



**CLEARING PERMIT**  
Granted under section 51E of the Environmental Protection Act 1986

<b>Purpose permit number:</b>	CPS 1792/4
<b>Permit holder:</b>	Western Power
<b>Purpose of clearing:</b>	Construction of a 132kV Transmission Line
<b>Shire:</b>	City of Wanneroo
<b>Duration of permit:</b>	8 July 2007 to 8 July 2014

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The permit holder is authorised to clear native vegetation for the above stated purposes, subject to the conditions of this Permit.

### **PART I – CLEARING AUTHORISED**

#### **1. Land on which clearing is to be done**

The areas shown in yellow on Plan 1792/4a and Plan 1792/4b and Plan 1792/4c.

#### **2. Area of Clearing**

Clearing of up to 13.6 hectares of native vegetation.

#### **3. Application**

This Permit allows the permit holder to authorise persons, including employees, contractors and agents of the permit holder, to clear native vegetation for the purposes of this Permit subject to compliance with the conditions of this Permit and approval from the Permit Holder.

#### **4. Compliance with Assessment Sequence and Management Procedures**

Prior to clearing any native vegetation under conditions 1 and 2 of this Permit, the permit holder must comply with the Assessment Sequence and the Management Procedures set out in Part II of this Permit.

### **PART II – ASSESSMENT SEQUENCE AND MANAGEMENT PROCEDURES**

#### **5. Avoid, minimise etc clearing**

In determining the amount of native vegetation to be cleared for the purpose of constructing a 132kV Transmission Line the Permit Holder must have regard to the following principles, set out in 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. Dieback and weed control

- (a) When undertaking any clearing and *revegetation*, *rehabilitation* or other activity pursuant to this Permit the Permit Holder must take the following steps to minimise the risk of introduction and spread of *dieback*:
- (i) clean earth-moving machinery of soil and vegetation prior to entering and leaving the area to be cleared;
  - (ii) avoid the movement of soil in wet conditions;
  - (iii) ensure that no *dieback*-affected *road building* or other material are brought into an area that is not affected by *dieback*; and
  - (iv) restrict the movement of machines and other vehicles to the limits of the areas to be cleared.
- (b) When undertaking any clearing and *revegetation*, or other activity pursuant to this Permit the Permit Holder must take the following steps to minimise the risk of the introduction and spread of *weeds*:
- (i) clean earth-moving machinery of soil and vegetation prior to entering and leaving the area to be cleared;
  - (ii) ensure that no *weed*-affected *road building* or other material is brought into the area to be cleared; and
  - (iii) restrict the movement of machines and other vehicles to the limits of the areas to be cleared.
- (c) At least once in each 12 month period for the *term* of this Permit, the Permit Holder must remove or kill any *weeds* growing within areas cleared and *revegetated* under this Permit.

## 7. Revegetation

The Permit Holder shall:

- (a) Within twelve months following clearing authorised under this Permit, *revegetate* the areas that are no longer required for the purpose for which they were cleared under this Permit by:
- (i) Deliberately *planting* and/or *direct seeding* native vegetation using understorey and mid-storey species that will result in a similar species composition, structure and density of native vegetation understorey and mid-storey species to pre-clearing vegetation types in that area; and
  - (ii) Ensuring only *local provenance* seeds and propagating material are used to revegetate the area.
- (b) Within twelve months of undertaking *revegetation* in accordance with condition 7(a), the Permit Holder must:
- (i) Engage an *environmental specialist* to determine the species composition, structure and density of the area *revegetated*; and
  - (ii) Where, in the opinion of an *environmental specialist*, the composition structure and density determined under condition 7(b)(i) will not result in similar native vegetation understorey and mid-storey species composition, structure and density of pre-clearing vegetation types in that area, the Permit Holder must undertake additional *planting* and/or *direct seeding* of native vegetation in accordance with the requirements of condition 7(a)(i) and (ii).

## 8. Offsets

### (a) Determination of *offsets*

- (i) If part or all of the clearing to be done is or may be at variance with one or more of the *clearing principles*, then the permit holder must implement an *offset* in accordance with Conditions 8(a) and 8(b) of this Permit with respect to that native vegetation.
- (ii) In determining the *offset* to be implemented with respect to a particular area of native vegetation proposed to be cleared under this Permit, the permit holder must have regard to the *offset* principles contained in Condition 8(b) of this Permit.
- (iii) Once the permit holder has developed an *offset* proposal, the permit holder must provide that *offset* proposal to the CEO for the CEO's approval in accordance, prior to undertaking any clearing to which the *offset* relates, and prior to implementing the *offset*.
- (iv) Clearing may not commence until and unless the CEO has approved the *offset* proposal.
- (v) The permit holder shall implement the *offset* proposal approved under condition 8(a)(iii).
- (vi) Each *offset* proposal shall include a direct *offset*, timing for implementation of the *offset* proposal and may additionally include *contributing offsets*.

