GOVERNMENT OF
WESTERN AUSTRALIA

CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

Purpose Permit number:	CPS 11274/1
Permit Holder:	Electricity Networks Corporation, trading as Western Power
Duration of Permit:	From 11 June 2026 to 11 June 2048

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

ADVICE NOTE

Revegetation offset

The *Offset Management Plan* referred to in condition 8 of this permit is intended to facilitate the *revegetation* of 6.08 hectares within the *offset site* to restore foraging habitat for Carnaby's cockatoo (*Zanda latirostris*), Baudin's cockatoo (*Zanda baudinii*) and forest red-tailed black cockatoo (*Calyptorhynchus banksii naso*).

PART I – CLEARING AUTHORISED

1. Clearing authorised (purpose)

The permit holder is authorised to clear *native vegetation* for the purpose of installation of new transmission lines and associated infrastructure.

2. Land on which clearing is to be done

Lot 100 on Diagram 99422, Henley Brook
Lot 101 on Diagram 99422, Henley Brook
Lot 202 on Deposited Plan 428791, Henley Brook
Lot 203 on Deposited Plan 428791, Henley Brook
Lot 600 on Deposited Plan 73193, Brabham and Henley Brook
Lot 98 on Plan 22611, Brabham
Gnangara Road Reserve (PIN 11822181), Henley Brook
Charlton Way Road Reserve (PIN 11977979), Brabham
Closed Roads (PINs 1255233 and 1255234), Brabham and Henley Brook

3. Clearing authorised

The permit holder must not clear more than 2.56 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 11 June 2031.

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 authorised under this permit in one direction towards adjacent native vegetation; and

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

8. Offset revegetation

(a) Within 12 months of the commencement of clearing activities authorised under this permit, the permit holder must submit an *Offset Management Plan* to the *CEO* for approval for the *revegetation* of 6.08 hectares of the areas cross-hatched red in Figure 2 of Schedule 1 of the *offset site*. *The Offset Management Plan* must be developed in accordance with *A Guide to Preparing Revegetation Plans for Clearing Permits* (Department of Water and Environmental Regulation, 2018).

(b) *The Offset Management Plan* must be prepared by an *environmental specialist*.

(c) *The Offset Management Plan* must include the following:

i) the location/s of the *revegetation* areas required under condition 8(a) of this permit, recorded using a Global Positioning System (GPS) unit set to Geocentric Datum Australia 2020 (GDA2020), expressing the geographical coordinates in Eastings and Northings or decimal degrees;

ii) *site preparation*;

iii) *weed* control;

iv) *regeneration, direct seeding* or *planting*, at an *optimal time*;

v) a *vegetation establishment period*;

vi) *revegetation* success completion criteria to restore foraging habitat for Carnaby's cockatoo, Baudin's cockatoo and forest red-tailed black cockatoo based on selected *reference sites*, including but not limited to target weed cover, target species diversity, target vegetation condition, target density, and target structure;

vii) *remedial actions* to be undertaken if completion criteria are not met;

viii) details of ongoing maintenance and monitoring of the area to be *revegetated* and *rehabilitated* for a minimum of five (5) years;

ix) timeframes for completion of the activities; and

x) management commitments that will be achieved.

(d) If the *CEO*, having had regard to conditions 8(b) and 8(c) of this permit, does not approve the *Offset Management Plan*, the permit holder must revise and resubmit the *Offset Management Plan* within three (3) months of the date of the *CEO*'s decision.

(e) If the *CEO*, having had regard to conditions 8(b) and 8(c) of this permit, does not approve a revised *Offset Management Plan* submitted in accordance with condition 8(d) of this permit, the permit holder must again revise and resubmit the *Offset Management Plan* in accordance with condition 8(d) of this permit.

(f) The permit holder must obtain the approval of the *CEO*, prior to implementing the *Offset Management Plan*.

(g) The permit holder must commence the implementation of the approved *Offset Management Plan* within 12 months of the date of approval by the *CEO.*

9. Offset – conservation covenant

Within 12 months of the commencement of clearing authorised under this Permit the Permit Holder must provide to the *CEO* evidence of setting aside the area *revegetated* under Condition 8 for the protection and management of vegetation in perpetuity.

10. Revegetation and rehabilitation (temporary works)

The permit holder must:

(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 areas that are no longer required for the purpose for which they were cleared, by:

i) ripping the ground on the contour to remove soil compaction; and
ii) laying the vegetative material and topsoil retained under condition 10(a) on the cleared area(s).

(c) within 24 months of laying the vegetative material and topsoil on the cleared area in accordance with condition 10(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 10(c)(i) of this permit will not result in similar species composition, structure and density to that of pre-referral 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 material are used.

PART III - RECORD KEEPING AND REPORTING

11. 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
1.	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 Geocentric Datum Australia 2020 (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; and (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 mitigate the impacts of the clearing authorised under this permit on fauna in accordance with condition 7 of this permit.
2.	In relation to the offset *revegetation* and *rehabilitation* or areas pursuant to conditions 8	(a) A description of the *revegetation* and *rehabilitation* activities undertaken; (b) The size of the area *revegetated* and *rehabilitated*; (c) The date/s on which the *revegetation* and *rehabilitation* was undertaken; (d) The boundaries of the area *revegetated* and

No.	Relevant matter	Specifications
	and 9	*rehabilitated*, recorded using a GPS unit set to GDA 2020, expressing the geographical coordinates in Eastings and Northings; (e) any other actions taken in accordance with condition 8; and (f) evidence of setting aside the area *revegetated* and *rehabilitated* for the protection and management of vegetation in perpetuity.
3.	In relation to the *revegetation* and *rehabilitation* of areas pursuant to condition 10 of the permit	(a) The size of the area *revegetated* and *rehabilitated*; (b) The date(s) on which the *revegetation* and *rehabilitation* was undertaken; and (g) The boundaries of the area *revegetated* and *rehabilitated* (recorded digitally as a shapefile).

12. Reporting

(a) The permit holder must provide to the *CEO*, on or before 30 June of each calendar year, a written report of:
   i) the records required to be kept under condition 11; and
   ii) records of activities done by the permit holder under this permit between 1 January and 31 December of the preceding calendar year.

(b) If no clearing authorised under this permit has been undertaken, a written report confirming that no clearing under this permit has been undertaken must be provided to the *CEO* on or before 30 June of each calendar year.

(c) The permit holder must provide to the *CEO*, no later than 90 days prior to the expiry date of the permit, a written report of records required under condition 11, where these records have not already been provided under condition 12(a).

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.
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

Term	Definition
	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 two (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)
fill	means material used to increase the ground level, or to fill a depression.
local provenance	means native vegetation seeds and propagating material from natural sources within 50 kilometers 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.
offset	means a direct offset as described in the Government of Western Australia, WA Environmental Offsets Policy, September 2011.
offset Management Plan	means a document describing the environmental offsets that will be implemented by the permit holder to cover the full cost of establishing and maintaining native vegetation as an environmental offset to counterbalance the significant residual impacts of the clearing activities authorised under this permit.
offset site	means Lot 102 on Deposited Plan, Oldbury
optimal time	means the period from April to July for undertaking *planting* and *direct seeding*.
planting	means the re-establishment of vegetation by creating favorable soil conditions and planting seedlings of the desired species.
reference sites	means nearby sites used to provide baseline data for planning a revegetation project. Measurements from fixed reference points or plots where biodiversity components are measured are used to set measurable completion criteria for revegetation projects. The reference sites must contain the following values: • suitable foraging habitat for Carnaby's cockatoo, forest red-tailed black cockatoo, Baudin's cockatoo; and • vegetation in a Good to Very Good (Keighery, 1994) or better condition.
regenerate/ regenerated / regeneration	means re-establishment of vegetation from in situ seed banks and propagating material (such as lignotubers, bulbs, rhizomes) contained either within the topsoil or seed-bearing mulch.
rehabilitate/ rehabilitated/ rehabilitation	means actively managing an area containing native vegetation in order to improve the ecological function of that area.
remedial actions/s	means any activity that is required to ensure successful re-establishment of vegetation to its pre-clearing composition, structure and density, and may include a combination of soil treatments and revegetation.
revegetate/ revegetated/ revegetation	means the re-establishment of a cover of local provenance native vegetation in an area using methods such as natural regeneration, direct seeding and/or planting, so that the species composition, structure and density is similar to pre-clearing vegetation types in that area.

Term	Definition
site preparation	means management of existing site topsoil and preparation of the finished soil surface, for example by ripping or tilling the soil surface and respreading site topsoil and chipped native vegetation.
vegetation establishment period	means a period of at least two summers after the revegetation during which time replacement and infill revegetation work may be required for areas in which revegetation has been unsuccessful and involves regular inspections of revegetation sites to monitor the success of revegetation.
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

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Juraj Galba
MANAGER
GREEN ENERGY APPROVALS

