GOVERNMENT OF
WESTERN AUSTRALIA

CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

Purpose Permit number:	CPS 10999/1
Permit Holder:	SynergyRED
Duration of Permit:	30 August 2025 – 30 August 2035

The permit holder is authorised to clear *native vegetation* subject to the following conditions of this permit.

PART I – CLEARING AUTHORISED

1) Clearing authorised (purpose)

The permit holder is authorised to clear *native vegetation* for the purpose of constructing a meteorological monitoring mast.

2) Land on which clearing is to be done

Lot 506 on Deposited Plan 60582 (Road Reserve PIN 11874536), Sandpatch Albany

Lot 503 on Deposited Plan 60582 (Crown Reserve 2903), Sandpatch Albany

3) Clearing authorised

The permit holder must not clear more than 0.7 hectares of *native vegetation* within the area cross-hatched yellow in figure 1 of schedule 1.

4) Period during which clearing is authorised

The permit holder must not clear any *native vegetation* after 30 August 2030.

PART II – MANAGEMENT CONDITIONS

5) Avoid, minimise, and reduce impacts and extent of clearing

In determining the *native vegetation* authorised to be cleared under this permit, the permit holder must apply the following principles, set out in descending order of preference:

(a) avoid the clearing of *native vegetation*;

(b) minimise the amount of *native vegetation* to be cleared; and

(c) reduce the impact of clearing on any environmental value.

6) Weed and dieback management

When undertaking any clearing authorised under this permit, the permit holder must take the following measures to minimise the risk of introduction and spread of *weeds* and *dieback*:

(a) clean earth-moving machinery of soil and vegetation prior to entering and leaving the area to be cleared;

(b) ensure that no known *dieback* or *weed*-affected soil, *mulch*, *fill*, or other material is brought into the area to be cleared; and

(c) restrict the movement of machines and other vehicles to the limits of the areas to be cleared.

7) Directional clearing

The permit holder must:

(a) conduct clearing activities in a slow, progressive manner in one direction towards adjacent *native vegetation*; and

(b) allow a reasonable time for fauna present within the area being cleared to move into adjacent *native vegetation* ahead of the clearing activity.

8) Wind erosion management

The permit holder must commence construction of the meteorological monitoring mast no later than two months (2) after undertaking the authorised clearing activities to reduce the potential for wind erosion.

9) Revegetation and Rehabilitation

The permit holder shall take the following actions for the purpose of revegetation;

(a) Retain the vegetative material and topsoil removed by clearing authorised under this permit and stockpile the vegetative material and topsoil in an area that has already been cleared;

(b) At an *optimal time* within 12 months following clearing authorised under this permit, *revegetate* and *rehabilitate* the area(s) that are no longer required for the purpose of the construction of a renewable energy infrastructure, by:

i. re-shaping the surface of the land so that it is consistent with the surrounding five (5) metres of uncleared land and;

ii. ripping the ground on the contour to remove soil compaction and;

iii. laying the vegetative and topsoil retained under condition 9(a) on the cleared area(s).

(c) The permit holder must within 24 months of laying vegetative material and topsoil on the cleared area in accordance with 9(b) of this permit:

i. engage an *environmental specialist* to determine the species composition, structure and density of the area *revegetated* and *rehabilitated*; and

ii. where, in the opinion of an *environmental specialist*, the composition structure and density determined under condition 9(c)(i) of this permit will not result in similar species composition, structure and density to that of pre-clearing vegetation types in that area, *revegetate* the area by deliberately

planting and/or *direct seeding native vegetation* that will result in a similar species composition, structure and density of *native vegetation* to pre-clearing vegetation types in that area and ensuring only *local provenance* seeds and propagating materials are used.

iii. where remediation activities are undertaken in accordance with condition 9(c)(ii), the permit holder must repeat the steps required under 9(c)(i)-(ii) until the *environmental specialist* has determined that the species composition structure and density of the *rehabilitation* and *revegetation* area will result in similar species composition, structure and density to that of pre-clearing vegetation types in that area.

PART III - RECORD KEEPING AND REPORTING

10) Records that must be kept

The permit holder must maintain records relating to the listed relevant matters in accordance with the specifications detailed in Table 1.

Table 1: Records that must be kept

No.	Relevant matter	Specifications
	In relation to the authorised clearing activities generally	(a) the species composition, structure, and density of the cleared area; (b) the location where the clearing occurred, recorded using a Global Positioning System (GPS) unit set to GDA2020, expressing the geographical coordinates in Eastings and Northings; (c) the date that the area was cleared; (d) the size of the area cleared (in hectares); (e) actions taken to avoid, minimise, and reduce the impacts and extent of clearing in accordance with condition 5; (f) actions taken to minimise the risk of the introduction and spread of *weeds* and *dieback* in accordance with condition 6; (g) actions taken to minimise impacts on fauna in accordance with condition 7; and (h) actions taken to minimise wind erosion in accordance with condition 8.
	In relation to the *revegetation* and *rehabilitation* area pursuant to condition 9 of the permit	(a) The size of the area *revegetated* and r*ehabilitated*; (b) The date(s) on which the *revegetation* and *rehabilitation* was undertaken; (c) The boundaries of the area revegetated and rehabilitated (recorded digitally as a shapefile) using a Global Positioning System (GPS) unit set to GDA2020, expressing the geographical coordinates in Eastings and Northings; (d) Copies of *environmental specialist* reports

No.	Relevant matter	Specifications
		monitoring the areas *revegetated* and r*ehabilitated*; (e) The date(s) and activities undertaken where remediation activities are undertaken; (f) The date and copy of the report the *environmental specialist* determined the species composition structure and density of the *rehabilitation* and *revegetation* area will result in similar species composition, structure and density to that of pre-clearing vegetation types in that area.

11) Reporting

The permit holder must provide to the *CEO* the records required under condition 10 of this permit when requested by the *CEO*.

DEFINITIONS

In this permit, the terms in Table 2 have the meanings defined.

Table 2: Definitions

Term	Definition
CEO	Chief Executive Officer of the department responsible for the administration of the clearing provisions under the *Environmental Protection Act 1986*.
clearing	has the meaning given under section 3(1) of the EP Act.
condition	a condition to which this clearing permit is subject under section 51H of the EP Act.
fill	means material used to increase the ground level, or to fill a depression.
dieback	means the effect of *Phytophthora* species on native vegetation.
department	means the department established under section 35 of the *Public Sector Management Act 1994* (WA) and designated as responsible for the administration of the EP Act, which includes Part V Division 3.
direct seeding	Means a method of re-establishing vegetation through the establishment of a seed bed and the introduction of seeds of the desired plant species.
environmental specialist	Means a person who holds a tertiary qualification in environmental science or equivalent and has a minimum of 2 years work experience relevant to the type of environmental advice that an environmental specialist is required to provide under this permit, or who is approved by the *CEO* as a suitable environmental specialist.
EP Act	*Environmental Protection Act 1986* (WA)
local provenance	Means native vegetation seeds and propagating material from natural sources within 50 kilometres and the same IBRA subregion of the area cleared.
mulch	means the use of organic matter, wood chips or rocks to slow the movement of water across the soil surface and to reduce evaporation.
native vegetation	has the meaning given under section 3(1) and section 51A of the EP Act.

Term	Definition
optimal time	Means the period from May and September for undertaking direct seeding and no planting without irrigation for undertaking planting.
planting	Means a method of re-establishing vegetation through the use of tube stock comprised of the desired plant species.
rehabilitate/ed/ion	Means actively managing an area containing native vegetation in order to improve the ecological function of that area.
revegetate/ed/ion	Means the re-establishment of a cover of local provenance native vegetation in area using methods such as natural regeneration, direct seeding and/or planting, so that the species composition, structure ad density is similar to pre-clearing vegetation types in that area.
weeds	means any plant – (a) that is a declared pest under section 22 of the *Biosecurity and Agriculture Management Act 2007*; or (b) published in a Department of Biodiversity, Conservation and Attractions species-led ecological impact and invasiveness ranking summary, regardless of ranking; or (c) not indigenous to the area concerned.

