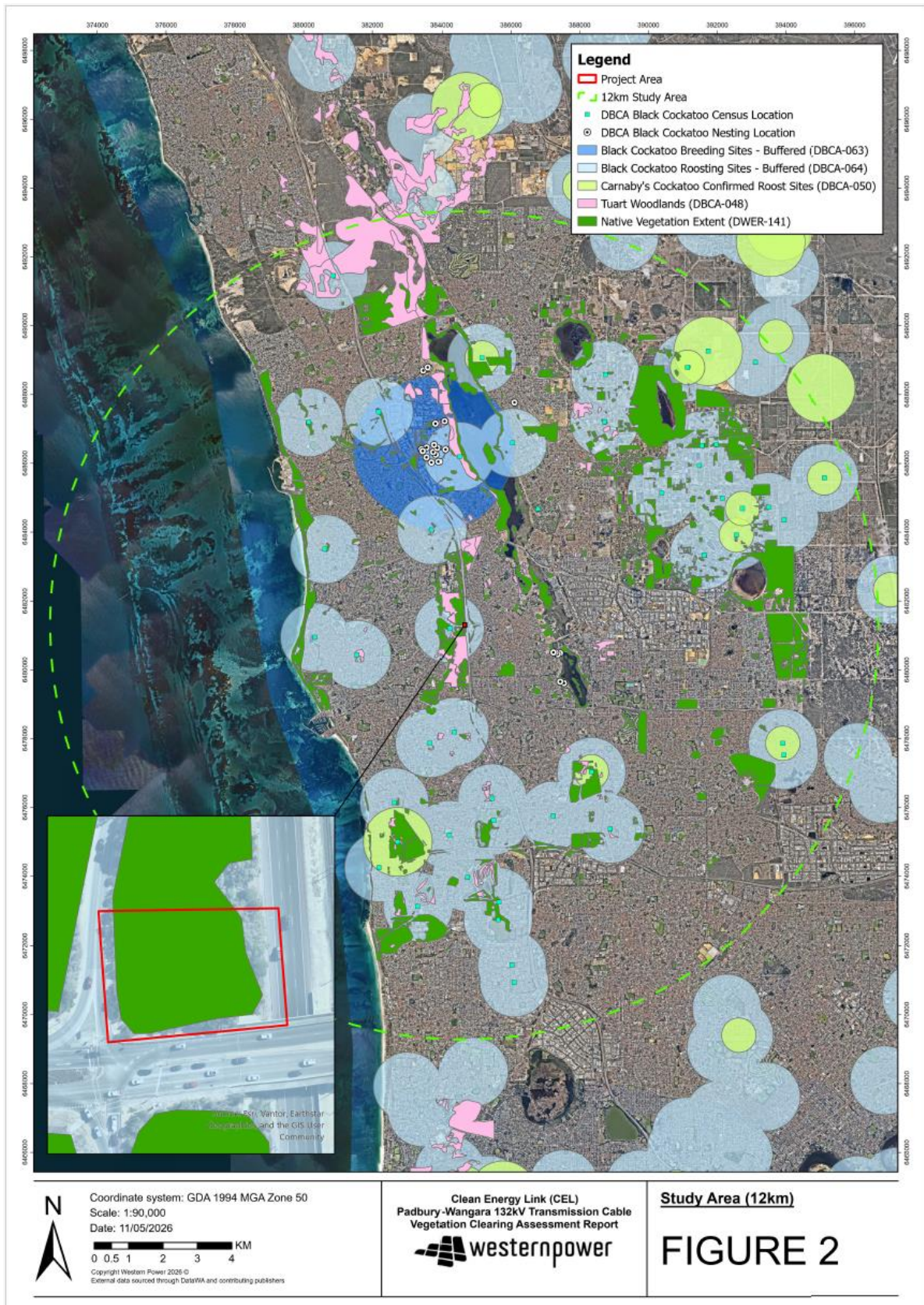
Version	Date	Amendment
1	27-12-2025	Initial version
2	15-05-2026	Senior Review
3	15-05-2026	Final version

