Vegetation Clearing Desktop Report

Kinross BESS – Community Battery Site, 15 Selkirk drive

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Vegetation Clearing Desktop Report / Clearing Assessment Report
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Document Control

Document version history

Version	Date	Amendment
1	12/03/2025	Initial version

1. Project Information

Project Area		
Project name: Kinross BESS Community Battery Project		**Contract/Work Order No:** 07976105
Main purpose of clearing	**Permanent/Temporary**	**Clearing area (ha)**
New power generation and/or battery storage systems and associated infrastructure	Permanent ☒	0.003 ha
	Temporary ☐	
Proposed start date: 24/03/2025		**Expected completion date:** 30/06/2025
Method of clearing: Mechanical		**Machinery to be used:** mini-excavator
Project details: A community battery is proposed to be installed at 15 Selkirk Drive, Kinross, adjacent to existing transformer N1230644. Clearing of one dead grass tree is required to install the asset. **Further background:** In October 2022, the Australian Government announced $200 million in grant funding for the Community Batteries for Household Solar Program, to deliver 400 batteries nationally. Western Power and Synergy currently have the following six suburbs allocated as battery sites: Bayswater, Coogee, Dianella, Kinross, Port Kennedy and Stratton. The community battery will be operated in a manner that will store solar energy during high residential solar export time periods, for later use during peak demand periods to assist with greater utilisation of solar generation within the overall network, putting downward pressure on future rooftop solar hosting capacity constraints.		
Guardian Permit ID reference number: PER-0001510		**Permit/Exemption number:** CPS1918/11

2. Map/photos

Figure 1. Clearing location context

Figure 2. Project footprint area (blue). Battery shown in grey.

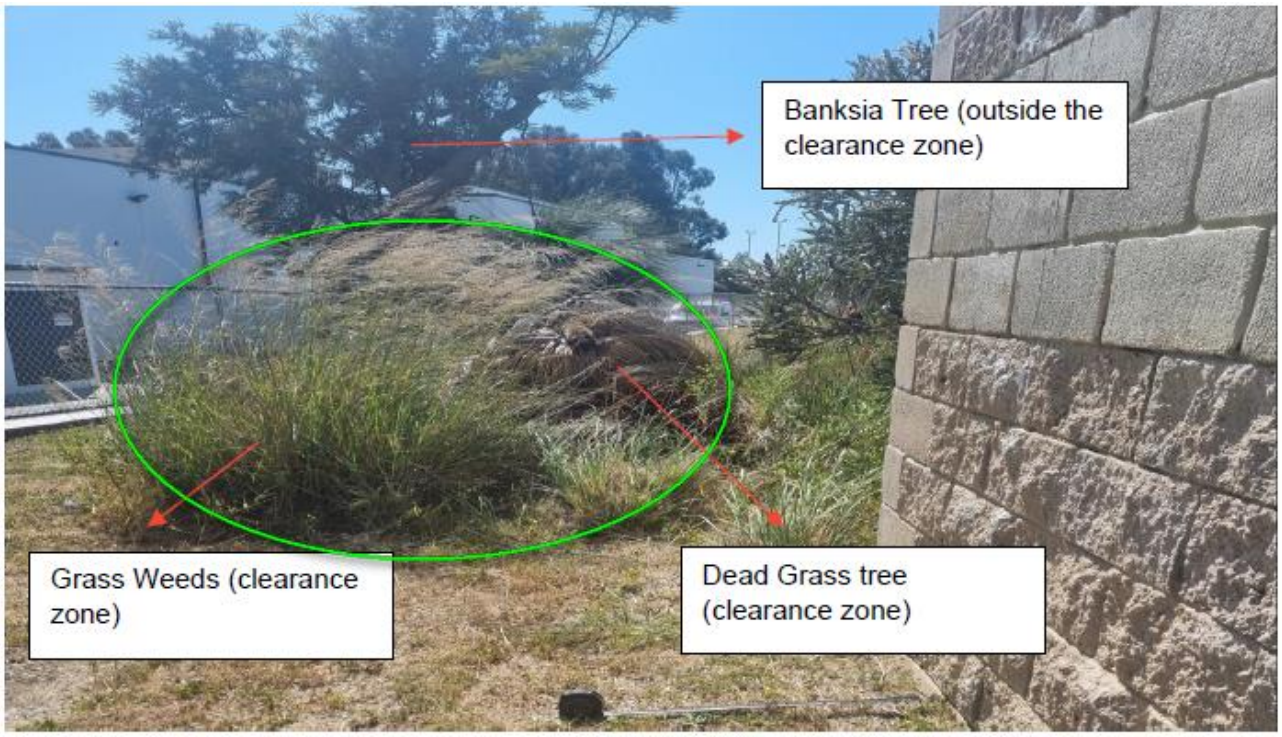

Figure 3. Site photo, front view.