Officer delegated under Section 20
of the Environmental Protection Act 1986

19 May 2026

Schedule 1

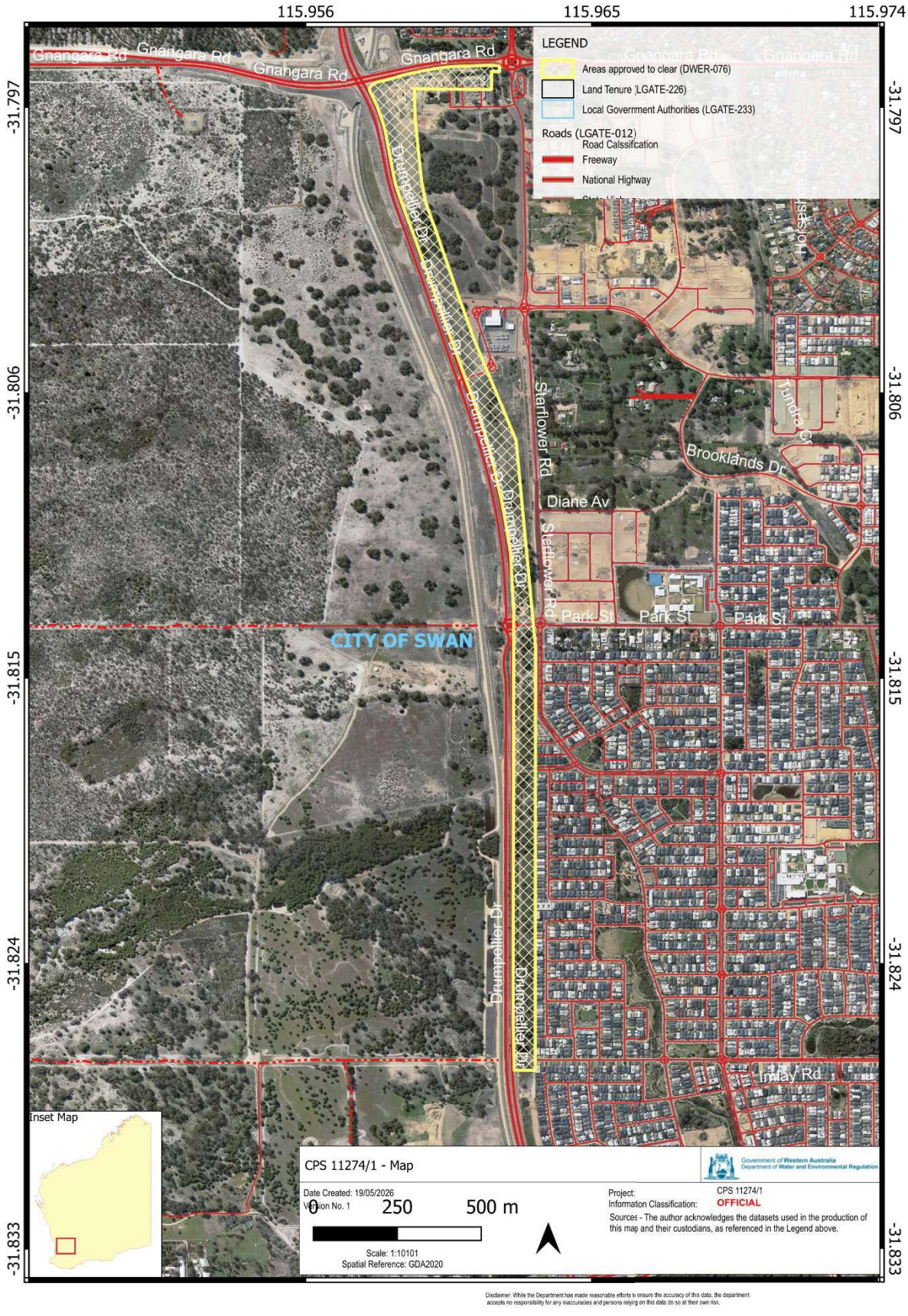


Figure 1: Map of the boundary of the area within which clearing may occur

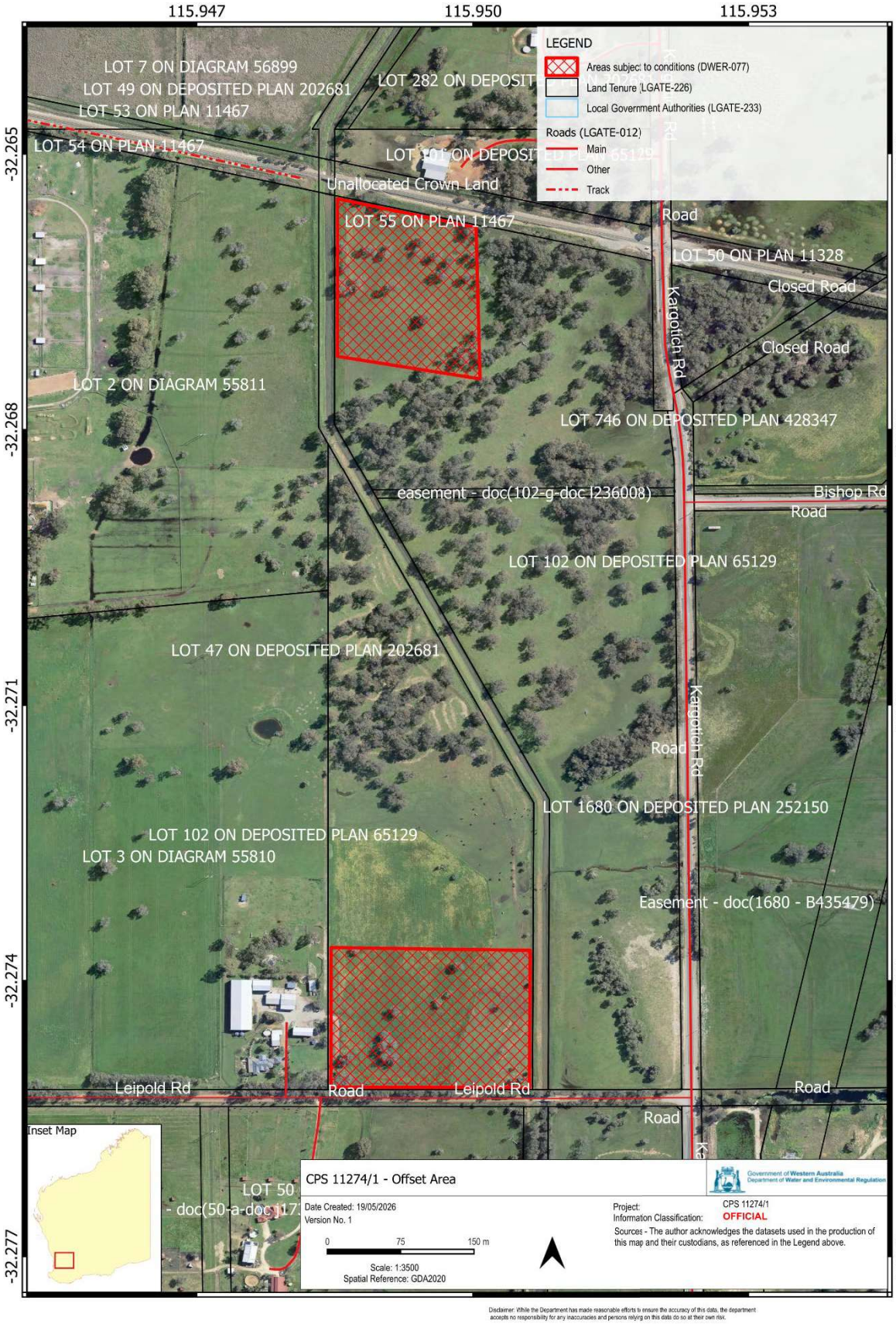


Figure 2: Map of the boundary of the areas cross-hatched red within which the revegetation of 6.08 hectares in accordance with condition 8 of this permit must occur.

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 11274/1
Permit type:	Purpose permit
Applicant name:	Electricity Networks Corporation trading as Western Power
Application received:	23 September 2025
Application area:	2.56 hectares of native vegetation within a 26-hectare of footprint area
Purpose of clearing:	Constructing an overhead powerline, maintenance track and safety clearance zone
Method of clearing:	Mechanical Removal
Property:	Lot 100 on Diagram 99422, Henley Brook Lot 101 on Diagram 99422, Henley Brook Lot 202 on Deposited Plan 428791, Henley Brook Lot 203 on Deposited Plan 428791, Henley Brook Lot 600 on Deposited Plan 73193, Brabham and Henley Brook Lot 98 on Plan 22611, Brabham Gnangara Road Reserve (PIN 11822181), Henley Brook Charlton Way Road Reserve (PIN 11977979), Brabham Closed Road (PINs 1255233 and 1255234), Brabham and Henley Brook
Location (LGA area/s):	City of Swan
Localities (suburb/s):	Henley Brook and Brabham

1.2. Description of clearing activities

The application is to clear 2.56 hectare of native vegetation within a 26-hectare clearing footprint (see Figure 1, Section 1.5) to develop a new 132 kV transmission line connecting the existing Northern Terminal - Northam line to the Henley Brook Substation (the project). The transmission line will run northwards along Drumpellier Drive for approximately four kilometres.

The project involves the following activities:

- Installation of 132kv overhead conductors, grounding wires and communication wires and 47 wooden poles
- Construction of a 4-metre (m) wide permanent maintenance access track, where existing access to the line is not adequate; and
- Establishment of a vegetation clearance zone up to 16m wide (8m either side of the line route), with maximum vegetation height of in this zone being 3m.

In addition to this, the proposed works will also include the following temporary construction activities:

- Construction access track where required
- Break and winch sites spaced along the line for stringing conductors; and
- Clearing where necessary for turnaround areas, laydown/storage areas, laying of conductors and other construction activities.

The project aims to upgrade the existing network to enable future connections of large-scale renewable energy generation and load in the Northern region of the Southwest Interconnected System in support of the State Government decarbonisation strategy.

The total project area is 26 hectares (ha), and the anticipated Disturbance Footprint is six ha, with up to 2.56 ha of native vegetation is proposed to be cleared, comprising:

- 0.15 ha *Banksia attenuata* woodland
- 1.87 ha *Corymbia calophylla* woodland; and
- 0.54 ha of isolated native trees and shrubs

1.3. Decision on application

Decision:	Granted
Decision date:	19 May 2026
Decision area:	2.56 hectares of native vegetation, 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 F.1),
- the applicant's mitigation actions (see Section 3.1),
- the findings of biological surveys to support the application (AECOM, 2024) (see Appendix E),
- the findings of the DWER's environmental impact assessment of the proposed clearing (see Section 3.2),
- the clearing principles set out in Schedule 5 of the EP Act (see Appendix B),
- planning and other matters relevant to the proposed clearing (see Section 3.3); and
- the rehabilitation and revegetation offsets developed by the applicant which will restore and protect in perpetuity 6.08 hectares of habitat for three species of black cockatoo.

The Delegated Officer further considered that the objective of the proposal is to support an increase in the supply of renewable energy in Western Australia and is aligned with the State's objective to develop a cleaner, more diverse energy and climate change mitigation.

The assessment identified that the proposed clearing would result in the loss of:

- 2.56 hectares of native vegetation providing significant foraging habitat for fauna; and
- Potential spread of weeds into adjacent vegetation.

After consideration of the available information, as well as the applicant's avoidance, minimisation and mitigation measures on environmental, heritage and social values (see Section 3.1), the Delegated Officer determined the proposed clearing is unlikely to have long-term adverse impacts on environmental values and can be minimised and managed effectively to prevent unacceptable risk to environmental values.

However, the Delegated Officer determined that the proposed clearing will result in the following significant residual impacts (SRIs) requiring offsets:

- 2.56 ha of significant foraging habitat for Carnaby's cockatoo;
- 2.56 ha of significant foraging habitat for Baudin's cockatoo; and
- 2.56 ha of significant foraging habitat for the forest red-tailed black cockatoo

To address the above SRI and applying the State Offset Metric, the following offset were calculated using the WA Environmental Offsets Metric to be required at the nominated offset site (Lot 102 on Deposited Plan 65129, Oldbury):

- Acquisition, revegetation and conservation of 6.08 ha of which:
    - 6.08 ha provides suitable habitat for Carnaby's cockatoo;
    - 6.08 ha provides suitable habitat for Baudin's cockatoo; and
    - 5.27 ha provides suitable habitat for forest red-tailed black cockatoo

Having considered the environmental impacts outlined above, the applicant's implementation of the mitigation hierarchy and planning and other matters, the Delegated Officer determined that it was appropriate to grant the clearing permit subject to an adequate environmental offset being provided by the proponent, consistent with the WA *Environmental Offsets Policy (2011)* and the *WA Environmental Offsets Guidelines (2014)*, to counterbalance the SRI of the proposed clearing (see Section 4).

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

- avoid, minimise to reduce the impacts and extent of clearing
- take hygiene steps to minimise the risk of the introduction and spread of weeds
- undertake slow, progressive one directional clearing
- revegetation of temporarily cleared areas; and
- revegetation offsets.

