



## CLEARING PERMIT

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

<b>Purpose Permit number:</b>	CPS 4541/1
<b>Permit Holder:</b>	Yandin Wind Farm Pty Ltd
<b>Duration of Permit:</b>	13 February 2012 – 13 February 2017

The Permit Holder is authorised to clear native vegetation subject to the following conditions of this Permit.

### **PART I – CLEARING AUTHORISED**

#### **1. Purpose for which clearing may be done**

Clearing for the purpose of constructing the Yandin Wind Farm

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

Lot M2080 on Plan 6259 (YANDIN DANDARAGAN 6507)  
Lot 3826 on Deposited Plan 209670 (YANDIN YATHROO 6507)  
Lot 3829 on Deposited Plan 209670 (BRAND YATHROO 6507)  
Lot 3827 on Deposited Plan 209670 (YATHROO 6507)  
Lot 9 on Plan 23599 (DANDARAGAN 6507)  
Lot 301 on Deposited Plan 35381 (YANDIN DANDARAGAN 6507)  
Lot 302 on Deposited Plan 35381 (DANDARAGAN 6507)  
Lot M1127 on Diagram 4945 (DANDARAGAN 6507)  
Lot 311 on Plan 245072 (DANDARAGAN 6507)  
Lot 875 on Plan 247940 (DANDARAGAN 6507)  
Lot 529 on Plan 246489 (DANDARAGAN 6507)  
Lot 111 on Plan 247871 (DANDARAGAN 6507)  
Lot M454 on Plan 3049 (DANDARAGAN 6507)  
Lot M1131 on Diagram 4843 (DANDARAGAN 6507)  
Lot M455 on Plan 3049 (DANDARAGAN 6507)  
Lot M2068 on Diagram 15361 (YATHROO 6507)  
Lot M1948 on Diagram 13135 (YATHROO 6507)  
Lot 411 on Deposited Plan 245130 (DANDARAGAN 6507)  
Lot 318 on Deposited Plan 245048 (DANDARAGAN 6507)

#### **3. Area of Clearing**

The Permit Holder must not clear more than 0.095 hectares of native vegetation within the area hatched yellow on attached Plan 4541/1.

#### **4. 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.

## 5. Type of clearing authorised

This Permit authorises the Permit Holder to clear native vegetation for activities to the extent that the Permit Holder has the power to clear native vegetation for those activities under the *Local Government Act 1995*, *Land Administration Act 1997* or any other written law.

## 6. Compliance with Assessment Sequence and Management Procedures

Prior to clearing any native vegetation under conditions 1, 2 and 3 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

## 7. Avoid, minimise etc clearing

In determining the amount of native vegetation to be cleared authorised under this Permit, 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.

## 8. Flora management

- (a) Prior to undertaking any clearing authorised under this Permit, the Permit Holder shall engage a *botanist*, in accordance with *Guidance Statement No 51* to inspect that area for the presence of rare flora listed in the *Wildlife Conservation (Rare Flora) Notice* and *priority flora*.
- (b) Where rare flora or *priority flora* are identified in relation to condition 8(a) of this Permit, the Permit Holder shall ensure that:
  - (i) no clearing occurs within 50 metres of identified rare flora, unless approved by the CEO; and
  - (ii) no clearing of identified rare flora occurs unless approved under section 23F(2) of the *Wildlife Conservation Act 1950*.
  - (iii) no clearing of identified *priority flora* occurs, unless approved by the CEO; and
  - (iv) no clearing occurs within 30 metres of identified *priority flora*, unless approved by the CEO.

## 9. Dieback and weed control

When undertaking any clearing or other activity authorised under this Permit, the Permit Holder must take the following steps to minimise the risk of the 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) shall only move soils in *dry conditions*;
- (c) ensure that no *dieback* or *weed*-affected soil, *mulch*, *fill* or other material is brought into the area to be cleared; and
- (d) restrict the movement of machines and other vehicles to the limits of the areas to be cleared.