END OF CONDITIONS

Mathew Gannaway
SENIOR MANAGER
NATIVE VEGETATION REGULATION

Officer delegated under Section 20
of the Environmental Protection Act 1986

6 August 2025

Schedule 1

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

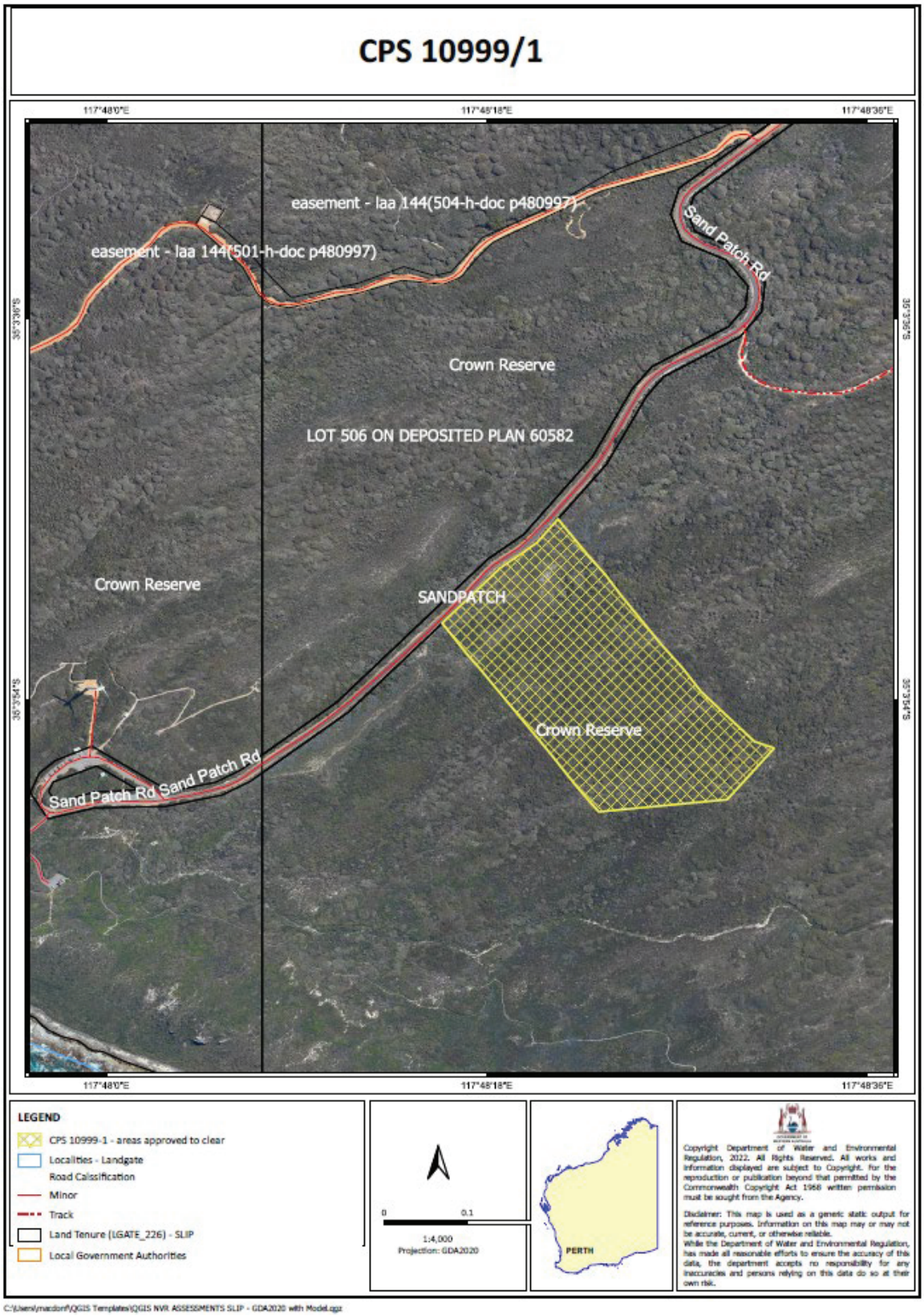

Figure 1: Map of the boundary of the area within which clearing may occur

Government of Western Australia
Department of Water and Environmental Regulation

Clearing Permit Decision Report

1 Application details and outcome

1.1. Permit application details

Permit number:	CPS 10999/1
Permit type:	Purpose permit
Applicant name:	Synergy RED
Application received:	20 March 2025
Application area:	0.7 hectares (ha) of native vegetation within an 8.1 ha development envelope.
Purpose of clearing:	Construction of a meteorological monitoring mast.
Method of clearing:	Mechanical removal
Property:	Lot 503 on Deposited Plan 60582 Lot 506 on Deposited Plan 60582
Location (LGA area/s):	City of Albany
Localities (suburb/s):	Sandpatch

1.2. Description of clearing activities

The proposal is to clear 0.7 hectares of native vegetation within an 8.1 hectares (ha) development envelope (DE) for the purpose of constructing a meteorological monitoring mast (met mast) required to collect data in relation to wind and weather conditions within the Albany region. Meteorological data collected by the mast will be used to determine the re-development options for the Albany Grasmere Windfarm. The development of the windfarm is consistent with the State Government's decision for delivery of renewable energy generation pertinent to the Western Australia's aspiration to achieve net zero carbon emission by 2050 (SynergyRED, 2025).

The vegetation proposed to be cleared is contained within a single continuous area, located close to Sandpatch Road, approximately 8 km southwest of Albany (see figure 1, section 1.5). The proposed clearing area will be used for:

- access tracks (up to 40 m x 6 m, constituted of crushed limestone)
- laydown area
- topsoil storage
- installation of met mast foundation and anchor footings.

1.3. Decision on application

Decision:	Granted
Decision date:	6 August 2025
Decision area:	0.7 hectares (ha) of native vegetation within an 8.1 ha development envelope, as depicted in section 1.5, below.

1.4. Reasons for decision

This clearing permit application was submitted, accepted, assessed and determined in accordance with sections 51E and 51O of the *Environmental Protection Act 1986* (EP Act). The Department of Water and Environmental Regulation (DWER) advertised the application for 21 days and no submissions were received.

In making this decision, the Delegated Officer had regard for the:

- site characteristics (see Appendix A).
- relevant datasets (see Appendix E),
- the findings of the following flora, fauna and vegetation surveys which did not identify any conservation significant flora, fauna or ecological communities or evidence of conservation significant fauna within DE (See appendix D)
    - *Targeted Flora Survey of Sand Patch Meteorological Mast, Albany* (Southern Ecology, 2025)
    - *Targeted Flora Survey of Sand Patch Meteorological Mast, Albany* (Southern Ecology, 2023)
    - *Detailed Flora and Vegetation Survey of Sand Patch Meteorological Mast, Albany* (Terratree, 2023)
    - *Targeted Survey for Main's Assassin Spider (Zeyrarchaea mainae) for the Meteorological Mast Site, Sandpatch, Albany, Western Australia* (Invertebrate Solutions, 2022)
    - Phytophthora Occurrence Assessment (Southern Ecology, 2025).
- the clearing principles set out in Schedule 5 of the EP Act (see Appendix B),
- relevant planning instruments and any other matters considered relevant to the assessment (see Section 3).

The Delegated Officer also took into consideration that the purpose of the clearing is to support the development of wind farms which aligns with the State's objectives to develop cleaner, more diverse, and affordable electricity network in Western Australia.

The assessment identified that the proposed clearing would result in;

- the loss of vegetation that may provide foraging habitat for conservation significant fauna. The habitat, however, is not considered significant at the local and regional scale.
- the potential introduction and spread of weeds and dieback into adjacent vegetation and;
- the potential for land degradation in the form of wind erosion.

After consideration of the available information, as well as the applicant's minimisation and mitigation measures (see Section 3.1), the Delegated Officer determined that the proposed clearing is unlikely to lead to appreciable or long-term adverse impacts on environmental values including flora, fauna and adjacent vegetation. The potential impacts from the proposed clearing can be minimised and managed to unlikely lead to an unacceptable risk to the environmental values.

The Delegated Officer decided to grant a clearing permit subject to conditions to:

- avoid, minimise to reduce the impacts of extents of clearing
- take hygiene steps to minimise the risk of the introduction and spread of weeds and dieback
- works to commence within two months of clearing to minimise wind erosion
- undertake slow, progressive one directional clearing to allow terrestrial fauna to move into adjacent habitat ahead of the clearing activity
- stockpiling of topsoils
- rehabilitation and revegetation temporary cleared areas

