

CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

Purpose Permit number:	CPS 7925/4
Permit Holder:	Yandin WF Pty Ltd as trustee for Yandin WF Unit Trust
Duration of Permit:	From 22 February 2019 to 28 July 2024

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 construction of a wind farm.

2. Land on which clearing is to be done

Lot 4 on Deposited Plan 67003, Cataby; Lot 1002 on Plan 22459, Dandaragan; Lot M 2080 on Plan 6269, Dandaragan; Lot 301 on Deposited Plan 35381, Dandaragan; Lot 3826 on Deposited Plan 209670, Yathroo; Lot 3829 on Deposited Plan 209670, Yathroo; Lot 3827 on Deposited Plan 209670, Yathroo; Lot 302 on Deposited Plan 35381, Dandaragan; Lot M 1127 on Diagram 4945, Dandaragan; Lot M 1948 on Diagram 13135, Yathroo; Lot 9 on Plan 23599, Dandaragan; Lot 311 on Deposited Plan 245072, Dandaragan; Lot 529 on Deposited Plan 246489, Dandaragan; Lot 875 on Deposited Plan 247940, Dandaragan; Lot 111 on Deposited Plan 247871, Dandaragan; Lot M 454 on Plan 3049, Dandaragan; Lot M 1131 on Diagram 4843, Dandaragan; Lot M 2068 on Diagram 15361, Yathroo; Lot M 455 on Plan 3049. Dandaragan: Lot 4258 on Deposited Plan 209671, Mimegarra (Un-named road reserve (PIN 1226157)) Lot 411 on Plan 245130, Dandaragan; Closed road reserve (PIN 580159), Dandaragan; Closed road reserve (PIN 580127), Dandaragan; Un-named road reserve (PIN 11674286), Dandaragan; Un-named road reserve (PIN 11674284), Yathroo; Un-named road reserve (PIN 1226160), Yathroo; Un-named road reserve (PIN 1226220), Dandaragan; Un-named road reserve (PIN 1226214), Yathroo; Un-named road reserve (PIN 1226159), Dandaragan; Un-named road reserve (PIN 1353716), Yathroo; and Un-named road reserve (PIN 11674285), Dandaragan. Lot 3919 on Plan 209671, Cataby (Native Dog Swamp Nature Reserve (C27993)) Un-named road reserve (PIN 1225158), Dandaragan

Un-named road reserve (PIN 1226154), Dandaragan

3. Area of Clearing

The Permit Holder shall not clear more than 4 hectares of native vegetation within the area cross-hatched yellow on attached Plan 7925/4.

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.

PART II – MANAGEMENT CONDITIONS

5. Avoid, minimise and reduce the impacts and extent of 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.

6. Fauna management

- (a) Prior to undertaking any clearing of *habitat tree(s)* within the area cross-hatched yellow on attached Plan 7925/4, a *fauna specialist* shall inspect *habitat tree(s)* for evidence of use by Carnaby's cockatoo (*Calyptorhynchus latirostris*).
- (b) Where evidence of use by Carnaby's cockatoo is identified under condition 6(a) of this Permit, the Permit Holder shall ensure that no clearing of, or within 10 metres of, identified *habitat tree(s)* occurs.

7. Flora management

- (a) Prior to undertaking any clearing within the areas cross-hatched red on attached Plan 7925/4a, 7925/4b, 7925/4c and 7925/4d authorised under this Permit, the Permit Holder shall engage a *botanist* to inspect those areas for the presence of threatened flora listed in the *Biodiversity Conservation Act 2016 (BC Act)* within the *Wildlife Conservation (Rare Flora) Notice 2018* and *priority flora* in accordance with the Environmental Protection Authority's *Technical Guidance Flora and Vegetation Surveys for Environmental Impact Assessment* (December 2016).
- (b) Where threatened flora or *priority flora* are identified in relation to condition 7(a) of this Permit, the Permit Holder shall ensure that:
 - (i) no clearing of, or within 50 metres of, identified threatened flora occurs; and

(ii) no clearing of, or within 30 metres of, identified *priority flora* occurs, with the exception of road reserve (PIN 1226159), Lot 301 on Deposited Plan 35381, Lot 302 on Deposited Plan 35381 and Lot 3827 on Deposited Plan 209670, in which case no clearing of, or within 10 metres of, identified *priority flora* is to occur.