### PART III - RECORD KEEPING AND REPORTING

## 10. Records must be kept

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

- (a) In relation to the clearing of native vegetation authorised under this Permit:
  - (i) the location where the clearing occurred, recorded using a Global Positioning System (GPS) unit set to Geocentric Datum Australia 1994 (GDA94), expressing the geographical coordinates in Eastings and Northings or decimal degrees;
  - (ii) the date that the area was cleared; and
  - (iii) the size of the area cleared (in hectares).
- (b) In relation to flora management pursuant to condition 8 of this Permit:

- (i) the location of each rare flora or *priority flora* species recorded using a Global Positioning System (GPS) unit set to Geocentric Datum Australia 1994 (GDA94), expressing the geographical coordinates in Eastings and Northings or decimal degrees;
- (ii) the species name of each rare flora or *priority flora* species identified; and
- (iii) a copy of the botanists flora survey report.

## 11. Reporting

- (a) The Permit Holder must provide to the CEO on or before 30 June of each year, a written report:
  - (i) of records required under condition 10 of this Permit; and
  - (ii) concerning activities done by the Permit Holder under this Permit between 1 January and 31 December of the preceding year.
- (b) Prior to 13 November 2017 the Permit Holder must provide to the CEO a written report of records required under condition 10 of this Permit where these records have not already been provided under condition 11(a) of this Permit.

## Definitions

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

**botanist** means a person with specific training and/or experience in the ecology and taxonomy of Western Australian flora;

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

**dry conditions** means when soils (not dust) do not freely adhere to rubber tyres, tracks, vehicle chassis or wheel arches;

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

**Guidance Statement No. 51** means the Environmental Protection Authority Guidance Statement No 51, Guidance for the Assessment of Environmental Factors - Terrestrial Flora and Vegetation Surveys for Environmental Impact Assessment in Western Australia (2004);

**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;

**priority flora** means those plant taxa described as priority flora classes 1, 2, 3 or 4 in the *Department's Declared Rare and Priority Flora List for Western Australia* (as amended);

**weed/s** means a species listed in Appendix 3 of the "Environmental Weed Strategy" published by the Department of Conservation and Land Management (1999), and plants declared under section 37 of the *Agriculture and Related Resources Protection Act 1976*.

**Wildlife Conservation (Rare Flora) Notice** means those plant taxa gazetted as rare flora pursuant to section 23F(2) of the *Wildlife Conservation Act 1950* (as amended).



---

Kelly Faulkner  
MANAGER  
NATIVE VEGETATION CONSERVATION BRANCH

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

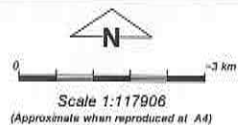
19 January 2012

# Plan 4541/1



## LEGEND

- |  |   |   |
|--|---|---|
| <ul style="list-style-type: none"> <li> Road Centrelines</li> <li> Cadastre for labelling</li> <li> Freehold</li> <li> Crown Reserve</li> <li> State Forest / Timber Reserve</li> <li> Marine Park (cont)</li> </ul> | <ul style="list-style-type: none"> <li> Crown Lease</li> <li> Lease / Reserve</li> <li> Lease on State Forest / Timber Reserve</li> <li> Public Roads</li> <li> Unallocated Crown Land</li> <li> Water</li> </ul> <p><b>Clearing Instruments</b><br/>(cont)</p> | <ul style="list-style-type: none"> <li> Areas Applied to Clear</li> <li> Areas Subject to Conditions</li> <li> Areas Approved to Clear</li> </ul> <p><b>Dandaragan 50cm Orthomosaic - Landgate 2008</b></p> |
|--|---|---|



Geocentric Datum Australia 1994  
 Note: the data in this map have not been projected. This may result in geometric distortion or measurement inaccuracies.

Date 19/11/12  
 K. Faulkner

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.