1. Project Information

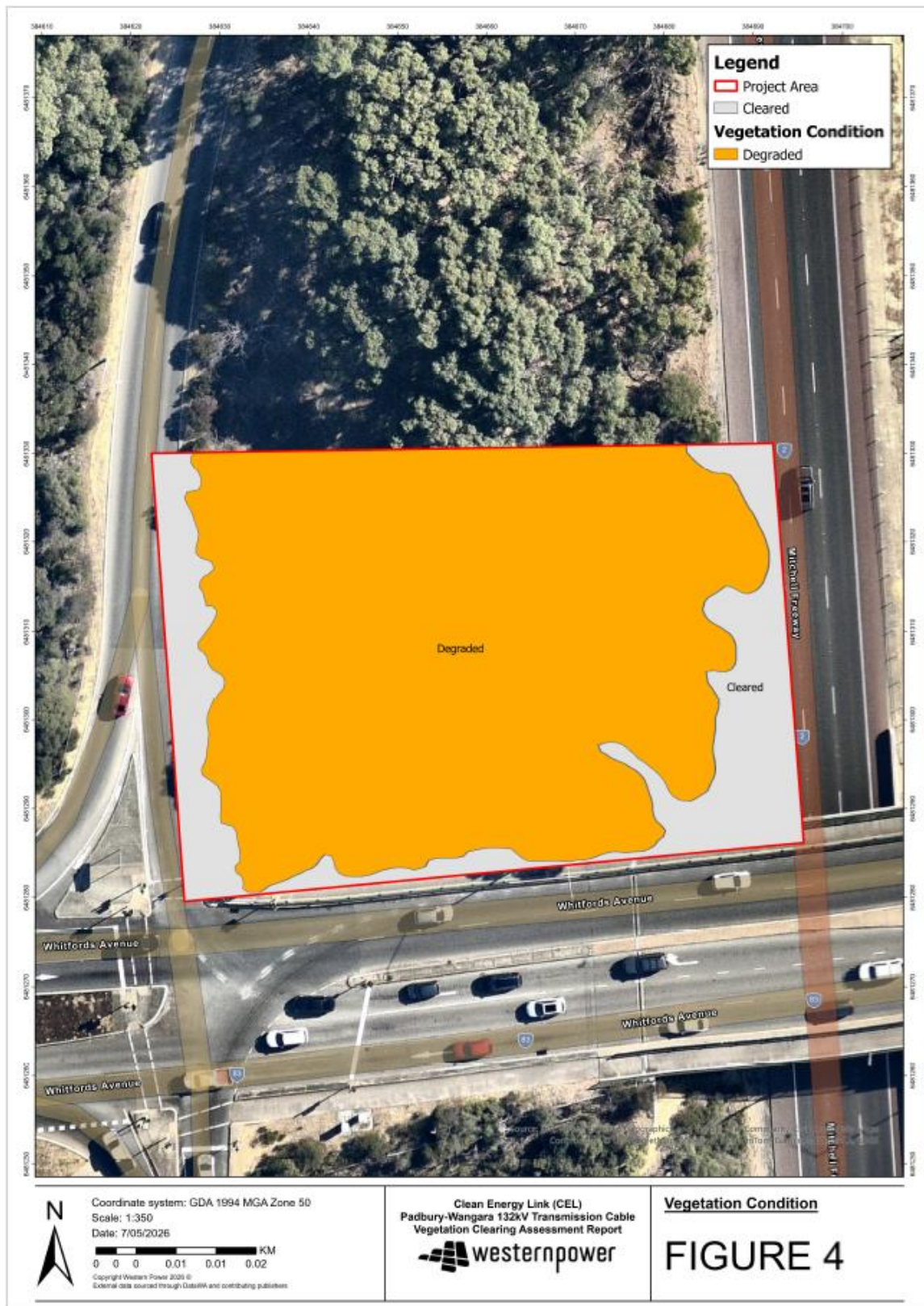
Project Area		
Project name: Padbury–Wangara 132kV Transmission Cable (Freeway Crossing)		Contract/Work Order No: T0625203
Main purpose of clearing	Permanent/Temporary	Clearing area (ha)
New overhead transmission line	Permanent ☒	0.15 ha
	Temporary ☐	0 ha
Proposed start date: 1/02/2026		Expected completion date: 30/04/2026
Method of clearing: Mechanically cleared using slashing and chainsaws.		Machinery to be used: Truck and chipper, track loader and slasher, trailer, service vehicle and chainsaws.
Project details: Western Power proposes to install the Padbury-Wangara 132kV Transmission Cable Route to support the Clean Energy Link North (CEL-N) transmission network within the north metropolitan area. The project involves the installation of a 132 kilovolt (kV) underground transmission cable from Padbury substation to Wangara substation. Clearing under CPS 1918/11 has been approved for native vegetation clearing required at Padbury and Wangara substations. Western Power has determined that additional clearing is required for the Mitchell Freeway/Whitfords Avenue crossing area of the cable route (Figure 1). This clearing assessment report is exclusively for the new Project Area identified on the west side of Mitchell Freeway. Cumulative clearing impacts for all clearing activities for this project have been considered by Western Power and minimised where possible. The Freeway crossing portion of this project comprises: • Clearing of native vegetation and earthworks. • Installation of several new poles to allow the transition of the underground cable to an overhead line crossing. Western Power has developed an indicative project layout to determine the Project Area for the clearing associated with the new overhead crossing. Within the 0.34 ha Project Area, approximately 0.07 ha (21%) has been previously cleared or disturbed. Native vegetation is present across approximately 0.27 ha (79%) of the Project Area. The clearing of up to 0.15 ha of native vegetation is required within a 0.34 ha Project Area to facilitate construction activities (Figure 1). Native vegetation within the 0.34 ha Project Area is representative of Tuart (<i>Eucalyptus gomphocephala</i>) woodlands and forests of the Swan Coastal Plain (Endangered under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (EPBC Act) and Department of Biodiversity Conservation and Attractions (DBCA) listed Priority 3 ecological community) and potential Black Cockatoo habitat comprising foraging habitat and one potential nesting tree (DBH>500 mm) without a suitable hollow. Clearing impacts are proposed to be minimised by limiting clearing of native vegetation to up to 0.15 ha within the 0.34 ha Project Area, undertaking works within previously cleared areas and avoiding clearing the potential Black Cockatoo nesting tree, if possible.		
Guardian Permit ID reference number: PER-0001931		Permit/Exemption number: CPS 1918-11

2. Maps













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:

Alternative to Clearing	Applicable	Discussion
Directional drilling of underground cables instead of open trenching	No	The original line route involved passing through a conduit along the existing Whitfords Avenue bridge which avoided the need for vegetation clearing in this section. Following further investigation, it has been determined that crossing Mitchell Freeway via the Whitfords Avenue traffic bridge is not viable, and therefore further clearing is required to install transition structures and an overhead crossing.
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	Utilising the road reserve and previously cleared areas wherever possible.
Consideration of alternative engineering and design options	Yes	Alternate routes and options have been considered but not preferred following design and consultation with other government stakeholders, constraints from other nearby infrastructure and ongoing maintenance feasibility.
Other	Yes	Western Power has completed detailed planning studies in considering feasible options to migrate 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.

Table 1: Alternatives to clearing

The following additional measures to avoid, minimise or reduce the impacts of clearing will be/have been implemented:

- Western Power engaged AECOM (2024) and SLR (2025) to complete biological surveys including detailed flora and vegetation, targeted significant flora, basic terrestrial vertebrate fauna and black cockatoo habitat assessment to characterise the biological values of the Project Area.
- Vehicle access will utilise existing access tracks to avoid clearing new access tracks.
- Demarcate the clearing area prior to clearing.
- Implementation of a Vegetation Management Plan (Appendix B) which has been prepared in accordance with Condition 6 of CPS 1918/11.

4. Site context

4.1 Land Tenure (Cadastral Information)

Property:

The Project Area is 0.34 ha and is located approximately 17 km north-west of Perth within the City of Joondalup (Figure 1).

- Mitchell Freeway MRWA road reserve (Land ID number 3529229)
- Whitfords Avenue LGA road reserve (Land ID number 3529229)

Conservation Estates:

The Project Area does not intersect conservation estate.

Local Government:

The Project Area is located within one local government authority (LGA), the City of Joondalup.