(c) With regard to condition 7(b)(ii), clearing within road reserve (PIN 1226159), Lot 301 on Deposited Plan 35381, Lot 302 on Deposited Plan 35381 and Lot 3827 on Deposited Plan 209670 must be confined to the area crossed hatched in red as shown on Plan 7925/4(e).

8. Dieback and weed management

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

9. 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 species composition, structure and density of the cleared area;
 - (ii) 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;
 - (iii) the date that the area was cleared; and
 - (iv) the size of the area cleared (in hectares).
 - (v) actions taken to avoid, minimise and reduce the impacts and extent of clearing in accordance with condition 5 of this Permit;
 - (vi) actions taken to minimise the risk of the introduction and spread of *dieback* and *weeds* in accordance with condition 8 of this Permit.
- (b) In relation to fauna management pursuant to condition 6 of this Permit:
 - (i) the location of each *habitat tree(s)* identified, 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; and
 - (ii) a copy of the fauna specialist's report.
- (c) In relation to flora management pursuant to condition 7 of this Permit:
 - (i) the location of each threatened 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 threatened flora or *priority flora* species identified; and
 - (*iii*) a copy of the botanists flora survey report and complete Metadata and Licensing Statement in accordance with the EPA's *Instructions for the preparation of data packages for the Index of Biodiversity Surveys for Assessments (IBSA).*

10. 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 9 of this Permit; and
 - (ii) concerning activities done by the Permit Holder under this Permit between 1 January to 31 December of the preceding calendar year.
- (b) If no clearing authorised under this Permit was undertaken between 1 January to 31 December of the preceding calendar, a written report confirming that no clearing under this permit has been carried out, must be provided to the CEO on or before 30 June of each year.
- (c) Prior to 28 April 2024, the Permit Holder must provide to the CEO a written report of records required under condition 9 of this Permit where these records have not already been provided under condition 10(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;

fauna specialist: means a person who holds a tertiary qualification specialising in environmental science or equivalent, and has a minimum of 2 years work experience in fauna identification and surveys of fauna native to the region being inspected or surveyed, as a suitable fauna specialist for the bioregion, and who holds a valid fauna licence issued under the *Biodiversity Conservation Act 2016*;

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

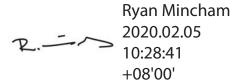
habitat tree(s) means trees that have a diameter, measured at 1.5 metres from the base of the tree, of 50 centimetres or greater, that contains or has the potential to develop hollows or roosts suitable for native fauna;

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 of Biodiversity, Conservation and Attractions *Declared Rare and Priority Flora List for Western Australia* (as amended);