1.5. Site map

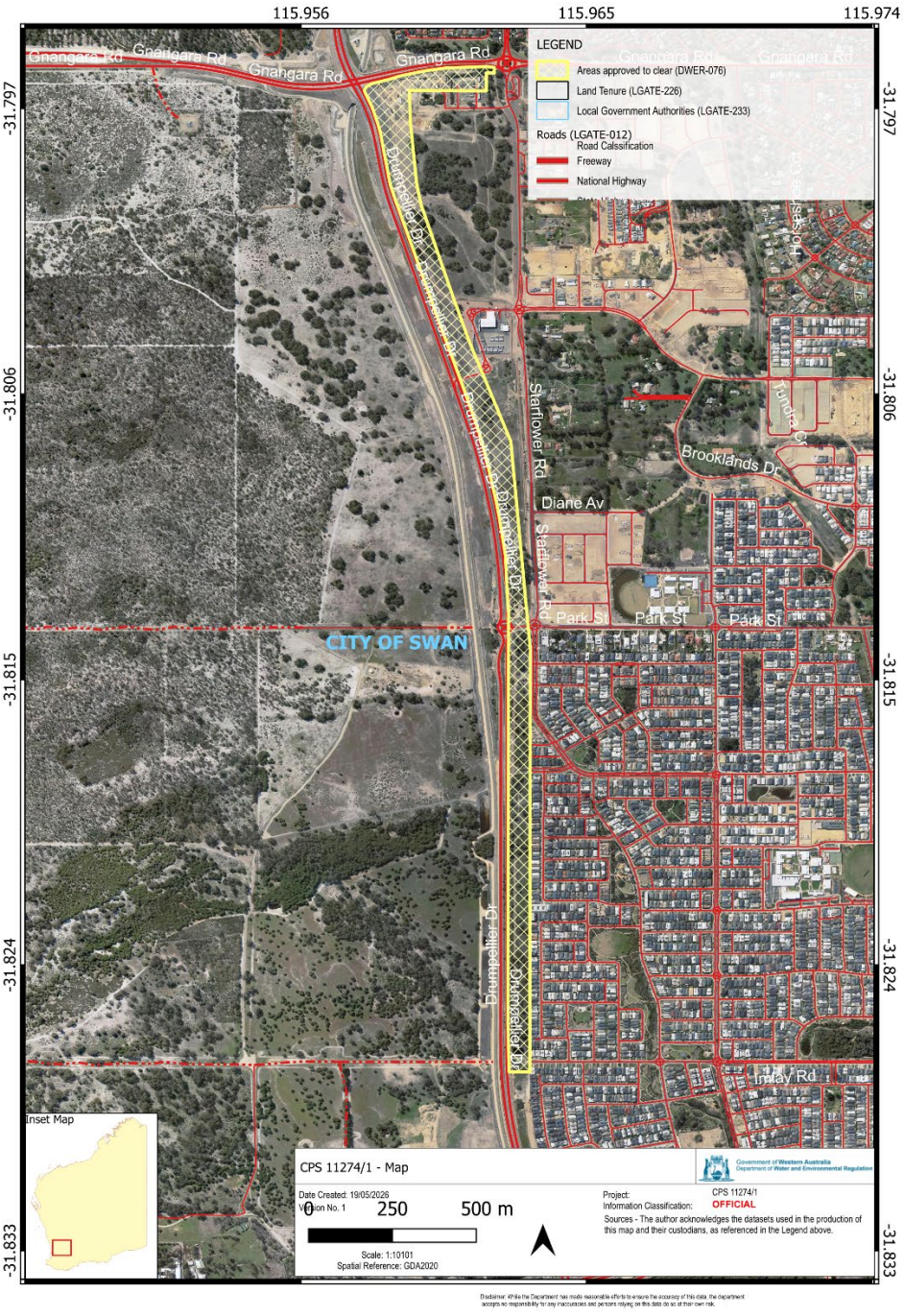


Figure 1: Map of the application area. The area cross-hatched yellow indicate the areas authorised to be cleared under the granted clearing permit.

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)
- *Planning and Development Act 2005* (WA) (P&D Act)
- *Soil and Land Conservation Act 1945* (WA)
- *Aboriginal Heritage Act 1972*

Relevant policies considered during the assessment include:

- *Environmental Offsets Policy* (2011)

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 2021)
- *Environmental Offsets Guidelines* (August 2014)
- 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 (Western Power, 2025) has advised that, to minimise the risk of impacts from activities associated with the proposed clearing, the following avoidance, mitigation, and environmental management measures have been considered and will be implemented throughout the design, clearing, construction, and operational phases of the proposal:

Design and clearing Phase

- Clearing boundaries will be defined to ensure vegetation clearing does not exceed the approved limits.
- Vegetation approved for clearing will be identified and demarcated on site prior to the commencement of clearing.
- Potential nesting trees that can be retained will be identified and demarcated prior to clearing. Clearing will progress slowly in a single direction to allow fauna the opportunity to move out of the area.
- Phytophthora (dieback) and weed hygiene management practices will be implemented during clearing activities.
- Erosion and sediment control measures will be implemented during clearing.
- Waste will be collected in appropriate fauna-proof bins and removed from the Project Area to a suitably licensed landfill.

Construction Phase

- Phytophthora (dieback) and weed hygiene management practices will continue during construction.
- Weed control and hygiene measures will be implemented to prevent new infestations and minimise the spread of existing weeds.
- Hydrocarbons and chemicals will be stored in appropriately bunded areas.
- Spill kits will be available where hydrocarbons and chemicals are stored or used, and any spills will be cleaned up promptly with waste disposed of at a suitably licensed facility.

- Firebreaks will be maintained, and hot works procedures implemented to reduce the risk of fire.
- Fire control equipment will be available on site, and fire control procedures will be implemented in the event of a fire.

Operational Phase

- Weed control and hygiene measures will continue to minimise the spread of existing weeds.
- Firebreaks, fire control equipment, and fire response procedures will continue to be maintained and implemented as required.

Avoid

- Align the powerline within an existing infrastructure corridor, using existing cleared areas
- Realign the line route entry to Henley Brook Substation from east to west to maximise use of existing cleared areas and avoid black cockatoo foraging habitat

Minimise

- Vegetation clearing will be limited to a maximum of 2.56 ha within areas of Degraded to Completely Degraded vegetation
- The clearing footprint will be refined prior to commencement, based on the final detailed design and construction methodology, with retained vegetation demarcated and protected during construction
- Construction Environmental Management Plan (CEMP) will be prepared prior to any ground disturbing activities for clearing controls
- Revegetation Management Plan (RMP) addressing vegetation management, fire management, dieback prevention, invasive weed control, and completion criteria; and
- Fauna Management Plan (FMP) to monitor and manage potential impacts to fauna.

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.

After consideration of avoidance and mitigation measures, it was determined that an offset to counterbalance the significant residual impacts associated with the loss of significant foraging habitat for Carnaby's cockatoo, Baudin's cockatoo and Forest red-tailed black cockatoo. In accordance with the Government of Western Australia's *Environmental Offsets Policy* and *Environmental Offsets Guidelines*, these significant residual impacts have been addressed through the conditioning of environmental offset requirements on the permit. The nature and suitability of the offset provided are summarised in Section 4.

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 the impacts of the proposed clearing present a risk to biological values. 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) - Clearing Principles (a)

Assessment

Vegetation and condition

The application area is located within the Swan Coastal Plain Interim Biogeographic Regionalisation for Australia (IBRA) bioregion and the Bassendean sub-bioregion. The Bassendean subregion is characterised by woodlands, low forests, and low woodlands with scattered trees, predominantly consisting of Jarrah (*Eucalyptus marginata*), Banksia spp., or *Allocasuarina* species.

According to regional vegetation association mapping, the application area lies within the Bassendean 1001 and Bassendean 1018 vegetation associations (DPRID, 2018):

- Bassendean 1001: Low forest, woodland, or low woodland with scattered trees, including jarrah, banksia, or casuarina.
- Bassendean 1018: Woodland to low forest.

AECOM (2024) carried out a single-season spring flora and vegetation survey in this area in October and November 2023. The survey involved an in-depth desktop review, thorough assessments of flora and vegetation, as well as targeted searches for specific plant species. No Threatened flora species listed under the EPBC Act or the *Biodiversity Conservation Act 2016*, or listed as Priority flora by the DBCA were recorded within the Project Area or surrounding areas during the survey (AECOM, 2024).

Vegetation Communities

A total of four vegetation communities were mapped within the survey area, three of which occur within the application area:

- BaBmBiXp – *Banksia attenuata* Woodland: *Banksia attenuata, B. menziesii and B. ilicifolia* low woodland over *Xanthorrhoea preissii* mid open shrubland, occurring on white-grey sandy soils on low flat terrain.
- CcMpXp – *Corymbia calophylla* Woodland: *Corymbia calophylla* mid open to mid closed forest over *Melaleuca preissiana* and *Xanthorrhoea preissii,* with a rushland understorey and mixed exotic grassland*,* occurring on grey sandy soils on low flats and slopes*.*
- Trees: Isolated native trees and shrubs over a weed-dominated ground layer.

Vegetation Condition

Vegetation condition within the application area ranges from Degraded to Completely Degraded. Significant weed invasion was observed during the survey, and no vegetation within the application area was rated as being in Good or Very Good condition (AECOM, 2024). No vegetation communities recorded within the application area represent a Threatened Ecological Community (TEC) or Priority Ecological Community (PEC).

A search of the Protected Matters Search Tool (PMST) identified the following ecological communities as potentially occurring within the Project Area (DCCEEW, 2025):

- Banksia Woodlands of the Swan Coastal Plain ecological community (Endangered; Priority 3); and
- Tuart (*Eucalyptus gomphocephala*) Woodlands and Forests of the Swan Coastal Plain ecological community (Critically Endangered; Priority 3).

However, the Tuart ecological community was not recorded during the field survey, and no conservation-significant vegetation was recorded within the Project Area or Disturbance Footprint (AECOM, 2024). The survey identified a patch of the Banksia Woodland PEC which is separated from the application area by Drumpellier Drive. Given this, the proposed clearing will not impact any conservation significant ecological communities.

Clearing Extent

The vegetation proposed to be cleared is 2.56 ha of native vegetation, and comprises of (AECOM, 2024):

- 0.15 ha of BaBmBiXp
- 1.87 ha of CcMpXp
- 0.54 ha of Trees

No Environmentally Sensitive Areas (ESAs) were identified within the application area (AECOM, 2024).

Conclusion

The proposed clearing will remove 2.56 hectares of native vegetation. No conservation-significant flora or ecological communities will be impacted. These impacts are considered minor and can be managed through the conditions set out on the clearing permit. With mitigation measures in place, the proposal is not expected to have significant impacts on biological diversity.

Conditions

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

- Avoid, minimise and reduce impacts and extent of clearing
- Weed and dieback management;
- Revegetation of temporary cleared areas.

3.2.2. Biological values (fauna) - Clearing Principles (b)

Assessment

Based on available databases, the AECOM (2024) survey recorded a total of 21 vertebrate fauna species, comprising 17 bird species, three mammal species, and one reptile species. Of these, three fauna species of conservation significance were identified during the survey (AECOM, 2024):

- Carnaby's cockatoo (*Zanda latirostris*)
- Forest red-tailed black cockatoo (*Calyptorhynchus banksii naso*); and
- Quenda (*Isoodon fusciventer*)

In addition to the above species, noting the habitat requirements and the mapped vegetation type within the application area, the application area is also likely to comprise suitable habitat for Baudin's cockatoo (*Zanda baudinii*).

Black cockatoos
Collectively known as black cockatoo species, the forest red-tailed black-cockatoo, Baudin's cockatoo and Carnaby's cockatoo are known to nest in hollows of live and dead trees, including marri, jarrah (*Eucalyptus marginata*), karri (*Eucalyptus diversicolor*), wandoo (*Eucalyptus wandoo*), tuart (*Eucalyptus gomphocephala*), flooded gum, and other *Eucalyptus* spp. (DAWE, 2022). 'Breeding habitat' for black cockatoos includes trees of these species that either have a suitable nest hollow or are of a suitable diameter at breast height (DBH) to develop a nest hollow, where suitable DBH for nest hollows is 500 millimetres for most tree species (DAWE, 2022). While breeding, black cockatoos generally forage within a six kilometre to 12-kilometre radius of their nesting site (DAWE, 2022). The AECOM (2024) survey recorded the presence of Carnaby's cockatoo and Forest red-tailed black cockatoo and determined a high likelihood of occurrence for Baudin's cockatoo. A total of 43.56 ha of Black cockatoo foraging habitat was recorded in the survey area (AECOM, 2024).

According to available datasets, mapped potential black cockatoo was recorded during the biological surveys outside of the application 0.08km away to the east the application area (Western Power, 2025). The application area is also mapped within the known breeding range of Carnaby's cockatoo and within the predicted occurrence and potential breeding range for both Baudin's cockatoo and the forest red-tailed black cockatoo (DAWE, 2022).

Breeding
A black cockatoo habitat assessment within the project development envelope identified a total of 27 black cockatoo habitat trees. Of these, nine are proposed to be cleared. The survey found no evidence, either active or historical, of breeding or roosting activity. No hollows were observed in any of the potential breeding trees in the application area (AECOM, 2024).

No roosting sites were observed within the project development area. 67 Carnaby's cockatoo and Forest red-tailed black cockatoo roosting sites are known to occur within 15 km of the project Area and 12 of these occur within 5 km and five are within 2.5 km of the Project Area (AECOM, 2024).

Foraging
The identified fauna habitat types include primary and secondary foraging species for black cockatoos in the form of marri and Banksia sp. Foraging evidence was recorded within the application area. Noting the differences in foraging preferences, the application area includes:

- 2.56 ha of significant foraging habitat for Carnaby's cockatoo
- 2.56 ha of significant foraging habitat for Baudin's cockatoo; and
- 2.56 ha of significant foraging habitat for the forest red-tailed black cockatoo.