1.5. Site map

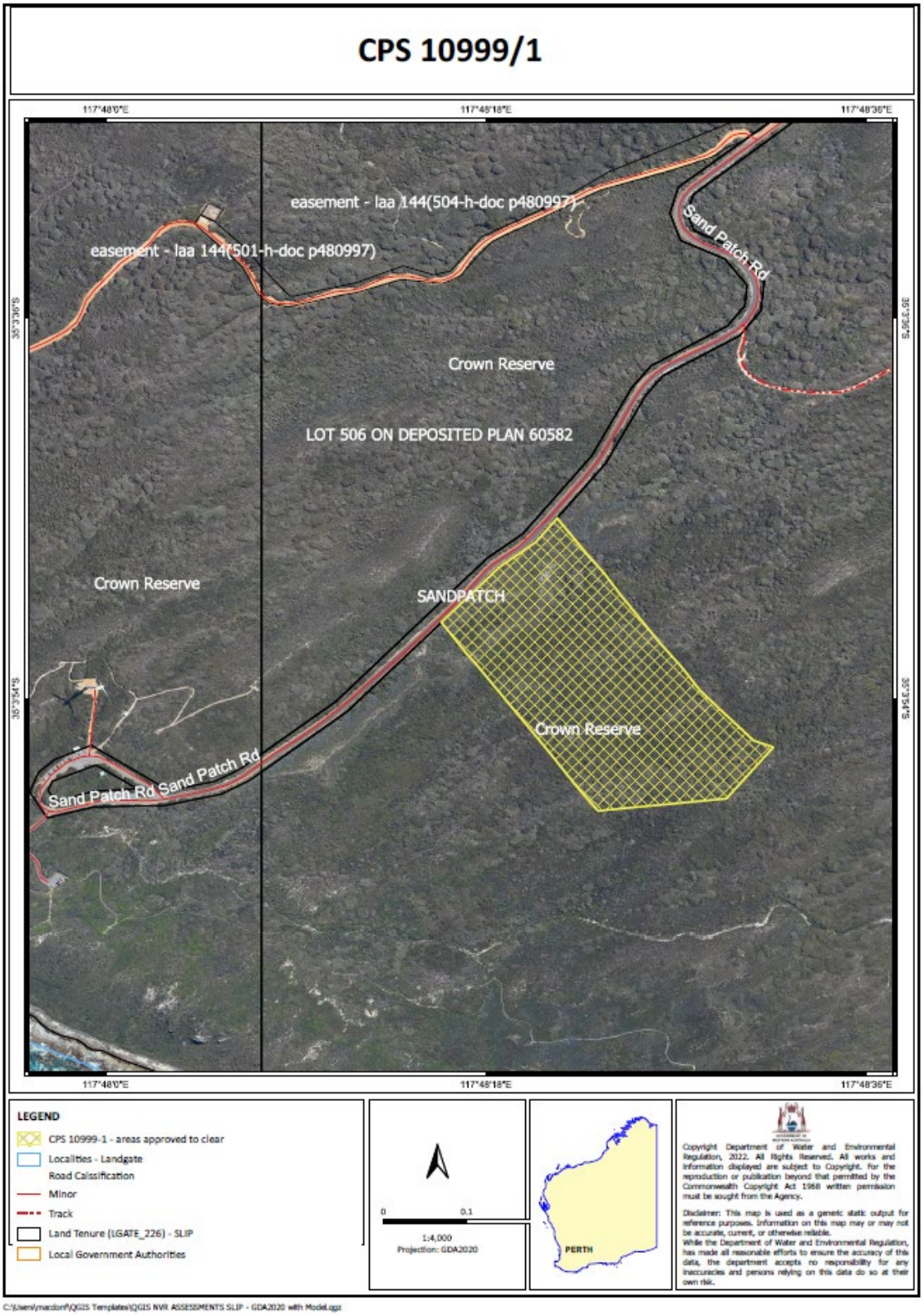

Figure 1: Map of the application area. The area cross-hatched yellow indicates the DE within which native vegetation clearing is authorised under the granted clearing permit.

2 Legislative context

The clearing of native vegetation in Western Australia is regulated under the EP Act and the *Environmental Protection (Clearing of Native Vegetation) Regulations 2004* (Clearing Regulations).

In addition to the matters considered in accordance with section 51O of the EP Act (see Section 1.4), the Delegated Officer has also had regard to the objects and principles under section 4A of the EP Act, particularly:

- the precautionary principle
- the principle of intergenerational equity
- the principle of the conservation of biological diversity and ecological integrity.

Other legislation of relevance for this assessment include:

- *Biodiversity Conservation Act 2016* (WA) (BC Act)
- *Conservation and Land Management Act 1984* (WA) (CALM Act)
- *Environment Protection and Biodiversity Conservation Act 1999* (Cth) (EPBC Act)
- *Rights in Water and Irrigation Act 1914* (RIWI Act).

The key guidance documents which inform this assessment are:

- *A guide to the assessment of applications to clear native vegetation* (DER, December 2013)
- *Procedure: Native vegetation clearing permits* (DWER, October 2019)
- Technical guidance – *Flora and Vegetation Surveys for Environmental Impact Assessment* (EPA, 2016)
- Technical guidance – *Terrestrial Fauna Surveys for Environmental Impact Assessment* (EPA, 2016)

3 Detailed assessment of application

3.1. Avoidance and mitigation measures

The applicant submitted that avoidance and minimisation measures had been applied throughout the design of the project. This includes:

- project siting that avoided impact to:
  - three conservation significant flora species previously identified in a survey of the area
  - Coastal Limestone Heath vegetation association which has the highest mean species richness compared to other vegetation communities present
  - limestone outcrop identified during an Ethnographic and Archaeological survey as having cultural significant values
- locating the project near to Sand Patch Road to minimise clearing required for access track
- commitment to retain topsoils for future rehabilitation and revegetation
- commitment to further minimise the actual clearing during construction, whenever possible (SynergyRED, 2025).

The Delegated Officer was satisfied that the applicant has made a reasonable effort to avoid and minimise potential impacts of the proposed clearing on environmental values.

3.2. Assessment of impacts on environmental values

In assessing the application, the Delegated Officer has had regard for the site characteristics (see Appendix A) and the extent to which the impacts of the proposed clearing present a risk to biological, conservation, or land and water resource values.

The assessment against the clearing principles (see Appendix B) identified that the impacts of the proposed clearing present a risk to biological values (fauna, adjacent flora and vegetation). The consideration of these impacts, and the extent to which they can be managed through conditions applied in line with sections 51H and 51I of the EP Act, is set out below.

3.2.1. Biological values -biodiversity, vegetation and fauna - Clearing Principle (a)

Assessment

Biodiversity and vegetation

The applicant commissioned a number of flora, vegetation and fauna surveys over the application area and surrounds, totalling 27.3 ha in size (see Appendix D). The surveys were targeting conservation significant flora and fauna that have been recorded in the local area. The targeted flora survey did not find any Threatened flora species in the survey area. Two priority flora species were identified in the survey area but were absent from the application area. No Threatened or Priority ecological communities were identified within the survey and application areas.

The survey identified four vegetation communities / associations within the survey area:

- Coastal Heath – Mid to tall open shrubland of *Adenanthos sericeus* subsp. *sericeus* over heathland of *Spyridium globulosum* / *Spyridium majoranifolium*, *Allocasuarina lehmanniana* subsp. *lehmanniana* / *Allocasuarina humilis*, *Leucopogon obovatus* subsp. *revolutus*, *Acrotriche cordataopen* sedgeland of *Desmocladus flexuosus* and *Lepidosperma squamatum* with isolated forbs of *Hibbertia racemosa*, *Opercularia hispidula*, *Platysace compressa*, *Orianthera serpyllifolia* subsp. *serpyllifolia* and *Conostylis aculeata* subsp. *aculeata* on fine grey sand of a steep dune slopes.
- Coastal Limestone Heath – Tall isolated shrubland of *Adenanthos sericeus* subsp. sericeus over mid open shrubland of *Spyridium globulosum, Allocasuarina lehmanniana* subsp. *lehmanniana*, *Leucopogon parviflorus* and *Scaevola nitida* over low shrubland of *Thomasia quercifolia* (P4), *Pultenaea tenuifolia*, *Acacia littorea, Acrotriche cordata* and *Leucopogon obovatus* subsp. *revolutus* over open sedgeland of *Desmocladus flexuosus* with *Netrostylis* sp. *Mt Madden* and sparse forbs of *Opercularia vaginata* and *Conostylis aculeata* subsp. *aculeata* / *Hibbertia grossulariifolia* on shallow grey fine sand of dune crest with underlying limestone/ limestone outcropping.
- Peppermint Low Forest/Coastal Heath Mosaic – Low open mallee woodland of *Agonis flexuosa* sparse tall shrubs of *Adenanthos sericeus* subsp. *sericeus* over Heathland of *Allocasuarina humilis*, *Bossiaea linophylla* / *Acacia littorea, Jacksonia horrida* / *Banksia sessilis*, *Adenanthos cuneatus*, *Melaleuca thymoides*, *Leucopogon obovatus* subsp. *revolutus* and *Hibbertia furfuracea* over open sedgeland of *Anarthria prolifera*, *Schoenus caespititius* and *Lepidosperma squamatum* with isolated forbs of *Hibbertia racemosa* and *Lysiandra calycina* / *Lagenophora huegelii* on fine grey sand of a gentle slope of an interdunal saddle/dunes slopes.
- Limestone Mallee/Coastal Limestone Heath Mosaic – Mallee woodland of *Agonis flexuosa* with *Eucalyptus angulosa* over tall open shrubland of *Bossiaea linophylla*, *Spyridium globulosum* and *Adenanthos sericeus* subsp. sericeus over sparse mid shrubland of *Hakea oleifolia*, *Allocasuarina lehmanniana* subsp. *lehmanniana* and *Leucopogon obovatus* subsp. *revolutus* with *Clematis pubescens* creepers over isolated low shrubs of *Opercularia hispidula* over open sedgeland of *Lepidosperma gladiatum* and *Desmocladus flexuosus* in fine grey sand of swales / hollows and lower dunal slopes.

The vegetation types are consistent with the Albany Regional Vegetation Survey (ARVS) mapping of vegetation communities in the area.

A total of 163 species of Flora from 111 Plant Genera and 48 Plant Families were recorded within the 15 quadrats for the Project Area. Of these, 40 taxa (24%) were from single collections across the quadrats and another 57 taxa (34%) were only recorded from opportunistic collections (outside the quadrats). This reflects the high diversity of occasional herbs/ephemeral forbs and the mosaicking of vegetation units. The species richness of the survey area is consistent with other vegetation surveys including the ARVS (Sandiford and Bennet, 2010). The survey identified that the Coastal Limestone Heath has the highest mean species richness (31) compared to the other vegetation communities present; Coastal Heath (27), Peppermint Low Forest/Coastal Heath Mosaic (27), and Limestone Mallee/Coastal Limestone Heath Mosaic (18). Although the species richness is typical of the region, to minimise impact on the biodiversity, the applicant has avoided clearing within the Coastal Limestone Heath vegetation communities, as reflected in the selection of the location of the proposed met mast.

Most of the vegetation surveyed in the area are in Excellent condition (Keighery, 1994). However, twenty-five weed species including the invasive *Centranthus macrosiphon* were recorded along Sand Patch Road. Clearing and activities within this area particularly along Sand Patch Road may spread and introduce weeds into the adjacent native vegetation which in turn may reduce its quality, biodiversity and habitat values. Stringent weed and dieback management measures are quired to minimise and mitigate this potential impact.

