



CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

Purpose Permit number:	CPS 7925/5
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 7925/5(a).

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 7925/5(a), 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 7925/5(b), 7925/5(c), 7925/5(d) and 7925/5(e) 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* are identified in relation to condition 7(a) of this Permit, the Permit Holder shall ensure that no clearing of, or within 50 metres of, identified threatened flora occurs;
- (c) Where *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 10 metres of, identified *priority flora* occurs within the green hatched area on Plan 7925/5(f); and
 - (ii) no clearing of, or within 30 metres of, identified *priority flora* occurs within the red hatched areas on Plan 7925/5(b), 7925/5(c), 7925/5(d) and 7925/5(f).
- (d) Prior to undertaking any clearing, all individuals of threatened flora or priority flora and the buffer distances for threatened flora or priority flora individuals specified in conditions 7(b), 7(c)(i) and 7(c)(ii) of this permit are to be demarcated through flagging or documented by GPS coordinates accessible to persons undertaking the clearing.

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;
 - (iii) records of the buffer distances maintained around each threatened flora or *priority flora* species recorded within Plan 7925/5(b), 7925/5(c), 7925/5(d) and 7925/5(e); and
 - (iv) a copy of the botanist's 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.

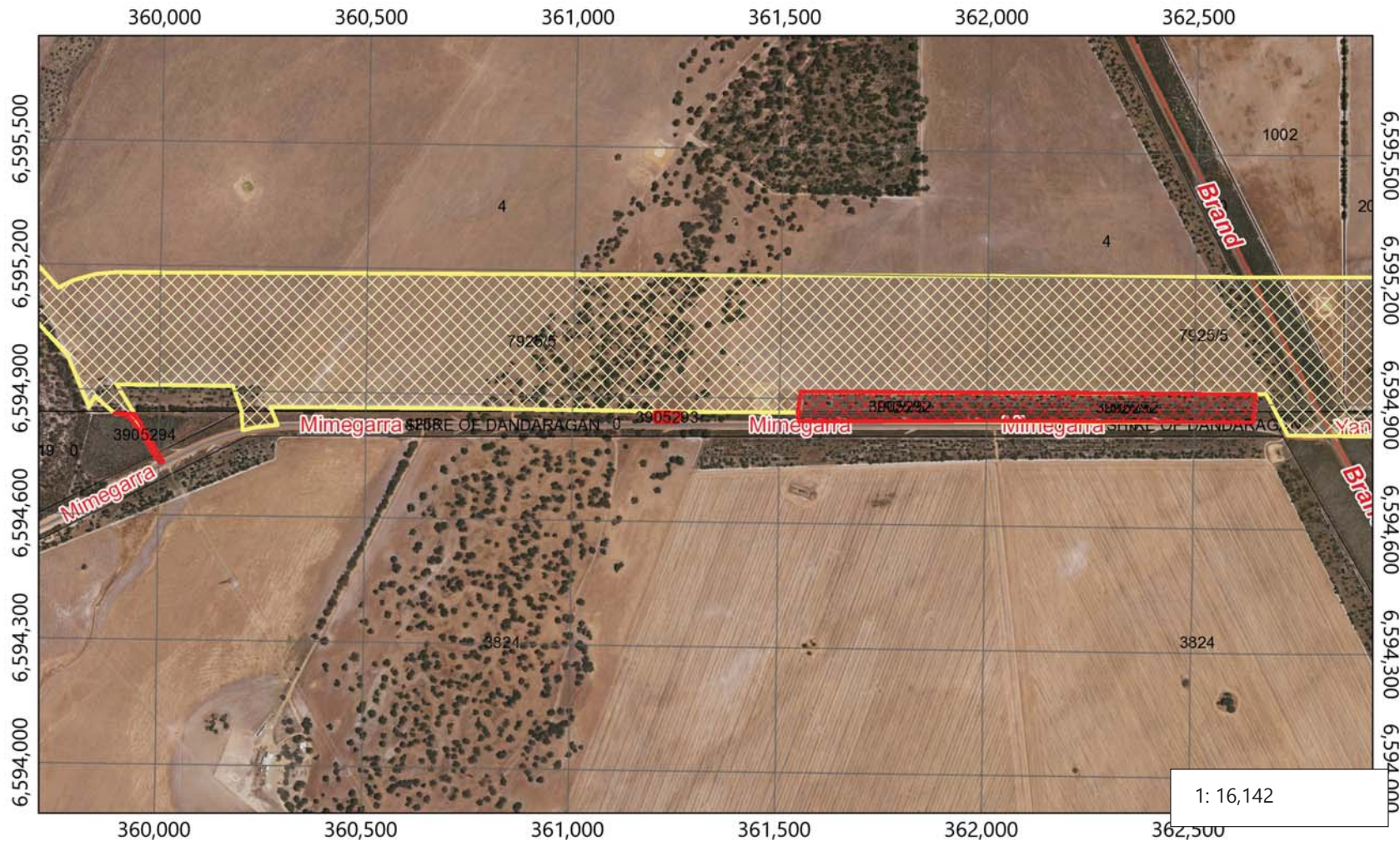


Meenu Vitarana
A/MANAGER
NATIVE VEGETATION REGULATION


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

29 June 2020

Plan 7925/5 b



- Legend**
- CPS areas approved to clear
 - Local Government Authorities
 - Roads - State Roads
 - Roads - Major Roads
 - Roads - Minor Roads
 - Cadastre
 - CPS subject to conditions


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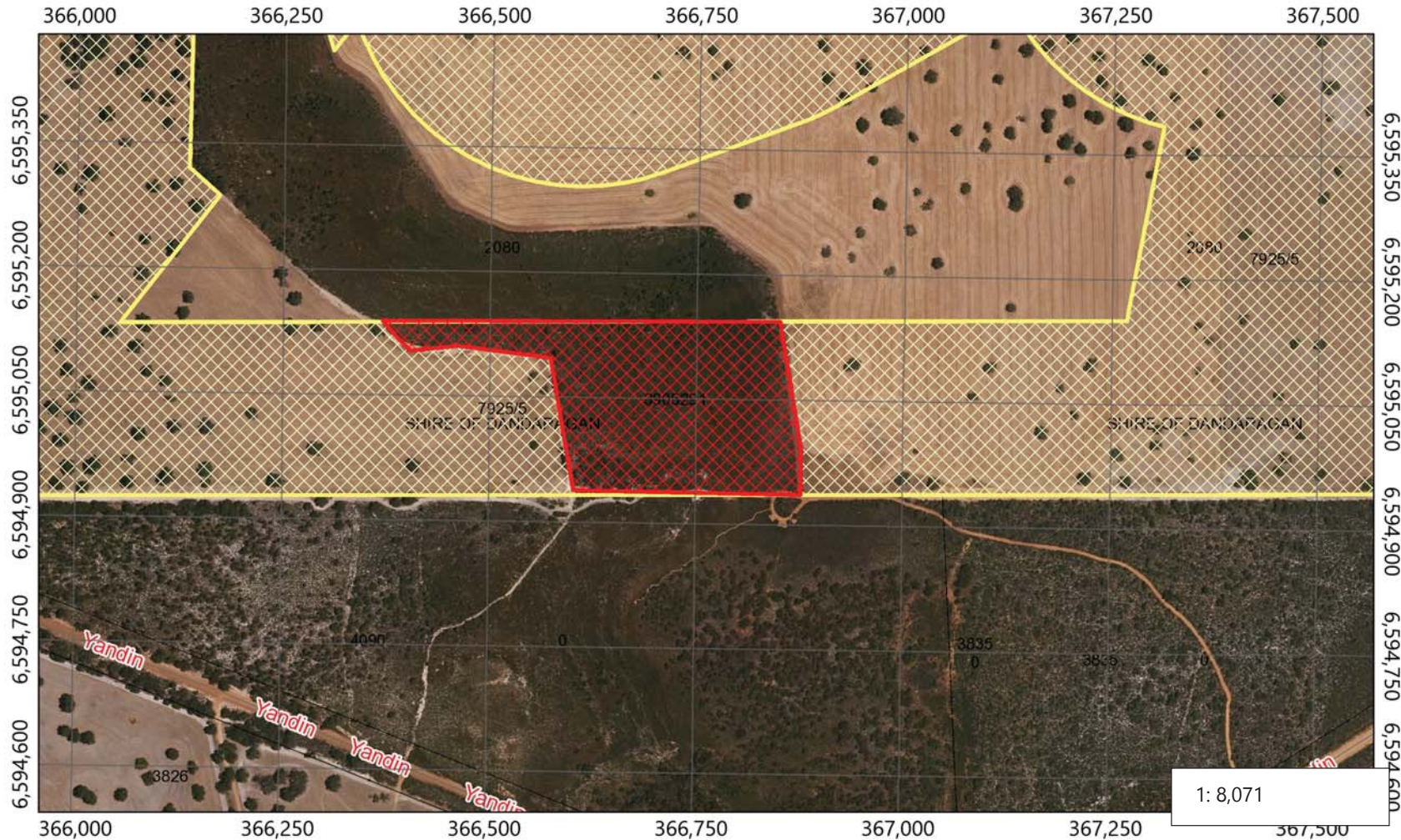
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Plan 7925/5 c