Given this, the application area contains foraging habitat for black cockatoos supporting their roosting and breeding which is considered significant and requiring offsetting.

- To mitigate these impacts, the applicant is proposing to revegetation and conservation 6.08 ha of which:
    - 6.08 ha provides suitable habitat for Carnaby's and Baudin's cockatoos; and
    - 5.27 ha provides suitable habitat for forest red-tailed black cockatoo

The proposed offset will address the impacts of the proposed clearing on local populations of black cockatoos and result in a net gain of vegetation in an extensively cleared landscape. The proposed offset aligns with the *WA Environmental Offsets Policy* (2011) and *WA Environmental Offsets Guideline (2014).*

Other fauna
The application area may also provide potential habitat for species such as Australasian bittern, sharp tailed sandpiper, chuditch, and quenda. However, considering these species' high mobility and ability to disperse over long distances rapidly, as well as the fragmented state of the application area which primarily consists of severely degraded native vegetation with limited understory, the area is unlikely to provide significant habitat value necessary for the continued existence of these species. The application area may be used by the above species for dispersal. However, larger areas of remnant native vegetation of better habitat quality protected within Whiteman Park (total approximate area of 2,320 ha) and Gnangara-Moore River State Forest (total approximate area of 66,100 ha), are more likely to provide habitat for these species that the degraded and completely degraded vegetation in the application area.

Conclusion
Based on the above assessment, the proposed clearing will result in a loss of significant foraging habitat for black cockatoo species (Carnaby, Baudin and Forest red-tailed black cockatoos). These impacts will be mitigated through the revegetation of 6.08 hectares of vegetation providing habitat for these species. The application area is unlikely to provide significant habitat for other conservation significant fauna.

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

- Weed and dieback management measures to assist in mitigating impacts to surrounding vegetation that provides fauna habitat
- Slow and directional clearing, which allows fauna to move into adjacent vegetation ahead of the clearing activity and minimises impact to individuals
- Revegetation of temporary cleared fauna habitat; and
- Revegetation offsets which will restore and protect in perpetuity 6.08 hectares of vegetation for black cockatoos' species.

3.3. Relevant planning instruments and other matters

On 18 November 2025, DWER requested advice on the proposed activities from the City of Swan. No response was received.

The application area lies within the proclaimed Swan River System surface water and Mirrabooka groundwater areas under the RIWI Act and is therefore subject to licencing. However, the proposed clearing does not require water supplies. Therefore, no licence under the RIWI Act is required. It is the permit holder's responsibility to comply with the legal requirements of the RIWI Act.

No Aboriginal sites of significance have been mapped within the application area. 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.

4 Suitability of offsets

Through the detailed assessment outlined in Section 3.2 above, the Delegated Officer has determined that the following significant residual impacts (SRI) remain after the application of the avoidance and mitigation measures summarised in Section 3.1:

- the loss of 2.56 hectares of significant foraging habitat for Carnaby's cockatoo.
- the loss of 2.56 hectares of significant foraging habitat for Baudin's cockatoo; and
- the loss of 2.56 hectares of significant foraging habitat for forest red-tailed black cockatoo

The environmental offset involves conserving remnant vegetation that provides high quality habitat for three species of black cockatoos. The offset site was assessed for environmental features, soil, topography, habitat structure, and its potential to regenerate impacted habitats. Based on these criteria, Lot 102 on Deposited Plan 65129, Kargotich Road, Oldbury (Figure 2) was nominated as the offset site (WP, 2026).

The property is located in the Shire of Serpentine-Jarrahdale, approximately 4 km west of Mundijong and 35 km south of Perth. The offset site area to be conserved contains the following key environmental values:

- Approximately 25% of the property is vegetated with scattered paddock trees, comprising a mix of *Eucalyptus, Casuarina* and *Melaleuca* species. Native understory is absent.
- The site is broadly mapped as comprising a single vegetation complex:

- Beermullah Complex: characterised by a mixture of low open forest of *Casuarina obesa* (Swamp Sheoak) and open woodland of *Corymbia calophylla* (Marri), *Eucalyptus wandoo* (Wandoo) and *Eucalyptus marginata* (Jarrah). Minor components include closed scrub of *Melaleuca* species and occurrence of *Actinostrobus pyramidalis* (Swamp Cypress).

- The site lies within the modelled distribution of all three threatened black cockatoo species and contains approximately eight (8) ha of suitable foraging habitat. An historical record of FRTBC occurs on the property, and the nearest records of Carnaby's cockatoo and Baudin's cockatoo are 3.7 km and 1.8 km respectively. The property is approximately 4.5 km from the nearest known roosting site.
- The site intersects a minor, nonperennial watercourse, that feeds into a man-made drain.
- Existing native vegetation indicates the site is suitable for revegetation with black cockatoo foraging species and providing habitat connectivity between remnant vegetation and the watercourse.

Figure 2: Map of the Offset site

To counterbalance the above SRI and applying the State Offset Metric, the following offset were calculated using the WA Environmental Offsets Metric to be required at the nominated offset site:

- revegetation and conservation of 6.08 ha of which:
  - 6.08 ha provides suitable habitat for Carnaby's and Baudin's cockatoos; and
  - 5.27 ha provides suitable habitat for forest red-tailed black cockatoo

The Delegated Officer considers that this adequately counterbalances the significant residual impacts listed above. The justification for the values used in the offset calculation is provided in Appendix D.

End

Appendix A. Site characteristics

A.1. Site characteristics

Characteristic	Details
Local context	The area proposed to be cleared is part of an expansive tract of native vegetation in the intensive land use zone of Western Australia. The project transmission line runs northwards along Drumpellier Drive to Henley Brook substation which is approximately four kilometres. It is in the Henley Brook and Brabham locality and adjacent to residential area. The proposed clearing area contains small, isolated remnant in a highly cleared landscape. Spatial data indicates the local area (10-kilometre radius from the centre of the area proposed to be cleared) retains approximately 25 per cent of the original native vegetation cover. The application area is classified as a constrained area on the SCP, where the threshold for representation of the pre-clearing of native vegetation is 10 per cent.
Ecological linkage	The application area is neither located within any mapped linkages nor within a formal ecological linkage. Although the Gnangara ecological linkage lies across the road to the west side of the Drumpellier Drive, it does not fall within the application area.
Conservation areas	The application area is not located within a conservation area. The nearest conservation area is Gnangara–Moore River State Forest, located approximately 0.27 km north of the application area, with an unmanaged reserve located approximately 0.11 km to the north.

Vegetation description	The flora and vegetation surveys of AECOM (2024) indicate a total of four vegetation units mapped within the survey area, three of which occur within the proposed clearing area consists of the following vegetation communities:
	• Banksia Woodland communities BaBmSiPo and BaBmBiXp
	  ○ **BaBmSiPo -** *Banksia attenuata Woodland*
	  Banksia attenuata and B. menziesii low woodland over a mixed low shrubland including *Scholtzia involucrata, Eremaea pauciflora* var. *pauciflora, Hibbertia hypericoides* and *Calytrix angulata* over *Patersonia occidentalis* var. occidentalis sparse forbland - Represents the Banksia Woodlands TEC. Situated on a dune crest with grey sandy soils.
	  ○ **BaBmBiXp -** *Banksia attenuata Woodland*
	  Banksia attenuata, B. menziesii and B. ilicifolia low woodland over *Xanthorrhoea preissii* mid open shrubland over *Scholtzia involucrate* low sparse shrubland over an open to closed rushland/forbland - Situated on white-grey sandy soil on low flat terrain.
	• *Corymbia* Woodland which dominated the survey area
	  ○ **CcMpXp -** *Corymbia calophylla Woodland*
	  Corymbia calophylla mid open forest to mid closed forest over *Melaleuca preissiana* low isolated trees to low Woodland over *Xanthorrhoea preissii* isolated shrubs to mid open shrubland over *Dielsia stenostachya* rushland with a mixed exotic open grassland - *Located on grey sandy soil on low flats and slopes.*
	• Trees – isolated native trees and shrubs over weeds
	
	Representative photos and maps are available in Appendix E.
	
	This is consistent with the mapped vegetation type(s):
	• Beard 2018, which is described as:
	  Bassendean (Shepherd et al., 2002) – Woodland, low woodland, or low forest, or woodland with scattered trees.

Characteristic	Details
	The mapped vegetation types retain below 30 per cent of their pre-European extents within the Swan Coastal Plain region; however, this is not below the 10% retention target for intensely developed areas (Government of Western Australia, 2019). For details of the mapped vegetation type extent remaining for each vegetation association, please refer to Vegetation Extent Table A2.
Vegetation condition	Flora, Vegetation and Fauna assessment survey (AECOM, 2024) indicates the vegetation within the proposed clearing area is in varied from a degraded to completely degraded (Keighery,1994) conditions. The full Keighery (1994) condition rating scale is provided in Appendix C. The mapping of vegetation condition is available in Appendix E.
Climate and landform	The nearest long-term Bureau of Meteorology (BoM) weather station with a complete dataset is the Perth Airport Weather Station (Station 9021), located approximately 13km from the Project Area (BoM, 2025). According to records from 1944 to 2025, the station reports a mean minimum temperature ranging from 8.1°C during July and August to 17.6°C in February, and a mean maximum temperature ranging from 18°C in July to 32°C in January (BoM, 2025). The Perth Airport Weather Station has documented a long-term annual mean rainfall of 754.2 mm over the period from 1944 to 2025 (BoM, 2025). July recorded the highest mean monthly rainfall at 153.8 mm, whereas January records the lowest at 10.3 mm.
Soil description	The soil is mapped as: • 212Bs (Bassendean System) - Swan Coastal Plain from Busselton to Jurien. Sand dunes and sandplains with pale deep sand, semi-wet and wet soil. Banksia-paperbark woodlands and mixed heaths.
Land degradation risk	The area has a soil landscape land quality: • low flood risk, <3% of the map unit has a moderate to high flood risk. • medium salinity risk, 10-30% of map unit has a moderate to high salinity risk or is presently saline. • medium phosphorus risk, 10- 30% of map unit has a high to extreme phosphorus export risk • high subsurface acidification risk or is presently acid, >70% of map unit has a high subsurface acidification risk or is presently acid. • low water erosion risk, <3% of map unit has a high to extreme water erosion risk • high waterlogging risk, 50-70% of map unit has a moderate to high waterlogging risk • Medium wind erosion, 30-50% of map unit has a high to extreme wind erosion risk The groundwater salinity is 7000-14000
Waterbodies	Desktop assessment and aerial imagery show no watercourses, or natural waterways within the application area. The closest minor non-perennial watercourse is 1.25 km west, and the nearest small perennial swamp is 1.30 km away.
Hydrogeography	The application area is mapped within the proclaimed Mirrabooka groundwater area and Swan River System surface water areas and are subject to licensing requirements under the *RIWI Act*. The application area is mapped within a P2 Public Drinking Water Source Area (PDWSA) and is 0.06km away from P1 PDWSA. Since there are no surface water flows crossing the application site and suitable mitigation measures will be

Characteristic	Details
	implemented, clearing 2.56 hectares of native vegetation is not expected to have an impact. Groundwater salinity level (Total Dissolved Solids) is mapped as 5,00-1,000 milligrams per litre (fresh to slightly saline) groundwater (DWER-026).
Flora	A desktop assessment completed by AECOM (2024) identified that 15 threatened flora species may potentially be present within the Survey Area. The likelihood of occurrence for each conservation significant flora species was subsequently assessed based on known distribution records and habitat suitability within the Survey Area. Following the survey, five species were assessed as having a low likelihood of occurrence, while ten species were considered as having a negligible likelihood of occurrence (AECOM, 2024). No significant threatened flora species listed under the EPBC Act or the BC Act or listed as Priority by the DBCA were recorded during the survey (AECOM, 2024).
Ecological communities	There are records of the Banksia Woodlands of the Swan Coastal Plain (Banksia Woodlands TEC) listed as endangered under the EPBC Act and Priority 3 by DBCA ecological community; and Tuart (*Eucalyptus gomphocephala*) woodlands and forests of the Swan Coastal Plain (Tuart Woodlands TEC) listed as critically endangered under the EPBC Act and Priority 3 by DBCA in the local area. On the western side of Drumpellier Drive, outside of the project area, the BaBmSiPo vegetation community recorded is consistent with the Banksia Woodland TEC and the Priority 3 PEC at a State level (AECOM, 2024).
Fauna	During the AECOM survey, 21 vertebrate species were observed, including 17 bird species, three mammal species, and one reptile species (AECOM, 2024). Three (3) fauna species of conservation significance were recorded during the survey (AECOM, 2024): • Carnaby's Cockatoo (*Zanda latirostris*), listed as Endangered under the EPBC Act and BC Act, was directly observed during the survey. • Forest Red-tailed Black Cockatoo (*Calyptorhynchus banksia naso*), listed as Vulnerable under the EPBC Act and BC Act, was directly observed during the survey, and foraging evidence was also recorded; and • Quenda (*Isoodon fusciventer*) is listed as Priority 4 by the DBCA. The survey recorded evidence of foraging by the species. The AECOM survey (2024) recorded the presence of Carnaby's Cockatoo and Forest Red-tailed Black Cockatoo and determined a high likelihood of occurrence for Baudin's Cockatoo. A total of 43.56 ha of Black Cockatoo foraging habitat was recorded in the Survey Area (AECOM, 2024).

