Vegetation Clearing Assessment Report

Clean Energy Link (CEL) North – Yandin Terminal Bypass

August 2025

Western Power

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Document Control

Document version history

Version	Date	Amendment
Rev 0	28/5/25	Initial version
Rev 1	31/7/25	Revised version
Rev 2	21/08/25	Publish version

1. Project Information

Project Area		
Project name: **Clean Energy Link (CEL) North – Yandin Terminal Bypass**		**Contract/Work Order No:** **TT049331**
Main purpose of clearing	**Permanent/Temporary**	**Clearing area (ha)**
New overhead transmission line	Permanent ☒ Temporary ☐	**0.68** **0**

Proposed start date: 4/12/2025	**Expected completion date:** 6/04/2026
Method of clearing: • Clearing by driving or crushing under vehicles where there is sufficient access. • Mechanically cleared using chainsaws. • Clearing will be to ground level.	**Machinery to be used:** • Truck and chipper • Elevated Work Platform • Track loader • Service vehicle and chainsaws.

Project details:

As part of the State Government's decarbonisation strategy, Western Power is enhancing the existing network to support future connections of large-scale renewable energy generation and demand in the northern region of the Southwest Interconnected Network (SWIN).

As a key element of the Clean Energy Link (CEL) North 132 kV – 330 kV conversion project, assessments have identified the need to upgrade the 132 kV Cataby to Regans 81 transmission line (CTB-RGN 81) near Yandin Terminal. This line will be converted to 330 kV and integrated into Yandin Terminal, with the two existing 330 kV lines at the terminal reconfigured into a new bypass arrangement.

The objective of these works is to strengthen the transmission network by eliminating constraints on existing generation and expanding capacity to accommodate large-scale renewable energy projects and meet future demand.

To facilitate these upgrades Western Power proposes constructing two new steel poles and re-routing conductor to amend connections to the Yandin Terminal. The proposed works will include:

- Installation of two new steel poles
- Removal of the existing phase conductors
- Installation of new phase conductors along the transmission line.

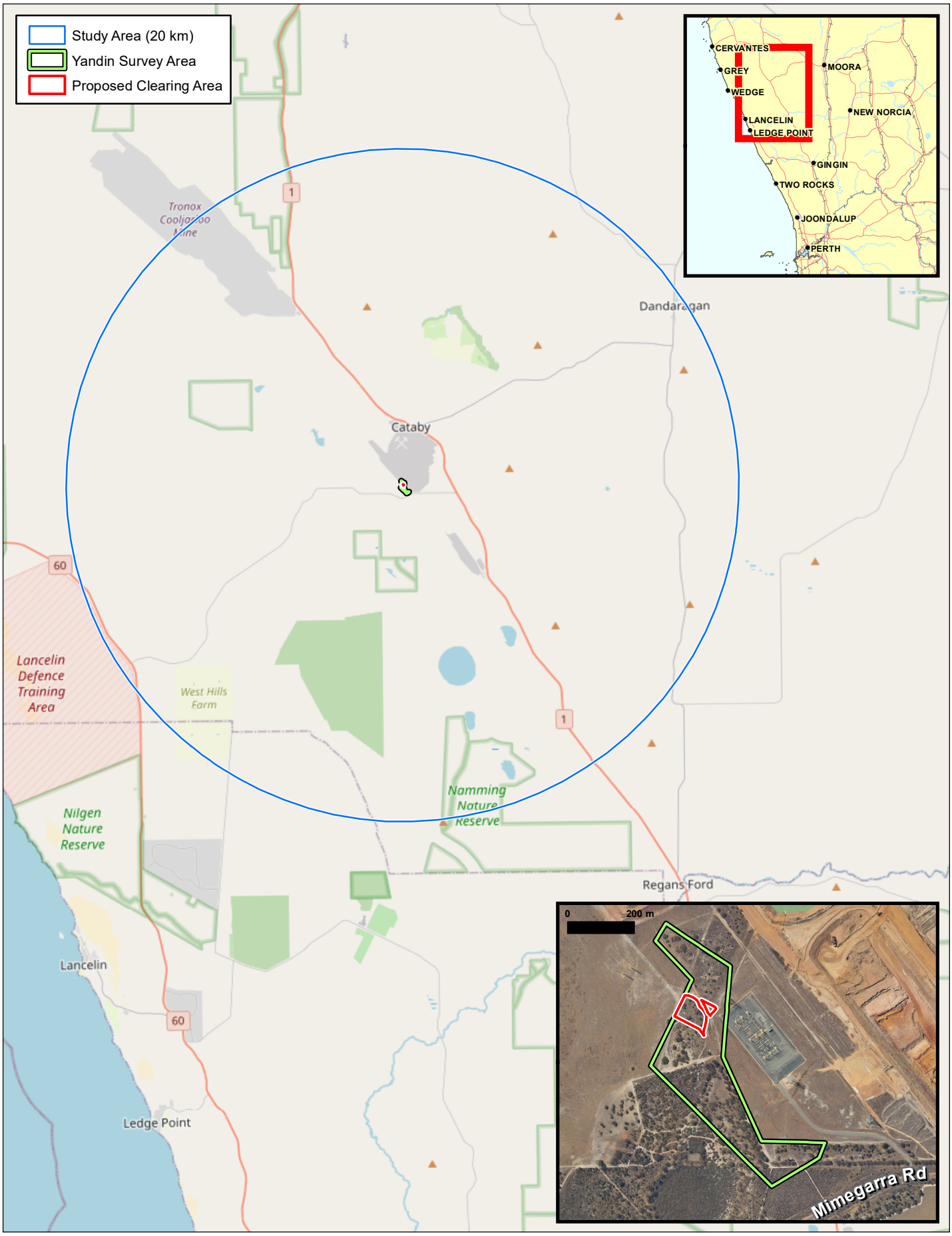
Western Power commissioned AECOM (2024) to complete a biological survey in September 2023 of a 12 hectare (ha) area adjacent to the Yandin Terminal (refer to Appendix C), hereafter referred to as the 'Survey Area' (Figure 1). The Survey Area encompasses the proposed area that will be cleared and impacted by the above works, which is 0.68 ha in size and is made up wholly of native vegetation (herein referred to as the 'Proposed Clearing Area') (refer to Figure 1).

The proposed works will require the clearing of native vegetation, including up to:

- 0.68 hectares (ha) of native vegetation (the same area comprises fauna habitat and 'low' quality black cockatoo foraging habitat)
- Three (3) potential breeding trees (no suitable hollows).

Guardian Permit ID reference number: PER-0001546	**Permit/Exemption number:** CPS1918/11