Clearing will remove ground cover and expose the ground to weed infestation. Limiting the time of exposure and rehabilitation of cleared areas that are no longer required for the purpose of the project using topsoils salvaged from the clearing can minimise and mitigate this potential impact. This will be required as a condition in the permit.

Conclusion

Noting the absence of conservation significant flora species and ecological communities, the limited extent of clearing and the avoidance measures applied, the proposed clearing is unlikely to impact on the biodiversity of the vegetation within the local and regional contexts. However, clearing may introduce and spread weeds and dieback to the adjacent vegetation which in turn will reduce its quality, biodiversity and environmental values. Management conditions placed on the permit can minimise and mitigate this potential impacts.

Conditions

To address the above impacts, the following mitigation measures will be required as conditions on the clearing permit:

- implementation of weed and dieback management and control
- stockpiling of topsoils

- rehabilitation and revegetation temporary cleared areas.

3.2.2. Biological values (Fauna) – Clearing Principle (b)

Assessment

The application area is located within the Warren IBRA bioregion. Surveys (Terratree, 2023) provided with the application indicated that the vegetation within the proposed clearing area and surrounds was consistent with the mapped vegetation types for the area, comprising largely of mosaics of tall shrublands and low open woodlands of *Agonis flexuosa* (Peppermint trees) and *Allocasuarina lehmanniana.*

The application area is mapped within the 'Strategic zone A' of the South Macro Corridor (ecological linkage) which forms a strategic link between major protected areas. This zone comprises of areas with woody vegetation, greater than 30 hectares in size, and vegetated areas spaces at approximately 1 km apart.

According to available databases a total of 93 conservation significant fauna species have been recorded within the local area (20-kilometre radius of the application area). None of the records occur in the application area. Based on habitat requirements, distribution, mapped vegetation types and the condition of the vegetation, of the conservation significant fauna species recorded in the local area, the following fauna species are considered likely to utilise the habitat available in the application area and surround:

- Black cockatoo species:
  - *Calyptorhynchus banksia naso* - Forest red-tailed black cockatoo (VU)
  - *Zanda baudinii* – Baudin's black cockatoo (EN)
  - *Zanda latirostris* – Carnaby's black cockatoo (EN)
- *Pseudocheirus occidentalis* – Western ringtail possum (CR)
- *Zephyrarchaea mainae* – Main's assassin spider (VU)
- *Isoodon fusciventer* - South-West Brown Bandicoot/Quenda Priority four.

Black cockatoos

The application area is within the mapped distribution of *Zanda latirostris* (Carnaby's cockatoo), *Zanda Calyptorhynchus* (Baudin's cockatoo) and *Calyptorhynchus banksii naso* (forest red-tailed black cockatoo), though is not mapped as black cockatoo foraging habitat.

Food resources within the range of roost and breeding sites are important to sustain populations of black cockatoos, and foraging resources should therefore be viewed in the context of the proximity to the known roosting and breeding sites to the application area. Following breeding, they will flock in search of food, usually within six kilometres of a night roost (Commonwealth of Australia, 2012) but may range up to 20 kilometres.

Black cockatoo species are noted to forage on a range of plant species, with the primary foraging resources varying between species (Commonwealth of Australia, 2012). Carnaby's cockatoos forage on the seeds, nuts, and flowers of a variety of plants, including Proteaceous species (*Banksia spp., Hakea spp., and Grevillea spp*.), as well as *Allocasuarina* and *Eucalyptus* species, marri, and a range of introduced species (Valentine and Stock, 2008). Forest red-tailed black cockatoos feed predominantly on the seeds of marri and jarrah, which comprise approximately 90 per cent of their diet (DEC, 2008). Baudin's cockatoos primarily feed on the seeds of marri, but may also forage on the seeds of jarrah and Proteaceous species (DEC, 2008).

The supporting report of Western Ecological (2023a), in its survey of a broader area of 900 ha acknowledge that while there are records of Baudins Black Cockatoos and Carnaby's Black Cockatoos in the area, there was little, to no suitable breeding or foraging habitat for these species. The closest known breeding site is in the Jarrah Forrest approximately 5 km from the application area, and the closest roosting site is approximately 3.74 km of the application area.

Fauna surveys within the application area (Western Ecological, 2023b) found no evidence of breeding or foraging habitat, with vegetation more suited to smaller birds due to the dense vegetation. Clearing of this vegetation is therefore unlikely to have a significant impact on the maintenance and conservation of all three Threatened black cockatoo species at the local and regional levels.

Noting its location and relatively limited extent, the proposed clearing is unlikely to sever the connectivity and function of the ecological linkage mapped for the area.

Western ringtail possum

The western ringtail possum (WRP) is an arboreal marsupial associated with a diverse range of habitats. The application area is in the South Coast Management Zone, one of three identified management zones known to support large numbers of WRP's (DPAW 2017). Habitat used by WRP in the South Coast zone includes peppermint woodland. Habitat critical for survival includes "high nutrient foliage availability for food, suitable structures for protection/nesting, and canopy continuity to avoid/escape predation and other threats" (DPAW 2017). According to the WRP recovery plan (DPAW 2017), habitat loss and fragmentation from urban development is a key threatening process for WRP in the South Coast zone. Disruption to canopy connectivity restricts dispersal ability of WRP and can cause overpopulation within patches of habitat. Where WRP must come to the ground to disperse between habitat, the risk of road kills and predation increases. Maintaining habitat connectivity is essential for long term conservation of WRP.

According to available databases, the closest WRP record is 2.9 kilometres distance from the application area. The vegetation types occurring within the application area and surrounds were identified as having suitable habitat for WRP. The targeted fauna survey (Western Ecological, 2023) of the application area, however, recorded no traces of WRP (e.g., dreys, scats or scratching's) within the proposed project area. The area is also void of large trees with hollows that would be suitable for breeding by WRP. Historical disturbance of the application area (a bushfire incident that occurred within the last 3-5 years) that disturbed canopy connectivity has been identified as possible reason for the absence of WRP in the application area. Although WRP individuals may disperse into the application area, nearby vegetation within the South Coast Management Zone provides better quality habitat for foraging. Noting the above, the vegetation proposed to be cleared is not considered critical habitat for in the area. The proposed clearing is unlikely to result in significant impact to the fauna species.

South-West Brown Bandicoot/Quenda

Quenda inhabits scrubby, often swampy, vegetation with dense cover up to about 1 m high, with populations inhabiting Jarrah and Wandoo forests usually associated with watercourses, wetland fringes and heathland. Quenda prefers areas with thick vegetation, where it constructs nests under plants on the ground. They do not create burrows but occasionally use the burrows of other species. It feeds in adjacent forest and woodland that is burnt on a regular basis and in areas of pasture and cropland lying close to dense cover. The fauna species is often associated with wetlands with dense vegetation where they feed on fungi, fruit, seeds and insects. Quenda forages for food mainly by digging in the leaf-litter and soil to find insects, fungi, plant root nodules and bulbs (Woinarski et al. 2014).

A large adult male has a home range of 2-7 ha compared to 1-3 ha for females. The size of the home range depends upon the density of individuals in an area, and the locality. Individuals are usually solitary though overlap in home ranges has been recorded for some individuals (DEC 2012).

According to available databases, the closest Quenda record is 3.17 km from the application area. The targeted fauna survey performed for this application (Western Ecological, 2023) did not identify any Quenda or its diggings. However, it was recorded during a previous survey undertaken in 2020 less than 1 km from the current survey area. Noting the record, the vegetation types occurring and their conditions, the application area and surrounds were identified as suitable habitat for Quenda. Given its home range, it is likely that individuals disperse into the application for foraging. Therefore, although at present the proposed clearing is considered unlikely to impact on Quenda, care must be taken at clearing to ensure that no individuals, if present, is impacted by the clearing.

Main's assassin spider

Mains Assassin Spider (MAS) has very specific habitat requirements. Within the coastal forests in which it occurs, the species can only be found in the complex understorey layer of 'elevated leaf-litter' which forms in low-growing grasses, 'wiry' herbs (Rix and Harvey, 2009). Except for a single record from Mount Hallowell, all specimens of MAS have been found within long-unburnt groves of Peppermint Trees (*Agonis spp.),* especially the dark, thickly vegetated groves which develop in valleys, gullies and depressions in the landscape (Rix and Harvey, 2009). The species was first discovered in 1983 at Torndirrup National Park, south of Albany, and it was not until 2007 that the species was observed again near the Albany wind farm (Rix and Harvey, 2009).

The nearest record of MAS is located 0.30 km from the application area. The basic fauna survey performed for the application identified the possible occurrence of MAS suitable habitat within the application area. A targeted MAS spider survey was later conducted to assess the potential impact to MAS (Invertebrate Solutions 2022). The targeted survey determined that no suitable habitat for MAS was present within the application area due to the lack of the elevated leaf litter preferred by the species. The survey suggests that half of the application area shows signs of early recovery from a recent bushfire incident, and that this may explain the absence of the elevated leaf litter in the area.

The application area is also situated on geographic rises in the landscape, exposing it to strong winds and creating an unsuitable habitat for MAS. Noting the above, it is unlikely that MAS occurs within the application area.