### (b) *Offset* principles

For the purpose of this Part, the *offset* principles are as follows:

- (i) *direct offsets* should directly counterbalance the loss of the native vegetation;
- (ii) *contributing offsets* should complement and enhance the direct offset;
- (iii) *offsets* are implemented only once all avenues to avoid, minimise, rectify or reduce environmental impacts have been exhausted;
- (iv) the *environmental values*, habitat, species, *ecological community*, physical area, ecosystem, landscape, and hydrology of the *offset* should be the same as, or better than, that of the area of native vegetation being *offset*;
- (v) a ratio greater than 2:1 should be applied to the size of the area of native vegetation that is *offset* to compensate for the risk that the *offset* may fail;
- (vi) *offsets* must entail a robust and consistent assessment process;
- (vii) in determining an appropriate offset, consideration should be given to ecosystem function, rarity and type of *ecological community*, vegetation *condition*, habitat quality and area of native vegetation cleared;
- (viii) the *offset* should either result in no net loss of native vegetation, or lead to a net gain in native vegetation and improve the *condition* of the natural environment;
- (ix) *offsets* must satisfy all statutory requirements;
- (x) *offsets* must be clearly defined, documented and audited;
- (xi) *offsets* must ensure a long-term (10-30 year) benefit; and
- (xii) an *environmental specialist* must be involved in the design, assessment and monitoring of *offsets*.

## PART III – RECORD KEEPING AND REPORTING

### 9. Records must be kept

The Permit Holder must maintain the following records for activities done pursuant to this Permit, as relevant:

- (a) In relation to the clearing of native vegetation undertaken pursuant to the purpose of clearing:
  - (i) the species composition, structure and density of the cleared area;

- (ii) the location where the clearing occurred, recorded using Geocentric Datum Australia 1994;
  - (iii) the date that the area was cleared; and
  - (iv) the size of the area cleared (in hectares).
- (b) In relation to the *revegetation* and *rehabilitation* of areas in accordance with condition 7:
- (i) the location of any area *revegetated* and *rehabilitated* be recorded using Geocentric Datum Australia 1994;
  - (ii) a description of the *revegetation* and *rehabilitation* activities; and
  - (iii) the size of the area *revegetated* and *rehabilitated* (in hectares).
- (c) In relation to the *offsets* of areas pursuant to condition 8:
- (i) the location of any area of *offsets* recorded using Geocentric Datum Australia 1994;
  - (ii) a description of the *offset* activities undertaken; and
  - (iii) the size of the *offset* area (in hectares).

## 10. Reporting

The Permit Holder must provide to the *CEO*, on or before 30 March of each year, a written report of records required under condition 9 and activities done by the Permit Holder under this Permit between 1 January and 31 December of the preceding year.

## 11. Definitions

The following meanings are given to terms used in this Permit:

***clearing principles*** means the principles for clearing native vegetation set out in Schedule 5 of the *Environmental Protection Act 1986*

***condition*** means the rating given to native vegetation using the *Keighery scale* and refers to the degree of change in the structure, density and species present in the particular vegetation in comparison to undisturbed vegetation of the same type;

***contributing offsets*** has the same meaning as is given to that term in the Environmental Protection Authority's *Position Statement No.9 Environmental Offsets*, January 2006;

***dieback*** means the effect of *Phytophthora* species on *native vegetation*;

***direct offsets*** has the same meaning as is given to that term in the Environmental Protection Authority's *Position Statement No.9 Environmental Offsets*, January 2006;

***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;

***ecological community*** means a naturally occurring biological assemblage that occurs in a particular type of habitat (English and Blythe, 1997; 1999). The scale at which ecological communities are defined will depend on the level of detail in the information source, therefore no particular scale is specified. An ecological community is a naturally occurring biological assemblage that occurs in a particular type of habitat;

***environmental specialist*** means a person who is engaged by the permit holder for the purpose of providing environmental advice, who holds a tertiary qualification in environmental science or equivalent, and has experience relevant to the type of environmental advice that an *environmental specialist* is required to provide under this Permit;