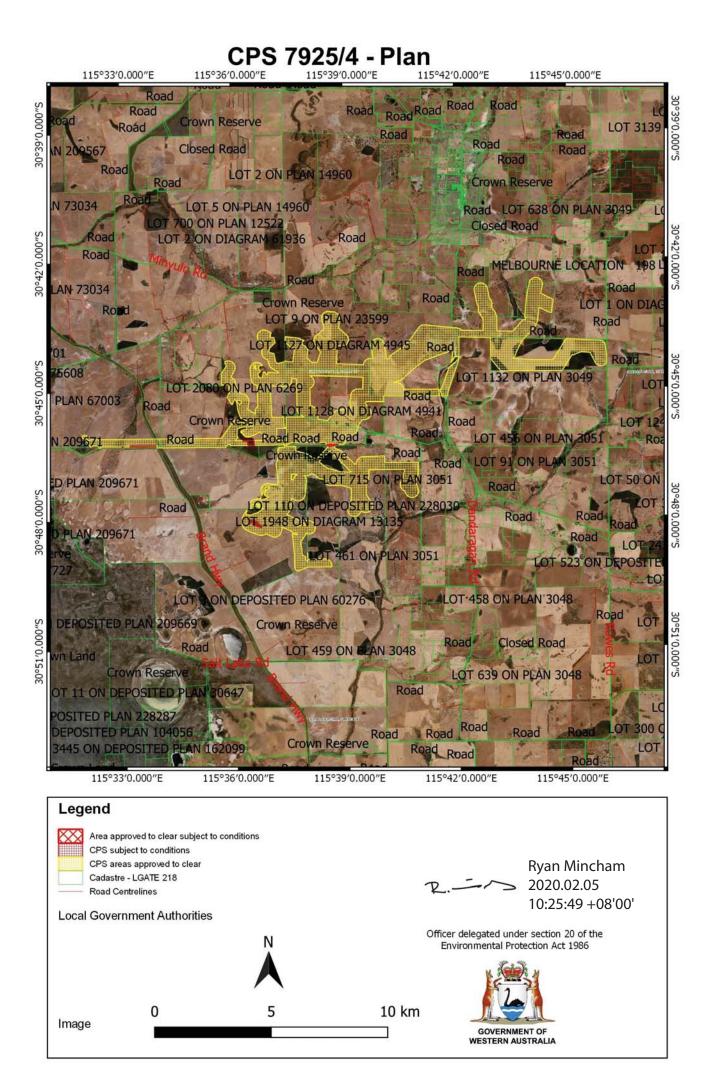
weed/s means any plant -

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



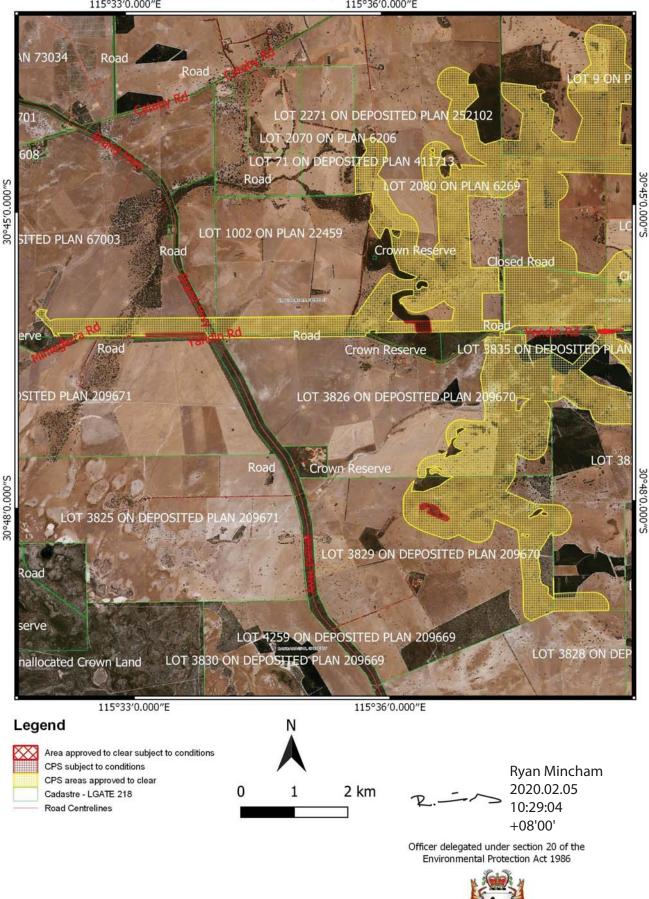
Ryan Mincham MANAGER NATIVE VEGETATION REGULATION

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7925/4(a) - Plan

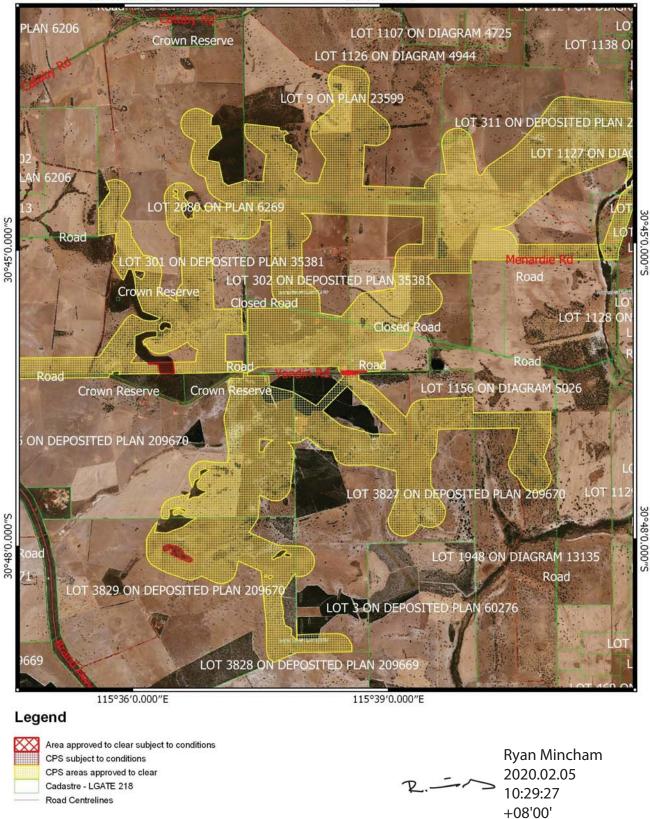
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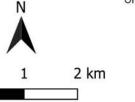