Conclusion
Based on the above assessment, the application area is not considered likely to represent significant habitat for any conservation significant species or to be critical for the continuation of the species. However, individuals may be present at the time of clearing whilst they transverse the landscape. Slow directional clearing will mitigate the risk to individuals.

Conditions
To address the above impacts, the following management measures will be required as conditions on the clearing permit:

- directional clearing, which requires, slow progressive, one directional clearing allow terrestrial fauna to disperse ahead of the clearing activity should they occur on site at the time of clearing which will minimise impact to individuals.

3.2.3. Land and water resources (watercourse and land degradation) – clearing principles (g and l)

Assessment

Wind and Water erosion

Due to the sandy nature of the topsoil across the application area, the application area has an extremely high risk of wind and water erosion, nutrient export and water repellence. Cleared areas void of ground cover vegetation is more exposed to the risks. Appropriate measures such as rehabilitation and planting of ground cover vegetation over cleared areas no longer required for the project (see Section 3.2.1) or implementation of adequate dust suppression on exposed surfaces may minimise and mitigate the risks. Limiting the time of bare ground exposure to wind and the rain can further minimise the potential impacts. Ensuring works commence within two months of clearing is therefore placed as a condition to the permit.

Water resources

The application area is mapped within the Priority 1 (P1) area of a Public Drinking Water Source Area (PDWSA) which is managed as the 'South Coast Water Reserve'. P1 source protection areas are declared lands where the provision of the highest quality public drinking water is the prime beneficial land use. The primary objective of the land management in the P1 area is to prevent and avoid land uses or activities that pose a water quality contamination risk (Government of Western Australia, 2021). To ensure that there is no degradation of the water source, the Wellhead Protection Zone (WPZ) of 500 m radius around each bore/well identified in P1 areas is required. The statutory land use constraints apply to activities within these zones to safeguard the water source, where it is most vulnerable to contamination (Government of Western Australia,2012).

The application area is located 700 m southwest of the Albany – Pwd 40 (60210315) groundwater well which intercepts the Werillup Formation at a depth of 48 metres below ground level (SynergyRED, 2025). It is noted that the application area is outside of the 500 m radius WPZ. In addition, in accordance with the Water Quality Protection Note (WQPN) 25, wind farm construction and associated activities are compatible with the land use of the P1 PDWSA area (Government of Western Australia, 2021), provided the following conditions apply:

- WQPN 10: no contaminant spills – emergency response plan (Government of Western Australia,2020)
- WQPN 13: no dewatering of soils at construction site (Government of Western Australia, 2012)
- WQPN 24: no landfilling with inert materials (Government of Western Australia, 2015)
- WQPN 56: no tanks for fuel and chemical storage near sensitive water resources (Government of Western Australia, 2018)
- No Construction depots near sensitive water sources (Government of Western Australia, 2022)

The proposed construction and operation of the meteorological mast will not involve contaminants, activities involving landfills, the need for tanks for fuel and chemical storage nor require a construction depot. The proposed land use and activity, therefore, is considered unlikely to result in the contamination and degradation of the groundwater source.

Conclusion

Based on the above assessment, the proposed clearing area may cause land degradation through wind and water erosion. However, noting the temporary nature of clearing in most parts of the application area and, the limited extent of clearing within the context of available vegetation in Excellent condition surrounding the application area, the proposed clearing is unlikely to cause appreciable and long-term land degradation. The associated risks can be effectively managed with appropriate mitigation measures. The proposed clearing is considered unlikely to result in the contamination and degradation of the groundwater source.

Conditions

To address the above impacts, the following management measure will be required as a condition on the clearing permit:

- The permit holder must commence construction of the met mast no later than two (2) months after undertaking the authorised clearing activities to reduce the potential for wind and water erosions.
- The permit holder must rehabilitate and revegetate temporarily cleared areas.

3.3. Relevant planning instruments and other matters

The City of Albany are a direct interest stakeholder and were consulted during the public consultation period. The City of Albany did not raise objections to the proposed clearing and advised DWER that local government approvals, including a development approval are not required (City of Albany,2025). The proposed clearing and associated activities are consistent with the City's Local Planning Scheme and considered public works.

As discussed above, the application area is located within the Priority 1 Public Drinking Water Source Area (PDWSA). The applicant submitted that they had consulted Water Corporation on undertaking the proposed activity (SynergyRED, 2025) and as discussed in section 3.2.3., the development and construction of the meteorological mast is considered unlikely result in the contamination of the groundwater source.

No registered Aboriginal Heritage Sites are mapped within the application area. The closest Aboriginal Cultural Heritage Site, registered as, 'Black Stump', is located approximately 4.9 kilometres from the application area. Given the considerable distance between the Heritage site and the application area, it's unlikely that the proposed clearing will impact the 'Black Stump' site. It is the permit holder's responsibility to comply with the *Aboriginal Heritage Act 1972* (WA) and ensure that no Aboriginal Sites of Significance are damaged through the clearing process.

End

A.1. Site characteristics

The information provided below describes the key characteristics of the application area and is based on the best information available to DWER at the time of this assessment. This information was used to inform the assessment of the clearing against the Clearing Principles, contained in Appendix B

Characteristic	Details
Local context	The area proposed to be cleared is located within the *Intensive Land* use zone of Western Australia. The application area is located approximately 9km from the centre of the City of Albany, within the City of Albany Local Government Area in the Great-Southern Region; mapped within the Warren (WAR) IBRA region and the Warren sub-region. The vegetation proposed to be cleared is surrounded by large patch of native vegetation. Spatial data indicates the local area (20-kilometre radius from the centre of the application area) retains approximately 30.35 % of the original native vegetation cover.
Ecological linkage	The application area is mapped within the 'Strategic zone A' of the South Macro Corridor which forms a strategic link between major protected areas. This zone comprises of areas with woody vegetation, greater than 30 hectares in size, and vegetated areas spaces at approximately 1 km apart. The proposed clearing will not sever the corridor.
Conservation areas	The application area does not occur within any conservation areas. The closest conservation area is Torndirrup National Park, approximately 1.1 kilometres North-East of the application area.

Characteristic	Details
Vegetation description	The detailed flora and vegetation survey (Terratree, 2023) identified the vegetation within the application area and surrounds to be consistent with the primary vegetation types mapped by the Albany Regional Vegetation Survey (ARVS) for the area, namely: • Coastal heath; A mixed open heath above a low open heath, mixed sedgeland and slumps of peppermint. • Limestone heath; heathland vegetation grown on leached mineral soils overlaying limestone bedrock. • Coastal and limestone heath; A heterogenous group that's restricted to yellow-grey and light-grey alkaline sands and limestone soils of the coastal fringe. • Peppermint low forest; dense canopy (*Agonis flexuosa*) varying from a closed heath on exposed slopes to a low closed forest in swales with shrub species often sub or co-dominant in exposed areas. • Limestone Mallee; A tree (*Eucalyptus petrensis*) that grows in shallow soil in limestone ridges. Further description of the survey is provided in Appendix D. The vegetation types are consistent with the mapped vegetation association Torndirrup system 49, characterised as a heathland comprised of low shrubs with mixed composition consisting of stunted vegetation, a lack of trees and shallow sandy soils with low nutrients. All vegetation types and association retain between 73 and 100 percent of their pre-European extents.
Vegetation condition	The vegetation surveys performed over the application area and beyond indicated that the majority (96.53%) of the vegetation within the application area is in excellent condition (Keighery, 1994) and the remaining (3.47%) is in Good condition (Keighery,1994). The full Keighery (1991) condition rating scale is provided in Appendix C. The representative mappings and photos are available in Appendix D.
Climate and landform	The application area sits within the Warren IBRA sub-region which has a moderate Mediterranean climate with high levels of rainfall and low levels of evapotranspiration. The mean annual rainfall for the area is 933.2 millimetres which occurs the most in the winter months of June, July and August. The landscape of the region is characterised by high forests, perennial rivers and wetland systems (Terratree survey 2023).
Soil description	The soils of the application area are mapped as Meerup leached calcareous sand phase (242MeMRc) described as "Calcareous sand with shallow leaching; peppermint woodland". Survey over the application area and surrounds found the soils in the area to comprise of the following types: • Loamy soils, supporting Karri Forest. • Laterites, supporting Jarrah-Marri Forest. • Leached sandy soils in depressions and plains, supporting low Jarrah woodlands and paperback/sedge swamps. • Holocene marine dunes with *Agonis flexuosa (*Peppermint trees) and Banksia woodlands and heaths.
Land degradation risk	The mapped soils of the application area are prone to wind and water erosions, water repellence and nutrient export.
Waterbodies	The application area is located within the broader Malimup consanguineous wetland suite. There are no wetlands or rivers intersecting the application area. The nearest waterbody is the Lake Powell located approximately 1 km northeast of the application area.
Hydrogeography	The application area is mapped within the Albany Sandplain hydrological zone. It is located within the Priority 1 Public Drinking Water Source Area, a natural groundwater source which supplies water to the Albany region. It is also mapped within the Albany groundwater area proclaimed under the RIWI Act.