2. Maps/photos



SLR

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N 0 2.5 5 10 km

Service Layer Credits: Landgate / SLIP

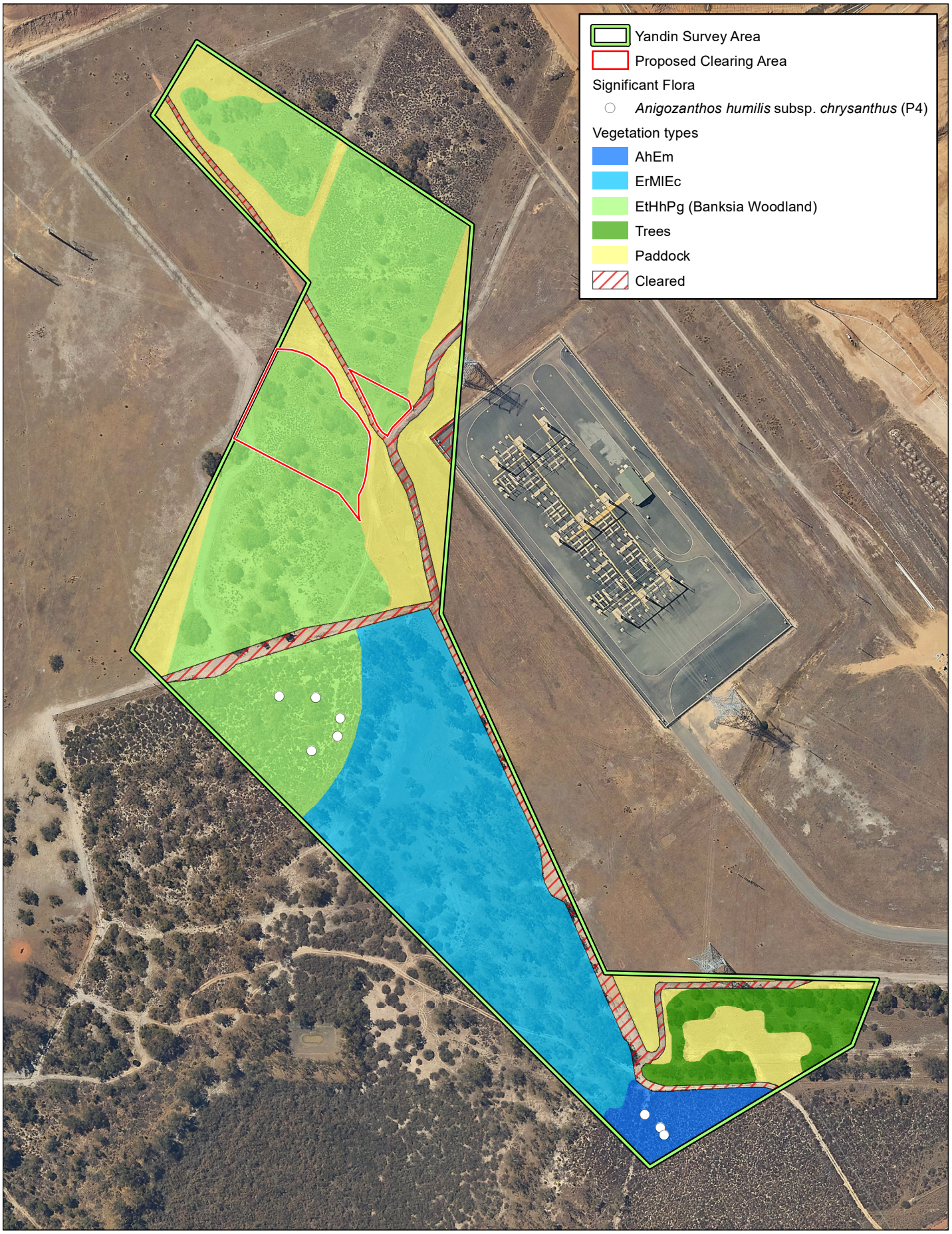
Coordinate System: GDA 1994 MGA Zone 50

Scale	: 1:300,000 @ A4
Project Number	: 675.073131.00001
Date Drawn	: 31/07/2025
Drawn By	: Environmaps
Reviewed By	: ABS

Western Power
Yandin Terminal: Vegetation Clearing
Desktop Report / Clearing Assessment Report

Proposed Clearing Area,
Yandin Survey Area and Study Area (20 km)
FIGURE 1

C:\GIS\Jobs\360\675.073131.00001 - Yandin Terminal, Veg Clearing and Ass\Figures\675-073131-00001_F01 Proposed Clearing Area, Yandin Survey Area and Study Area (20km)_250731.mxd



N 0 25 50 100 m

Service Layer Credits: Landgate / SLIP

Coordinate System: GDA 1994 MGA Zone 50

Scale	: 1:3,500 @ A4
Project Number	: 675.073131.00001
Date Drawn	: 19/08/2025
Drawn By	: Environmaps
Reviewed By	: ABS

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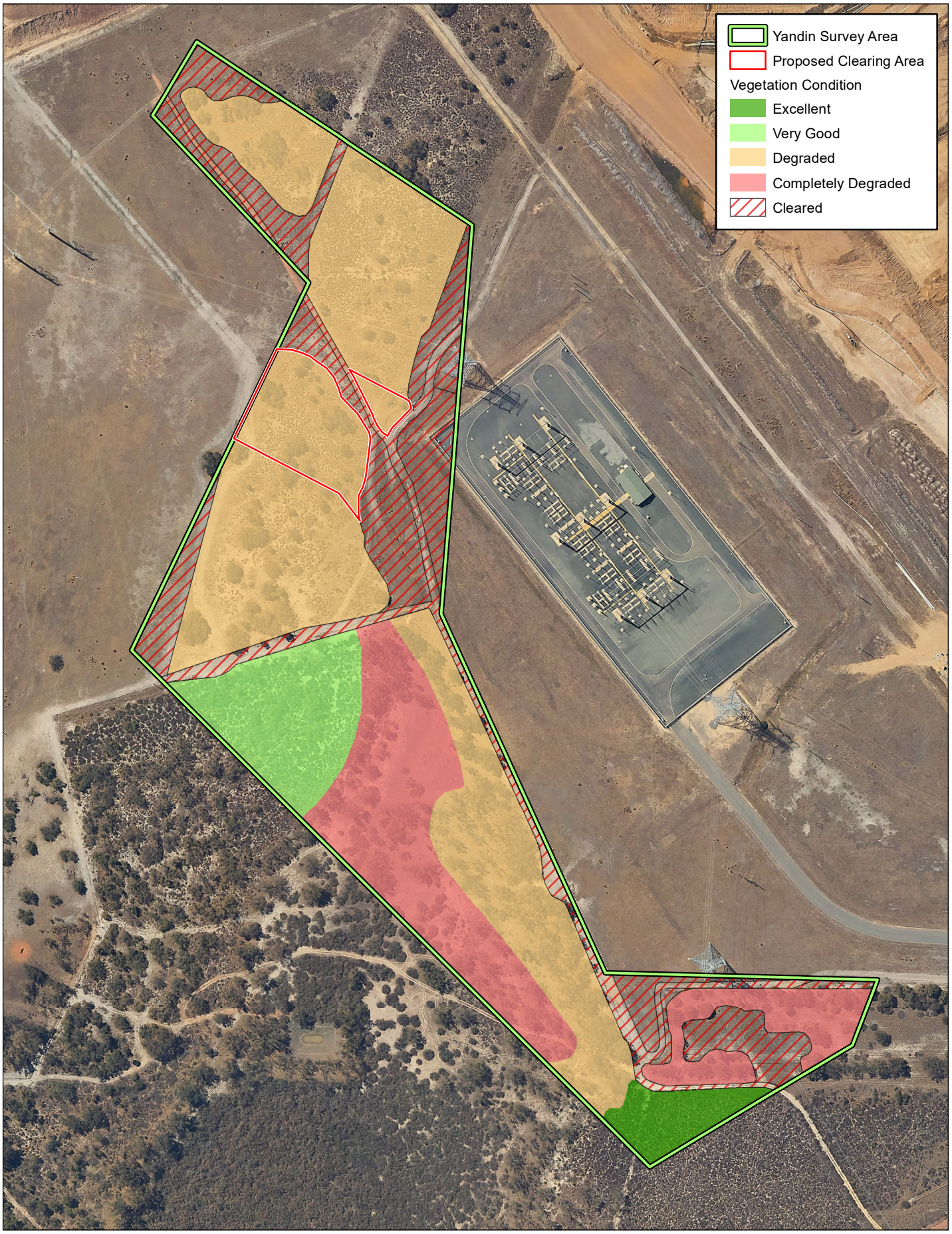
Yandin Terminal: Vegetation Clearing Desktop Report / Clearing Assessment Report

Vegetation Types and Significant Flora Locations (AECOM 2024)
FIGURE 2

C:\GIS\Jobs\360\675.073131.00001 - Yandin Terminal, Veg Clearing and Ass\Figures\675-073131-00001_F02 Vegetation Types and Significant Flora Locations (AECOM 2024)_250819.mxd