4.2 Vegetation description

AECOM (2024) conducted spring biological surveys in 2023 for multiple Clean Energy Link projects across the Perth Metropolitan Area, which includes the Project Area. The survey was a single season spring survey across multiple days in October and November 2023, including a comprehensive desktop assessment, detailed flora and vegetation assessment and targeted flora searches. The survey was undertaken by experienced personnel during the ideal detection period for significant flora. A total of 31.26 ha was surveyed for the Padbury-Wangara Survey Area.

To supplement existing survey information, an additional biological survey was completed by SLR Consulting in 2024 to support the Padbury – Wangara Corridor (SLR, 2025). SLR Consulting (2025) completed a supplementary detailed flora, vegetation and, targeted significant flora survey in November 2024. The SLR Survey Area, covers approximately 29.3 ha and fully encompasses the Project Area applicable to this clearing assessment report

Results of the SLR desktop assessment and biological survey are summarised in Section 4.3.

Regional Vegetation

Beard et.al. (2013) mapping is used to determine the current extent of remnant vegetation remaining when compared to pre-European vegetation extent. Two vegetation associations intersect the Project Area. Representation of these vegetation associations at a local, regional and state level are shown in Table 1.

Table 1 Representation at the State, Regional and Local Level

Pre-European Vegetation Association	Scale	Pre-European extent (ha)	Current extent (ha)	Percent remaining	% Current Extent remaining in DBCA reserves (proportion of Current extent)
Vegetation Association No. 6	Statewide	56,323.99	12,709.54	22.57	39.83

Pre-European Vegetation Association	Scale	Pre-European extent (ha)	Current extent (ha)	Percent remaining	% Current Extent remaining in DBCA reserves (proportion of Current extent)
	IBRA Bioregion <i>Swan Coastal Plain</i>	56,323.99	12,709.54	22.57	39.83
	IBRA Sub-region <i>Perth (SWA2)</i>	56,323.99	12,709.54	22.57	39.83
	Local Government Authority <i>City of Joondalup</i>	2,294.47	326.68	14.24	9.30
Vegetation Association No. 998	Statewide	50,844.46	18,484.89	36.36	19.33
	IBRA Bioregion <i>Swan Coastal Plain</i>	50,844.46	18,484.89	36.36	19.33
	IBRA Sub-region <i>Perth (SWA2)</i>	50,844.46	18,484.89	36.36	19.33
	Local Government Authority <i>City of Joondalup</i>	2,841.13	273.43	9.62	6.22

Vegetation complexes have been mapped by Heddle et. Al. (1980) and Matiske and Havel (1980) for the Swan Coastal Plain area. One vegetation complex occurs within the Project Area. Representation of this vegetation complex at a state level is shown in Table 2.

Table 2 Representation of vegetation complex within the Project Area at a State level

Heddle/Matiske Vegetation Complex	Pre-European extent (ha)	Current extent (ha)	Percent remaining
Karrakatta Complex – Central and South (22)	53,080.99	12,467.20	23.49

Vegetation Types

A total of one (1) vegetation type was mapped from the SLR survey across the Project Area and is described in Table 3. Areas that have been previously cleared have not assigned a vegetation type due to absence of native vegetation.

Table 3 Vegetation Types Mapped in the Project Area

Vegetation Type	Description	Extent in the Project Area (ha)
SLR Survey		

Vegetation Type	Description	Extent in the Project Area (ha)
EgAs	<i>Eucalyptus gomphocephala</i> mid woodland over <i>Acacia saligna</i> , <i>Melaleuca nesophylla</i> (Planted) and <i>Melaleuca fulgens</i> (Planted) tall open shrubland over mixed garden and weed species. Crest and slopes along roadsides, some rehabilitation planting in patches.	0.27

Vegetation Condition

Vegetation condition in the Project Area is Degraded (Figure 4). Evidence of disturbance was primarily associated with clearing, weeds and infrastructure (close proximity to Mitchell Freeway and Whitfords Avenue).

4.3 Summary of results of surveys

Spring biological surveys have been completed across the project area in 2023 and 2024 (AECOM, 2024 and SLR, 2025). Numerous other biological surveys have been previously undertaken within this corridor. The SLR 2025 survey encompassed the project area applicable to this clearing assessment report.

The key findings of the SLR 2025 survey have been summarised below:

Vegetation

- 10 vegetation types were recorded across the SLR Survey Area, with 1 vegetation type recorded in the Project Area (Figure 3).
- Vegetation condition ranged from Very Good to Completely Degraded, with the vegetation in the Project Area being in Degraded condition (Figure 4).
- Vegetation types EgAs and four additional Tuart (*Eucalyptus gomphocephala*) patches were considered representative of the Tuart Woodlands TEC, listed as Critically Endangered under the EPBC Act and Priority 3 by DBCA. Three of these patches were determined to meet the TEC condition threshold. The native vegetation present within the Project Area is the EgAs vegetation type associated with patch 3 (Figure 6).
- Vegetation type CpMh was considered analogous to the *Callitris preissii* (or *Melaleuca lanceolata*) forests and woodlands of the Swan Coastal Plain (floristic community type 30a as originally described in Gibson et al. 1994), listed as Critically Endangered by the State and is not listed under the EPBC Act. This community was not recorded in the Project Area.
- Vegetation type ApMs was considered analogous to Coastal shrublands on shallow sands (FCT 29a), listed as Priority 3 by the State and is not listed under the EPBC Act. This community was not recorded in the Project Area.

Significant flora

- One Threatened flora taxon, *Grevillea curviloba* pursuant to the EPBC Act and/or gazetted as Threatened/Declared Rare Flora pursuant to the *Biodiversity Conservation Act 2016* (BC Act) was recorded; however, it was planted in rehabilitation and not conservation significant. This species was not recorded in the Project Area.
- One Priority 3 taxon, *Grevillea olivacea*, was also recorded but was planted and not conservation significant. This species was not recorded in the Project Area.

Weeds

- 46 weed species were recorded across the survey area.
- *Moraea flaccida* was the only species listed as a Declared Pest by the State Department of Primary Industries and Regional Development (DPIRD). This species was not recorded in the Project Area.