Characteristic	Details
Flora	Three priority flora species were identified within the local area (27.38 ha) during the Targeted Flora Survey (2023): • *Adenathos x Cunninghamii* (Priority 4) • *Thomasia quercifolia* (Priority 4) • *Corysanthes limpada* (Priority 4) None of the conservation significant flora occurs within the application area.
Ecological communities	No Threatened Ecological Communities (TEC) or Priority Ecological Communities (PEC) have been identified within the application area.
Fauna	Several conservation significant fauna have been recorded from the local area. A survey over the area did not find evidence of the occurrence of conservation significant fauna. The vegetation, however, is identified as suitable for foraging by conservation significant fauna including Quenda and Western Ringtail Possum (Western Ecological,2023)

A.2. Vegetation extent

	Pre-European extent (ha)	Current extent (ha)	Extent remaining (%)	Current extent in all DBCA managed land (ha)	Current proportion (%) of pre-European extent in all DBCA managed land
IBRA bioregion*					
Warren	833,985.56	659,432.21	79.07	558,485.38	66.97
IBRA subregion/Beard Vegetation Associations Bioregion					
Warren/Vegetation Association No.49	9696.96	6840.67	93.06	3,709.07	50.46
Beard Vegetation Associations State (Western Australia)					
Vegetation Association No. 49	52491.78	26112.69	49.75	11610.82	22.12
Beard Vegetation Associations Subregion					
Vegetation Association No.49	9696.96	9443.73	97.39	6165.64	63.58
Local area					
20km radius	81412	2847.4	30.35	-	-

*Government of Western Australia (2019a)

**Government of Western Australia (2019b)

A.3. Flora analysis table

With consideration for the site characteristics set out above, relevant datasets (see Appendix H.1), and biological survey information impacts to the following conservation significant flora required further consideration.

Species name	Conservation status	Suitable habitat features ? [Y/N]	Suitable vegetation type? [Y/N]	Suitable soil type? [Y/N]	Distance of closest record to application area (km)	Total identified species in the local area surrounding application area	Total of identified species within application area	Are surveys adequate to identify ? [Y, N, N/A]
Adenathos x Cunninghamii	P4	Y	Y	Y	0.51	31	0	Y
Austrostipa mundula	P3	Y	Y	Y	5.63	2	0	Y
Andersonia setifolia	P3	N	Y	Y	10.32	2	0	Y
Banksia Brownii	T	Y	Y	Y	3.36	15	0	Y
Banksia Verticillata	T	Y	Y	Y	3.36	24	0	Y
Drosera paleacea	P1	Y	Y	Y	5.25	17	0	Y
Thomasia quercifolia	P4	Y	Y	Y	0.60	15	0	Y
Thomasia solanacea	P4	Y	Y	Y	4.30	18	0	Y
Thomasia purpurea x solanacea	P1	N	Y	Y	9.63	1	0	Y
Caletasia cyanae	CR	Y	Y	Y	0.49	14	0	Y
Caladenia evanscens	P1	Y	Y	Y	8.70	1	0	Y
Calandrinia sp. Torndirrup	P2	N	N	Y	13.81	2	0	Y
Corysanthes limpada	P4	Y	Y	Y	8.89	4	0	Y
Conospermum quadripetalum	T	Y	Y	Y	5.45	5	0	Y
Gahnia sclerioides	P4	N	Y	Y	5.30	5	0	Y
Gryostemon thesioides	P2	Y	Y	Y	7.50	8	0	Y
Hydrocotyle serendipita	P2	Y	Y	Y	16.04	1	0	Y
Lachnagrostis billardierei subsp. Billardierei	P3	N	N	Y	15.04	2	0	Y
Synaphea preissi	P3	N	N	Y	7.46	12	0	Y

T: threatened, CR: critically endangered, EN: endangered, VU: vulnerable, P: priority

A.4. Fauna analysis table

Species name	Conservation status	Suitable habitat features? [Y/N]	Suitable vegetation type? [Y/N]	Distance of closest record to application area (km)	Number of known records (total)	Are surveys adequate to identify? [Y, N, N/A]
Western Ringtail Possum *(Pseudocheirus occidentalis)*	CR	Y	Y	2.90	1757	Y
South-West brown bandicoot/quenda *(Isoodon fusciventer)*	P4	Y	Y	3.17	192	Y
Main's Assassin Spider *(Zephyrarchaea maine)*	VU	N	Y	0.3	25	Y
Western Whipbird (*Psophodes nigrogularis*)	EN	Y	Y	1.14	4	Y
Forest Red-tailed Black Cockatoo *(Calyptorhynchus banksia)*	V	N	N	4.39	28	Y
White-tailed black cockatoo *(Zanda latirostris)*	EN	N	N	3.29	238	Y
Carnaby's cockatoo *(Zanda latirostris)*	EN	N	N	0.60	526	Y
Baudin's cockatoo *(Zanda baudinii)*	EN	N	N	0.53	356	Y

Species name	Conservation status	Suitable habitat features? [Y/N]	Suitable vegetation type? [Y/N]	Distance of closest record to application area (km)	Number of known records (total)	Are surveys adequate to identify? [Y, N, N/A]
Western Ground Parrot *(Pezoporus flaviventris)*	CR	Y	Y	7.69	9	Y
Western Bristlebird *(Dasyornis longirostris)*	EN	Y	Y	8.89	1	Y
Quokka (*Setonix brachyurus*)	EN	Y	Y	4.14	7	Y
Dibbler (*Parantechinus apicalis*)	EN	Y	Y	9.51	6	Y

T: threatened, CR: critically endangered, EN: endangered, VU: vulnerable, P: priority

A.5. Ecological community analysis table

Community name	Conservation status	Suitable habitat features? [Y/N]	Suitable vegetation type? [Y/N]	Suitable soil type? [Y/N]	Distance of closest record to application area (km)	Number of known records (total)	Are surveys adequate to identify? [Y, N, N/A]
Astartea scoparia Swamp Thicket	P1	N	N	N	5.69	34	Y
Banksia coccinea Shrubland/*Eucalyptus staeri*/Sheoak Open Woodland (Community 14a – Sandiford & Barrett 2010) (all/or portion in EPBC listed Kwongan community)	P1	N	Y	Y	6.99	94	Y
Banksia littoralis woodland/*Melaluca incana* shrubland	P1	N	N	N	3.51	10	Y
Banksia occidentalis/Kunzea clavate shrubland	P1	N	N	N	11.41	7	Y
Coastal *Melaleuca incana*/*Taxandria juniperina* shrubland/closed forest	P1	N	N	N	4.13	6	Y
Melaleuca spathulata/Melaleuca viminea Swamp Heath	P1	N	N	N	16.24	3	Y
Subtropical and Temperate Coastal Saltmarsh	P3	N	N	N	4.03	42	Y

T: threatened, CR: critically endangered, EN: endangered, VU: vulnerable, P: priority

A.6. Land degradation risk table

Risk categories	***Meerup leached calcareous sand phase (242MeMRc)***
Wind erosion	H2: >70% of the map unit has a high to extreme risk.
Water erosion	H1: 50-70% of the map unit has a high to extreme risk.
Salinity	No salinity risk.
Subsurface Acidification	M1: 10-30% of the map unit has a high to extreme risk.
Flood risk	No flood risk.
Water logging	No water logging risk.
Phosphorus export risk	H2: >70% of the map unit has a high to extreme risk.

Appendix B. Assessment against the clearing principles

Assessment against the clearing principles	Variance level	Is further consideration required?
Environmental value: biological values		
Principle (a): *"Native vegetation should not be cleared if it comprises a high level of biodiversity."* Assessment: The area proposed to be cleared does not contain locally or regionally significant flora, fauna, habitats or plant assemblages. No Threatened or Priority Flora, PEC'sr or State or Commonwealth listed TEC's were recorded within the application area. The likelihood of occurrence for Threatened or priority flora or ecological communities within the application area is unlikely.	Not likely to be at variance	Yes Refer to section 3.2.1, above.
Principle (b): *"Native vegetation should not be cleared if it comprises the whole or a part of, or is necessary for the maintenance of, a significant habitat for fauna."* Assessment: No conservation significant fauna was identified over the application area. The vegetation over the application area, however, is identified as suitable for foraging by Western Ringtail Possum *(Pseudocheirus occidentalis)* and South-West brown Bandicoot *(Isoodon fusciventer).* Individuals may be present at the time of clearing.	May be at variance	Yes Refer to Section 3.2.2, above.
Principle (c): *"Native vegetation should not be cleared if it includes, or is necessary for the continued existence of, threatened flora."* Assessment: The area proposed to be cleared is unlikely to contain habitat for Threatened flora species. No Threatened flora was identified within the application area.	Not likely to be at variance	Yes Refer to Section 3.2.1, above.
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."* Assessment: The area proposed to be cleared does not contain species that can indicate a TEC. No TEC's listed under the EPBC Act or BC Act are known to occur within the survey area.	Not likely to be at variance	No
Environmental value: significant remnant vegetation and conservation areas		
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."* Assessment: The extent of native vegetation within the local area is consistent with the national objectives and targets for biodiversity conservation in Australia. The vegetation proposed to be cleared is mapped within a significant ecological linkage within the local area, however the clearing is not likely to sever or impact the function of this linkage. Vegetation remaining is not below the national target and objective for biodiversity conservation and is unlikely to be required to maintain ecosystem services or compensate for fragmentation.	Not likely to be at variance	No
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."* Assessment:	Not likely to be at variance	No