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N 0 25 50 100 m

Service Layer Credits: Landgate / SLIP

Coordinate System: GDA 1994 MGA Zone 50

Scale	: 1:3,500 @ A4
Project Number	: 675.073131.00001
Date Drawn	: 19/08/2025
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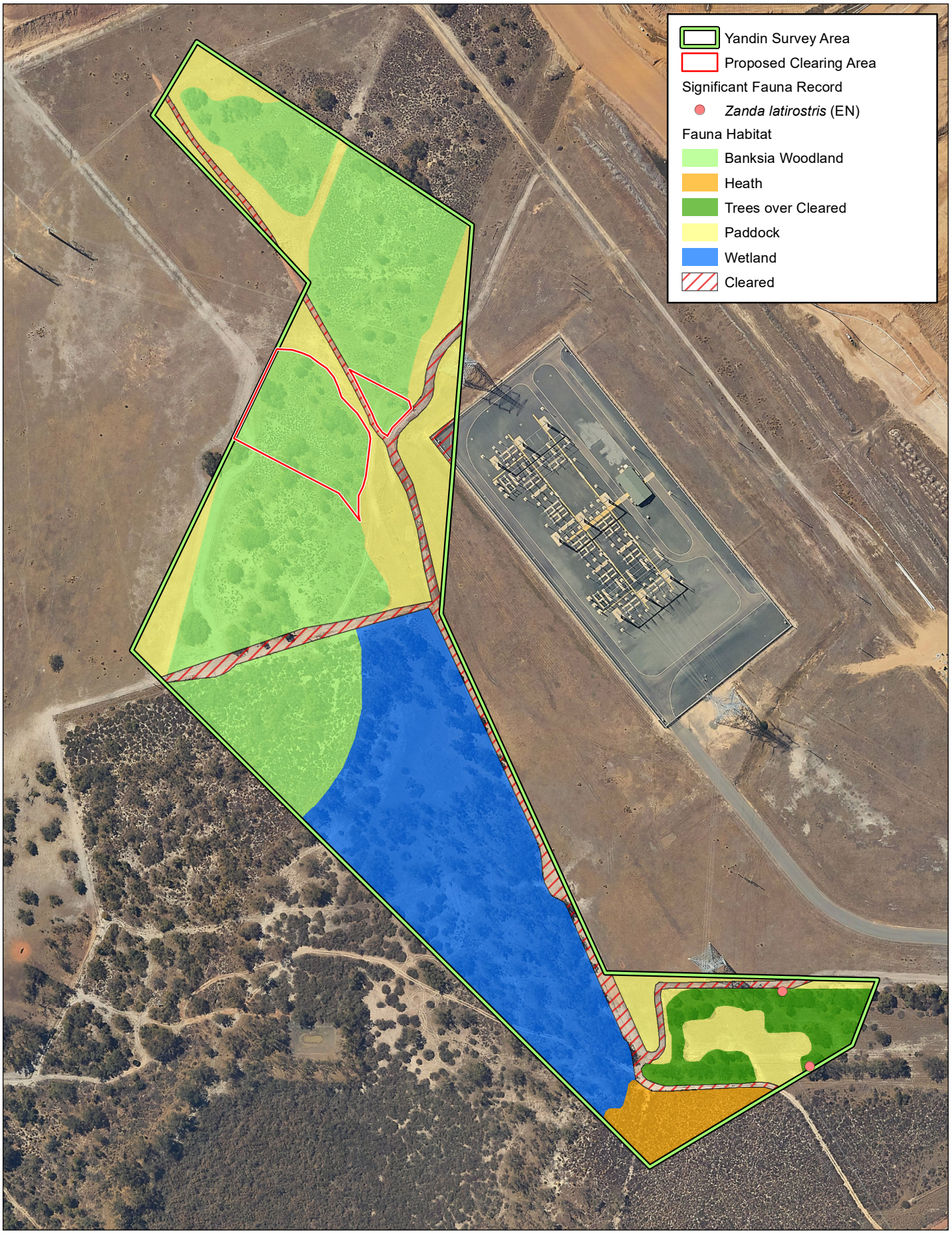
Yandin Terminal: Vegetation Clearing
Desktop Report / Clearing Assessment Report

Vegetation Condition
(AECOM 2024)
FIGURE 3

C:\GIS\Jobs\360\675.073131.00001 - Yandin Terminal, Veg Clearing and Ass\Figures\675-073131-00001_F03 Vegetation Condition (AECOM 2024)_250819.mxd



N 0 25 50 100 m

Service Layer Credits: Landgate / SLIP

Coordinate System: GDA 1994 MGA Zone 50

Scale	: 1:3,500 @ A4
Project Number	: 675.073131.00001
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Yandin Terminal: Vegetation Clearing
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Fauna Habitat and Significant Fauna Records (AECOM 2024)
FIGURE 4

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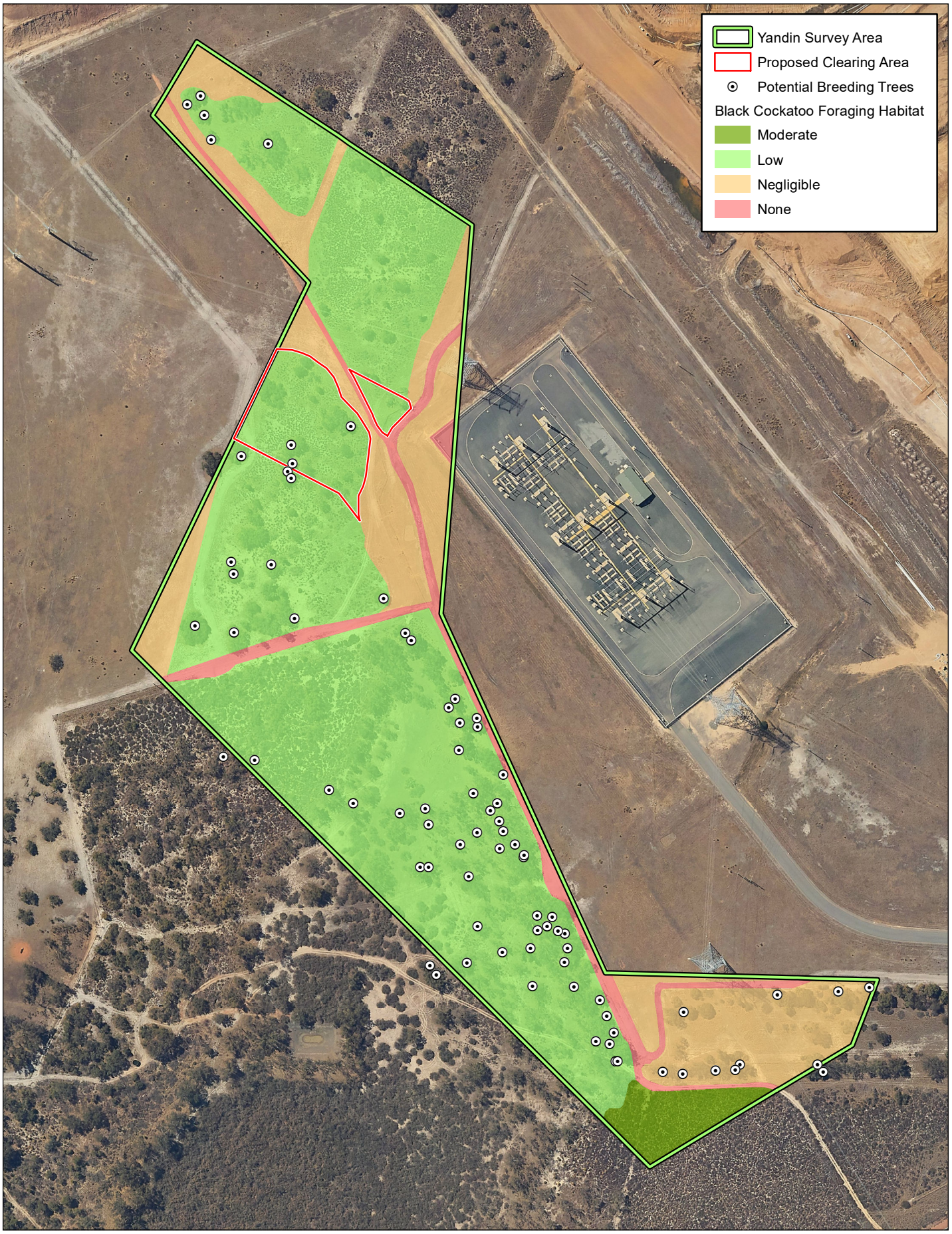