Legend

- CPS areas approved to clear
- Local Government Authorities
- Roads - State Roads
- Roads - Major Roads
- Roads - Minor Roads
- Cadastre
- CPS subject to conditions

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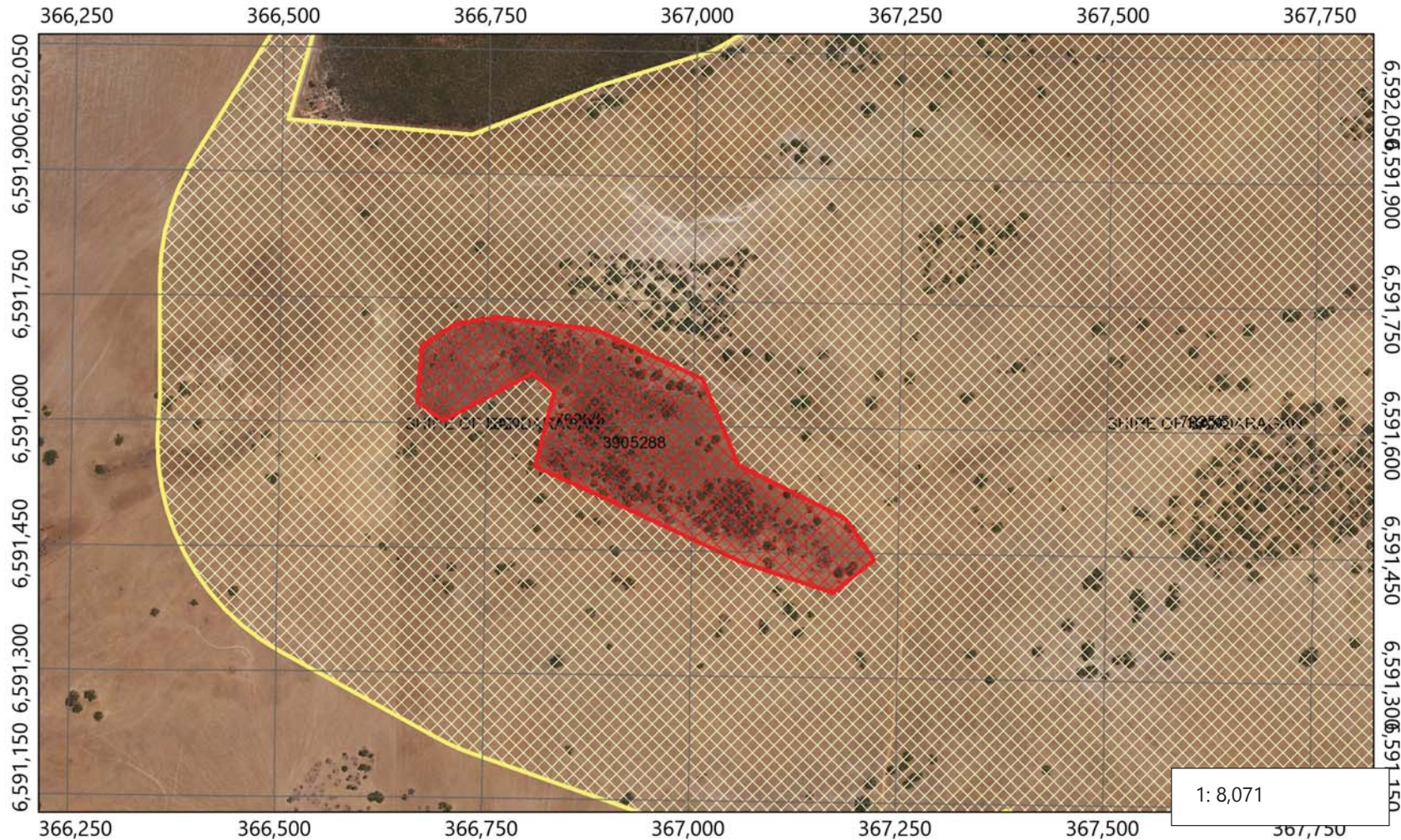
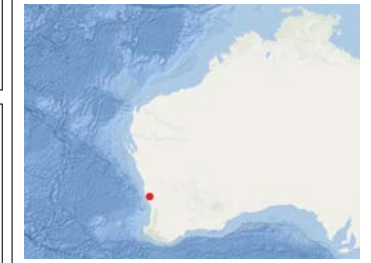
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Plan 7925/5 d