Assessment against the clearing principles	Variance level	Is further consideration required?
The application area is not located within a conservation area. Given the distance between the application area and the nearest conservation area (Torndirrup National Park), the proposed clearing is unlikely to have impact on the conservation values of the area.		
Environmental value: land and water resources		
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."* Assessment: No watercourses or wetlands are mapped within the application area. The proposed clearing area does not contain vegetation associated with wetlands or watercourse.	Not likely to be at variance	No
Principle (g): *"Native vegetation should not be cleared if the clearing of the vegetation is likely to cause appreciable land degradation."* Assessment: The mapped soils are highly susceptible to wind erosion, water repellence and phosphorus export. The mapped soils are moderately susceptible to water erosion. Noting the extent of the application area and the condition of the vegetation, the proposed clearing is not likely to have an appreciable impact of land degradation.	May be at variance	Yes Refer to section 3.2.3 above.
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."* Assessment: The application area is mapped within the P1 (protected area) public drinking water source area and Albany Groundwater Area. It is unlikely that the proposed clearing will impact groundwater surface or groundwater quality. However further consideration is required.	May be at variance	Yes Refer to section 3.2.3, above.
Principle (j): *"Native vegetation should not be cleared if the clearing of the vegetation is likely to cause, or exacerbate, the incidence or intensity of flooding."* Assessment: The mapped soils and topographic contours in the surrounding area do not indicate the proposed clearing is likely to contribute to increased incidence or intensity of flooding.	Not likely to be at variance	No

Appendix C. Vegetation condition rating scale

Vegetation condition is a rating given to a defined area of vegetation to categorise and rank disturbance related to human activities. The rating refers to the degree of change in the vegetation structure, density and species present in relation to undisturbed vegetation of the same type. The degree of disturbance impacts upon the vegetation's ability to regenerate. Disturbance at a site can be a cumulative effect from a number of interacting disturbance types.

Considering its location, the scale below was used to measure the condition of the vegetation proposed to be cleared. This scale has been extracted from; Keighery, B.J. (1994) *Bushland Plant Survey: A Guide to Plant Community Survey for the Community*. Wildflower Society of WA (Inc). Nedlands, Western Australia.

Measuring vegetation condition for the South West and Interzone Botanical Province (Keighery, 1994)

Condition	Description
Pristine	Pristine or nearly so, no obvious signs of disturbance.
Excellent	Vegetation structure intact, with disturbance affecting individual species; weeds are non-aggressive species.
Very good	Vegetation structure altered, with obvious signs of disturbance. For example, disturbance to vegetation structure caused by repeated fires, the presence of some more aggressive weeds, dieback, logging and/or grazing.
Good	Vegetation structure significantly altered by very obvious signs of multiple disturbances. Retains basic vegetation structure or ability to regenerate it. For example, disturbance to vegetation structure caused by very frequent fires, the presence of some very aggressive weeds at high density, partial clearing, dieback and/or grazing.
Degraded	Basic vegetation structure severely impacted by disturbance. Scope for regeneration but not to a state approaching good condition without intensive management. For example, disturbance to vegetation structure caused by very frequent fires, the presence of very aggressive weeds, partial clearing, dieback and/or grazing.
Completely degraded	The structure of the vegetation is no longer intact, and the area is completely or almost completely without native species. These areas are often described as 'parkland cleared' with the flora comprising weed or crop species with isolated native trees or shrubs.

Appendix D. Biological survey information, mappings and photographs of vegetation

Biological survey information

Biological surveys provided as supporting information by the applicant are published on the Department of Water and Environmental Regulation's website at: https://ftp.dwer.wa.gov.au/permit/10999/

- *Detailed Flora and Vegetation Survey of Sand Patch Meteorological Mast, Albany*. Report prepared by Terratree on behalf of SynergyRED Pty Ltd., March 2023.
- *Targeted Flora Survey of Sand Patch Meteorological Mast, Albany*. Report prepared by Southern Ecology on behalf of SynergyRED Pty Ltd., December 2023.
- *Basic and Targeted Fauna Survey Meteorological Mast, Albany March 2023, Prepared for SynergyRED*. Report prepared by Western Ecological on behalf of SynergyRED Pty Ltd., March 2023.
- *Targeted Flora Survey of Sand Patch Meteorological Mast, Albany*. Report prepared by Southern Ecology on behalf of SynergyRED Pty Ltd., February 2025.
- *Invertebrate Solutions (2022) Targeted Survey for Main's Assassin Spider (Zeyrarchaea mainae) for the Meteorological Mast Site, Sandpatch, Albany, Western Australia*. Report prepared for Eco Logical Australia Pty Ltd. On the behalf of SynergyRED Ltd. This report has been used in the desktop assessment but has not been published.
- *Bird and Microbat Impact Risk Assessment Albany Grasmere Wind Farm March 2023*, Prepared for SynergyRED. Report prepared by Western Ecological on behalf of SynergyRED Pty Ltd., March 2023. This report has ben used in the desktop assessment but has not been published.

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Mappings of vegetation condition

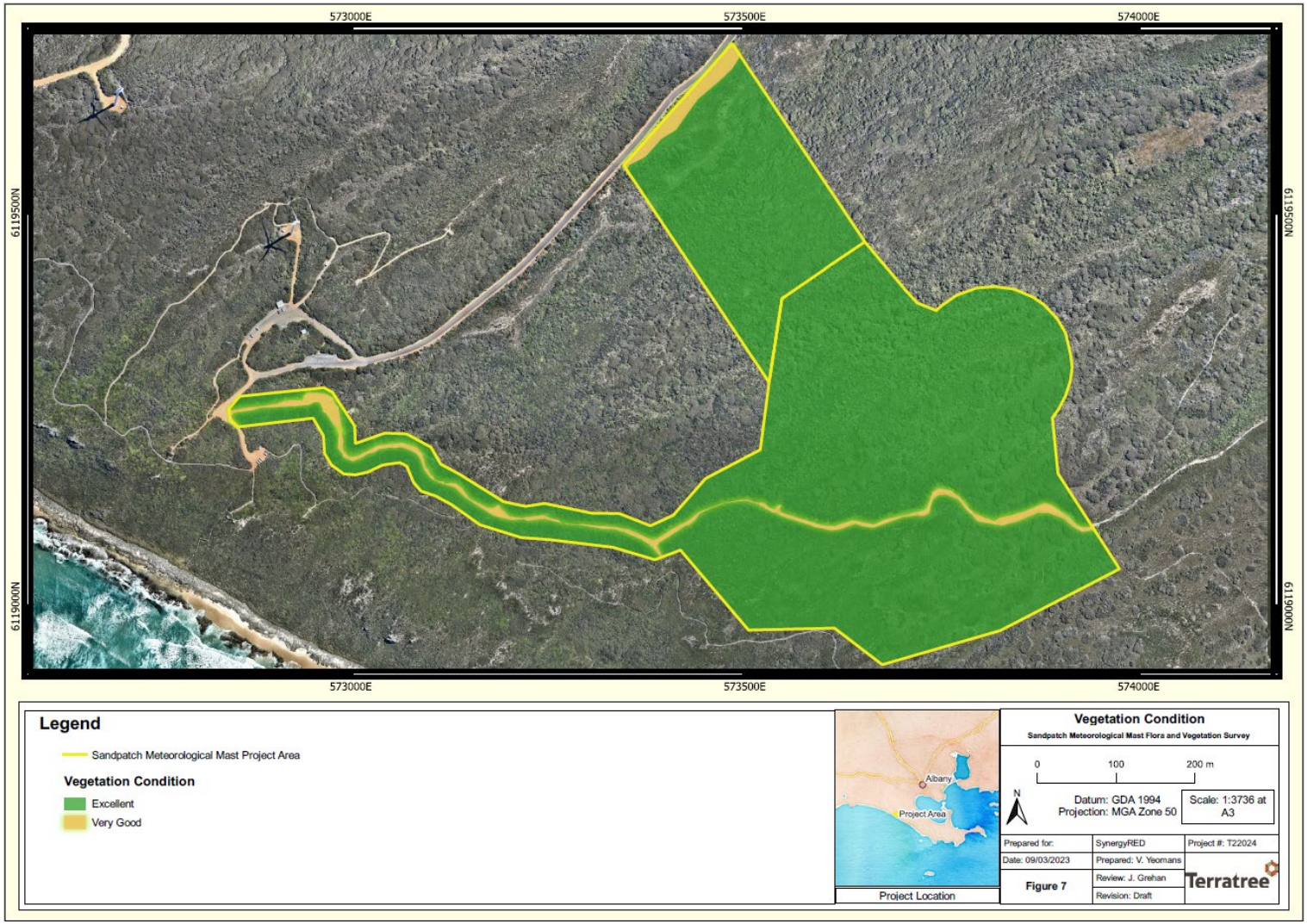

Figure 2: Map of vegetation condition in application area (Teratree,2023)