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N 0 25 50 100 m

Service Layer Credits: Landgate / SLIP

Coordinate System: GDA 1994 MGA Zone 50

Scale	: 1:3,500 @ A4
Project Number	: 675.073131.00001
Date Drawn	: 19/08/2025
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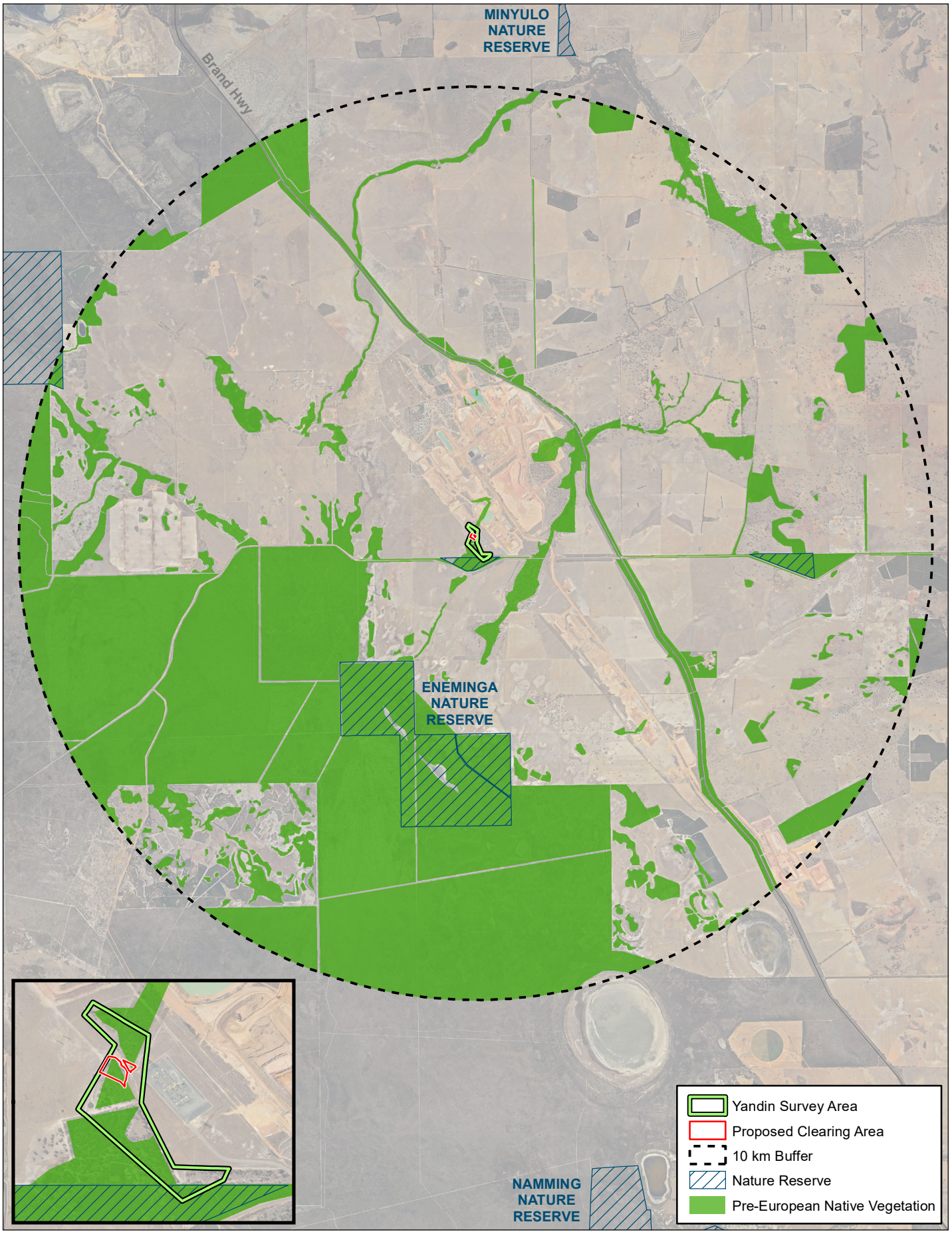
Yandin Terminal: Vegetation Clearing
Desktop Report / Clearing Assessment Report

Black Cockatoo Potential Breeding Trees
FIGURE 5

C:\GIS\Jobs\360\675.073131.00001 - Yandin Terminal, Veg Clearing and Ass\Figures\675-073131-00001_F05 Black Cockatoo Potential Breeding Trees_250819.mxd



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N 0 1 2 4 km

Service Layer Credits: Landgate / SLIP
Pre-European Vegetation - DPIRD-005

Coordinate System: GDA 1994 MGA Zone 50

Scale	: 1:110,000 @ A4
Project Number	: 675.073131.00001
Date Drawn	: 19/08/2025
Drawn By	: Environmaps
Reviewed By	: ABS

Western Power
Yandin Terminal: Vegetation Clearing
Desktop Report / Clearing Assessment Report

Pre-European Native Vegetation
Extents 10 km Buffer
FIGURE 6

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	The clearing required is for the installation of steel poles and re-routing conductor cables. Directional drilling is not applicable as no underground assets form part of the scope.
Existing tracks are utilised where possible	Yes	Existing tracks will be used where possible.
Utilising previously cleared areas where possible	Yes	Previously cleared areas will be utilised for site access and laydown activities during construction works, preventing the need for clearing for these ancillary activities.
Consideration of alternative engineering and design options	No	The proposed clearing is essential to accommodate the installation of up to two new steel poles, along with the removal of existing phase conductor cables and their replacement with upgraded conductors along the transmission line leading into the Terminal. During the planning phase, various alternative alignments were carefully evaluated. However, the current layout has been determined to be the most suitable, considering the proximity to existing Terminal infrastructure and the need to minimise disturbance to surrounding intact vegetation. This vegetation has been consciously avoided wherever possible. The original transmission line alignment intersected the Banksia Woodland patch southwest of the Proposed Clearing Area, posing potential impacts to over 20 Black Cockatoo potential breeding trees. To reduce these impacts, the alignment was shifted approximately 65 metres east, successfully avoiding areas of 'Very Good' condition vegetation and the Priority 4 species *Anigozanthos humilis* subsp. *chrysanthus*. This adjustment substantially reduced overall clearing impacts and minimised the number of potential breeding trees requiring removal. Relocating the line further east of the existing Terminal was also considered however was not deemed feasible due to possible future terminal expansion plans in that direction.
Other	Yes	The three Black Cockatoo potential breeding trees identified within the Proposed Clearing Area will be demarcated and retained where feasible during the clearing activities. A Hygiene Management Plan (HMP) will outline hygiene management requirements for vehicles accessing the Proposed Clearing Area, including the designation of clean on entry/exit points and wash down areas (if required). The plan will be informed by a dieback survey, which is currently in progress.