Figure 4. Site photo, side view.

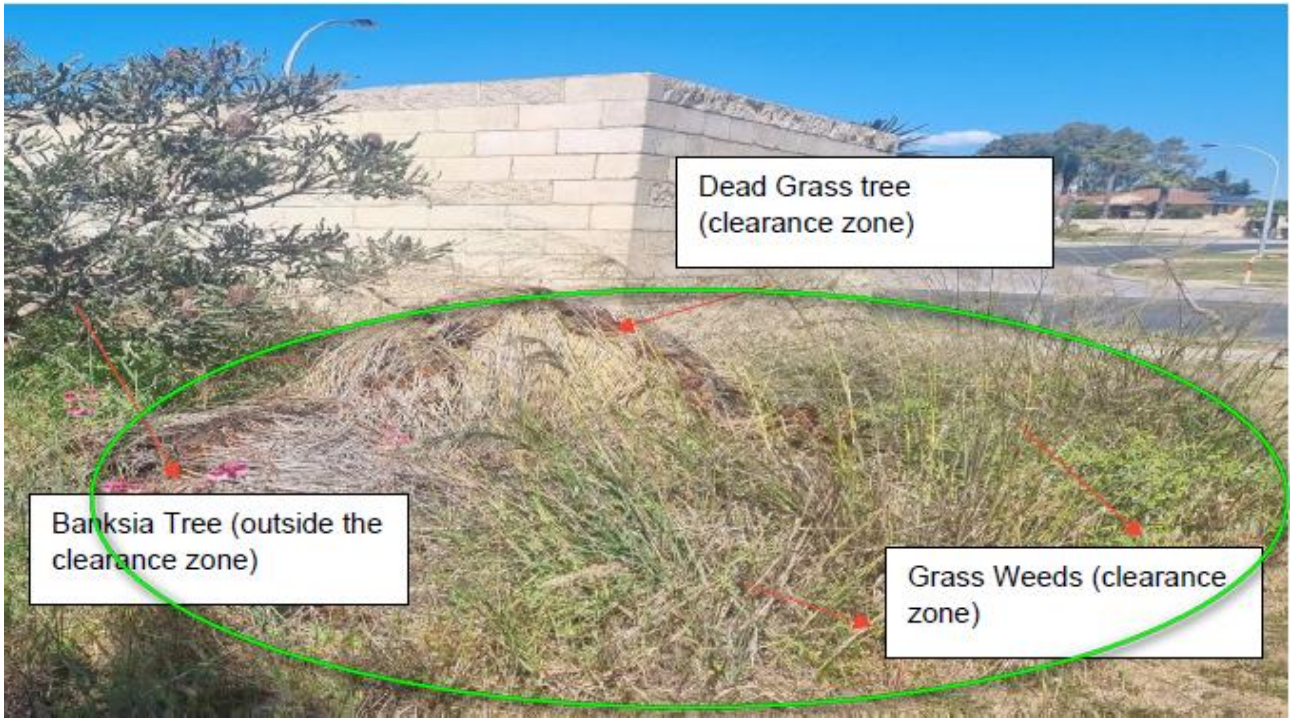

Figure 5. Site photo, back view.

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*	*Not applicable*
existing tracks are utilised where possible	*Yes*	*Situated close to existing roads for direct access.*
utilising previously cleared areas where possible	*Yes*	*Most of the project footprint was already previously cleared.*
consideration of alternative engineering and design options	*Yes*	*As it is a battery storage project, alternative engineering options were not available, however the orientation of the equipment is in a position that minimises the amount of clearing (it needs to be immediately adjacent to the transformer).*
Other	*No*	

Table 1: Alternatives to clearing

The design team have noted adjacent (Banksia) vegetation that will not be impacted for this project. The vegetation that will be cleared is one dead grass tree (clearest image is Figure 5) and the rest are grass weeds.

4. Site context

4.1 Land Tenure (Cadastral Information)

Property: 15 Selkirk Drive, Kinross. State owned land.