7925/4(b) - Plan

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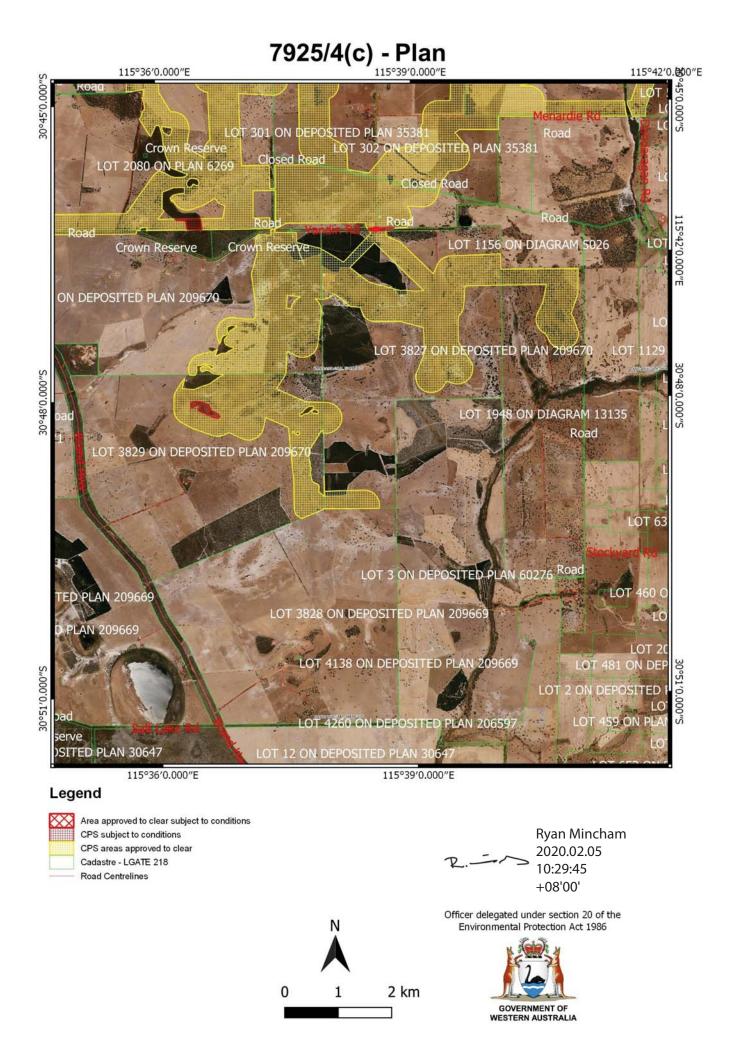


Officer delegated under section 20 of the Environmental Protection Act 1986



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7925/4(d) - Plan

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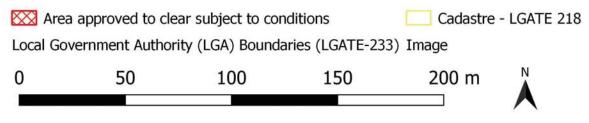
Officer delegated under section 20 of the Environmental Protection Act 1986