- Legend**
- CPS areas approved to clear
 - Local Government Authorities
 - Roads - State Roads
 - Roads - Major Roads
 - Roads - Minor Roads
 - Cadastre
 - CPS subject to conditions

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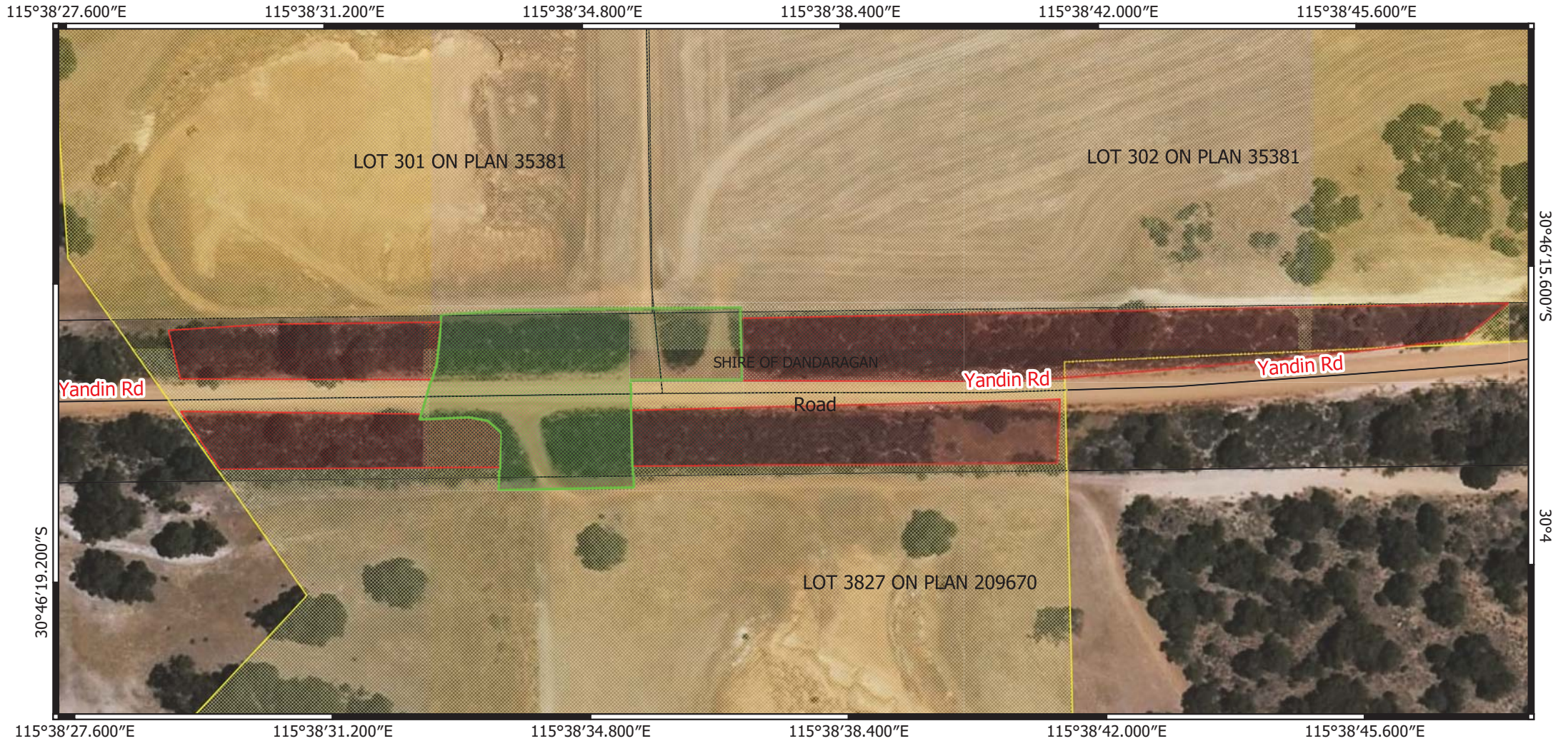
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Plan 7925/5 f



Legend

-  CPS subject to condition 7(c)(i)
-  CPS subject to condition 7(c)(ii)
-  CPS areas approved to clear
-  Road centrelines
-  Cadastre - LGATE 218
-  Local Government Authorities



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Environmental Protection Act 1986



GOVERNMENT OF
WESTERN AUSTRALIA



Clearing Permit Decision Report

1. Application details

1.1. Permit application details

Permit application No.: 7925/5
Permit type: Purpose Permit

1.2. Applicant details

Applicant's name: Yandon WF Pty as trustee for Yandin WF Unit Trust
Application received date: 29 April 2020