Fauna habitat (Figure 4)

Seven fauna habitats (excluding cleared areas) were mapped within the Survey Area, including:

- Native Eucalyptus Woodland over Mixed Native Heathland, *Eucalyptus* Woodland with Cleared Understorey, Open Tuart Woodland over Mixed Shrubland, Roadside Non-endemic Trees, Mixed Planted Verge Vegetation, Mixed Garden Planted and Open *Callitris* Forest Cleared Understorey. With Open Tuart Woodland over Mixed Shrubland and *Eucalyptus* Woodland Cleared Understorey providing the most value to significant fauna.
- Open Tuart Woodland over Mixed Shrubland was the only fauna habitat recorded in the Project Area.

Significant fauna

Two conservation significant fauna species were recorded during the survey:

- Carnaby's Cockatoo (*Zanda latirostris*) listed as Endangered under the EPBC Act and the BC Act. This species was not recorded in the Project Area.
- Digging evidence of Quenda (*Isodon fusciventer*) listed as Priority 4 by DBCA. This species was not recorded in the Project Area.

Two conservation significant fauna species were determined to have a high likelihood of occurrence within the survey area:

- Forest Red-tailed Black Cockatoo (*Calyptorhynchus banksii naso*) listed as Vulnerable under the EPBC Act and BC Act.
- Black-striped Snake (*Neelaps calonotos*) listed as Priority 3 by DBCA was determined to have a high likelihood of occurrence in the western portion of the SLR survey area but was not observed during the survey.

Additional findings:

- No black cockatoo breeding and foraging evidence was documented during the survey. Two trees containing potentially suitable hollows were recorded within the Survey Area showed no sign of black cockatoo use. One potential nesting tree (no hollow) is present in the Project Area.
- Suitable foraging habitat occurred within the Native *Eucalyptus* Woodland, *Eucalyptus* Woodland Cleared Understorey, Open Tuart Woodland, and Open *Callitris* Woodland habitats, with foraging scores ranging from Very High to Negligible. The Project Area was determined to contain Very High quality black cockatoo foraging habitat. A copy of the survey executive summary and conclusion can be found in Appendix C.

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 radius of 5 km.

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:							

6. Assessment of vegetation clearing impacts

The proposed clearing has been assessed against each of the clearing principles in accordance with the Department of Water and Environmental Regulation guideline “A guide to the assessment of applications to clear native vegetation under Part V Division 2 of the Environment Protection Act 1986” (DER, 2014).

Clearing permit principles full assessment	
a) Native vegetation should not be cleared if it comprises a high level of biodiversity.	Is at variance
Flora and Vegetation A total of up to 0.15 ha of native vegetation is proposed for clearing within the 0.34 ha Project Area, all of which is in Degraded condition (Figure 1, Figure 4). A comprehensive desktop assessment of the Protected Matters Search Tool (PMST) and the DBCA Threatened and Priority Database identified 19 significant flora taxa occurring within 10 km of the Project Area, one of which was identified by SLR as having a high likelihood of occurrence within the larger survey area. No Threatened or Priority flora has been recorded in the Project Area (SLR, 2025). As seen in Section 4.3, SLR’s post survey assessment considered two Threatened flora taxa and two Priority flora taxa as having a medium post-survey likelihood of occurrence within the larger survey area: namely <i>Caladenia huegelii</i> (T), <i>Marianthus paralius</i> (T), <i>Baeckea</i> sp. Limestone (N. Gibson & M.N. Lyons 1425) (P1), and <i>Conostylis bracteata</i> (P3). They were rated as such because they are ephemeral species and the field survey was conducted late in the season (November), and although they were searched for in their preferred habitats, flowering may have been finished making them difficult to identify in-situ (SLR 2025). As per the SLR survey, due to the disturbed and fragmented condition of the native vegetation within the survey area, suitable habitat for the four species listed above is limited to the ApMs vegetation type, which occurs in a relatively more intact condition than surrounding vegetation types. This vegetation type is not present in the Project Area. Furthermore, <i>Marianthus paralius</i> is associated with low coastal cliffs and <i>Baeckea</i> sp. Limestone (N. Gibson & M.N. Lyons 1425) is associated with outcrops and ridges (WA Herbarium (2026), which are landscape features not present within Project Area. The proposed clearing does not include the clearing of any known individual plants of conservation significance recorded within the Project Area, and the four significant flora taxa rated medium in the likelihood of occurrence post survey are unlikely to exist within the Project Area due to the lack of suitable habitat, such as vegetation type (ApMs) present. The proposed clearing includes a total of 0.15 ha of Tuart Woodlands and forest of the Swan Coastal Plan TEC (Priority 3 listed State PEC) located within the 0.34 ha Project Area, assessed further in Principle (d), all of which was in ‘High’ condition (rated as per DEE (2019)). The 0.15 ha that will be impacted is approximately 5% of Patch 3 recorded by SLR (2025) (Figure 6) and is located within the wider known patches (Unique ID: 125491 and 125492) returned in the DBCA database search as part of the desktop assessment (Figure 2). Fauna including Black Cockatoo Habitat Desktop assessment of the PMST and Threatened and Priority Fauna database search identified 108 significant fauna as potentially occurring within 20 km of the Project Area. The SLR fauna survey recorded a total of 21 fauna taxa, including 20 birds, two mammals, and one reptile. No significant fauna were recorded in the Project Area at the time of the survey. The proposal will result in the clearing of up to: • 0.15 ha of ‘Very High’ quality black cockatoo foraging habitat • One potential nesting tree (no suitable hollow). The DER (2014) notes that the presence of significant flora, significant fauna or priority ecological communities is indicative of a higher level of biological diversity than might typically be expected in an area. Given the presence of Tuart Woodland and Black Cockatoo foraging habitat, the native vegetation in the Project Area is generally considered to comprise a high level of biodiversity. However, as the Project Area is a heavily modified roadside	

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embankment, it is likely to not contain the high level of biodiversity demonstrated in the Whitfords Avenue Bushland area to the west of the Project Area. Regardless, given the potential presence of significant species, **it is considered the proposed clearing is at variance with this Principle.**

Potential impacts from the proposed clearing will be minimised by the implementation of a Vegetation Management Plan (VMP). In accordance with Condition 10(a) of the CPS 1918-11, an offset proposal should be considered for this Principle.