CPS 7925/4(e) - Plan



Legend





GOVERNMENT OF WESTERN AUSTRALIA



Clearing Permit Decision Report

1. Application details

7925/4 Purpose Permit Yandin WF Pty as trustee f 8 November 2019 LOT 4258 ON PLAN 20967 LOT 4 ON PLAN 67003, C ROAD RESERVE - 122619 ROAD RESERVE - 122619 ROAD RESERVE - 122619 ROAD RESERVE - 116742 ROAD RESERVE - 112621 ROAD RESERVE - 122610 ROAD RESERVE - 122621 ROAD RESERVE - 122622 ROAD RESERVE - 122622 LOT 1002 ON PLAN 24587 LOT 301 ON PLAN 24587 LOT 301 ON PLAN 35381, LOT 302 ON PLAN 35381, LOT 311 ON PLAN 245072 LOT 3826 ON PLAN 20960 LOT 3828 ON PLAN 20960 LOT 3829 ON PLAN 20960 LOT 3829 ON PLAN 20960 LOT 3835 ON PLAN 20960 LOT 3919 ON PLAN 20960 LOT 3919 ON PLAN 20960 LOT 4090 ON PLAN 18696 LOT 411 ON PLAN 245130	71, MIMEGARRA ATABY 54, DANDARAGAN 58, MIMEGARRA 286, DANDARAGAN 285, DANDARAGAN 284, YATHROO 16, YATHROO 284, YATHROO 20, DANDARAGAN 59, DANDARAGAN 14, YATHROO 9, DANDARAGAN 1, DANDARAGAN 1, DANDARAGAN 1, DANDARAGAN 2, DANDARAGAN 2, DANDARAGAN 2, DANDARAGAN 2, DANDARAGAN 2, DANDARAGAN 2, DANDARAGAN 2, DANDARAGAN 2, DANDARAGAN 2, DANDARAGAN 70, YATHROO 54, DANDARAGAN 71, CATABY 54, DANDARAGAN
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1.5. Decision on applicationDecision on Permit Application:GrantedDecision Date:5 February 2020

Reasons for Decision:	The applicatior 2019.	to amend clearing permit CPS 7925/3 was received on 18 November	
		nt application has been assessed against the clearing principles, planning d other matters in accordance with section 510 of the <i>Environmental 1986</i> (EP Act).	
	Officer conside	to grant clearing permit CPS 7925/4 subject to conditions, the Delegated red that the proposed change to condition 7(b)(ii), is not likely to lead to an isk to the environment.	
2. Site Information			
Clearing Description	proposed amer which clearing 35381, Lot 302 subject area). within the subje	nt application is for the modification to condition 7(b)(ii) of CPS 7925/3. The indment would reduce the buffer distance from identified priority flora within may occur, within road reserve (PIN 1226159), Lot 301 on Deposited Plan 2 on Deposited Plan 35381 and Lot 3827 on Deposited Plan 209670 (the In accordance with the new permit condition 7(b)(ii), the buffer distance ect area has been reduced from 30 metres to 10 metres, and is required for essential upgrades to the access road to Yandin Wind Farm from Yandin	
		onducted in accordance with condition 7(c) must be confined to the area ed in red as shown on Plan 7925/4(e).	
	areas within th	distances to conservation significant flora remain applicable to all other ne approved clearing envelope and the proposed amendment does not metre buffer required for clearing vegetation identified as threatened flora.	
	No increase in this application	clearing area or change in clearing envelope has been proposed as part of .	
Vegetation Description	The vegetation within the approved clearing envelope is mapped as the following Beard vegetation associations:		
	 999: Shrub 1030: Med 1031: Shru species as northern S¹ 1035: Most 	woodland; <i>Corymbia calophylla</i> (marri) and <i>Eucalyptus wandoo</i> (wandoo); lands; Melaleuca species heath; ium woodland; <i>Eucalyptus camaldulensis</i> (river gum); ublands; scrub-heath Banksia (formerly Dryandra) species-Calothamnus ssociation with <i>Banksia prionotes</i> (acorn banksia) on limestone in the wan Region; and aic: Medium woodland; marri, wandoo, <i>Eucalyptus accedens</i> (powderbark hrublands; Banksia (formerly Dryandra) species heath (Shepherd et al.,	
		a survey of the area subject to this amendment was conducted by Terratree Consultants between 29 October and 2 November 2019.	
		erratree, 2019) identified two distinct plant community types within the area amendment; as described in Table 1.	
	Table 1: Veg (Terratree,	etation community descriptions from the Yandin Road survey area 2019).	
	Туре	Vegetation Community Description	
	Type 1	Closed shrubland of Allocasuarina humilis, Eremaea pauciflora, Banksia hewardiana, Hakea ruscifolia, Petrophile brevifolia, over Xanthorrhoea preissii, Babingtonia grandiflora and Banksia dallanneyi subsp. pollosta over *Ehrharta calycina	
	Type 2	Tall Open forest of <i>Corymbia calophylla</i> over open woodland of <i>Banksia</i> attenuata and <i>B. menziesii</i> , over closed shrubland of <i>Adenanthos</i> cygnorum, Allocasuarina humilis, Xanthorrhoea preissii, Macrozamia riedleii, Hibbertia hypericoides, H. subvaginata, Stirlingia latifolia, Ehrharta calycina* and Pelargonium capitatum*	
	consistent wit Community as	findings of the flora survey, the composition of Community Type 2 is h the description of the Banksia Woodland Threatened Ecological detailed in the Approved Conservation Advice (incorporating listing advice) a Woodlands of the Swan Coastal Plain ecological community under	

	Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) (s 266 (DoEE 2016; Terratree, 2019).		
	As depicted in Figure 2 below, vegetation Community Type 2 does not occur within the area approved to be cleared under condition 7(c) of clearing permit CPS 7925/4 and v not be impacted as result of the proposed clearing.		
Vegetation Condition	Excellent: Vegetation structure intact, disturbance affecting individual species and wee are non-aggressive species (Keighery, 1994).		
	То		
	Completely Degraded: The Structure of the vegetation is no longer intact and the area completely or almost completely without native species (Keighery, 1994).		
Soils/Landform Type	The landform and soil types within the approved clearing envelope are mapped as:		
	 Nylagarda System: alluvial plains and terraces of the Hill River and major creeks the north coastal plain; brown deep sands and brown sandy earths predominate, w minor pale deep sand and saline wet soil; 		
	 Bassendean System: Swan Coastal Plain from Busselton to Jurien; sand dunes a sandplains with pale deep sand, semi-wet and wet soil; Basthan deep Sunday and estimated betative substance and betative substance and some substance and set a		
	 Boothendarra System: subdued stripped lateritic plateau, undulating and gen undulating rises; sandy duplexes, pale deep sand, sandy and loamy gravels a minor clays; 		
	 Dandaragan System: subdued dissected lateritic plateau, undulating low hills a rises with narrow alluvial plains; variable deep sands and sandy gravels plus mir earths, duplexes and clays; 		
	 Rowes System: subdued partly dissected lateritic plateau, gently undulating plai and gently undulating to undulating rises; yellow and pale sand, sandy earth a sandy gravel; weathered sandstone; and 		
	 Capitella System: subdued stripped lateritic plateau, undulating to gently undulati low rises with gently undulating plain including dunes; pale and yellow deep sand sandy gravels, some duplex; from sandstones plus alluvial and aeolian depos (Schoknecht et al 2004). 		
Comments	The local area is defined as 10 kilometre radius measured from the perimeter of t application area.		
	As a result of project specific requirements, the design of intersections to the Yandin Wi Farm at Yandin Road have been amended. In redesigning the intersection at Yand Road, the proponent has provided as much clearance as possible to recorded locatio of priority flora and committed to the following impact control measures:		
	 All priority flora identified during the targeted surveys shall be clearly demarcated site with fluorescent ribbon, and a 10m buffer zone shall be pegged and flagged; 		
	 Prior to commencing clearing works a site walk down shall be conducted with personnel to review the buffer zone and to review the location of identified flora; A risk assessment shall be conducted to identify all risks and ensure appropriate appropriate prior because of the personnel to review. 		
	 measures are in place prior to commencing works; All clearing works shall be conducted with a spotter to ensure the buffer zone is r encroached upon; 		
	 The delineated buffer zone shall remain in place for the duration of all ro. 		

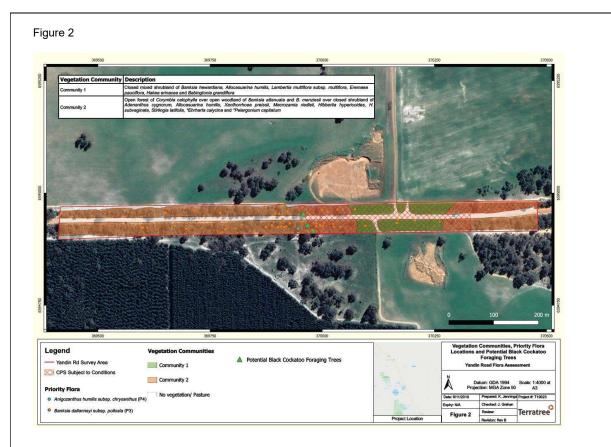
The amendment application has been assessed against the clearing principles, planning instruments and other matters in accordance with section 510 of the EP Act. A review of current environmental information including additional information provided by the Terratree (2019), reveals that the assessment against the clearing principles has not changed from the Clearing Permit Decision Report CPS 7925/3.