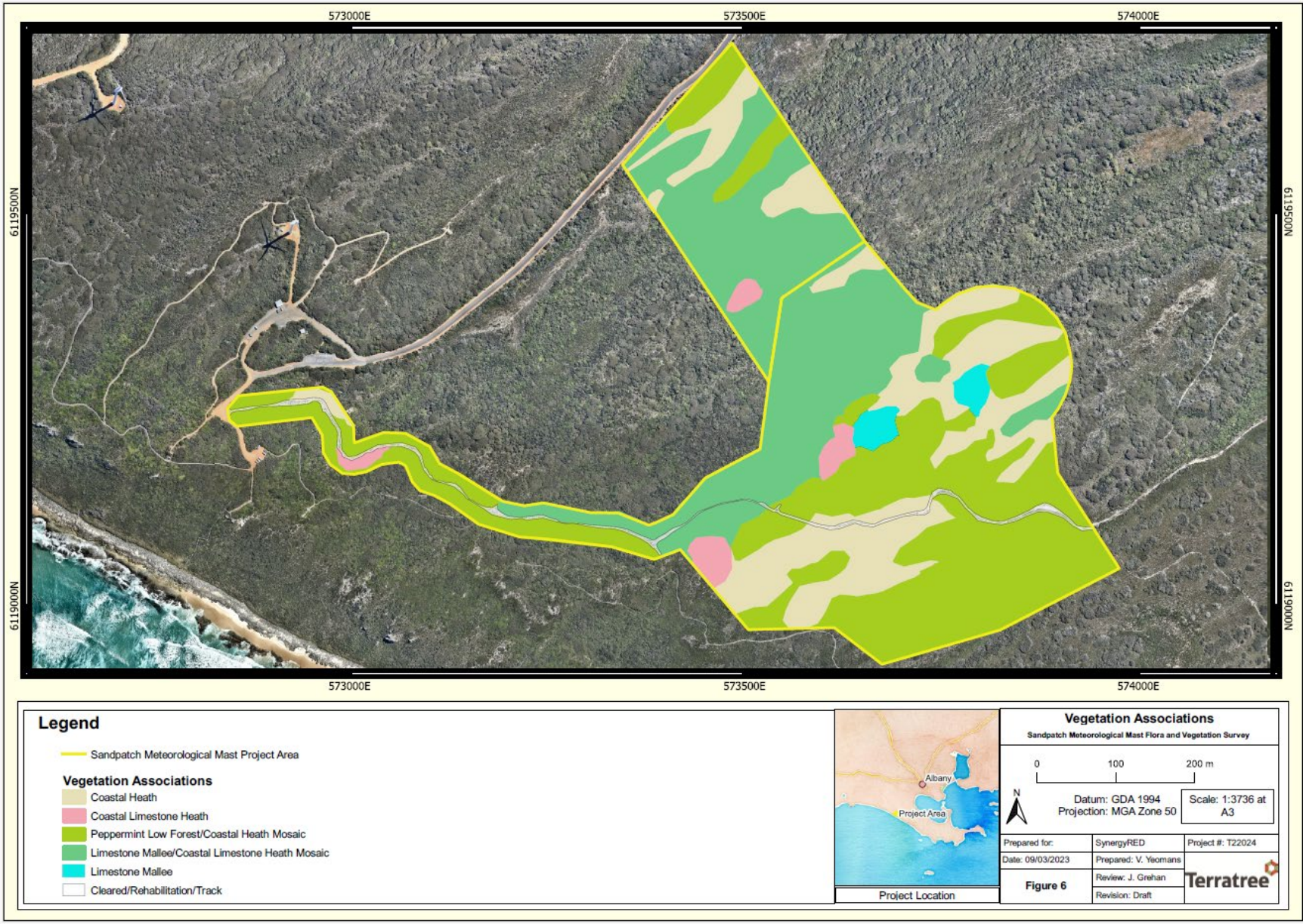

Figure 3: Map of the associated vegetation within the application area (Teratree,2023)

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Photographs and additional biological survey information of vegetation condition

Table 1. Vegetation association and floristic community descriptions and photos mapped in survey area (Teratree,2023).

Mapping Code	Species Richness	Vegetation Association Description (NVIS TWG 2017)	Photos
Coastal Heath (ARVS 3a)	27	Mid to tall open shrubland of *Adenanthos sericeus* subsp. *Sericeus* over heathland of *Spyridium globulosum/ Spyiridium majoranifolium, Allocasuarina lehmanniana* subsp. *Lehmanniana/ Allocasuarina humilis*, *Leucopogan obovatus* subsp. *Revolutus, Acrotiche cordata* open sedgeland of *Desmocladus flexuosus* and *Lepisdosperma squamatum* with isolated forbs of *Hibberia recemosa*, *Opercularia hispidula, Platysace compressa, Orianthera serpyllifolia* subsp. *serpyllifolia* and *Conostylis aculeata* subsp. *aculeata* on fine grey sand of a steep dune slopes.	
Coastal limestone heath (ARVS 5b)	31	Tall isolated shrubland of *Adenanthos sericeus* subsp. *sericeus* over mid open shrubland of *Spyridium globulosum*, *Allocasuarina lehmanniana* subsp. *lehmanniana, Leucopogon parviflorus* and *Scaevola nitida* over low shrubland of *Thomasia quercifolia* (P4), *Pultenaea tenuifolia, Acacia littorea, Acrotriche cordata* and *Leucopogon obovatus* subsp. *revolutus* over open sedgeland of *Desmocladus flexuosus* with N*etrostylis* sp. Mt Madden and sparse forbs of *Opercularia vaginata* and *Conostylis aculeata* subsp. *aculeata/ Hibbertia grossulariifolia* on shallow grey fine sand of dune crest with underlying limestone/ limestone outcropping.	
Limestone Mallee/Coastal Limestone Heath Mosaic (ARVS 6/5ab)	18	Mallee woodland of *Agonis flexuosa* with *Eucalyptus angulosa* over tall open shrubland of *Bossiaea linophylla*, *Spyridium globulosum* and *Adenanthos sericeus* subsp. *sericeus* over sparse mid shrubland of *Hakea oleifolia*, *Allocasuarina lehmanniana* subsp. *lehmanniana* and *Leucopogon obovatus* subsp. *revolutus* with *Clematis pubescens* creepers over isolated low shrubs of *Opercularia hispidula* over open sedgeland of *Lepidosperma gladiatum* and *Desmocladus flexuosus* in fine grey sand of swales /hollows and lower dunal slopes.	

Limestone Mallee	12	Closed mallee forest of *Eucalyptus angulosa* and *Agonis flexuosa* over open mid shrubland of *Hibbertia furfuracea* and *Bossiaea linophylla/ Leucopogon obovatus* subsp. *revolutus* with climbing *Clematis pubescens* over sparse sedgeland of *Lepidosperma gladiatum*, *Lepidosperma squamatum* and *Desmocladus flexuosus* on grey fine sand of steep southern dunal slope.	
Peppermint Low Forest/ Coastal Heath Mosaic (ARVS 2/3/5ab)	27	Low open mallee woodland *of Agonis flexuosa* sparse tall shrubs of *Adenanthos sericeus* subsp. *sericeus* over Heathland of *Allocasuarina humilis*, *Bossiaea linophylla/Acacia littorea, Jacksonia horrida/Banksia sessilis, Adenanthos cuneatus, Melaleuca thymoides, Leucopogon obovatus* subsp. *revolutus and Hibbertia furfuracea* over open sedgeland of *Anarthria prolifera*, *Schoenus caespititius and Lepidosperma squamatum* with isolated forbs of *Hibbertia racemosa* and *Lysiandra calycina/ Lagenophora huegelii* on fine grey sand of a gentle slope of an interdunal saddle/dunes slopes.	

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Appendix E. Sources of information

E.1. GIS databases

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

- 10 Metre Contours (DPIRD-073)
- Aboriginal Heritage Places (DPLH-001)
- Cadastre (LGATE-218)
- Cadastre Address (LGATE-002)
- Consanguineous Wetlands Suites (DBCA-020)
- DBCA – Lands of Interest (DBCA-012)
- DBCA Legislated Lands and Waters (DBCA-011)
- Directory of Important Wetlands in Australia – Western Australia (DBCA-045)
- Environmentally Sensitive Areas (DWER-046)
- Flood Risk (DPIRD-007)
- Groundwater Salinity Statewide (DWER-026)
- Hydrography – Inland Waters – Waterlines
- Hydrological Zones of Western Australia (DPIRD-069)
- IBRA Vegetation Statistics
- Imagery
- Local Planning Scheme – Zones and Reserves (DPLH-071)
- Native Title (ILUA) (LGATE-067)
- Offsets Register – Offsets (DWER-078)
- Pre-European Vegetation Statistics
- Public Drinking Water Source Areas (DWER-033)
- Ramsar Sites (DBCA-010)
- Regional Parks (DBCA-026)
- Remnant Vegetation, All Areas
- RIWI Act, Groundwater Areas (DWER-034)
- RIWI Act, Surface Water Areas and Irrigation Districts (DWER-037)
- Soil Landscape Land Quality – Flood Risk (DPIRD-007)
- Soil Landscape Land Quality – Phosphorus Export Risk (DPIRD-010)
- Soil Landscape Land Quality – Subsurface Acidification Risk (DPIRD-011)
- Soil Landscape Land Quality – Water Erosion Risk (DPIRD-013)
- Soil Landscape Land Quality – Water Repellence Risk (DPIRD-014)
- Soil Landscape Land Quality – Waterlogging Risk (DPIRD-015)
- Soil Landscape Land Quality – Wind Erosion Risk (DPIRD-016)
- Soil Landscape Mapping – Best Available
- Soil Landscape Mapping – Systems
- South Coast Significant Wetlands (DBCA-034)
- Wheatbelt Wetlands Stage 1 (DBCA-021)

Restricted GIS Databases used:

- ICMS (Incident Complaints Management System) – Points and Polygons
- Threatened Flora (TPFL)
- Threatened Flora (WAHerb)
- Threatened Fauna
- Threatened Ecological Communities and Priority Ecological Communities

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