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

Seven fauna habitats (excluding 16.5 ha of already cleared areas) were identified and mapped within the SLR Survey Area, one of which comprises the Project Area (Figure 5). The proposal will result in the clearing of up to 0.15 ha of Open Tuart Woodland over Mixed Shrubland in Degraded condition.

The Open Tuart Woodland over Mixed Shrubland may be used by black cockatoo species for foraging and roosting, and foraging habitat for Quenda. Evidence of Carnaby's Cockatoo (sighting) and Quenda (diggings) was recorded in the SLR survey area, although neither species was recorded within the Project Area (SLR 2025).

Both Quenda (P4) and Black-striped snake (P3) were assessed as having a high likelihood of occurrence within the Project Area vegetation type (SLR 2025). However, due to the fragmented nature, degraded condition and roadside location of the vegetation, the Project Area is unlikely to provide high-quality habitat for either species. More suitable, intact habitat occurs immediately west within the Whitfords Avenue Bushland area, where Quenda diggings were also recorded (SLR 2025).

A targeted Black Cockatoo survey identified 12.8 ha of black cockatoo foraging habitat within the SLR survey area, the majority of which was 'Very High' quality (9.2 ha). A total of 169 potential breeding trees were recorded during the survey, of which there were two with hollows suitable for nesting. The following Black Cockatoo habitat is proposed for clearing in the Project Area (Figure 5):

- 0.15ha Very High-quality Black Cockatoo foraging habitat
- One potential nesting tree (Tuart - no suitable hollow).

The Project Area occurs within the modelled distribution of all three significant species of black cockatoo, the Baudin's Cockatoo, Carnaby's Cockatoo, and Forest Red-tailed Black Cockatoo (DAWE, 2022). The nearest black cockatoo roosting and breeding records to the Project Area occur approximately 0.41 km west and 4.76 km north respectively (Figure 2).

The total extent of native vegetation within the 0.34 ha Project Area is 0.27 ha, of which up to 0.15 ha is proposed to be cleared (Figure 1). The SLR survey and aerial imagery demonstrates that the Project Area vegetation/habitat extends across to the west (Whitfords Avenue Bushland), where the vegetation is both in better condition and less fragmented in comparison to the Degraded and isolated vegetation within the Project Area.

The DER (2014) notes that clearing of native vegetation that is habitat for specially protected or Threatened Fauna or provides significant habitat for meta-populations is likely to be at variance with this Principle. Although the Project has been designed to minimise impacts to fauna habitat, clearing of Black Cockatoo foraging habitat that is utilised by listed Threatened species is required. Additionally, as the Project Area provides a degree of habitat suitability for both the Quenda and Black-striped snake, albeit poor quality on a heavily modified roadside embankment, it is therefore considered that the **proposed clearing is at variance with this Principle.**

In accordance with Condition 10(a) of the CPS 1918-11, an offset proposal will be considered for this Principle. Potential impacts from the proposed clearing will be minimised by the implementation of a Vegetation Management Plan (VMP).

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

The Threatened flora species recorded as part of SLR's survey, *Grevillea curviloba*, was planted and found within a rehabilitation area, but not the Project Area (recorded 3 km east of the Project Area). *Grevillea curviloba* is widely known as a horticultural species and is far outside its natural range and for this reason it was not considered significant flora in the context of the SLR (2025) report.

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As seen in Section 4.3, SLR's post survey assessment considered two Threatened flora taxa as having a medium likelihood of occurrence: namely *Caladenia huegelii* and *Marianthus paralius*. They were rated as such because they are ephemeral species and the field survey was conducted late in the season (November) and although they were searched for in their preferred habitats, flowering may have been finished making them difficult to identify in-situ (SLR 2025).

The Project Area is bound by Mitchell Fwy, Mitchell Fwy onramp and Whitfords Ave, and has been historically disturbed through road construction, as evidenced by vegetation being in degraded condition. While SLR considered both species have a moderate likelihood of occurrence within the larger survey area, the most likely area of suitable habitat for these species would be limited to the ApMs vegetation type which is restricted to intact vegetation towards the western section of the survey (SLR 2025, Figure 3), which is not present in the Project Area.

Furthermore, *Marianthus paralius* is associated with low coastal cliffs which are not presented with the Project Area.

Due to the disturbed and fragmented condition of the native vegetation within the survey area and lack of suitable habitat, both species are not likely to occur with the Project Area.

Due to the above reasoning, **this Principle is not likely to be at variance.**

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

Based on the DBCA database search in the Desktop assessment, two Threatened Ecological Communities were known to occur within the study area and expected to occur within the survey area:

- Tuart (*Eucalyptus gomphocephala*) woodlands and forests of the Swan Coastal Plain (Tuart WL SCP TEC)
- *Callitris preissii* (or *Melaleuca lanceolata*) forests and woodlands of the Swan Coastal Plain.

Vegetation type CpMh is considered analogous to the *Callitris preissii* (or *Melaleuca lanceolata*) forests and woodlands of the Swan Coastal Plain TEC; however, this vegetation type does not occur within the Project Area.

Vegetation type EgAs was identified as potentially analogous to the Tuart WL SCP TEC. Three patches of this vegetation type were delineated based on the distance between Tuart trees, with trees having a gap of 60 meters or less between their canopies considered part of the same patch. Subsequently, three Tuart patches were determined to meet the threshold requirements to be considered part of the Tuart WL SCP TEC (SLR 2025).

Inclusive of the required 30m buffer, Patch 1 covers 2.3 ha, with 1.2 ha within the Survey Area; Patch 2 covers 2.6 ha, with 1.9 ha within the Survey Area; and Patch 3 covers 3.0 ha, with 2.0 ha within the Survey Area (Figure 6). In total, 12.3 ha (29.3%) of vegetation within the survey area is considered representative of the Tuart WL SCP TEC (SLR 2025). Of this, 0.27 ha of Tuart WL SCP TEC associated with Patch 3 is present within the Project Area.

The proposal will result in the clearing of up to 0.15 ha of Tuart WL SCP TEC, which equates to 5% of Patch 3 (Figure 6).