A targeted flora survey of the area subject to this amendment was conducted by Terratree (2019). The survey identified two priority flora species *Banksia dallanneyi* subsp. *pollosta* (Priority 3) and *Anigozanthos humilis* subsp. *chrysanthus* (Priority 4). Neither of these priority species occur within the approved clearing area (refer to Figure 1 below). Five identified plants (*Banksia dallanneyi* subsp. *pollosta*) are located within 30 metres of the proposed clearing, and a revised buffer distance restricting clearing within 10 metres of these individuals is proposed due to revised road designs associated with the project. No threatened flora species were recorded within the survey area (Terratree, 2019).

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As per the requirements of condition 6 of clearing permit CPS 7925/3, Terratree also inspected potential habitat trees within the area subject to the amendment for evidence of use by Carnaby's cockatoos (*Calyptorhynchus latirostris*). No trees recorded within the survey area comprised suitable hollows for Black Cockatoo nesting (Terratree, 2019).

Two vegetation communities were recorded within the survey area (Terratree, 2019). While Vegetation Community Type 1 was not found to comprise any species preferable for foraging by Carnaby's cockatoo, suitable foraging species *Corymbia calophylla*, *Banksia attenuata* and *Banksia menziesii* were identified within Vegetation Community Type 2. Three Marri trees, (*Corymbia calophylla*) within the survey area had evidence of recent foraging by Carnaby's cockatoo, who were also observed foraging within the survey area along Yandin Road. No evidence of foraging by Carnaby's cockatoo, or species preferable for foraging were identified within the area approved to clear under condition 7(c). Given that Vegetation Community Type 2 is not located within the area approved to be cleared (refer Figure 2), the clearing of vegetation subject to this amendment will not impact on significant foraging habitat for Carnaby's cockatoo.



Planning instruments and other relevant matters

The clearing permit application was advertised on the Department of Water and Environmental Regulation (DWER) website on 12 December 2019 with a 14 day submission period. One public submission was received outside the submission period, raising concerns in relation to a reduction in the buffer between clearing and identified priority flora species. The submitter was also concerned that a reduced buffer distance to priority flora would apply across the entire area approved to clear. These concerns have been addressed in the above assessment and through the flora management conditions imposed on the permit.