4. Site context

4.1 Land Tenure (Cadastral Information)

Property:

The Proposed Clearing Area comprises Lot 1001 and Lot 3001, which are both freehold lots (including two easements). These lots are adjacent to Mimegarra Road, Cataby, approximately 135 km north of Perth CBD (Figure 1).

Conservation Estates:

The Proposed Clearing Area does not intersect any conservation estates. An un-named Department of Biodiversity, Conservation and Attractions (DBCA) Nature Reserve is located 400 m south of the Proposed Clearing Area (R 27993), vested under the Conservation Commission of Western Australia. No Environmentally Sensitive Areas (ESAs) are associated with the Yandin Survey Area or Proposed Clearing Area (AECOM, 2024).

Local Government:

The Proposed Clearing Area falls within the Shire of Dandaragan.

4.2 Vegetation description

Beard et al. (2013) mapping is used to compare the current extent of remnant vegetation to the pre-European vegetation extent. One vegetation association, 1031 (Mosaic: Shrublands; Hakea scrub-heath / Shrublands; Dryandra heath) was identified in the Proposed Clearing Area, which is represented in the Geraldton Sandplains bioregion at an extent of 34.48%.

The relevant statistics for this association are detailed below in Table 2 with data abstracted from the 'Statewide Vegetation Statistics' (DBCA, 2019).

Table 2 Statewide Vegetation Statistics (DBCA, 2019) for the Proposed Clearing Area

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. 1031	**Statewide**	269,490.91	88,668.30	32.90	42.66
	IBRA Bioregion *Geraldton Sandplains*	241,349.97	83,217.27	34.48	44.52
	IBRA Sub-region *Lesueur Sandplain*	241,349.97	83,217.27	34.48	44.52
	Local Government Authority *Shire of Dandaragan*	230,488.23	68,040.83	29.52	52.60

A total of four native vegetation communities were defined and mapped by AECOM (2024) within the Survey Area (Figure 2). Of these, one vegetation community was mapped within the Proposed Clearing Area (refer to Section 4.3.1).

4.3 Summary of results of surveys

AECOM (2024) completed a spring flora, vegetation, fauna and Black Cockatoo assessment for defined areas within the Clean Energy Link (CEL) North Program including four separate sites in Eneabba, Cataby, Regans, and Yandin.

A comprehensive desktop assessment, detailed flora and vegetation assessment, targeted flora searches, a basic fauna survey and a targeted Black Cockatoo assessment was undertaken by experienced AECOM personnel in September 2023. Approximately 12 ha was surveyed for the Yandin component of the Survey Area, inclusive of the Proposed Clearing Area of 0.68 ha. Results presented within this report relate to the Yandin component of the AECOM (2024) Survey Area.

4.3.1 Vegetation

Five vegetation communities were mapped within the Survey Area (Figure 2). Banksia Woodland is the sole vegetation community mapped within the Proposed Clearing Area (Table 3) and comprises the entire Proposed Clearing Area (0.68 ha). It was mapped as 'Degraded' due to aggressive weed invasion.

Table 3 Vegetation Community within Proposed Clearing Area

Vegetation Community	Photograph
EtHhPg **Banksia Woodland (4.79 ha, 40% of Survey Area)** *Eucalyptus todtiana*, *Banksia attenuata* and *Xanthorrhoea preissii* low open woodland over *Hibbertia hypericoides* subsp. *hypericoides*, *Calothamnus quadrifidus* subsp. *quadrifidus* and *Allocasuarina humilis* mid to low open shrubland over *Podotheca gnaphalioides*, *Dasypogon obliqueifolius* and *Lyginia barbata* low sparse herbland situated on white-grey sandy soils.	

No Threatened Ecological Communities (TECs) or Priority Ecological Communities (PECs) were recorded or considered likely to occur in the Proposed Clearing Area or wider Survey Area post-survey.

4.3.2 Flora

The pre-survey likelihood of occurrence assessment identified 124 significant flora species as potentially occurring within the Survey Area (DCCEEW; DBCA 2024).

No Threatened flora species listed under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) or *Biodiversity Conservation Act 2016* (BC Act) were recorded within the Survey Area or the Proposed Clearing Area. Additionally, no weed species listed as Declared Pests under the *Biosecurity and Agriculture Management Act 2007 (*BAM Act) were recorded.

One significant flora species, *Anigozanthos humilis* subsp. c*hrysanthus* (P4) was recorded within the Survey Area. This taxon was recorded at 10 locations with a total of 22 individual plants (refer to Figure 2).

All significant flora identified within the pre-survey desktop assessment was assessed post-survey as either having a low or negligible likelihood of occurrence except for the above mentioned, *Anigozanthos humilis* subsp. c*hrysanthus* (AECOM, 2024). This species did not occur within the Proposed Clearing Area and its closest record is approximately 130 metres south (Figure 2).

4.3.3 Fauna

The pre-survey likelihood of occurrence assessment identified 12 significant fauna species including five fauna species with a 'high' likelihood and seven fauna species with a 'moderate' likelihood of occurring within the Survey Area (DCCEEW; DBCA 2024). This included six invertebrates, three mammals, two birds and one reptile species. Species identified in the desktop that are oceanic species, or strictly marine were excluded from this assessment as the survey does not include marine waters.

Of the 12 significant fauna species potentially occurring within the Survey Area the following species were considered to have a moderate, high or known likelihood of occurrence post survey, due to previous records or suitable habitat.

- the Endangered Carnaby's Black Cockatoo (*Zanda latirostris*), - known, foraging evidence recorded during the survey,
- the Priority 4 listed Western Brush Wallaby (*Notamacropus Irma)* - high likelihood of occurrence and
- the Priority 1 listed Land Snail (*Bothriembryon perobesus*) - moderate likelihood of occurrence.

The remaining fauna species were assessed as having a low or negligible likelihood of occurrence within the Proposed Clearing Area and surrounds.

A total of 19 fauna species were recorded during the survey, comprising 14 birds, four (4) mammals and one (1) reptile. One conservation significant fauna species was recorded during the survey within the Survey Area (Figure 4). This comprised of two records of Carnaby's Black Cockatoo (*Zanda latirostris*) foraging evidence in the southeast corner of the Survey Area (500 metres southeast of the Proposed Clearing Area). There were no records of any significant fauna within the Proposed Clearing Area.

The targeted Black Cockatoo habitat assessment identified 11.14 ha of black cockatoo foraging habitat within the Survey Area (majority of which was 'Low' quality) (Figure 5) and a total of 82 potential breeding trees (none with suitable hollows). Of these potential breeding trees, three were recorded within the Proposed Clearing Area (*Eucalyptus todtiana* species only*)* (Figure 5). There was no evidence of breeding or roosting observed within the Survey Area or Proposed Clearing Area.

The DAWE (2022) foraging habitat score valued the Survey Area of Black Cockatoo habitat as being of 'high' quality (score of 9). However, using the refined Bamford scoring methodology (2020), the foraging habitat score valued the habitat as 'negligible' to 'moderate' quality (score of '1-4') across the Survey Area, with the entire Proposed Clearing Area being rated as 'low' quality (score of 2) (Figure 5).

Five fauna habitats were defined and mapped within the Survey Area (Figure 4). Banksia Woodland is the sole fauna habitat mapped (Table 4) within the Proposed Clearing Area and comprises the entire Proposed Clearing Area (0.68 ha). The Banksia Woodland vegetation community is congruous with the fauna habitat of the same name 'Banksia Woodland'.

Table 4 Fauna Habitat within Proposed Clearing Area

Description	Photograph
Banksia Woodland dominating over *Melaleuca* species, with a diverse shrub understorey. Grass species are absent, allowing the structural diversity of the woodland to flourish. Mature *Banksia* trees, scattered across the landscape. Fine leaf litter and sandy loam soil support the habitat's plant community. Evidence of recent burns underscores its dynamic nature.	