The clearing proposed will be minor and undertaken in a linear fashion (parallel to the Whitfords Avenue bridge) within a heavily modified roadside embankment, which is unlikely to reduce the size or viability of the patch, which extends west into the Whitfords Avenue Bushland area where vegetation and habitat condition are substantially higher than the Project Area. However, as 0.15 ha of Tuart WL SCP TEC is proposed to be cleared within the Project Area, **this Principle is at variance.**

In accordance with Condition 10(a) of the CPS 1918-11, an offset proposal will be considered for this Principle. Furthermore, a Vegetation Management Plan will be implemented to minimise further impacts to this TEC within and outside of the Project Area.

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

The National Objectives and Targets for Biodiversity Conservation 2001-2005 include a target to have clearing controls in place that prevent the clearance of ecological communities with a pre-European extent below 30% (Commonwealth of Australia, 2001, except in intensely developed areas like the Perth Metropolitan Area where the EPA has a modified objective of retaining at least 10% (EPA, 2015).

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- The Project Area occurs within a defined constrained area and therefore has a modified objective to retain at least 10% of pre-clearing extents. Vegetation association numbers 6, and 998 have respective representation of 23.72% and 36.35% across the Swan Coastal Plain bioregion.
- The vegetation complex 'Karrakatta Complex – Central and South' has a 23.49% representation across the Swan Coastal Plain bioregion.

Based on vegetation extent mapping (DPIRD-005), approximately 3,810 ha of remnant native vegetation remains within 12 km of the Project Area (Figure 2). The SLR survey and aerial imagery demonstrate that extensive areas of intact native vegetation adjoin the Project Area within Whitfords Avenue Bushland (Bush Forever Site 303).

Considering that the representation of the vegetation system and complex and the proximity to similar, higher quality vegetation immediately adjacent to the Project Area, the vegetation in the Project Area is not considered to form part of a significant ecological linkage and the proposed clearing will not bring the pre-European vegetation representation below 10% and therefore **is not at variance with this Principle**.

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

Hydrographic features do not intersect or occur in the vicinity of the Project Area. The closest watercourse/wetlands are listed below with their corresponding distance to the project area:

- Wallubuenup Swamp (2.3 km east of the project area)
- Lake Goollelal (2.9 km south-east of the project area)
- Beenyup Swamp (1.9 km north-east of the project area)
- Lake Joondalup (2.3 km north-east of the project area)

The Project Area does not intersect any wetlands or watercourses and the vegetation types that have been mapped are not associated with wetlands. Therefore, **this Principle is not at variance**.

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

The then Department of Environmental Regulation (DER) (now DWER) defines land degradation as including the following (DER, 2014):

- The clearing of vegetation
- Decline in vegetation condition (including spread of weeds)
- Soil erosion and soil acidity caused by wind and water erosion due to vegetation clearing
- Salinity
- Waterlogging/ flooding.

Soil erosion is generally caused by insufficient vegetation cover to protect soils from high intensity winds and rainfall (DER, 2014).

Across the Project Area, vegetation condition is Degraded.

The Project Area is situated across one soil landscape system, the Spearwood System. The Spearwood System is defined by sand dunes and plains on yellow deep sands, pale deep sands and yellow/brown shallow sands (DPIRD, 2025).

Elevation ranges from 25mAHD on the western end to 23 mAHD on the eastern end of the Project Area, sloping to the east (Google Earth Pro, 2026).

Risk	
Wind Erosion	50-70% of map unit has a high to extreme wind erosion risk (H1) >70% of map unit has a high to extreme wind erosion risk (H2) <3% of map unit has a high to extreme wind erosion risk (L1) 3-10% of map unit has a high to extreme wind erosion risk (L2)

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Water Erosion	<3% of map unit has a high to extreme water erosion risk (L1) 3-10% of map unit has a high to extreme water erosion risk (L2) 10-30% of map unit has a high to extreme water erosion risk (M1)
Salinity	<3% of map unit has a moderate to high salinity risk or is presently saline (L1)
Flooding	<3% of map unit has a moderate to high flood risk (L1)
Waterlogging	<3% of map unit has a moderate to very high waterlogging risk (L1) >70% of map unit has a high water repellence risk (H2)
(DPIRD, 2023a, 2023b, 2023c, 2023d and 2023e)	
DPIRD land quality mapping indicates the Project Area has a high to extreme risk of wind erosion, occurring within an area mapped as H2 (see above table). The Project Area occurs within an area of Low flood risk (L1) and Low salinity risk (L1). Mapping indicates that the Project Area has a Low risk of water erosion, with the Project Area mapped as Low (L1). Clearing is restricted to the Project Area (Figure 1). Due to the minor scale of clearing and the Low risk of flooding, salinity, water erosion and waterlogging, the overall risk of appreciable land degradation as a result of the proposed clearing is reduced. As the proposed clearing consists of up to 0.15 ha within the 0.34 ha Project Area, in conjunction with the linear nature of the proposed clearing, no significant wind erosion impacts are expected. Therefore, this Principle is not likely to be at variance.	
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.	Not likely to be at variance
Environmental values of conservation areas are largely impacted by habitat fragmentation, when core habitat reserves are isolated from one another by human land uses (DER, 2014). Native vegetation near conservation reserves improves the conservation values of the reserve by buffering the reserve from edge effects and increasing biological diversity (DER, 2014). The Project Area does not intersect conservation estate or ESAs. The nearest Bush Forever Site is listed below: Whitfords Avenue Bushland (Site 303) located 15 metres west of the Project Area. The Project Area is located within the existing disturbance associated with Whitfords Ave and Mitchell Freeway and is separated from the Whitfords Avenue Bushland by a Freeway entry ramp, thus, the proposed clearing will not further fragment the vegetation associated with the Whitfords Avenue Bushland. A Vegetation Management Plan will be implemented during clearing and construction to minimise potential for the Project to impact on environmental values. Vegetation clearing will be minimised where possible. The Project Area (Figure 1) does not intersect any of the above-mentioned conservation areas, ESAs and Bush Forever sites, therefore this Principle is not likely to be at variance.	
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
The Project Area is not located within a <i>Country Area Water Supply Act 1947</i> area (DWER, 2018), but it does occur within a Public Drinking Water Source Area (PDWSA) ('Protected-P3': Perth Coastal and Gwelup Underground Water Pollution Control Area) (DWER 2025). There are no surface water flows intersecting the Project Area and the site visit in 2024 (SLR, 2025) did not identify any native vegetation in, or in association, an environment associated with a watercourse or wetland within the Project Area. The proposed clearing is linear, minor in scale and unlikely to impact this PDWSA. For the above reasons, this Principle is not likely to be at variance.	