1.3. Property details

Property:
 LOT 4258 ON PLAN 209671, MIMEGARRA
 LOT 4 ON PLAN 67003, CATABY
 ROAD RESERVE - 1226154, DANDARAGAN
 ROAD RESERVE - 1226158, MIMEGARRA
 ROAD RESERVE - 11674286, DANDARAGAN
 ROAD RESERVE - 11674285, DANDARAGAN
 ROAD RESERVE - 11674284, YATHROO
 ROAD RESERVE - 1353716, YATHROO
 CLOSED ROAD, DANDARAGAN
 ROAD RESERVE - 1226159, DANDARAGAN
 ROAD RESERVE - 1226160, YATHROO
 ROAD RESERVE - 1226220, DANDARAGAN
 ROAD RESERVE - 1226214, YATHROO
 LOT 1002 ON PLAN 22459, DANDARAGAN
 LOT 111 ON PLAN 247871, DANDARAGAN
 LOT 301 ON PLAN 35381, DANDARAGAN
 LOT 302 ON PLAN 35381, DANDARAGAN
 LOT 311 ON PLAN 245072, DANDARAGAN
 LOT 3826 ON PLAN 209670, YATHROO
 LOT 3827 ON PLAN 209670, YATHROO
 LOT 3828 ON PLAN 209669, YATHROO
 LOT 3829 ON PLAN 209670, YATHROO
 LOT 3835 ON PLAN 186964, DANDARAGAN
 LOT 3919 ON PLAN 209671, CATABY
 LOT 4090 ON PLAN 186964, DANDARAGAN
 LOT 411 ON PLAN 245130, DANDARAGAN
 LOT 529 ON PLAN 246489, DANDARAGAN
 LOT 875 ON PLAN 247940, DANDARAGAN
 LOT 9 ON PLAN 23599, DANDARAGAN
 LOT M1127 ON DIAGRAM 4945, DANDARAGAN
 LOT M1128 ON DIAGRAM 4941, YATHROO
 LOT M1131 ON DIAGRAM 4843, DANDARAGAN
 LOT M1132 ON PLAN 3049, YATHROO
 LOT M1153 ON DIAGRAM 5025, YATHROO
 LOT M1156 ON DIAGRAM 5026, YATHROO
 LOT M1948 ON DIAGRAM 13135, YATHROO
 LOT M2068 ON DIAGRAM 15361, YATHROO
 LOT M2080 ON PLAN 6269, DANDARAGAN
 LOT M454 ON PLAN 3049, DANDARAGAN
 LOT M455 ON PLAN 3049, DANDARAGAN
 DANDARAGAN, SHIRE OF
 MIMEGARRA, DANDARAGAN, CATABY and YATHROO

Local Government Authority:
Localities:

1.4. Application

Clearing Area (ha)	No. Trees	Method of Clearing	Purpose category:
4		Mechanical Removal	Building or structure

1.5. Decision on application

Decision on Permit Application: Grant
 Decision Date: 29 June 2020
 Reasons for Decision: On 5 February 2020, Clearing Permit CPS 7925/4 was granted to authorise the clearing of 4 hectares of native vegetation for the purpose of road widening and upgrades. CPS 7925/4 was granted to give effect to an application from the Permit Holder to amend the flora management conditions of CPS 7925/3 to reduce the buffer area between the approved clearing and identified priority flora species within a designated area from 30 metres to 10 metres for the purpose of essential upgrades to the access road to Yandin Wind Farm from Yandin Road.

One appeal was received (005 of 2020) objecting to the grant of amendment CPS 7925/4.

This clearing permit amendment (CPS 7925/5) gives effect to the determination of the Minister for Environment (Minister) to allow appeal 005 of 2020 to the extent that Condition 7 from CPS 7925/4 is further amended to clarify that the 10 metre buffer only applies to the relevant designated area, and to include additional permit conditions requiring management measures committed to by the Permit Holder to be undertaken.

Given the above, the Delegated Officer decided to grant a clearing permit with updated conditions as recommended by the Minister.

2. Site Information

Clearing Description

This amendment application is to give effect to the determination of the Minister for Environment to allow appeal 005 of 2020. No increase in clearing area or change in clearing envelope from that permitted in CPS 7925/4 has been permitted through this amendment.

Vegetation Description

The vegetation within the approved clearing envelope is mapped as the following Beard vegetation associations:

- 4: Medium woodland; *Corymbia calophylla* (marri) and *Eucalyptus wandoo* (wandoo);
- 999: Shrublands; *Melaleuca* species heath;
- 1030: Medium woodland; *Eucalyptus camaldulensis* (river gum);
- 1031: Shrublands; scrub-heath *Banksia* (formerly *Dryandra*) species-*Calothamnus* species association with *Banksia prionotes* (acorn banksia) on limestone in the northern Swan Region; and
- 1035: Mosaic: Medium woodland; marri, wandoo, *Eucalyptus accedens* (powderbark wandoo)/shrublands; *Banksia* (formerly *Dryandra*) species heath (Shepherd et al., 2001).

