



CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

PERMIT DETAILS

Area Permit Number: CPS 10479/2
File Number: DWERVT14337
Duration of Permit: From 4 September 2024 to 4 September 2029

PERMIT HOLDER

Regional Power Corporation, trading as Horizon Power

LAND ON WHICH CLEARING IS TO BE DONE

Lot 555 on Deposited Plan 74894, Onslow

AUTHORISED ACTIVITY

The permit holder must not clear more than 8.8 hectares of *native vegetation* within the area cross-hatched yellow in Figure 1 of Schedule 1.

CONDITIONS

1. 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.

2. Weed 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*:

- (a) clean earth-moving machinery of soil and vegetation prior to entering and leaving the area to be cleared;
- (b) ensure that no known *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.

3. Directional clearing

The permit holder must:

- (a) conduct clearing under this permit in one direction, from south to north, towards adjacent *native vegetation*; and
- (b) allow reasonable time for fauna present within the area being cleared to move into adjacent *native vegetation* ahead of the clearing activity.

4. Flora management – *Priority Flora*

Prior to undertaking any clearing under this permit, the permit holder must ensure that the boundaries of the area to be cleared are identified and demarcated using a Global Positioning System (GPS) unit set to Geocentric Datum Australia 2020 (GDA20), expressing the geographical coordinates in Eastings and Northings or decimal degrees.

5. 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	<ol style="list-style-type: none"> (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); and (e) actions taken to avoid, minimise, and reduce the impacts and extent of clearing in accordance with condition 1; and (f) actions taken to minimise the risk of the introduction and spread of <i>weeds</i> in accordance with condition 2. (g) actions taken to conduct directional clearing in accordance with condition 3 (h) actions taken to demarcate the clearing boundary in accordance with condition 4.

6. Reporting

The permit holder must provide to the *CEO* the records required under condition 5 of this permit when requested by the *CEO*.

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 <i>Environmental Protection Act 1986</i> .
clearing	has the meaning given under section 3(1) of the EP Act.
condition	a condition to which this clearing permit is subject under s.51H of the EP Act.
department	means the department established under section 35 of the <i>Public Sector Management Act 1994</i> (WA) and designated as responsible for the administration of the EP Act, which includes Part V Division 3.
EP Act	<i>Environmental Protection Act 1986</i> (WA)
fill	means material used to increase the ground level, or to fill a depression
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.
priority flora	means those plant taxa described as priority flora classes 1, 2, 3, or 4 in the <i>Department of Biodiversity, Conservation and Attractions Threatened and Priority Flora List for Western Australia</i> (as amended)
weeds	means any plant – <ul style="list-style-type: none"> (a) that is a declared pest under section 22 of the <i>Biosecurity and Agriculture Management Act 2007</i>; 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

B. Walker.

Belinda Walker
EXECUTIVE DIRECTOR
GREEN ENERGY

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

20 December 2024

SCHEDULE 1

The boundary of the area authorised to be cleared is shown in the map below (Figure 1).

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



Clearing Permit Decision Report

1. Application details and outcome

1.1. Permit application details

Permit number:	CPS 10479/2
Permit type:	Area permit
Applicant name:	Regional Power Corporation, trading as Horizon Power
Application received:	9 September 2024
Application area:	8.8 hectares of native vegetation
Purpose of clearing:	Expansion of existing hybrid power station
Method of clearing:	Mechanical
Property:	Lot 555 on Deposited Plan 74894
Location (LGA area/s):	Shire of Ashburton
Localities (suburb/s):	Onslow

1.2. Description of clearing activities

On 12 August 2024, clearing permit CPS 10479/1 was granted to Regional Power Corporation, trading as Horizon Power to clear up to 8.8 hectares of native vegetation for a solar farm and associated infrastructure, which will expand on the existing hybrid power station. The clearing of vegetation will be permanent and maintained to allow for safe and effective operation and maintenance of Horizon Powers assets. The application area is located at the corner of Warrirda Road and Onslow Road in the Ashburton North Strategic Industrial Area (ANSIA).

An application to amend Clearing Permit CPS 10479/1 was received by the Department of Water and Environmental Regulation (DWER) on 9 September 2024, requesting extension of the permit duration by three years, from 4 September 2026 to September 4 September 2029 to accommodate supplier readiness and renewable technology. The proposed clearing footprint remains unchanged from CPS 10479/1. No clearing has been carried out in the application area under CPS 10479/1.

1.3. Decision on application and key considerations

Decision:	Granted
Decision date:	20 December 2024
Decision area:	8.8 hectares of native vegetation, as depicted in Section 1.5, below.

1.4. Reasons for decision

The amendment application has been assessed against the clearing principles, planning instruments and other matters in accordance with sections 51KA and 51O of the *Environmental Protection Act 1986* (EP Act), and the Delegated Officer has concluded that the assessment has not changed since the assessment for CPS 10479/1. The amendment application was advertised for public comment for a period of 14 days and no submissions were received.

The Delegated Officer determined that environmental impacts associated with clearing activities conducted under the permit can be appropriately managed through the conditions previously imposed on clearing permit CPS 10479/1.

1.5. Site Map

CPS 10479/2



Figure 1 Map of the application area

The areas cross-hatched yellow indicate the areas authorised to be cleared under the granted clearing permit.

2 Legislative Context

The legislative context used within this amendment is unchanged from Clearing Permit CPS 10479/1 and can be found in the Decision Report prepared for Clearing Permit 10479/1.

3 Detailed assessment of application

3.1. Avoidance and mitigation measures

No additional areas were applied for in this amendment application and the applicant has advised that the proposed clearing is the minimum amount necessary for the project. The same management measures to minimise and mitigate potential impact due to dust, erosion and spread of weeds during clearing of native vegetation proposed to be implemented for CPS 10479/1 are also committed for the amendment. The management measures are discussed in the Decision Report prepared for CPS 10479/1.

3.2. Assessment of impacts on environmental values

In assessing the application, the Delegated Officer has had regard for the site characteristics and the extent to which the impacts of the proposed clearing present a risk to biological, conservation, or land and water resource values.

Given that no additional areas were applied for in this amendment, that the amendment was proposed immediately after CPS 10479/1 was granted, and that no clearing has been carried out under CPS 10497/1, the environmental information and site characteristics set out in the Decision Report for CPS 10497/1 have not changed for the amendment. The Delegated Officer determines that the additional three years of permit duration proposed for the amendment is unlikely to result in additional or increased environmental impacts. The assessment against the 10 clearing principles outlined in Schedule 5 of the EP Act has not changed for the amendment and can be found in the Decision Report for application CPS 10479/1.

3.3. Relevant planning instruments and other matters

The assessment against relevant planning instruments and other matters has not changed and can be found in the Decision Report for application CPS 10479/1.

The Shire of Ashburton (the Shire) were also contacted for comment on the amendment, but their response has not been received by DWER. The Shire has previously advised DWER that they did not have any objections to the proposed clearing (Shire of Ashburton, 2024).

End