**environmental values** has the same meaning as it is given in section 3 of the *Environmental Protection Act 1986*;

**EP Act** means the *Environmental Protection Act 1986*;

**fill** means material used to increase the ground level, or fill a hollow;

**local provenance** means native vegetation seeds and propagating material from natural sources within 50 kilometres of the area cleared;

**offset** means an *offset* required to be implemented under Condition 8 of this Permit;

**planting** means the re-establishment of vegetation by creating favourable soil conditions and planting seedlings of the desired species;

**rehabilitation** means actively managing an area containing native vegetation in order to improve the ecological function of that area;

**revegetation** means the re-establishment of a cover of *native vegetation* in an area such that the species composition, structure and density is similar to *pre-clearing* vegetation types in that area, and can involve regeneration, direct seeding and/or planting;

**road building material** means rock, gravel, soil, stone, timber, boulders and water;

**term** means the duration of this Permit, including as amended or renewed;

**weed/s** means any plant –

- (a) that is a declared pest under section 22 of the *Biosecurity and Agriculture Management Act 2007*;  
or
- (b) published in the Department of Environment and Conservation Regional Weed Assessments, regardless of ranking; or
- (c) not indigenous to the area concerned.

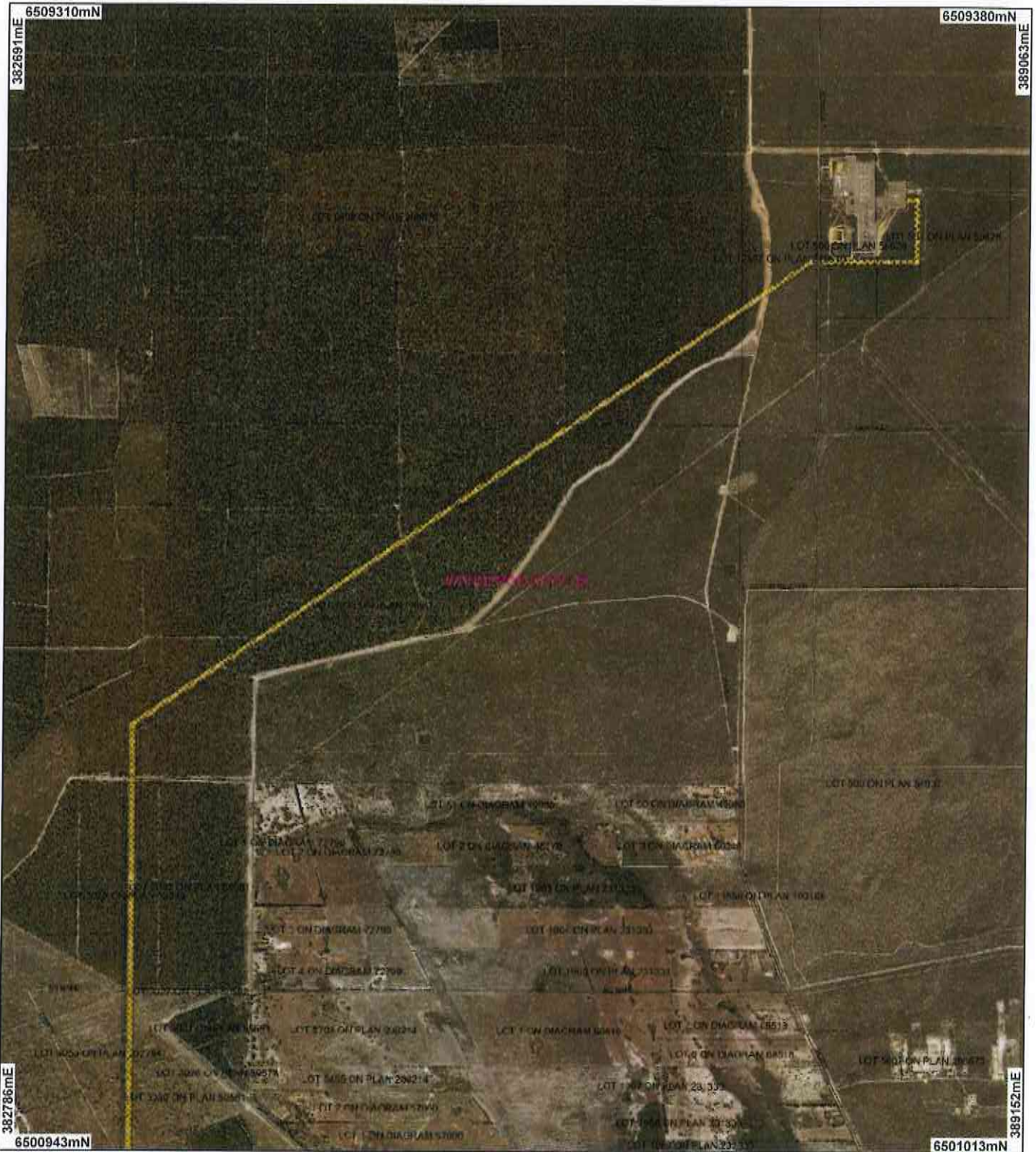


M Warnock  
MANAGER  
NATIVE VEGETATION CONSERVATION BRANCH