A targeted flora survey of the area subject to this amendment (i.e. the area hatched red on Plan 7925/5(e)) was conducted by Terratree Environmental Consultants between 29 October and 2 November 2019.

The survey (Terratree, 2019) identified two distinct plant community types within the area subject to this amendment; as described in Table 1.

Table 1: Vegetation community descriptions from the Yandin Road survey area (Terratree, 2019).

Type	Vegetation Community Description
Type 1	Closed shrubland of <i>Allocasuarina humilis</i> , <i>Eremaea pauciflora</i> , <i>Banksia hewardiana</i> , <i>Hakea ruscifolia</i> , <i>Petrophile brevifolia</i> , over <i>Xanthorrhoea preissii</i> , <i>Babingtonia grandiflora</i> and <i>Banksia dallaneyi</i> subsp. <i>pollostata</i> over * <i>Ehrharta calycina</i>
Type 2	Tall Open forest of <i>Corymbia calophylla</i> over open woodland of <i>Banksia attenuata</i> and <i>B. menziesii</i> , over closed shrubland of <i>Adenanthos cygnorum</i> , <i>Allocasuarina humilis</i> , <i>Xanthorrhoea preissii</i> , <i>Macrozamia riedleii</i> , <i>Hibbertia hypericoides</i> , <i>H. subvaginata</i> , <i>Stirlingia latifolia</i> , <i>Ehrharta calycina</i> * and <i>Pelargonium capitatum</i> *

Based on the findings of the flora survey, the composition of Community Type 2 is consistent with the description of the *Banksia* Woodland Threatened Ecological Community as detailed in the Approved Conservation Advice (incorporating listing advice) for the *Banksia* Woodlands of the Swan Coastal Plain ecological community under *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) (s 266B) (DoEE 2016; Terratree, 2019).

Vegetation Community Type 2 does not occur within the area approved to be cleared under condition 7(c)(i) of clearing permit CPS 7925/5 and will not be impacted as result of the proposed clearing.

Results of vegetation surveys undertaken within the remainder of the approved clearing envelope are described in previous decision reports for CPS 7925/1 and CPS 7925/2.

Vegetation Condition

Excellent: Vegetation structure intact, disturbance affecting individual species and weeds are non-aggressive species (Keighery, 1994).

To

Completely Degraded: The Structure of the vegetation is no longer intact and the area is completely or almost completely without native species (Keighery, 1994).

Soil 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 of the north coastal plain; brown deep sands and brown sandy earths predominate, with minor pale deep sand and saline wet soil;
- Bassendean System: Swan Coastal Plain from Busselton to Jurien; sand dunes and sandplains with pale deep sand, semi-wet and wet soil;
- Boothendarra System: subdued stripped lateritic plateau, undulating and gently undulating rises; sandy duplexes, pale deep sand, sandy and loamy gravels and minor clays;
- Dandaragan System: subdued dissected lateritic plateau, undulating low hills and rises with narrow alluvial plains; variable deep sands and sandy gravels plus minor earths, duplexes and clays;
- Rows System: subdued partly dissected lateritic plateau, gently undulating plains and gently undulating to undulating rises; yellow and pale sand, sandy earth and sandy gravel; weathered sandstone; and
- Capitella System: subdued stripped lateritic plateau, undulating to gently undulating low rises with gently undulating plain including dunes; pale and yellow deep sands, sandy gravels, some duplex; from sandstones plus alluvial and aeolian deposits (Schoknecht et al 2004).

Comment

The local area is defined as 10 kilometre radius measured from the perimeter of the application area.