Conservation Estates:

1. None

Local Government:

1. City of Joondalup, Local Planning Scheme zoning is ‘Centre’.

4.2 Vegetation description

The nearest mapped vegetation type is SPEARWOOD_949 (Low woodland or open low woodland; Other acacia, banksia, peppermint, cypress pine, casuarina, York gum Acacia spp., Banksia spp., Agonis flexuosa, Callitris spp., Allocasuarina spp., Eucalyptus loxophleba).

From the site photos provided, the clearing area consists of one native dead grass tree, with the rest being grass weeds and the rest of the area regularly mowed. As such the vegetation condition is determined to be Completely Degraded.

A flora survey was not required to inform this assessment as no potential variances to any of the clearing principles were identified. In addition the clearing is very minimal and in a highly disturbed urban area, with the native vegetation already identified from the site visit and photos.

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 *5km*.

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:

The clearing is within a partially cleared block of land within a highly disturbed and urban landscape, with the closest constraints listed above being Bush Forever, TEC and Native Veg Regs ESAs located 700m to the north. It is considered unlikely to cause impacts to the above constraints due to the very minimal amount of clearing, the degraded to completely degraded condition of the clearing area, and the environment between the clearing area and the nearest constraints being urbanised.

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 fast track assessment	
Fast Track Assessment:	**Not likely to be at variance**

The clearing area of 0.003ha comprises solely of one dead grass tree, with the rest of the area containing grass weeds.

The study area, which was assigned as a 5km radius for this assessment, contains:

1. Six Priority Ecological Communities, all of which are Priority 3 in WA and 2 of which are listed as Endangered and Critically Endangered under the Commonwealth (Table 1). All occurrences of these PECs are within protected areas, including Department of Biodiversity Conservation and Attractions-managed lands and Bush Forever Sites, the closest occurring to the north. The clearing area is considered too degraded to be representative of any of the listed priority or threatened ecological communities and in addition the property is mowed regularly. Banksia trees adjacent to the clearing area will not be impacted.
2. Eighteen records of Priority Flora and two records of Threatened Flora (Table 2), the closest of which is 750m north within in a conservation reserve. The clearing area is considered too degraded and disturbed to support any priority or threatened flora populations, particularly as historical Landgate aerial imagery indicates that the entire 15 Selkirk Drive (Parcel ID P038409 2277) is regularly mowed as part of weed management.
3. Twenty six species of threatened or priority fauna were recorded within the study area, including eight threatened, nine priority and nine protected under international agreement and one other specially protected (DBCA, 2022). None of these records occur within the clearing area, with the closest record being that of a Carnaby's Black Cockatoo, approximately 670m west. The clearing area is mapped within the distribution zone of all 3 Black Cockatoos however the vegetation itself does not offer valuable foraging or habitat vegetation.

Photos supplied by the design team who undertook the site visit indicate that the clearing area consists of one dead grass tree. Vegetation adjacent to the clearing area, containing Banksia species, suggest the clearing area is consistent with the mapped vegetation association SPEARWOOD 949 is listed as having 51% remaining both at the Bioregion and subregion scale. Given the completely degraded condition of the vegetation in the clearing area and its very small size, it is not considered significant as a remnant of native vegetation. A larger patch of remnant vegetation of the same association is located close by to the north (120m) that is managed by the City of Joondalup as 'public open space' under their local planning scheme).

The vegetation to be cleared is not growing in association with a wetland or watercourse. The closest wetland is a constructed wetland located approximately 1.7km to the east.

The clearing area is situated within the Perth Gwelup Underground Pollution Control Area and on the border of a Wellhead Protection Zone, however the clearing area and its completely degraded condition is considered too small to have an impact on the UWPCA that hasn't already occurred due to urbanisation of the surrounding local area.

Appreciable land degradation, increased risks of flooding and impacts to the closest conservation area, approximately 700m north, are not expected to occur due to the very small amount of clearing, its completely degraded condition and its location being within an urbanised local area.

Table 1. Priority and Threatened Ecological Communities in the Study Area (5km radius)

Name	ID	State Category	Commonwealth Category
Acacia shrublands on taller dunes	SCP29b	Priority 3	N/A
Banksia Dominated Woodlands of the Swan Coastal Plain IBRA Region	Banksia WL SCP	Priority 3	Endangered
Coastal shrublands on shallow sands	SCP29a	Priority 3	N/A
Northern Spearwood shrublands and woodlands	SCP24	Priority 3	N/A
Southern Eucalyptus gomphocephala-Agonis flexuosa woodlands	SCP25	Priority 3	N/A
Tuart (Eucalyptus gomphocephala) woodlands and forests of the Swan Coastal Plain	Tuart woodlands	Priority 3	Critically Endangered

Table 2. Threatened and Priority Flora within the Study Area (5km radius).