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*					

	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
Swan Coastal Plain	71,469.59	15,105.63	21.14	1,908.32	2.67
Beard vegetation association					
Bassendean 1001	57,410.23	12,660.76	22.05	1,796.27	3.13
Bassendean 1018	14,059.36	2,444.87	17.39	112.05	0.80
Local area (10km radius)	31,161.05	7,778.86	24.96		

*Government of Western Australia (2019a)

**Government of Western Australia (2019b)

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]
Calidris ferruginea (Curlew Sandpiper)	CR	Y	Y	8.0	1	Y
Calyptorhynchus banksii naso (Forest red-tailed black cockatoo)	V	Y	Y	1.4	17	Y
Isoodon fusciventer (Quenda)	P4	Y	N	0.6	3	Y
Zanda baudinii (Baudin's Cockatoo)	En	Y	Y	0.8	22	Y
Zanda latirostris (Carnaby's Cockatoo)	En	Y	Y	0.8	30	Y

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

A.5. Land degradation risk table

Risk categories	*Land Unit 1*
Wind erosion	M2: 30-50% of the map unit has a high to extreme hazard
Water erosion	L1: <3% of the map unit has a high to extreme hazard
Salinity	M1: 10-30% of the map unit has a moderate to high hazard or is presently saline
Subsurface Acidification	H1: >70% of the map unit has a high susceptibility
Flood risk	L1: <3% of the map unit has a moderate to high hazard
Water logging	H1: 50-70% of the map unit has a moderate to high risk
Phosphorus export risk	M1: 10-30% of the map unit has a high to extreme hazard

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 proposed clearing will remove 2.56 hectares of native vegetation, ranging from Degraded to Completely degraded conditions. No Threatened	Not likely to be at variance	Yes *Refer to Section 3.2.1, above.*

Assessment against the clearing principles	Variance level	Is further consideration required?
or Priority flora species, PECs or TECs have been recorded within the Project Area (AECOM, 2024).		
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: The area proposed to be cleared contains significant foraging habitat for three species of Black Cockatoos.	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: No flora species classified as Threatened under the BC Act were recorded in the application area (AECOM, 2024). Based on the mapped vegetation and its condition, the area proposed to be cleared is unlikely to contain habitat for flora species listed under the BC Act.	Not likely to be at variance	No
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 proposed clearance area does not contain any species indicative of a state-listed threatened ecological community (TEC).	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 the mapped vegetation type and native vegetation in the local area is consistent with the national objectives and targets for biodiversity conservation in Australia. The vegetation proposed to be cleared is not considered to be part of a significant ecological linkage in the local area. The application area is classified as a constrained area on the SCP, where the threshold for representation of the pre-clearing of native vegetation is 10%.	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: The application area is not located or mapped within a conservation area. Given the distance to the nearest conservation area, the proposed clearing is not likely to have an impact on the environmental values of nearby conservation areas.	Not likely to be at variance	No
Environmental value: land and water resources		

Assessment against the clearing principles	Variance level	Is further consideration required?
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: There are no recorded watercourses within the application area, though it lies within the proclaimed Mirrabooka groundwater and Swan River System surface water areas, requiring licensing under the RIWI Act. The site is mapped in a P2 Public Drinking Water Source Area and is 0.06 km away from a P1 PDWSA. Since there are no surface water flows crossing the application site and suitable mitigation measures will be implemented, the proposed clearing is unlikely to impact on or off-site hydrology and water quality.	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 within the application area may be susceptible to wind erosion, nutrient export, subsurface acidification, and water repellence. However, noting the relatively small and limited extent of the application area and considering the condition of the vegetation, the proposed clearing is not likely to have an appreciable impact on land degradation.	Not likely to be at variance	No
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: Given no watercourses or surface water flows recorded within or intersecting the application area, it is unlikely that the proposed clearing will adversely affect surface or groundwater quality.	Not likely to be at variance	No
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 that the proposed clearing is likely to contribute to an increased incidence or intensity of flooding. Given the low flood risk and absence of watercourses within the application area, the proposed clearing is unlikely to cause or exacerbate waterlogging.	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 Southwest 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. Offset calculator value justification

Carnaby's cockatoo

Area **(offset site)**

Offset calculation *Area*						
Offsets calculation	Description	Proposed offset (area in hectares)	6.08	Duration of offset implementation (maximum 20 years)	20.00	Offset value: 2.05
	Revegetation and conservation of degraded areas	Current quality of offset site (scale)	1.00	Time until offset site secured (years)	1.00	100.0% (What-if Analysis)
		Future quality WITHOUT offset (scale)	1.00	Risk of future loss WITHOUT offset (%)	15.0%	
		Future quality WITH offset (scale)	6.00	Risk of future loss WITH offset (%)	5.0%	What-if Analysis; Reinstate Formula
		Time until ecological benefit (years)	17.00			
		Confidence in offset result (%)	80.0%			OFFSET ADEQUATE? NO

Environmental value to be offset			
Calculation	*Score (Area)*		*Rationale*
Conservation significance			
Description	Carnaby's cockatoo		The loss of 2.56ha of significant foraging habitat for Carnaby's Cockatoo
Type of environmental value	Species (flora/fauna)		Fauna species
Conservation significance of environmental value	Rare/threatened species - endangered		Carnaby's Cockatoo - endangered
Landscape-level value impacted	yes/no		yes
Significant impact			
Description	Loss of 2.56 ha of significant habitat for Carnaby's cockatoo		The impact area includes 2.56ha of vegetation that is suitable as foraging habitat for Carnaby's black cockatoo
Significant impact (hectares) / Type of feature	2.56		Extent of Carnaby's Cockatoo foraging habitat within the application area
Quality (scale) / Number	8.00		The clearing area includes a mixture of primary and secondary foraging species for Carnaby's cockatoo and is located within approximately 5km of known Carnaby's cockatoo roosting sites.
Rehabilitation credit			
Description	No Rehabilitation proposed		No onsite rehabilitation proposed
Proposed rehabilitation (area in hectares)	0.00		
Current quality of rehabilitation site / Start number (of type of feature)	0.00		
Future quality WITHOUT rehabilitation (scale) / Future number WITHOUT rehabilitation	0.00		
Future quality WITH rehabilitation (scale) / Future number WITH rehabilitation	0.00		
Time until ecological benefit (years)	0.00		
Confidence in rehabilitation result (%)	0		
Offset			
Description	Revegetation and conservation of degraded areas		Western Power has purchased Lot 102 Kargotich Road, Oldbury. Th
Proposed offset (area in hectares)	6.08		The calculated offset area for degraded Carnaby's cockatoo habitat at the offset site, will counterbalance 100% of the significant residual impacts resulting from the proposed clearing.
Current quality of offset site / Start number (of type of feature)	1.00		Based on a desktop assessment, the habitat quality is considered de
Future quality WITHOUT offset (scale) / Future number WITHOUT offset	1.00		Without the offset, the foraging habitat quality is expected to remain unchanged
Future quality WITH offset (scale) / Future number WITH offset	6.00		Revegetation actions at the offset site, guided by a revegetation plan approved by DWER, will support restoration activities and restore Carnaby's cockatoo foraging habitat at the offset site.
Time until ecological benefit (years)	17.00		Revegetation activities are planned to commence in two years with environmental benefits for the impacted species expected to be realised over a 15 year timeframe
Confidence in offset result (%)	0.8		There is a high level of confidence that on-ground actions guided by a DWER approved revegetation management plan will improve fauna habitat quality at the site.
Duration of offset implementation (maximum 20 years)	20.00		Offset area will be protected in perpetuity. 20 years is the maximum value that can be input.
Time until offset site secured (years)	1.00		Time required until the protection of the offset area in perpetuity through the conservation covenant under the Soil and Land Conservation Act 1945
Risk of future loss WITHOUT offset (%)	15.0%		Offset site is situated within a rural area
Risk of future loss WITH offset (%)	5.0%		The level of protection afforded by the offset reduces the risk of vegetation loss at the offset site to 5%
Offset ratio (Conservation area only)	N/A		

Baudin's cockatoo

Area **(offset site)**

Offset calculation *Area*							
Offsets calculation	Description	Proposed offset (area in hectares)	6.08	Duration of offset implementation (maximum 20 years)	20.00	Offset value	2.05
	Revegetation and conservation of degraded areas	Current quality of offset site (scale)	1.00	Time until offset site secured (years)	1.00	What-if Analysis	100.0%
		Future quality WITHOUT offset (scale)	1.00	Risk of future loss WITHOUT offset (%)	15.0%		
		Future quality WITH offset (scale)	6.00	Risk of future loss WITH offset (%)	5.0%	What-if Analysis Reinstate Formula	
		Time until ecological benefit (years)	17.00				
		Confidence in offset result (%)	80.0%			OFFSET ADEQUATE?	NO

Environmental value to be offset			
Calculation	*Score (Area)*		*Rationale*
Conservation significance			
Description	Baudin's cockatoo		The loss of 2.56ha of significant foraging habitat for Baudin's Cockatoo
Type of environmental value	Species (flora/fauna)		Fauna species
Conservation significance of environmental value	Rare/threatened species - endangered		Baudin's cockatoo - endangered
Landscape-level value impacted	yes/no		Yes
Significant impact			
Description	Loss of 2.56 ha of significant habitat for Baudin's cockatoo		The impact area includes 2.56ha of vegetation that is suitable as foraging habitat for Baudin's cockatoo
Significant impact (hectares) / Type of feature	2.56		Extent of Baudin's Cockatoo foraging habitat within the application area
Quality (scale) / Number	8.00		The proposed clearing impacts primary foraging species for Baudin's cockatoo (marri) across the application area. However, the application area occurs outside the modelled distribution of this species.
Rehabilitation credit			
Description	No Rehabilitation proposed		No onsite rehabilitation proposed
Proposed rehabilitation (area in hectares)	0.00		
Current quality of rehabilitation site / Start number (of type of feature)	0.00		
Future quality WITHOUT rehabilitation (scale) / Future number WITHOUT rehabilitation	0.00		
Future quality WITH rehabilitation (scale) / Future number WITH rehabilitation	0.00		
Time until ecological benefit (years)	0.00		
Confidence in rehabilitation result (%)	0		
Offset			
Description	Revegetation and conservation of degraded areas		Western Power has purchased Lot 102 Kargotich Road, Oldbury. The property will be revegetated to restore black cockatoo's foraging habitat.
Proposed offset (area in hectares)	6.08		Extent of Baudin's Cockatoo habitat available for revegetation at the offset site
Current quality of offset site / Start number (of type of feature)	1.00		The habitat quality is considered degraded, with the area currently used for agricultural purposes and supporting limited native vegetation.
Future quality WITHOUT offset (scale) / Future number WITHOUT offset	1.00		Without the offset, the foraging habitat quality is expected to remain unchanged
Future quality WITH offset (scale) / Future number WITH offset	6.00		Revegetation actions at the offset site, guided by a revegetation plan approved by DWER, will restore Baudin's cockatoo foraging habitat at the offset site.
Time until ecological benefit (years)	17.00		Revegetation activities are planned to commence in two years with environmental benefits for the impacted species expected to be realised over a 15 year timeframe.
Confidence in offset result (%)	0.8		There is a high level of confidence that on-ground actions guided by a DWER approved revegetation management plan will improve fauna habitat quality at the site.
Duration of offset implementation (maximum 20 years)	20.00		Offset area will be protected in perpetuity. 20 years is the maximum value that can be input.
Time until offset site secured (years)	1.00		Time required until the protection of the offset area in perpetuity through the conservation covenant under the Soil and Land Conservation Act 1945
Risk of future loss WITHOUT offset (%)	15.0%		Offset site is situated within a rural area
Risk of future loss WITH offset (%)	5.0%		The level of protection afforded by the offset reduces the risk of vegetation loss at the offset site to 5%
Offset ratio (Conservation area only)	N/A		