The applicant noted that, as a result of project specific requirements, the design of intersections to the Yandin Wind Farm at Yandin Road have been amended. In redesigning the intersection at Yandin Road, the applicant has provided as much clearance as possible to recorded locations of priority flora and committed to the following impact control measures:

- All priority flora identified during the targeted surveys shall be clearly demarcated on site with fluorescent ribbon, and a 10 metre buffer zone shall be pegged and flagged;
 - Prior to commencing clearing works a site walk down shall be conducted with all 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 measures are in place prior to commencing works;
 - All clearing works shall be conducted with a spotter to ensure the buffer zone is not encroached upon; and
- The delineated buffer zone shall remain in place for the duration of all road construction works (Yandin WF Pty Ltd, 2019).

3. Assessment of application against clearing principles

This clearing permit amendment application is for the modification of condition 7 of CPS 7925/4 as a result of an appeal determination by the Minister for Environment, to clarify that no clearing of, or within 10 metres of, priority flora identified through surveys undertaken in accordance with condition 7(a) is to occur within a designated area. To give effect to the above, Conditions 7(b), Condition 7(c)(i) and Condition 7(c)(ii) of CPS 7925/5 respectively require that, where threatened or priority flora are identified in relation to Condition 7(a), no clearing is to take place:

- of, or within 50 metres of threatened flora;
- of, or within 10 metres of priority flora within the area hatched green on Plan 7925/5(f); and
- of, or within 30 metres of priority flora within the red hatched areas on Plans 7925/5(b), 7925/5(c), 7925/5(d) and 7925/5(f).

In addition, CPS 7925/5 includes Condition 7(d), which requires that all individuals of identified threatened or priority flora, as well as the required buffer distances for these individuals, are to be demarcated through flagging or documented by GPS coordinates accessible to persons undertaking the clearing, prior to undertaking any clearing.

No increase in clearing area or change in clearing envelope from that permitted in CPS 7925/4 has been permitted through this amendment.

The assessment against the clearing principles outlined in Schedule 5 of the *Environmental Protection Act 1986* is unchanged and can be found in the Decision Report prepared for Clearing Permit CPS 7925/1 and 7925/2.

It is noted that CPS 7925/3 was granted to amend the name of the permit holder and CPS 7925/4 was granted to amend

Planning instruments and other relevant matters

The assessment against planning instruments and other matters has not changed and can be found in clearing permit decision report CPS 7925/1 and 7925/2.

4. References

- Department of Water and Environmental Regulation (2018) CPS 7925/1 - Permit Plans and Decision Report (DWER DWERDT71397).
- Department of Water and Environmental Regulation (2019) CPS 7925/2 - Permit Plans and Decision Report (DWER A1767766).
- Department of Water and Environmental Regulation (2020) CPS 7925/4 - Permit Plans and Decision Report (DWER A1864647).
- Keighery, B.J. (1994) Bushland Plant Survey: A Guide to Plant Community Survey for the Community. Wildflower Society of WA (Inc). Nedlands, Western Australia.
- Schoknecht, N., Tille, P. and Purdie, B. (2004) Soil-landscape mapping in South-Western Australia – Overview of Methodology and outputs' Resource Management Technical Report No. 280. Department of Agriculture.
- Shepherd, D.P., Beeston, G.R. and Hopkins, A.J.M. (2001) Native Vegetation in Western Australia, Extent, Type and Status. Resource Management Technical Report 249. Department of Agriculture, Western Australia.
- Terratree, (2019) Targeted Flora and Vegetation Survey of Yandin Road Area Subject to CPS 7925/2 Conditions, 13 October 2019, (DWER re. A1857766).
- Threatened Species Scientific Committee (TSSC) (2016). Approved Conservation Advice (incorporating listing advice) for the Banksia Woodlands of the Swan Coastal Plain ecological community. Canberra: Department of the Environment and Energy. Available from: <http://www.environment.gov.au/biodiversity/threatened/communities/pubs/131-conservationadvice.pdf>.
- Yandin Wind Farm Pty Ltd (2018) Application Form for an amendment to a clearing permit CPS 7925/3 (received 18 November 2019). (DWER A1850540).