The combined Executive Summary and Conclusion of the biological survey report (AECOM, 2024) 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 5-metre buffer of the Proposed Clearing 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	☐	UXO	☒		
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.	**Not likely to be at variance**

Assessment:

Clearing impacts will be associated with the Proposed Clearing Area of 0.68 ha comprising of the Banksia Woodland native vegetation community. This is the sole vegetation community impacted by the clearing activities and was mapped by AECOM (2024) as 'Degraded' due to aggressive weed invasion. The Banksia Woodland is not representative of the associated *Banksia W*oodlands of the Swan Coastal Plain Priority Ecological Community (PEC) or Threatened Ecological Community (TEC) as it falls outside of the geographic distribution of the Swan Coastal Plain. Therefore, no TECs or PECs will be impacted by the proposed clearing.

A summary of the flora and fauna biodiversity values are listed below:

Flora:

- No individuals of the Priority 4 *Anigozanthos humilis* subsp*. chrysanthus* species occur within the Proposed Clearing Area and therefore will not be impacted.
- No other conservation significant flora species occur within the Proposed Clearing Area.
- Flora diversity was considered relatively high, with a total of 87 flora species confidently identified to species level within the wider 12 ha Survey Area (AECOM, 2024). The majority of these species were recorded within 'Very Good' and 'Excellent' patches of vegetation within the wider Survey Area, rather than from the 'Degraded' vegetation associated with the Proposed Clearing Area. This high diversity is typical of the Geraldton Sandplains IBRA region (Macintyre, 2020).

Fauna:

- Nineteen fauna species were recorded during the AECOM field survey. This included fourteen birds, four mammals and one reptile (AECOM, 2024).
- Up to 0.68 ha of Banksia Woodland habitat will be cleared within the Proposed Clearing Area. This provides suitable habitat for the following significant fauna species with the potential to occur within the Proposed Clearing Area:
  - the Endangered Carnaby's Black Cockatoo (*Zanda latirostris*)
  - the Priority 4 Western Brush Wallaby (*Notamacropus Irma)*
  - the Priority 1 Land Snail (*Bothriembryon perobesus*).

  Equivalent or better quality habitat for each of these species extends beyond the Proposed Clearing Area.
- Of the 11.14 ha of Black Cockatoo foraging habitat mapped as part of the AECOM (2024) biological survey, up to 0.68 ha will be cleared within the Proposed Clearing Area. This habitat has been assessed as being 'low' foraging habitat quality (score of 2) for the Carnaby's Black Cockatoo.
- Of the 82 potential breeding trees recorded from the AECOM (2024) survey, three (3) *Eucalyptus todtiana* occur within the Proposed Clearing Area and will potentially be impacted as part of this clearing proposal. None of these trees contain suitable nesting hollows.

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. It should be considered that the proposed clearing:

- will not impact any significant flora species or TECs/PECs.
- will impact native vegetation in 'Degraded' condition due to aggressive weed invasion.
- will remove native vegetation providing 'low' value foraging habitat for the Carnaby's Black Cockatoo.
- will not result in the removal of any known roosting or breeding habitat for Carnaby's Black Cockatoo. The three Black Cockatoo potential breeding trees with the potential to be cleared do not contain any suitable nesting hollows and are all *Eucalyptus todtiana*; a species unlikely to develop hollows based on its growth habit.

Higher quality habitat is available adjacent to the Proposed Clearing Area, including within the broader Survey Area, the DBCA conservation estate to the south, and extensive intact vegetation less than 3 km to the west (e.g., Yandin Nature Reserve, Eneminga Nature Reserve and surrounds). The clearing of native vegetation in 'Degraded' condition with low comparable diversity where there are significant areas of similar vegetation in good or better condition elsewhere in the Study Area means this principle is 'not likely to be at variance' (DER, 2014).

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:

The proposed clearing will result in removal of 0.68 ha of native vegetation mapped as Banksia Woodland fauna habitat type (AECOM, 2024). Based on the post-survey likelihood of occurrence assessment, it was determined that the Banksia Woodland provides suitable habitat for three significant fauna species:

- Carnaby's Black Cockatoo (*Zanda latirostris*) Endangered by EPBC and BC Act – known occurrence
- Land snail (*Bothriembryon perobesus*) Priority 1 – moderate likelihood of occurrence.
- Western Brush Wallaby (*Notamacropus irma*) Priority 4 – high likelihood of occurrence.

Carnaby's Black Cockatoo

The Proposed Clearing Area is located within the mapped distribution of the Carnaby's Black Cockatoo, most commonly found in semi-arid parts of the south-west and occurs in uncleared and remnant areas of woodland, shrubland and kwongan heath dominated by proteaceous species (DBCA, 2017). The species also occurs in remnant patches of native vegetation on land otherwise cleared for agriculture. AECOM (2024) conducted a targeted Black Cockatoo assessment during Spring 2023. No roosting or breeding was observed at the time of survey, with the closest confirmed DBCA roosting site being 25 km south of the Survey Area and the closest known Carnaby's Black Cockatoo breeding sites being 2 km east of the Survey Area (DBCA, 2025).

Of the 11.14 ha of Black Cockatoo foraging habitat mapped as part of AECOM (2024) biological survey, up to 0.68 ha will be cleared within the Proposed Clearing Area. The foraging habitat to be removed has been assessed using the Bamford (2020) Methodology as representing 'low' quality foraging habitat. There was no evidence of the above-mentioned species occurring within the Proposed Clearing Area during the biological survey. However, there were two nearby foraging records of the Carnaby's Black Cockatoo (500 m south of the Proposed Clearing Area).

Of the 82 potential breeding trees recorded from the AECOM (2024) survey, three (3) *Eucalyptus todtiana* species fall within the Proposed Clearing Area and may be impacted as part of this proposal. These trees do not contain any suitable nesting hollows and are unlikely to develop hollows based on the growth habit of the tree species. However, this is a foraging species for Black Cockatoos and can provide potential roosting habitat; noting that no roosting or breeding sites were recorded within the Proposed Clearing Area or wider Survey Area.

Land snail

The Land snail prefers habitats of rocky terrain, woodlands, gorges, gullies and coastal shrub/heath (AECOM, 2024). No historic records of the species occur within the Proposed Clearing Area or wider Survey Area, nor were any individuals of the species recorded during the field survey (AECOM, 2024). The Banksia Woodland habitat within the Proposed Clearing Area provides suitable habitat for the species. However, this habitat extends nearby and beyond the Proposed Clearing Area, both southward within the adjacent DBCA reserve and to the west in the Eneminga

Nature Reserve, suggesting there is suitable habitat of similar or better quality to support the species within these nearby conservation areas.

Western Brush Wallaby

The Western Brush Wallaby prefers habitats of open forest or woodland, open seasonal wet flats with low grasses and open scrubby heath (AECOM, 2024). The species was recorded by AECOM (2024) within low grasses 1.8 km to the east of the Survey Area. The Banksia Woodland habitat of the Proposed Clearing Area provides suitable habitat for the species and the species is likely to use the area for temporary resting and foraging. Given the species' habitat preferences, all of the mapped surrounding habitat types (including paddock areas) represent suitable habitat for the species, with much of the native vegetation in the surrounding area being in similar or better condition than the Proposed Clearing Area habitat.

Summary

The larger areas of intact remnant native vegetation located 100 metres south west and 3 km to the west of the Proposed Clearing Area would provide comparatively higher-quality habitat and ecological linkages for local fauna, like the Western Brush Wallaby, Land snail and the Carnaby's Black Cockatoo. Within a local (10 km) radius of the Proposed Clearing Area there are more than 1600 ha of equivalent or higher quality habitat protected in existing conservation reserves.

Additionally, the 78 potential breeding trees mapped (ranging from 65 m to 500 m away from the Proposed Clearing Area) by AECOM (2024) within the immediately surrounding vegetation provide suitable foraging, roosting and potential breeding habitat for the Carnaby's Black Cockatoo.