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

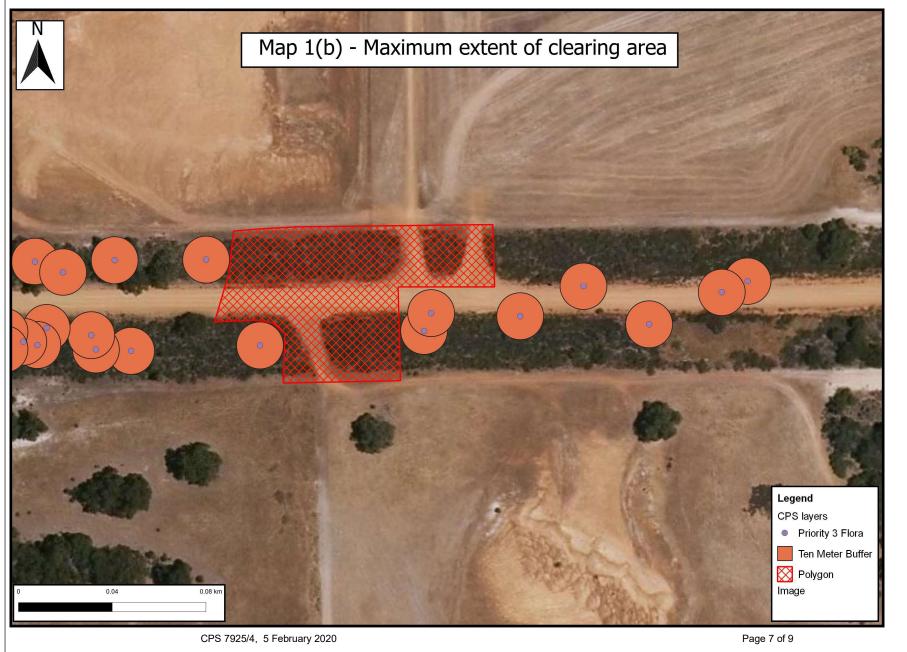
4. References

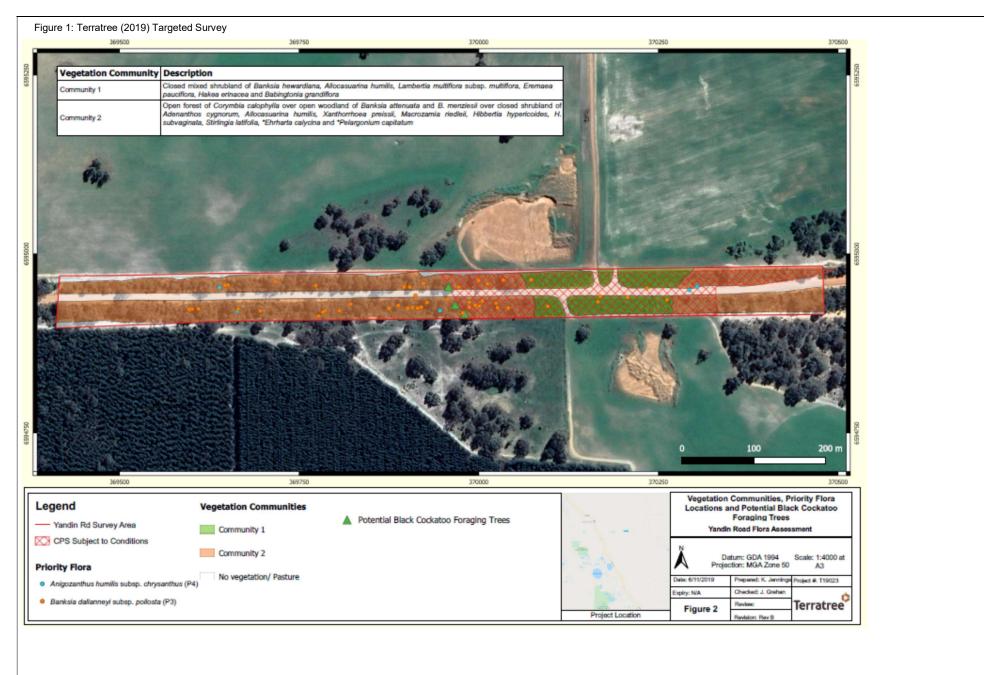
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- Terratree, (2019) Targeted Flora and Vegetation Survey of Yandin Road Area Subject to CPS 7925/2 Conditions, 13 October 2019, (DWER re. A1857766).
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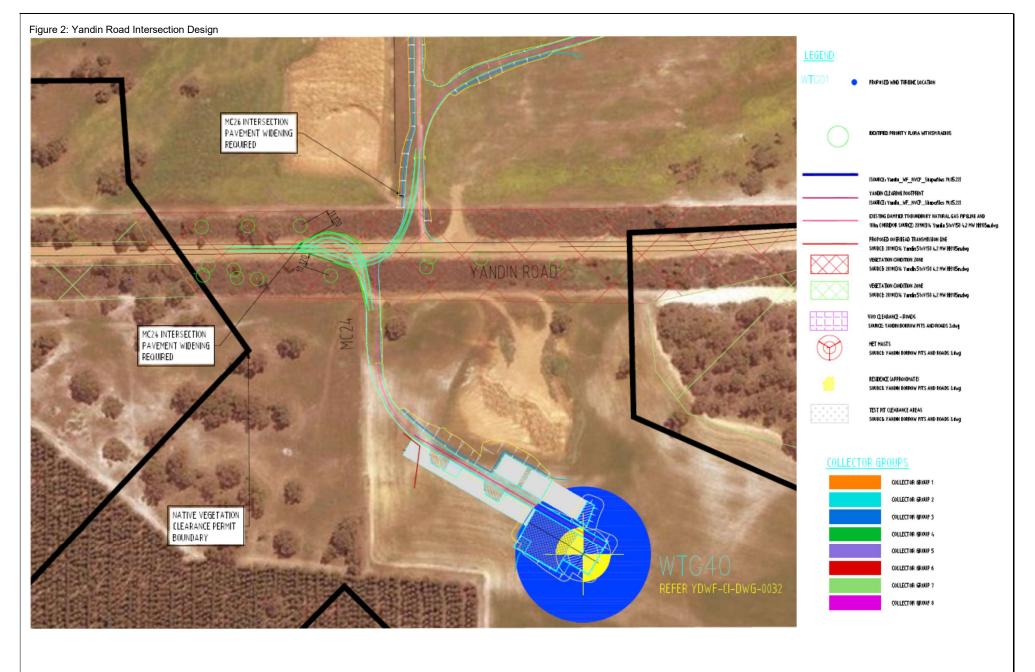
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Map 1(b) – Maximum extent of clearing area: DWER 2020





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