*Officer delegated under Section 20  
of the Environmental Protection Act 1986*

25 July 2013

# Plan 1792/4a



## LEGEND

### Clearing Instruments

- Areas Approved to Clear
- Road Centrelines
- Local Government Authorities

### Cadastral for labelling

Perth Metropolitan North  
15cm Orthomosaic - Landgate  
2011



0 1 km

Scale 1:37176

(Approximate when reproduced at A4)

Geocentric Datum Australia 1994

Note: the data in this map have not been projected. This may result in geometric distortion or measurement inaccuracies.

*M Warnock* Date: 25/7/13

M Warnock

Officer with delegated authority under Section 20 of the Environmental Protection Act 1986

Information derived from this map should be confirmed with the data custodian acknowledged by the agency acronym in the legend.



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Department of Environment Regulation

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# Plan 1792/4b



## LEGEND

- Clearing Instruments**
- Areas Approved to Clear
  - Road Centrelines
  - Local Government Authorities

**Cadastre for labeling**  
**Perth Metropolitan North**  
**15cm Orthomosaic - Landgate**  
**2011**



Scale 1:37160  
 (Approximate when reproduced at A4)

Geocentric Datum Australia 1994

Note: the data in this map have not been projected. This may result in geometric distortion or measurement inaccuracies.

*M Warnock* Date 25/7/13

Officer with delegated authority under Section 20 of the Environmental Protection Act 1986

Information derived from this map should be confirmed with the data custodian acknowledged by the agency acronym in the legend.