EPA (2019) specifies that foraging habitat within 7 km of a Carnaby's Black Cockatoo breeding site is important to adequately support breeding cockatoos. The vegetation proposed to be cleared is in 'Degraded' condition and represents 'low' value foraging habitat for the Carnaby's Black Cockatoo. Nonetheless, it is understood to have an elevated level of importance due to being located within 2 km of a known breeding site. For this reason, the proposed clearing is considered to be at variance to this Principle.

Western Power will seek an exemption from the requirement for an offset proposal based on the degraded vegetation condition, low quality foraging value, absence of suitable breeding trees and substantial nearby habitat of equivalent or better value.

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 identified 16 Threatened flora species with the potential to occur in the Study Area.

No Threatened flora species listed under the EPBC Act were recorded within either the Proposed Clearing Area or larger Survey Area, and none are considered likely to occur within the Proposed Clearing Area post-survey (AECOM, 2024).

The closest historic DBCA Threatened flora record is *Eleocharis keigheryi* (Vulnerable (Cwlth & WA)), located 2 km south-east of the Proposed Clearing Area. Given that the nearest record of Threatened flora is located 2 km from the Proposed Clearing Area, the proposed clearing activities are unlikely to result in any direct or indirect impact on any Threatened flora species. Accordingly, the proposed clearing 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.	**Not likely to be at variance**

Assessment:

AECOM (2024) conducted a desktop assessment of the TECs that could potentially occur within the Survey Area. A total of 10 TECs were identified, all being assessed as 'unlikely' to occur within both the Survey Area and inherently within the Proposed Clearing Area.

The vegetation within the Proposed Clearing Area has been mapped as vegetation type *EtHhPg* (*Banksia* Woodland). This vegetation type shares characteristics with the Federally listed Banksia Woodlands of the Swan Coastal Plain TEC, classified as Priority 3 at the state level. The Banksia Woodlands of the Swan Coastal Plain TEC occurs

extensively, as close as 1.3 km west of the Proposed Clearing Area. However, as the Proposed Clearing Area is located outside of the geographic distribution of the Swan Coastal Plain, the vegetation proposed to be cleared does not meet the criteria for classification as this TEC. The Banksia Woodland vegetation type associated with the Proposed Clearing Area is situated on The Geraldton Sandplains.

AECOM (2024) determined that none of the vegetation communities mapped within the Proposed Clearing Area and wider Survey Area represent this or any other TEC. Considering the absence of TEC, the proposed clearing is considered not likely to be at variance with this principle.

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 likely to be at variance**

Assessment:

There is one pre-European vegetation association mapped across the Proposed Clearing Area: Vegetation Association no. 1031; Mosaic: Shrublands; Hakea scrub-heath / Shrublands; Dryandra heath. Refer to Table 2 for a breakdown of the vegetation representation statistics for this vegetation association. The National Objectives and Targets for Biodiversity Conservation set the threshold for biological diversity to be protected as 30% of the pre-European extent (Commonwealth of Australia, 2001).

Vegetation Association no. 1031 has been subjected to historical clearing, with 32.90% remaining across the State and 34.48% remaining across the IBRA bioregion scale (DBCA, 2019). At the local level, 29.52% of this vegetation association remains within the Shire of Dandaragan; which is just under the 30% threshold. However, an analysis of the native vegetation extent dataset (DPIRD, 2023) has determined that approximately 10, 113 ha (32%) of native vegetation remains within a 10 km local buffer surrounding the Proposed Clearing Area (Figure 6). This vegetation association therefore remains adequately represented at Statewide, IBRA and local scales.

With this in consideration, the proposed clearing of up to 0.68 ha of native vegetation (<0.001% of remaining native vegetation extent within the Shire of Dandaragan) will not bring the pre-European vegetation representation below 30% at any of these scales. Given this, along with the presence of similar or better quality vegetation expected to exist in the nearby Eneminga Nature Reserve, Yandin Nature Reserve and several other un-named Nature Reserves nearby, the proposed clearing of 0.68 ha is unlikely to significantly affect remnant vegetation within the broader local extent. As such, this principle is not likely to be at variance.

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 likely to be at variance**

Assessment:

There is an ephemeral wetland (Dampland, UFI 11545) that exists adjacent to the southern boundary of the Proposed Clearing Area and extends southward for approximately 400 metres into the DBCA Nature Reserve (R 27993) situated 500 m to the south. This mapped wetland corresponds with parts of the Banksia Woodland and mostly with the Eucalyptus Woodland vegetation types mapped during the survey (AECOM, 2024). Although the wetland is nearby (20 m south), the proposed clearing will not have any direct impacts to this wetland and nor are any indirect impacts expected due to the relatively minor area of clearing proposed. The Eucalyptus Woodland vegetation type (riparian vegetation) mapped by AECOM (2024) within the Survey Area will not be impacted by the clearing. This vegetation type occurs outside of the Proposed Clearing Area.

As there are no wetlands or watercourses within the Proposed Clearing Area, the vegetation is not growing in or in association with the nearby dampland and the proposed clearing is therefore 'not likely to be at variance' with 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:

The Proposed Clearing Area is situated wholly within the 'Bassendean Zone' land system, described as sand dunes and sandplains with pale deep sand, semi-wet and wet soils with Banksia-Paperbark woodlands and mixed heathlands (AECOM, 2024). The topography within the Proposed Clearing Area is relatively flat with the elevation

ranging from approximately 110 m Australian Height Datum (AHD) at the northern end and gradually sloping to 108 m AHD to the southwest (DPRID, 2019). The change in elevation occurs over a distance of 124 m.

DPIRD land quality mapping indicates the area being cleared has a 'low risk' of waterlogging (DPIRD-015), water erosion (DPIRD-013), salinity (DPIRD-036), and flooding (DPIRD-007) with a 'low to moderate' risk of wind erosion (DPIRD-016). Due to these risk assessments the risk of appreciable land degradation as a result of clearing is reduced.

The Australian Soil Resource Information System (ARIS) Acid Sulfate Soils (ASS) mapping indicates that the Proposed Clearing Area is in an area with an 'extremely low probability of occurrence of ASS' (CSIRO, 2025).

The Proposed Clearing Area's gently undulating terrain, sandy laterite soils and the presence of surrounding vegetation are expected to help mitigate erosion, thereby reducing the likelihood of significant land degradation.

Standard erosion, sedimentation and dust management control measures will be implemented during clearing and construction works.

With the Proposed Clearing Area's vegetation being assessed as Degraded condition, the relatively minor area of clearing proposed, and relatively low risk of land degradation based on the DPIRD land quality mapping, 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.	**Not likely to be at variance**

Assessment:

Environmental values of conservation areas are largely impacted by habitat fragmentation, when core habitat reserves are isolated from one another by human land uses. 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).

Within the Study Area (20km) there are ten nature reserves, the closest (DBCA Nature Reserve R27993) of which is approximately 500 metres south of the Proposed Clearing Area. The Proposed Clearing Area is limited to the 'Degraded' *Banksia* Woodland (0.68 ha) and given the distance, clearing activities are not expected to impact the environmental values of this nearby Nature Reserve. The remainder of the nearby nature reserves range from 2.5 km to 14km away from the clearing activities.

Furthermore, a Vegetation Management Plan (VMP) and Hygiene Management Plan (HMP) will be implemented during clearing and construction to minimise potential for the proposed clearing activities to impact on environmental values.

Based on the above, the mitigation measures outlined within the HMP and VMP and the distance from the nearby conservation area, the proposed clearing is 'not likely to be at variance' to this principle.

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 Proposed Clearing Area is not located within a Public Drinking Water Source Area (PDWSA) (DWER, 2025) or *Country Areas Water Supply Act 1947* area (DWER, 2018). No watercourses or wetlands have been mapped as intersecting the Proposed Clearing Area.