Forest red-tailed black cockatoo

Area **(offset site)**

Offset calculation *Area*							
Offsets calculation	Description	Proposed offset (area in hectares)	5.27	Duration of offset implementation (maximum 20 years)	20.00	Offset value	2.05
	Revegetation and conservation of degraded areas	Current quality of offset site (scale)	1.00	Time until offset site secured (years)	1.00	What-if Analysis	100.0%
		Future quality WITHOUT offset (scale)	1.00	Risk of future loss WITHOUT offset (%)	15.0%		
		Future quality WITH offset (scale)	6.00	Risk of future loss WITH offset (%)	5.0%	What-if Analysis Reinstate Formula	
		Time until ecological benefit (years)	17.00				
		Confidence in offset result (%)	80.0%			OFFSET ADEQUATE?	NO

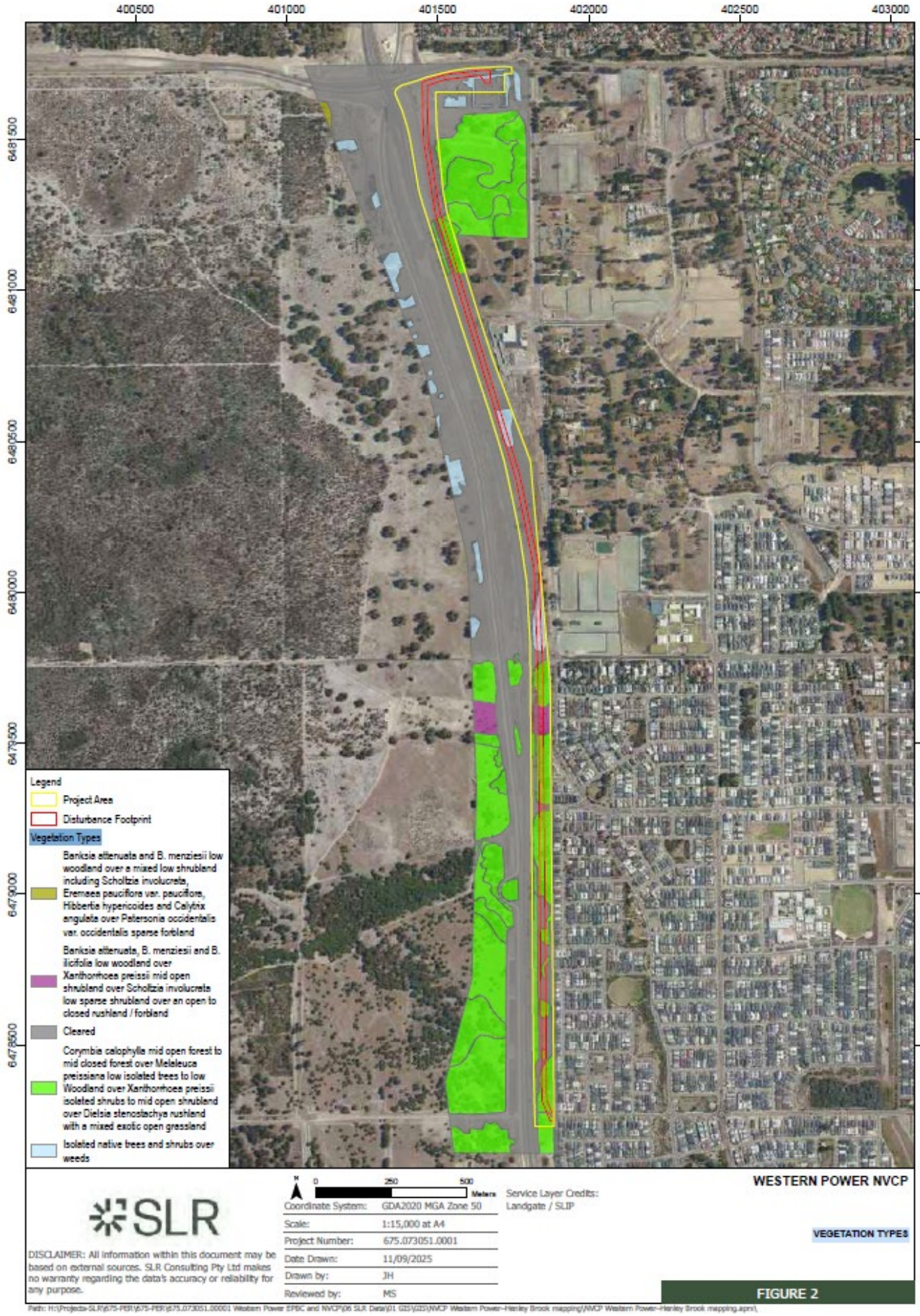
Environmental value to be offset			
Calculation	*Score (Area)*		*Rationale*
Conservation significance			
Description	Forest red-tailed black cockatoo		The loss of 2.56ha of significant foraging habitat for Forest red-tailed black cockatoo
Type of environmental value	Species (flora/fauna)		Fauna species
Conservation significance of environmental value	Rare/threatened Species - vulnerable		Forest red-tailed black cockatoo - vulnerable
Landscape-level value impacted	yes/no		Yes
Significant impact			
Description	Loss of 2.56 ha of significant habitat for Forest red-tailed black cockatoo		The impact area includes 2.56ha of vegetation that is suitable as foraging habitat for Forest red-tailed black cockatoo
Significant impact (hectares) / Type of feature	2.56		Extent of Forest red-tailed black cockatoo foraging habitat within the application area
Quality (scale) / Number	8.00		The proposed clearing impacts primary foraging species for Forest red-tailed black cockatoo (marri, wandoo) across the application area.
Rehabilitation credit			
Description	No Rehabilitation proposed		No onsite rehabilitation proposed
Proposed rehabilitation (area in hectares)	0.00		
Current quality of rehabilitation site / Start number (of type of feature)	0.00		
Future quality WITHOUT rehabilitation (scale) / Future number WITHOUT rehabilitation	0.00		
Future quality WITH rehabilitation (scale) / Future number WITH rehabilitation	0.00		
Time until ecological benefit (years)	0.00		
Confidence in rehabilitation result (%)	0		
Offset			
Description	Revegetation and conservation of		Western Power has purchased Lot 102 Kargotich Road, Oldbury. The property will be revegetated to restore black cockatoo's foraging habitat
Proposed offset (area in hectares)	5.27		Extent of Forest red-tailed black cockatoo habitat available for revegetation at the offset site
Current quality of offset site / Start number (of type of feature)	1.00		The habitat quality is considered degraded, with the area currently used for agricultural purposes and supporting limited native vegetation.
Future quality WITHOUT offset (scale) / Future number WITHOUT offset	1.00		Without the offset, the foraging habitat quality is expected to remain unchanged
Future quality WITH offset (scale) / Future number WITH offset	6.00		Revegetation actions at the offset site, guided by a revegetation plan approved by DWER, will restore Forest red-tailed black cockatoo foraging habitat at the offset site.
Time until ecological benefit (years)	17.00		Revegetation activities are planned to commence in two years with environmental benefits for the impacted species expected to be realised over a 15 year timeframe.
Confidence in offset result (%)	0.8		There is a high level of confidence that on-ground actions guided by a DWER approved revegetation management plan will improve fauna habitat quality at the site.
Duration of offset implementation (maximum 20 years)	20.00		Offset area will be protected in perpetuity. 20 years is the maximum value that can be input.
Time until offset site secured (years)	1.00		Time required until the protection of the offset area in perpetuity through the conservation covenant under the Soil and Land Conservation Act 1945.
Risk of future loss WITHOUT offset (%)	15.0%		Offset site is situated within a rural area
Risk of future loss WITH offset (%)	5.0%		The level of protection afforded by the offset reduces the risk of vegetation loss at the offset site to 5%.
Offset ratio (Conservation area only)	N/A		

Appendix E. Biological survey information excerpts

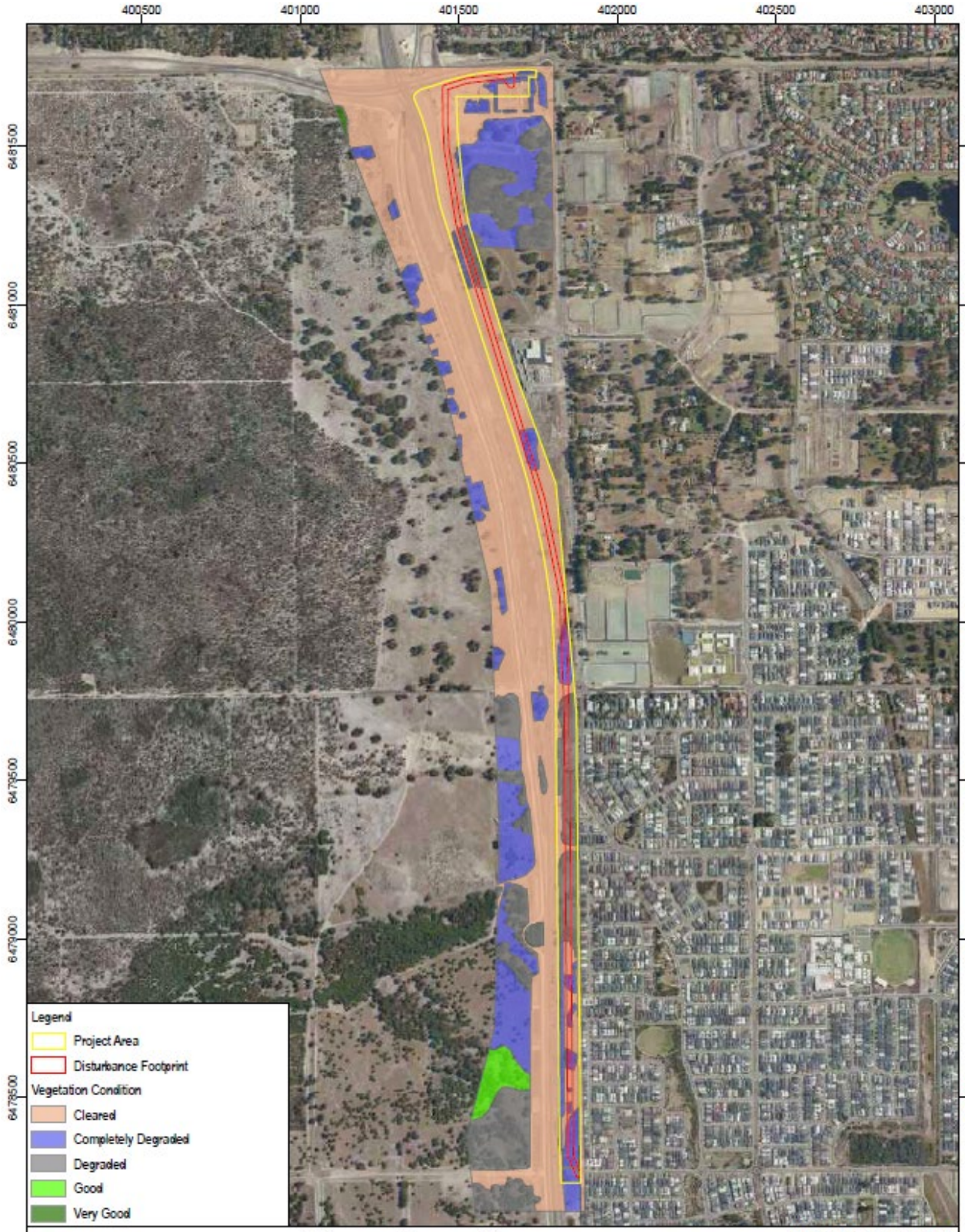
Northern Terminal - Northam transmission line (NT-NOR) to Henley Brook Substation (NT-NOR to HBK) 132kV vegetation community descriptions and photographs