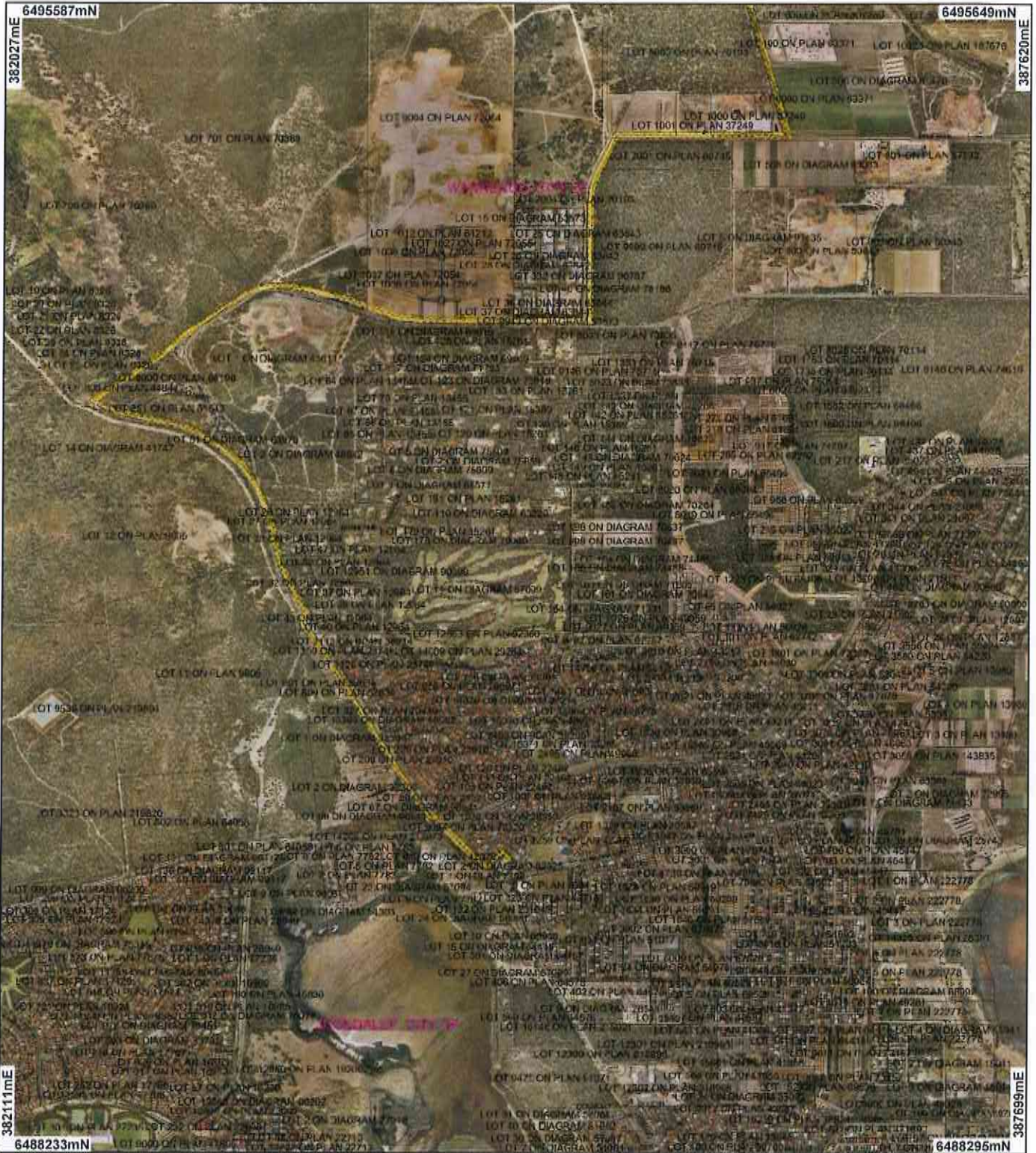



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# Plan 1792/4c



<p><b>LEGEND</b></p> <p><b>Clearing Instruments</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: yellow; border: 1px solid black; margin-right: 5px;"></span> Areas Approved to Clear</li> <li><span style="display: inline-block; width: 15px; border-bottom: 2px solid yellow; margin-right: 5px;"></span> Road Centrelines</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid pink; margin-right: 5px;"></span> Local Government Authorities</li> </ul>	<p><b>Cadastre for labelling</b></p> <p>Perth Metropolitan North 20cm Orthomosaic - Landgate 2009</p>	<p style="text-align: center;">N</p> <p style="text-align: center;">0 ————— 750 m</p> <p style="text-align: center;">Scale 1:32659 (Approximate when reproduced at A4)</p> <p style="text-align: center;">Geocentric Datum Australia 1994</p> <p style="text-align: center;"><small>Note: the data in this map have not been projected. This may result in geometric distortion or measurement inaccuracies.</small></p>
<p><i>M Warnock</i> Date <u>25/7/13</u></p> <p>M Warnock</p>		
<p>Officer with delegated authority under Section 20 of the Environmental Protection Act 1988</p> <p>Information derived from this map should be confirmed with the data custodian acknowledged by the agency acronym in the legend.</p>		
<p> Government of Western Australia Department of Environment Regulation</p> <p style="text-align: right; font-size: small;">WA Crown Copyright 2002</p>		

\* Project Data is denoted by asterisk. This data has not been quality assured. Please contact map author for details.



# Clearing Permit Decision Report

Government of Western Australia  
Department of Environment Regulation

## 1. Application details

### 1.1. Permit application details

Permit application No.: 1792/4  
Permit type: Purpose Permit

### 1.2. Proponent details

Proponent's name: Electricity Networks Corporation (Western Power)