The AECOM (2024) survey mapped the Eucalyptus Woodland (ErMlEc) vegetation type which is likely associated with surface and/or groundwater hydrology (i.e. groundwater dependent) within the larger Survey Area. The same area was rated 'moderate' in its potential to be a Groundwater Dependent Ecosystem (GDE) (BoM, 2025).

One ephemeral wetland (Dampland) lies near the Proposed Clearing Area. The Dampland (UFI 11545) is 20 m south of the Proposed Clearing Area and extends into a protected Nature Reserve, overlapping mainly with Eucalyptus Woodland, which will not be impacted by the clearing activities.

The groundwater salinity of the local area is approximately 1000-3000 mg/L TDS, which is considered low to moderately saline.

The Proposed Clearing Area does not occur within the abovementioned wetland, and the relatively minor proposed clearing of 0.68 ha is unlikely to affect surface or groundwater quality. Therefore, the proposed clearing is not likely to be at variance to this 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:

DPIRD land quality mapping indicates the Proposed Clearing Area has a 'low' risk of waterlogging, water erosion, salinity, and flooding (as detailed under Principle 'g'). The topography within the Proposed Clearing Area is relatively flat with the elevation ranging from approximately 110 m AHD at the northern end and gradually sloping to 108 m AHD to the southwest (DPRID, 2019). According to DPIRD NRInfo, the landscape consists of low-lying wet areas. The change in elevation occurs over a distance of 124 m. The mean annual rainfall in the area of the Proposed Clearing Area is 539.1 mm, taken from the Eneminga station (009179) (BoM, 2025).

The Proposed Clearing Area comprises native vegetation in 'Degraded' condition and is largely located adjacent to areas which have been historically cleared. The vegetation to be removed is minimal relative to the surrounding landscape and therefore it is unlikely that the clearing will exacerbate the incidence or intensity of flooding.

In addition, the works will not change the existing relatively flat topography of the area. The project is therefore not likely to be at variance with this principle.

7. Planning instrument or other relevant matters

The Proposed Clearing Area does not intersect any registered Aboriginal heritage site. (DPLH, 2025). An Activity Notice was issued under Western Power's Noongar Alternate Heritage Agreement (NAHA) with Yued Aboriginal Corporation. An archaeological and ethnographic survey was completed, and consultation conducted. Several commitments were endorsed and ongoing engagement and monitoring will occur during ground disturbance works, however no regulatory approvals under the *Aboriginal Heritage Act 1972* are required.

There are no approved planning strategies relevant to this area. No further approvals or licences are required. There are no Environmental Protection Policies over the area and the land is not subject to an agreement under the *Soil and Land Conservation Act 1945*.

The Proposed Clearing Area intersects unexploded ordnance (UXO) potential site location number N79, 'Yandin Hill Artillery Range'. During World War II more than thirty live firing artillery ranges existed along the general line of Jurien, Dandaragan, Moora and Kalannie which includes Yandin. This site has a UXO risk category classified as 'slight'. Sites classified as slight have a known history of military activity that may have left behind hazardous munitions or explosive remnants. However, specific areas affected by UXO cannot be clearly identified. Ongoing land use can generally occur without immediate UXO remediation however if significant land use changes are occurring a UXO Management Plan is suggested (Australian Government 2025). As the proposed clearing activities are not resulting in significant land use changes a UXO Management Plan is not considered necessary for this project.

Given the scale of the proposed clearing (0.68 ha), lack of visibility and lack of sensitive receptors in vicinity of the project, it is unlikely to have a significant social and or environmental impact or generate significant public interest.

The clearing assessment has been undertaken in accordance with 'A guide to the assessment of applications to clear native vegetation' (DER, 2014).

8. Clearing Permit Details

Western Power manages impacts of clearing through the implementation of an internal Vegetation Clearing Permit (VCP). A VCP will be generated to be issued prior to construction.

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. A HMP will be completed and adhered to during the works.
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 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 Vegetation Management Plan). Appendix B includes management actions for clearing and fulfills the requirement for a VMP.
Is rehabilitation/revegetation required?	No	No temporary clearing will occur so no further action required.
Is a Dieback Management Plan required?	No	Works may occur in conditions other than dry conditions. A Hygiene Management Plan (HMP) will be developed and implemented to satisfy the requirements of condition 9 of CPS 1918/11.
Is an offset required?	No	The proposed clearing is at variance with Principle (b), however Western Power is seeking an exemption from the requirement for an offset.
What is the clearing risk rating?	High	A clearing intervention by an environmental specialist 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
Office of the Commissioner of Soil and Land Conservation within Department of Primary Industries and Regional Department (DPIRD)	Yes ☐ Not required ☒	
Local Government where the clearing is proposed	Yes ☒ Not required ☐	TBC
Owner or occupier of the land on which clearing is proposed	Yes ☒ Not required ☐	TBC
Any other party that may have an interest	Yes ☐ Not required ☒	

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 construct two (2) new steel poles and re-routing conductor to amend connections at Yandin Terminal (referred within as the Proposed Clearing Area). The Proposed Clearing Area is located in Cataby, within the Shire of Dandaragan.

The purpose of the proposed works is to reinforce the existing transmission network to remove constraints on existing connected generation and provide additional capacity to connect large-scale renewable energy generation and meet future demand.

The proposed works will involve the following components:

- Installation of steel poles (two in total)
- Re-routing of conductor cable along transmission line.

The proposed works will require the clearing of native vegetation, including up to:

- 0.68 hectares (ha) of native vegetation (the same area comprises fauna habitat and 'low' quality black cockatoo foraging habitat)
- Three (3) black cockatoo potential breeding trees.

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
Specific Actions				
Principle b	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.

Project Component	Management Action	Evidence Action completed	Responsible Person	Completion Timeframe
	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.			
	The three Black Cockatoo potential breeding trees inside the Clearing Area are to be inspected by the Site Supervisor prior to the commencement of clearing to determine whether any of these trees can be retained. Where it is identified that any of these potential breeding trees can be retained, they are to be clearly demarcated for retention in a different colour to the Clearing Area boundary 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.
	Ensure Black Cockatoo habitat adjacent to the Clearing Area is demarcated for retention 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
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
Record Keeping-Other	Maintain the other records in accordance with Condition 12d (dieback/pathogen/weeds)	Data via CPS 1918/10 Condition 12d managed by Environment team.	SHE	Data to be submitted within 30 days of project activities being completed

Appendix C – Surveys

The AECOM Biological Survey (2024) combined Executive Summary/Conclusion is provided below. This summarises the results for the entire Yandin survey area:

A summary of the Yandin results is presented below:

- One significant flora species, *Anigozanthos humilis* subsp. *chrysanthus* (P4) was recorded.
- No significant vegetation communities were recorded in the survey area.
- Four native vegetation communities were mapped across 8.98 ha (75%), with vegetation predominantly in Degraded condition (5.30 ha, 44%).
- Two conservation significant fauna species were recorded within the survey area. An opportunistic sighting of the Western Brush Wallaby was recorded on the way into the adjacent Cataby Mineral Sands Mine. The Black-faced Cuckoo Shrike (*Coracina novaehollandiae*) was also recorded within the survey area.
- Suitable habitat is present for three significant fauna species including:

  - Carnaby's Cockatoo (*Zanda latirostris*) Endangered by EPBC and BC Act – Known

  - Land snail (*Bothriembryon perobesus*) Priority 1 – Moderate

  - Western Brush Wallaby (*Notamacropus irma*) Priority 4 – High.
- The black cockatoo assessment received a score of '9' with the commonwealth DAWE (2022) method and '1-4' for native fauna habitat utilising the Bamford (2020) method.
- No black cockatoo roosting sites were observed in the survey area. The 'Wetland' and 'Trees over Cleared' fauna habitat likely provide roosting habitat.