Description	Additional Details	Photograph
BaBmSiPo *Banksia attenuata* Woodland *Banksia attenuata* and *B. menziesii* low woodland over a mixed low shrubland including *Scholtzia involucrata, Eremaea pauciflora* var. *pauciflora, Hibbertia hypericoides* and *Calytrix angulata* over *Patersonia occidentalis* var. *occidentalis* sparse forbland. Represents the Banksia Woodlands TEC. Situated on a dune crest with grey sandy soils.	RPS survey effort: METQ08, METQ09 Extent: 0.20 ha Condition: Very Good	
BaBmBiXp *Banksia attenuata* Woodland *Banksia attenuata, B. menziesii* and *B. ilicifolia* low woodland over *Xanthorrhoea preissii* mid open shrubland over *Scholtzia involucrata* low sparse shrubland over an open to closed rushland/forbland. Situated on white-grey sandy soil on low flat terrain.	RPS survey effort: PTAR02, PTAR04 Extent: 1.34 ha Condition: Completely Degraded to Degraded	
CcMpXp *Corymbia calophylla* Woodland *Corymbia calophylla* mid open forest to mid closed forest over *Melaleuca preissiana* low isolated trees to low Woodland over *Xanthorrhoea preissii* isolated shrubs to mid open shrubland over *Dielsia stenostachya* rushland with a mixed exotic open grassland. Located on grey sandy soil on low flats and slopes.	RPS survey effort: METQ01, METQ11, METQ06, METQ17, PTAQ21, PTAQ15 Extent: 37.23 ha Condition: Completely Degraded to Good	
Trees Isolated native trees and shrubs over weeds.	Survey effort: observation points Extent: 4.80 ha Condition: Completely Degraded	No photo available.

Vegetation Types



Vegetation Condition



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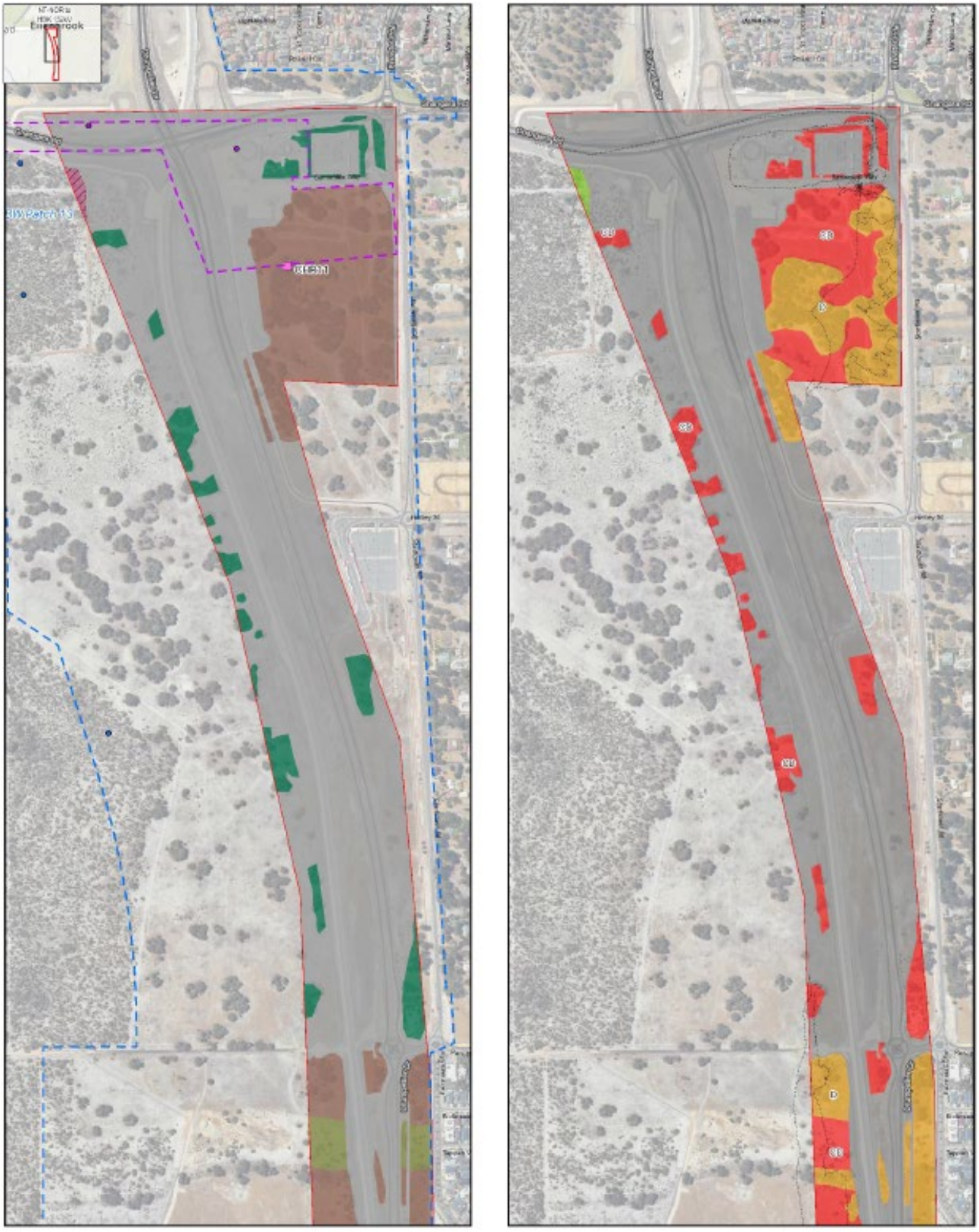

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PROJECT ID: 60713362 CREATED BY: ROBMCGREGOR
DATE MODIFIED: 19 JUN 2024 APPROVED BY: C. HOUSE

N
1:7,500
0 50 100 150 200 metres
GDA2020 MGA ZONE 50

LEGEND
Survey Area
Sample Sites
Retest
Tracklog
WA PEC, EPBC TEC
Banksia Woodlands of the Swan Coastal Plain
Vegetation Community
BaBmSlPo
CkIdpXp
Trees
Cleared
Vegetation Condition
Very Good
Degraded
Completely Degraded
Cleared
Sample Sites: RPS (2020)
Survey Area: RPS (2020)
Sample Sites: AECOM (2016)
Survey Area: AECOM (2016)

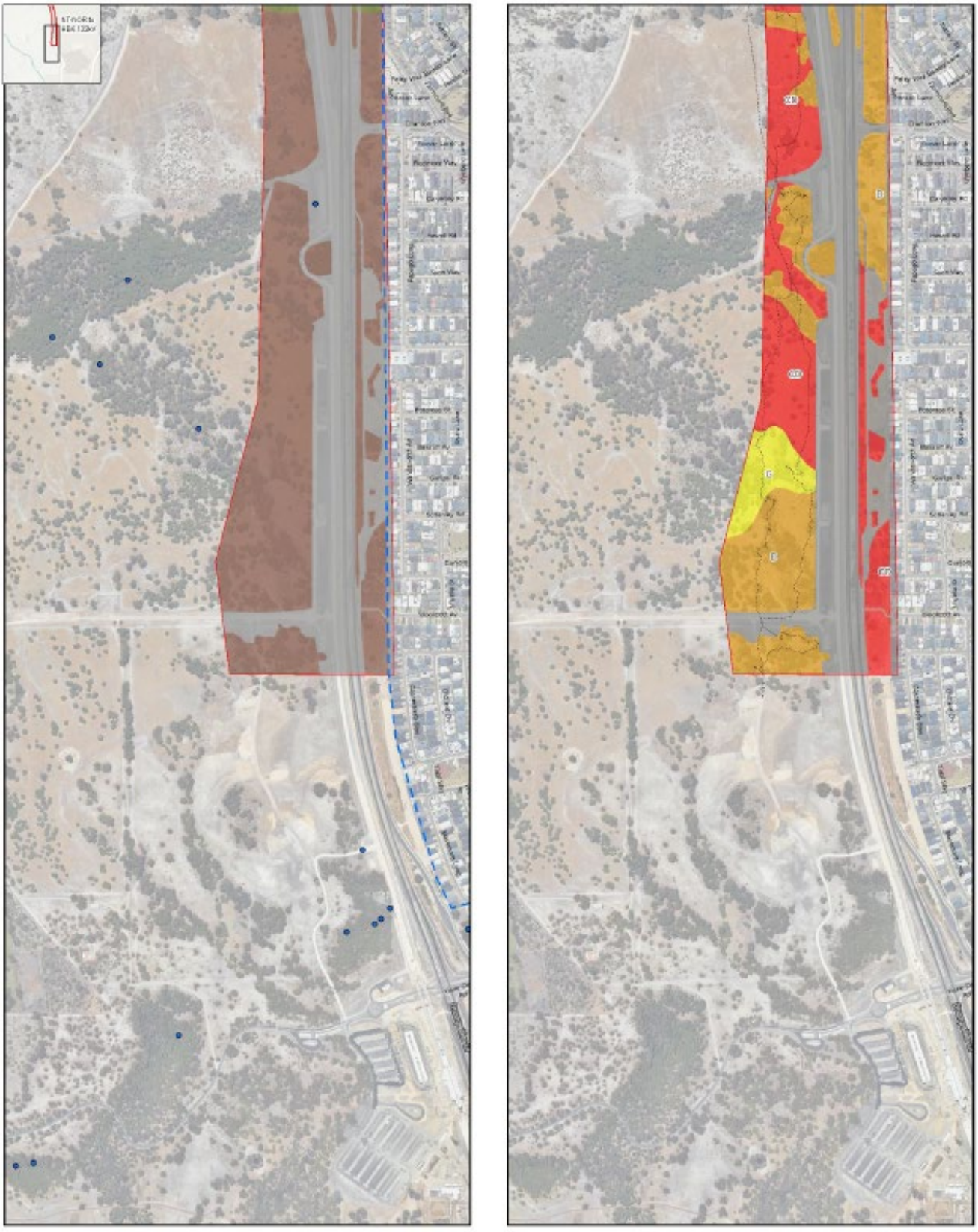
Vegetation Communities, Condition, Significant Flora and Survey Effort: *NT-NOR to HBK 132kV*

WESTERN POWER

NREP SWAN COASTAL PLAIN FLORA, VEGETATION AND FAUNA ASSESSMENT

Figure **8.22**

A4 size



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LEGEND
Survey Area
Tracking
Vegetation Community
BaEmEKp
CcMpXp
Cleared
Vegetation Condition
Good
Degraded
Completely Degraded
Cleared
Sample Sites (RPS (2023))
Survey Area (RPS (2023))

1:7,500

Vegetation Communities, Condition, Significant Flora and Survey Effort: *NT-NOR to HBK 132kV*