Department of Environment and Conservation

Our environment, our future  
 WA Crown Copyright 2002

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



## 1. Application details

### 1.1. Permit application details

Permit application No.: 4541/1  
Permit type: Purpose Permit

### 1.2. Proponent details

Proponent's name: Yandin Wind Farm Pty Ltd

### 1.3. Property details

Property:

- LOT M2080 ON PLAN 6269 (House No. 239 YANDIN DANDARAGAN 6507)
- LOT 3826 ON PLAN 209670 (House No. 338 YANDIN YATHROO 6507)
- LOT 3829 ON PLAN 209670 (House No. 9700 BRAND YATHROO 6507)
- LOT 3827 ON PLAN 209670 ( YATHROO 6507)
- LOT 3827 ON PLAN 209670 ( YATHROO 6507)
- LOT 9 ON PLAN 23599 ( DANDARAGAN 6507)
- LOT 9 ON PLAN 23599 ( DANDARAGAN 6507)
- LOT 301 ON PLAN 35381 (House No. 757 YANDIN DANDARAGAN 6507)
- LOT 301 ON PLAN 35381 (House No. 757 YANDIN DANDARAGAN 6507)
- LOT 301 ON PLAN 35381 (House No. 757 YANDIN DANDARAGAN 6507)
- LOT 301 ON PLAN 35381 (House No. 757 YANDIN DANDARAGAN 6507)
- LOT 302 ON PLAN 35381 ( DANDARAGAN 6507)
- LOT 302 ON PLAN 35381 ( DANDARAGAN 6507)
- LOT 302 ON PLAN 35381 ( DANDARAGAN 6507)
- LOT 302 ON PLAN 35381 ( DANDARAGAN 6507)
- LOT M1127 ON DIAGRAM 4945 ( DANDARAGAN 6507)
- LOT M1127 ON DIAGRAM 4945 (DANDARAGAN 6507)
- LOT 311 ON PLAN 245072 ( DANDARAGAN 6507)
- LOT 311 ON PLAN 245072 ( DANDARAGAN 6507)
- LOT 875 ON PLAN 247940 ( DANDARAGAN 6507)
- LOT 875 ON PLAN 247940 ( DANDARAGAN 6507)
- LOT 529 ON PLAN 246489 ( DANDARAGAN 6507)
- LOT 529 ON PLAN 246489 ( DANDARAGAN 6507)
- LOT 111 ON PLAN 247871 ( DANDARAGAN 6507)
- LOT 111 ON PLAN 247871 ( DANDARAGAN 6507)
- LOT M454 ON PLAN 3049 ( DANDARAGAN 6507)
- LOT M1131 ON DIAGRAM 4843 ( DANDARAGAN 6507)
- LOT M1131 ON DIAGRAM 4843 ( DANDARAGAN 6507)
- LOT M455 ON PLAN 3049 ( DANDARAGAN 6507)
- LOT M2068 ON DIAGRAM 15361 (YATHROO 6507)
- LOT M1948 ON DIAGRAM 13135 (House No. 228 STOCKYARD YATHROO 6507)
- LOT M1948 ON DIAGRAM 13135 (House No. 228 STOCKYARD YATHROO 6507)
- LOT 411 ON PLAN 245130 ( DANDARAGAN 6507)
- LOT 318 ON PLAN 245048 ( DANDARAGAN 6507)

Local Government Area:

Colloquial name: Yandin Wind Farm

### 1.4. Application

Clearing Area (ha)	No. Trees	Method of Clearing	For the purpose of:
0.095		Mechanical Removal	Building or Structure

### 1.5. Decision on application

Decision on Permit Application: Grant  
Decision Date: 19 January 2012

## 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
Beard Associations: 999 - Medium woodland; marri	The proposed clearing is for 0.095ha (within a 1000 ha + foot print) of native vegetation for the purpose of the construction of a wind farm including access roads and stations.	Excellent: Vegetation structure intact; disturbance affecting individual species, weeds non-aggressive (Keighery 1994)	The condition of the vegetation under application was established through aerial photography and from a flora survey (RPS 2009).
1031- Mosaic: Shrublands; hakea scrub-heath / Shrublands; dryandra heath	The vegetation under application consists of Sedgeland of Cyperaceae spp. in low lying areas (0.06ha) and Remnant Eucalyptus vegetation (0.035 ha) occurring in a Very Good to Excellent condition	To	
1035- Mosaic: Medium open woodland; marri / Shrublands; dryandra heath		Very Good: Vegetation structure altered; obvious signs of disturbance (Keighery 1994)	

## 3. Assessment of application against clearing principles

### Comments

The application is to clear up to 0.095 ha (within a 1000 ha + foot print) of native vegetation for the purpose of the construction of a wind farm, including access roads and stations. The majority of the footprint area is fragmented by cleared agricultural lands and consists of paddock trees over pasture weeds in a Completely Degraded (Keighery 1994) condition. The vegetated areas that will be impacted by the proposed clearing consist of sedgeland of Cyperaceae spp. in low lying areas (0.06 ha) and Eucalyptus woodland (0.035ha) and range from Very Good to Excellent (Keighery, 1994) condition (Outback Ecology 2011).