### 1.3. Property details

Property:  
LOT 11191 ON PLAN 217352 (House No. 1330 PERRY PINJAR 6065)  
LOT 12887 ON PLAN 219810 ( PINJAR 6065)  
SWAN LOCATION 5608 ( YANCHEP 6035)  
STATE FOREST 65 ( YANCHEP 6035)  
STATE FOREST 65 ( YANCHEP 6035)  
STATE FOREST 65 ( NOWERGUP 6032)  
STATE FOREST 65 ( YANCHEP 6035)  
ROAD RESERVE ( NOWERGUP 6032)  
LOT 3050 ON PLAN 202794 (Lot No. 3035 WESCO NOWERGUP 6032)  
LOT 3050 ON PLAN 202794 (Lot No. 3035 WESCO NOWERGUP 6032)  
SWAN LOCATION 2695 (House No. 1460 OLD YANCHEP NOWERGUP 6032)  
ROAD RESERVE ( NOWERGUP 6032)  
ROAD RESERVE ( NOWERGUP 6032)  
SWAN LOCATION 5665 (House No. 1520 OLD YANCHEP NOWERGUP 6032)  
SWAN LOCATION 3207 (House No. 1550 OLD YANCHEP NOWERGUP 6032)  
ROAD RESERVE ( NOWERGUP 6032)  
SWAN LOCATION 3118 (House No. 1600 OLD YANCHEP NOWERGUP 6032)  
SWAN LOCATION 3303 (House No. 1670 OLD YANCHEP NOWERGUP 6032)  
ROAD RESERVE ( WANNEROO, CITY OF )  
ROAD RESERVE ( NEERABUP 6031)  
LOT 507 ON DIAGRAM 61476 (Lot No. 507 PEDERICK NEERABUP 6031)  
ROAD RESERVE ( NEERABUP 6031)  
LOT 1000 ON PLAN 37249 (House No. 190 PEDERICK NEERABUP 6031)  
ROAD RESERVE ( NEERABUP 6031)  
LOT 1001 ON PLAN 37249 (House No. 220 PEDERICK NEERABUP 6031)  
LOT 40 ON DIAGRAM 78186 (House No. 26 MATHER NEERABUP 6031)  
LOT 41 ON DIAGRAM 84271 (House No. 34 MATHER NEERABUP 6031)  
City of Wanneroo

Local Government Area:

Colloquial name:

### 1.4. Application

Clearing Area (ha)	No. Trees	Method of Clearing	For the purpose of:
13.6		Mechanical Removal	Infrastructure Maintenance

### 1.5. Decision on application

Decision on Permit Application: Grant  
Decision Date: 25 July 2013

## 2. Site Information

### 2.1. Existing environment and information

#### 2.1.1. Description of the native vegetation under application

Vegetation Description	Clearing Description	Vegetation Condition	Comment
The project area contains four vegetation complexes described by Hedde et al (1980): Karrakatta Complex - Central and South (open Eucalypt forest and Banksia woodland); Cottesloe Complex - Central and South (mosaic of woodland and open Eucalypt forest with closed heath on limestone outcrops); Herdsman Complex (sedgeland and fringing woodlands of Eucalyptus - Melaleuca spp), and; Karrakatta Complex North (low open Eucalypt forest and low Banksia woodland).	The application is to clear 13.6 hectares of native vegetation in a 20m to 40m wide easement over a distance of approximately 27 kilometres for the construction of a 132kV transmission line.	Pristine: No obvious signs of disturbance (Keighery 1994)	The clearing and construction activities will impact on native vegetation in road reserves, State Forest, National Park and six Bush Forever sites (2.4ha in Bush Forever sites). Most of the cleared native vegetation will be allowed to regenerate to a height of approximately 6m. Vegetation condition taken from Western Power EMP (December 2006).

## 3. Assessment of application against clearing principles

### Comments

Western Power (WP) has requested to amend the existing permit's revegetation condition (No. 7) to exclude vegetation types that involve upper-storey species (i.e. species that will grow higher than 4 metres). WP are required to maintain specific vegetation clearances from powerline infrastructure (less than 4 metres).

A review of current environmental information reveals no new additional information. Therefore the assessment against the clearing principles has not changed and can be found in the Clearing Permit Decision Report for CPS 1792/2.

### Methodology

## Planning instrument, Native Title, Previous EPA decision or other matter.

### Comments

The assessment of planning and other matters has not changed and can be found in the Clearing Permit Decision Report for CPS 1792/2.

### Methodology

## 4. References

- Hedde, E. M., Loneragan, O. W., and Havel, J. J. (1980) Vegetation Complexes of the Darling System, Western Australia. In Department of Conservation and Environment, Atlas of Natural Resources, Darling System, Western Australia.
- Keighery, B.J. (1994) Bushland Plant Survey: A Guide to Plant Community Survey for the Community. Wildflower Society of WA (Inc). Nedlands, Western Australia.
- Western Power (2006). Western Power's Construction, Operation and maintenance Environmental Management Plan, December 2006.

## 5. Glossary

Term	Meaning
BCS	Biodiversity Coordination Section of DEC
CALM	Department of Conservation and Land Management (now BCS)
DAFWA	Department of Agriculture and Food
DEC	Department of Environment and Conservation
DEP	Department of Environmental Protection (now DEC)
DoE	Department of Environment
DoIR	Department of Industry and Resources
DRF	Declared Rare Flora
EPP	Environmental Protection Policy
GIS	Geographical Information System
ha	Hectare (10,000 square metres)
TEC	Threatened Ecological Community
WRC	Water and Rivers Commission (now DEC)