WESTERN POWER

NREP SWAN COASTAL PLAIN FLORA, VEGETATION AND FAUNA ASSESSMENT

Figure **8.23**

A4 size

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LEGEND
Survey Area
Fauna Habitat
Banksia Woodland
Eucalyptus Woodland
Mixed Shrubland
Trees Over Cleared
Cleared
Fauna Habitat Sample Sites
Significant Fauna
Black-faced Cockatoo/roe
Carnaby's Cockatoo
Forest Red-tailed Black Cockatoo
Quenda
Forest Red-tailed Black Cockatoo Foraging Habitat Quality (Bamford, 2020)
None
Low
Moderate
Moderate to High
Black Cockatoo Breeding Habitat
Marri (Corymbia calophylla)
Jarrah (Eucalyptus marginata)
Tuart (Eucalyptus gomphocephala)
Stag to tall dead tree, unknown species
Introduced
Tree with Suitable Hollow

PROJECT ID: 60713362 CREATED BY: ROB MCGREGOR
DATE MODIFIED: 20 JUN 2024 APPROVED BY: P. DE WIT

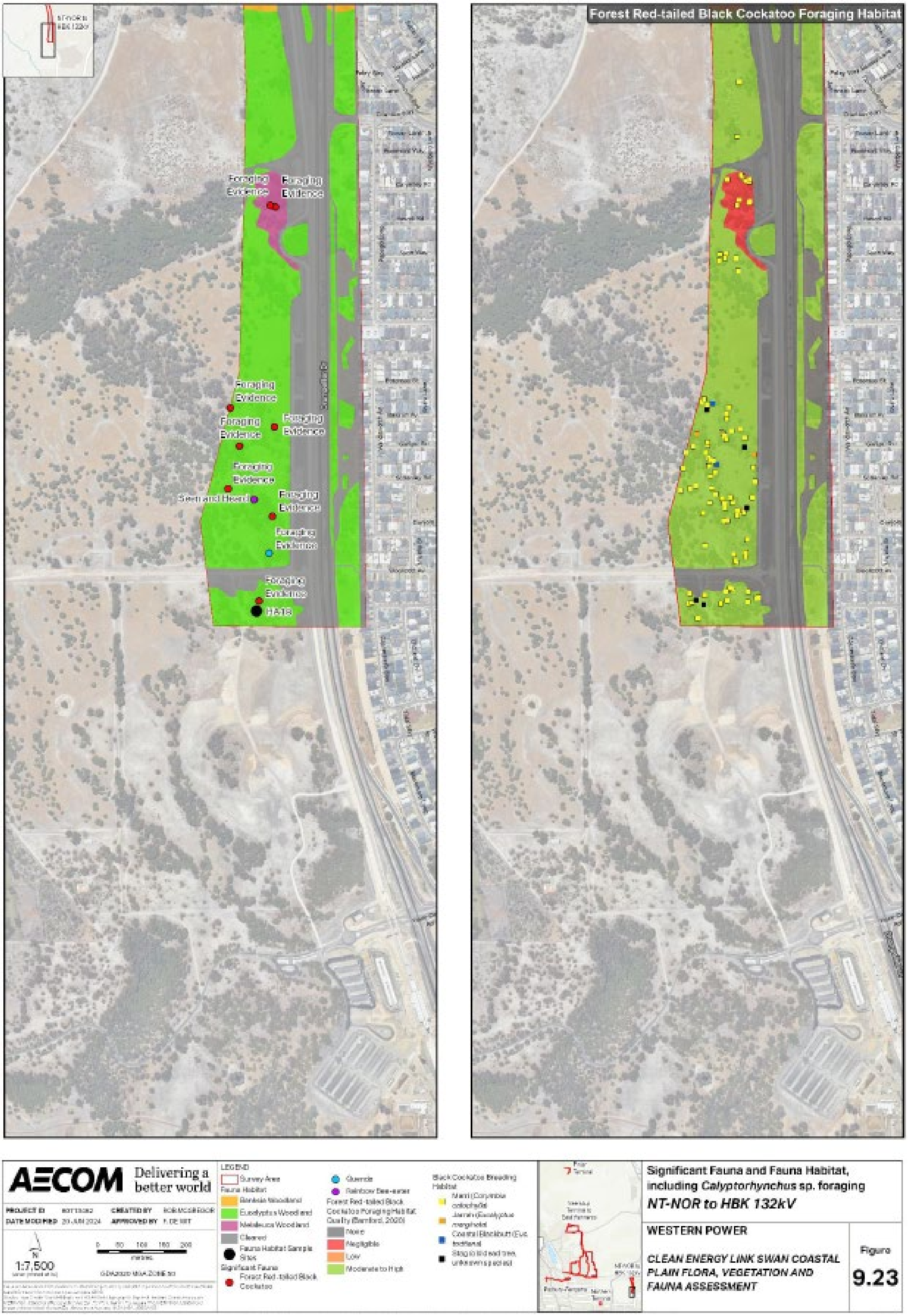
N
1:7,500
0 50 100 150 200 metres
GDA2020 MGA Zone 50

Significant Fauna and Fauna Habitat, including *Calyptorhynchus* sp. foraging
NT-NOR to HBK 132kV

WESTERN POWER

CLEAN ENERGY LINK SWAN COASTAL PLAIN FLORA, VEGETATION AND FAUNA ASSESSMENT

Figure
9.22



Forest Red-tailed Black Cockatoo Foraging Habitat
Foraging Evidence
Seen and Heard
HA18
Delivering a better world
LEGEND
Survey Area
Fauna Habitat
Banksia Woodland
Eucalyptus Woodland
Melaleuca Woodland
Cleared
Fauna Habitat Sample Sites
Significant Fauna
Forest Red-tailed Black Cockatoo
Quenda
Rainbow Bee-eater
Forest Red-tailed Black Cockatoo Foraging Habitat Quality (Bamford, 2020)
None
Negligible
Low
Moderate to High
Black Cockatoo Breeding Habitat
Stag to tall dead tree, unknown species
1:7,500
GDA2020 MGA ZONE 50
DATE MODIFIED 20-JUN-2024
Significant Fauna and Fauna Habitat, including *Calyptorhynchus* sp. foraging
NT-NOR to HBK 132kV
WESTERN POWER
CLEAN ENERGY LINK SWAN COASTAL PLAIN FLORA, VEGETATION AND FAUNA ASSESSMENT
Figure
9.23

AECOM Delivering a better world

PROJECT ID: 60713362 CREATED BY: ROB MCGREGOR
DATE MODIFIED: 20 JUN 2024 APPROVED BY: C. HOUSE

N
1:7,500
0 50 100 150 200 metres

GDA2020 MGA ZONE 50

LEGEND
Survey Area
Baudin's Cockatoo Foraging Habitat Quality (Bamford Consulting Ecologists (BCE) 2020)
None
Low
Moderate

Carnaby's Cockatoo Foraging Habitat Quality (Bamford Consulting Ecologists (BCE), 2020)
None
Low
Moderate

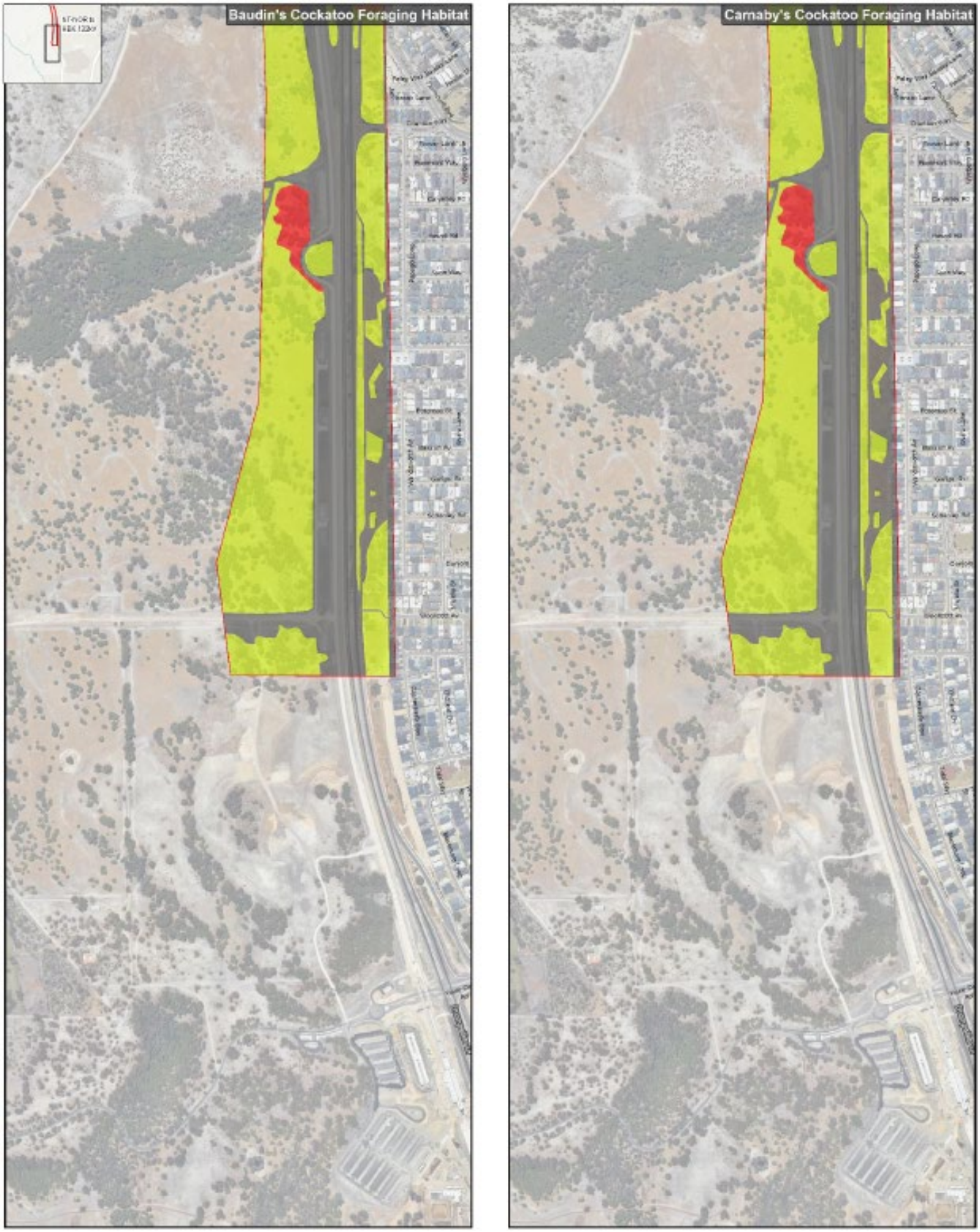
Black Cockatoo Foraging (*Zanda* sp.)

NT-NOR to HBK 132kV

WESTERN POWER

CLEAN ENERGY LINK SWAN COASTAL PLAIN FLORA, VEGETATION AND FAUNA ASSESSMENT

Figure
10.22



AECOM Delivering a better world

LEGEND
Survey Area
Baudin's Cockatoo Foraging Habitat Quality (Bamford Consulting Ecologists (BCE) 2020)
None
Negligible
Low
Moderate
Carnaby's Cockatoo Foraging Habitat Quality (Bamford Consulting Ecologists (BCE) 2020)
None
Negligible
Moderate

1:7,500

Black Cockatoo Foraging (*Zanda* sp.)

NT-NOR to HBK 132kV

WESTERN POWER

CLEAN ENERGY LINK SWAN COASTAL PLAIN FLORA, VEGETATION AND FAUNA ASSESSMENT

Figure **10.23**

Appendix F. Sources of information

F.1. GIS databases

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

- Aboriginal Heritage Places (DPLH-001)
- Cadastre (LGATE-218)
- Cadastre Address (LGATE-002)
- Contours (DPIRD-073)
- 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

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
- Threatened Ecological Communities and Priority Ecological Communities (Buffers)

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