Taxon	Conservation Status	No. Records in Study Area
Marianthus paralius	T	1
Eucalyptus argutifolia	T	1
Baeckea sp. Limestone (N. Gibson & M.N. Lyons 1425)	1	1
Fabronia hampeana	2	5
Conostylis bracteata	3	1
Sarcozona bicarinata	3	2
Hibbertia leptotheca	3	2
Jacksonia sericea	4	7

7. Planning instrument or other relevant matters

The City of Joondalup implemented their Environment Strategy 2024-2034 that aims to protect and enhance the environment (Environment-Strategy-2024-2034.pdf). The closest patch of vegetation outlined in their Strategy to be a 'natural area' to be protected is approximately 120m to the north. The proposed clearing is not considered to have an impact of the City's goals for preserving this nearby natural area due to its very small area, its completely degraded condition and the space in between including Kinross Shopping Centre.

A development approval has been issued for the development of the community battery at the clearing area site and has been saved to the Volt (ID98-750882832-30577). Conditions on the approval include carrying out an acoustic assessment and providing the report to the City of Joondalup within 60 days of completing the works as evidence of compliance with the *Environmental Protection (Noise) Regulations 1997*, and planting screening vegetation from Selkirk Drive.

No Environmental Protection Policies are applicable to the clearing area.

Formal notification was provided to the Swan Avon Region Team at the Department of Water and Environment Regulation regarding the installation of a battery within a P3 UWPCA and on the edge of a Wellhead Protection Zone. The response received was an acknowledgement of Western Power's notification (ID98-750882832-30578).

15 Selkirk Drive is currently zoned as 'Centre' under the City of Joondalup's Local Planning Scheme and is adjacent to Kinross Shopping Centre. A publication of minutes from 2006 stated that this parcel of land was intended to be developed to be used for car parking and a future use community site (https://api.joondalup.wa.gov.au/files/councilmeetings/2006/Additional%20Information%20241006.pdf).

8. Clearing Permit Details

Western Power manages impacts of clearing through the implementation of an internal Vegetation Clearing Permit. The Western Power Vegetation Clearing Permit outlining the relevant clearing conditions is available in **PER-0001510**.

9. Post assessment requirements

Post assessment	Outcome	Justification / Further Action Required
Are submissions required?	*No*	
Could the area be affected by dieback?	*Yes*	*The clearing is located south of the 26th parallel and receives over 400mm annual rainfall.*
Has advice been received from DWER or an environmental specialist that the area may be susceptible to a pathogen other than dieback?	*No*	
Is a Vegetation Management Plan required?	*No*	
Is rehabilitation/revegetation required?	*No*	.
Is a Dieback Management Plan required?	*No*	
Is an offset required?	*No*	
What is the clearing risk rating?	*Low*	*Vegetation to be cleared is completely degraded and no variances to Clearing Principles were found in the assessment.*

10. References

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Department of Environment Regulation. (2014). A Guide to the Assessment of Applications to Clear Native Vegetation Under Part V Division 2 of the Environmental Protection Act 1986.

Department of Sustainability, Environment, Water, Population and Communities (DSEWPaC) (2012). EPBC Act referral guidelines for three threatened black cockatoo species. Department of Sustainability, Environment, Water, Population and Communities, Canberra.

Department of Agriculture, Water and the Environment (DAWE) 2022. Referral guideline for 3 WA threatened black cockatoo species: Carnaby's Cockatoo, Baudin's Cockatoo and the Forest Red-tailed Black-cockatoo. Department of Agriculture, Water and the Environment, Canberra.

Government of Western Australia. (2019). 2018 Statewide Vegetation Statistics incorporating the CAR Reserve Analysis (Full Report). Current as of March 2019. Department of Biodiversity, Conservation and Attractions, Perth, Western Australia. https://catalogue.data.wa.gov.au/dataset/dbca-statewide-vegetation-statistics

Western Australian Herbarium (1998-). FloraBase – The Western Australian Flora. Department of Biodiversity, Conservation and Attractions. Available from: https://florabase.dpaw.wa.gov.au/. Accessed DATE.