Clearing permit principles full assessment

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

Not at variance

Hydrographic features do not intersect or occur in the vicinity of the Project Area. The closest watercourse/wetlands are listed below with their corresponding distance to the project area:

- Wallubuenup Swamp (2.1 km east of the project area)
- Lake Goollelal (2.7 km south-east of the project area)
- Beenyup Swamp (1.8 km north-east of the project area)
- Lake Joondalup (2.2 km north-east of the project area)

The Project Area does not intersect any wetlands or watercourses and the vegetation types that have been mapped within are not associated with wetlands.

Elevation ranges from 25mAHD on the western end to 23 mAHD on the eastern end of the Project Area, sloping to the east (Google Earth Pro, 2026).

Given the Project Area has not been identified as having a significant risk or flooding, waterlogging or erosion from soil landscape quality analysis. There are no surface water flows intersecting the Project Area and the site (SLR, 2025) did not identify any native vegetation in, or in association, an environment associated with a watercourse or wetland within the Project Area.

Therefore, **this Principle is not at variance.**

7. Planning instrument or other relevant matters

The Project Area does not intersect any registered Aboriginal Heritage Sites (DPLH, 2025).

The Project Area does not intersect any state planning or environmental protection policy areas.

The Project Area does not intersect any land subject to an agreement under the *Soil and Land Conservation Act 1945*.

The following key stakeholders are being consulted regarding the additional vegetation clearing and associated construction activities required to facilitate the Mitchell Freeway crossing portion of this project:

- The City of Joondalup
- Main Roads Western Australia (MRWA)

A Development Application (DA) is being prepared for this project to be submitted to the Department of Planning, Lands and Heritage for approval.

8. Clearing Permit Details

Western Power manages impacts of clearing through the implementation of an internal Vegetation Clearing Permit. The Guardian Permit reference number for this project is PER-0001931.

9. Post assessment requirements

Post assessment	Outcome	Justification / Further Action Required
Are submissions required?	Yes	Project clearing is required to be advertised on the Western Power website for comment. Submissions will also be sought from interested parties as per Condition 7 of CPS 1918/11.
Could the area be affected by dieback?	Yes	The proposed clearing is located below the 26th parallel and averages over 400mm of 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 pathogens identified in the vegetation and flora assessment
Is a Vegetation Management Plan required?	Yes	A Vegetation Management Plan (VMP) is required and has been completed for this project (Appendix B). Appendix B includes management actions for clearing and fulfills the requirement for a VMP.
Is rehabilitation/revegetation required?	No	The project does not involve temporary clearing. No further action required.
Is a Dieback Management Plan required?	No	Works will be undertaken in dry soil conditions only.

Post assessment	Outcome	Justification / Further Action Required
Is an offset required?	Yes	The proposed clearing is at variance with Principle (a), (b) & (d) and therefore an offset is required per condition 10(a) of CPS 1918/11. Due to the scale of clearing, a financial offset is proposed for this project.
What is the clearing risk rating?	High Risk	The project was deemed high risk under then <u>Thresholds for determining Clearing Intervention requirements</u> , due to variance against clearing principles and therefore a suitably qualified environmental advisor will conduct site verification at the time of clearing.

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Appendix A Stakeholder consultation

In accordance with Condition 7 of CPS 1918/11, Western Power will publish 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. Invitations will be made to the following parties with responses shared with DWER prior to final assessment.

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 ☒		Yes ☐ No ☐	
Department of Water and Environmental Regulation Drainage and Waterways Branch	Yes ☐ Not required ☒		Yes ☐ No ☐	
Conservation Council of WA	Yes ☐ Not required ☒		Yes ☐ No ☐	
Department of Biodiversity, Conservation and Attractions	Yes ☐ Not required ☒		Yes ☐ No ☐	
Local Government where the clearing is proposed	Yes ☒ Not required ☐	TBC	Yes ☐ No ☐	
Owner or occupier of the land on which clearing is proposed	Yes ☒ Not required ☐	TBC	Yes ☐ No ☐	
Any other party that may have an interest	Yes ☐ Not required ☒		Yes ☐ No ☐	

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

Western Power proposes to install the Padbury-Wangara 132kV Transmission Cable to support the transmission network within the north metropolitan area. The route is predominantly aligned within the road shoulder and carriageway, however, minor native vegetation clearing is required to facilitate the Whitfords Avenue/Mitchell Freeway crossing.

The proposed works will involve the following components:

- Clearing of vegetation and earthworks
- Installation of new transition structures and an overhead crossing

Western Power has developed an indicative project layout to determine the Project Area for the clearing associated with the new overhead crossing. The clearing of up to 0.15 ha of native vegetation and up to 0.21 ha of planted vegetation is required within a 0.79 ha project area to facilitate construction activities.

Beyond the Project Area, the proposed alignment for the cabling route has been designed to be located either within the road lane/shoulder or existing cleared areas.

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 or removed from site.	One compliance inspection will occur after clearing.	Site Supervisor	Once clearing has been completed
Specific Actions				
Principle a	<i>Where possible avoid and limit the amount of clearing on site.</i>	<i>One compliance inspection will occur prior to clearing.</i>	<i>Site Supervisor</i>	<i>Prior to clearing activities.</i>
	<i>Ensure TEC/PEC to be retained is demarcated and the importance of protecting this area will be communicated to the crew during the pre-start.</i>	<i>One compliance inspection will occur prior to clearing. Representative photos will be taken.</i>	<i>Site Supervisor</i>	<i>Prior to clearing activities.</i>