Given the small size it is not considered likely for the proposed clearing to cause appreciable land degradation, impact on significant fauna habitat, Threatened Ecological Communities or result in an increase in flooding.

The local area (20km) is extensively cleared with approximately 27 per cent of native vegetation remaining and there are numerous Rare flora species occurring in close proximity to the proposed clearing including *Chamelaucium* sp. *Cataby*, *Grevillea calliantha* and *Acacia forrestiana*. These species occur within the same soil and vegetation types as the application area. Given that the local area is extensively cleared and that the vegetation under application contains areas which are in a Very Good to Excellent (Keighery 1994) condition, the proposed clearing may be at variance to Principle c. A targeted flora survey in accordance with Guidance Statement 51 would determine the presence of these species and likely impacts.

The proposed clearing intersects a minor non-perennial watercourse and involves clearing of 0.06ha of riparian vegetation. Therefore, the proposed clearing is considered at variance to Principle f.

The proposed clearing of 0.06ha of riparian vegetation may cause sedimentation of surface water within the watercourse. However, the applicant states that water runoff will be filtered before it leaves the site to prevent down slope siltation of watercourses (Outback Ecology 2011).

The assessment of the application identified that the clearing may be at variance to principles (c) and (i), is at variance to principle (f) and is not likely to be at variance to any of the remaining clearing principles.

### Methodology

References  
-Outback Ecology (2011)  
- Keighery (1994)  
GIS Database  
-SAC Bio datasets (25 August 2011)  
-Hydrography, linear  
-DEC Managed Lands  
-NLWRA, Current Extent of Native Vegetation

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

### Comments

The proposed clearing is for 0.095ha (within a 1000 ha + foot print) of native vegetation for the purpose of the construction of a wind farm including access roads and stations.

The application area is zoned rural under the Dandaragan Town Planning Scheme.

Planning approval has been obtained from the Shire of Dandaragan (Shire of Dandaragan 2011).

The application area is within Dandaragan Water Reserve (P3) Public Drinking Water Source Area.

The proposal has been referred to the Office of the Environmental Protection Authority which has given a level of assessment as 'Not Assessed - Public Advice Given' (OEPA 2011). The main environmental issues were clearing of native vegetation, noise and fauna.

<b>Methodology</b>	<b>References</b>
	-OEPA (2011)
	- Shire of Dandaragan (2011)
	<b>GIS Databases</b>
	-Town Planning Scheme Zones
	-PDWS Areas

#### 4. References

Keighery, B.J. (1994) Bushland Plant Survey: A Guide to Plant Community Survey for the Community. Wildflower Society of WA (Inc). Nedlands, Western Australia.

OEPA (2011) Not Assessed - Public Advice Given for Dandaragan Wind Farms (Waddi and Yandin). Office of the Environmental Protection Authority. Perth, Western Australia. DEC ref A439355

Outback Ecology (2011) Wind Prospect WA Pty Ltd Yandin Wind Farm Application for a Purpose Permit to Clear Native Vegetation. Outback Ecology and Wind Prospect WA Pty Ltd. Western Australia. DEC ref A419207

RPS (2009) Yandin Wind Farm Targeted Level 1 Vegetation and Flora Assessment. Outback Ecology and RPS Australia. Western Australia. DEC ref A419207

Shepherd, D.P. (2009) Adapted from: Shepherd, D.P., Beeston, G.R., and Hopkins, A.J.M. (2001), Native Vegetation in Western Australia. Technical Report 249. Department of Agriculture Western Australia, South Perth.

Shire of Dandaragan (2011) Planning Approval for Yandin Wind Farm Pty Ltd . DEC ref A466224

#### 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)