Project Component	Management Action	Evidence Action completed	Responsible Person	Completion Timeframe
<i>Principle b</i>	<i>Clearing will progress slowly in one direction to ensure fauna has opportunity to move on</i>	<i>One compliance inspection will occur prior to clearing.</i>	<i>Site Supervisor</i>	<i>Prior to and during clearing activities.</i>
	<i>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.</i>			
	<i>Feeding, disturbance, harassing of fauna or the presence of firearms or pets is prohibited on site.</i>			
	<i>Ensure Black Cockatoo potential breeding trees within the Project Area to be retained will be demarcated and the importance of protecting this area will be communicated to the crew during the pre-start.</i>	<i>One compliance inspection will occur prior to clearing. Representative photos will be taken.</i>	<i>Site Supervisor</i>	<i>Prior to clearing activities.</i>
<i>Principle d</i>	<i>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</i>	<i>One compliance inspection will occur prior to clearing. Representative photos will be taken.</i>	<i>Site Supervisor</i>	<i>Prior to clearing activities.</i>
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
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

Project Component	Management Action	Evidence Action completed	Responsible Person	Completion Timeframe
Record Keeping- Other	Maintain the other records in accordance with 12b (VMP) and 12e (offsets).	Data via CPS 1918/11 Condition 12b and 12e managed by Environment team.	SP&A	Data to be submitted within 30 days of project activities being completed

Appendix C – SLR Survey

Executive Summary

Western Power commissioned SLR Consulting Australia to undertake a detailed flora and vegetation, targeted significant flora, basic terrestrial vertebrate fauna, and black cockatoo habitat assessment for the proposed Clean Energy Link Program to supplement existing survey information and characterise the environmental values of the site to inform environmental approvals. The Survey Area covers approximately 29.3 hectares and is located in the Perth suburbs of Padbury and Wangara, in the Swan Coastal Plain bioregion of Western Australia.

The objective of the survey was to identify key flora, vegetation, and fauna values within the Survey Area as part of the environmental impact assessment process. This report presents the findings of the survey.

Flora and Vegetation

The flora and vegetation survey recorded a total of 27 sites (comprising 4 quadrats, 4 relevés and 19 mapping notes) with the Survey Area. A total of 91 taxa were recorded from 69 genera across 37 families.

The database searches identified 67 extant Threatened and Priority Flora species as having the potential to occur within the Survey Areas. Prior to the survey, 14 species were considered to have a high likelihood of occurring within the Survey Area, 14 were considered to have a medium likelihood and the remaining 39 were given a low likelihood of occurrence.

One Threatened flora taxa, *Grevillea curviloba*, pursuant to the EPBC Act 1999 and gazetted as Threatened/Declared Rare Flora pursuant to the BC Act 2016 were recorded during the survey, however it had been planted as part of rehabilitation is not considered to be conservation significant.

One Priority 3 taxa, *Grevillea olivacea*, was recorded however, it had also been planted in rehabilitation and not considered conservation significant.

A total of 46 weed species were recorded in the Survey Area. One species, *Moraea flaccida* was listed as a Declared Pest by the State Department of Primary Industries and Regional Development.

Four natural vegetation types, and seven modified vegetation types, were described and mapped across five broad landforms (crests, slopes, swales and flats associated with sand dune systems and fringing riparian areas of clay-loam seasonally inundated sand). The natural vegetation types were all considered analogous to Threatened or Priority Ecological Communities.

Vegetation types EgAs and an additional four patches of Tuarts were considered analogous to the 'Tuart (*Eucalyptus gomphocephala*) woodlands and forests of the Swan Coastal Plain' Critically Endangered (EPBC) threatened ecological community and Tuart (*Eucalyptus gomphocephala*) woodlands of the Swan Coastal Plain priority ecological community, which is listed as Priority 3 by the State and Critically Endangered under the Environment Protection Biodiversity and Conservation Act 1999.

Vegetation type CpMh was considered analogous to the 'Callitris preissii (or *Melaleuca lanceolata*) forests and woodlands of the Swan Coastal Plain (floristic community type 30a as originally described in Gibson et al. 1994) (DBCA) ecological community, which is listed as Critically Endangered by the State and not listed under the Environment Protection Biodiversity and Conservation Act 1999.

Vegetation type ApMs was considered analogous to the Coastal shrublands on shallow sands ('floristic community type 29a') ecological community, which is listed as Priority 3 by the State and not listed under the Environment Protection Biodiversity and Conservation Act 1999.

Vegetation condition within the Survey Area ranged from Very Good to Completely Degraded Condition with the majority considered to be in Completely Degraded condition. Evidence of disturbance included with parkland management, weeds, and previously established infrastructure.

Vertebrate Fauna

Fauna habitat mapping was based on a combination of field observations, vegetation mapping, fauna habitat assessment data, and aerial imagery. Seven fauna habitats were mapped within the Survey Area: Native Eucalyptus Woodland over Mixed Native Heathland, Eucalyptus Woodland Cleared Understorey, Open Tuart Woodland over Mixed Shrubland, Roadside Non-endemic Trees, Mixed Planted Verge Vegetation, Mixed Garden Planted, and Open Callitris Woodland Cleared Understorey. Of these habitats, the Native Eucalyptus Woodland over Mixed Native Heathland, Open Tuart Woodland over Mixed Shrubland, and Eucalyptus Woodland Cleared Understorey provide the most value to significant fauna and the overall fauna assemblage.

A total of 21 fauna taxa from 13 families were recorded, comprising of 20 birds, two mammals, and one reptile. Two significant taxa were recorded during the fauna survey:

- Carnaby's Cockatoo (*Zanda latirostris*) listed as Endangered under the BC Act and EPBC Act.
- Quenda (*Isodon fusciventer*), listed as Priority 4 by the DBCA.

Two significant fauna taxa were assessed as having a high likelihood of occurring within the Survey Area:

- Forest Red-tailed Black Cockatoo (*Calyptorhynchus banksii naso*) listed as Vulnerable under the BC Act and EPBC Act.
- Black-striped Snake (*Neelaps calonotos*) listed as Priority 3 under DBCA.

74 significant fauna taxa were assessed as having have a low likelihood of occurring within the Survey Area.

Two introduced taxa were recorded during the survey, Laughing Kookaburra (*Dacelo novaeguineae*) and Rainbow Lorikeet (*Trichoglossus moluccanus*).

The field survey recorded 169 potential nesting trees (i.e. trees that do not contain suitable hollows but may in the future) and two suitable nesting trees (i.e. trees that appear to contain suitable hollows when observed from the ground). Some of these trees contained more than one hollow.

The basic fauna and black cockatoo habitat assessment survey was undertaken in November, which is within the recommended timing for birds, mammals, reptiles and amphibians.