



CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

Purpose Permit number:	CPS 11208/2
Permit Holder:	Regional Power Corporation, trading as Horizon Power
Duration of Permit:	From 18 December 2025 to 18 December 2030

The permit holder is authorised to clear *native vegetation* subject to the following conditions of this permit.

PART I – CLEARING AUTHORISED

1. Clearing authorised (purpose)

The permit holder is authorised to clear native vegetation for the purpose of geotechnical investigations and installation of renewable energy infrastructure and supporting infrastructure.

2. Land on which clearing is to be done

Lot 31 on Deposited Plan 207640, Derby

Lot 15 on Deposited Plan 230140, Derby

Lot 14 on Deposited Plan 230140, Derby

Lot 5 on Deposited Plan 230140, Derby

Lot 648 on Deposited Plan 209773, Derby

Derby Highway Road reserve (PIN 11434260, PIN 11433669, PIN 11433670, PIN 11433697), Derby

Unnamed road reserves (PINs 11434265, 11434266, 11434270, 11434272, 11434275, 1295834, 11434271), Derby

Wodehouse Street Road reserve (PIN 11433619), Derby

Guildford Street Road reserve (PIN 11433623), Derby

Broome Street Road reserve (PIN 11433626), Derby

Gladstone Street Road reserve (PIN 11433633), Derby

Fitzroy Street Road reserve (PIN 11433671), Derby

3. Clearing authorised

The permit holder must not clear more than 73.5 hectares of native vegetation within the area cross-hatched yellow in Figure 1 of Schedule 1.

PART II – MANAGEMENT CONDITIONS

4. 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;
- (c) reduce the impact of clearing on any environmental value, and
- (d) clearly identify and mark areas of riparian vegetation to minimise the extent of clearing required.

5. 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.

6. Directional clearing

The permit holder must conduct clearing activities in a slow, progressive manner toward adjacent native vegetation to allow a reasonable time for fauna to move into adjacent native vegetation ahead of the clearing activity.

7. Fauna management – pre clearance survey

- (a) Within 14 days prior to undertaking any clearing authorised under this permit, the permit holder must engage a *fauna specialist* to inspect the area cross-hatched yellow in Figure 1 of Schedule 1 for the presence of Northern Blue-tongue Skink (*Tiliqua scincoides intermedia*), including the identification and inspection of tree hollow(s) and determination of whether the tree hollow(s) are being utilised.
- (b) Within 14 days prior to undertaking any clearing authorised under this permit, the permit holder must engage a *fauna specialist* to inspect the area cross-hatched yellow in Figure 1 of Schedule 1 for the presence of Northern Brushtail Possum (*Trichosurus vulpecula arnhemensis*), including the identification and inspection of tree hollow(s) and determination of whether the tree hollow(s) are being utilised.
- (c) Where evidence of an active tree hollow used by Northern Blue-tongue Skink and/or Northern Brushtail Possum is identified under conditions 7(a) and 7(b) of this permit, the permit holder must:
 - (i) Engage a *fauna specialist* to flag the location of tree hollows

- (ii) Not clear within 10 metres of the hollow(s) flagged under condition 7(c)(i)
 - (iii) Engage a *fauna specialist* to monitor with cameras the flagged tree hollow(s) for a maximum of five days, or until such time that Northern Blue-tongue Skink and/or Northern Brushtail Possum have been observed to independently move from the tree hollows.
 - (iv) Immediately prior to clearing, engage a *fauna specialist* to re-inspect any flagged hollows for the presence of Northern Blue-tongue Skink and/or Northern Brushtail Possum;
- (d) If Northern Blue-tongue Skink and/or Northern Brushtail Possum are identified utilising any flagged hollows under condition 7(c)(iv) of this permit, the permit holder must engage a *fauna specialist* to remove and relocate any identified Northern Blue-tongue Skink and/or Northern Brushtail Possum to an area of *suitable habitat*, in accordance with a section 40 authorisation under the *Biodiversity Conservation Act 2016*
- (e) *Any individuals of* Northern Blue-tongue Skink identified under condition 7(d) must be relocated to *suitable habitat* within 48 prior to undertaking any clearing authorised under this permit;
- (f) Where tree hollow(s) are identified under conditions 7(a) and 7(b) of this permit, and any Northern Blue-tongue Skink and/or Northern Brushtail Possum are relocated under condition 7(d) of this permit, the permit holder must prepare and submit a report to the *CEO* containing the following information:
- (i) the location of any tree hollow(s) identified, using a Global Positioning System (GPS) unit set to Geocentric Datum Australia 2020 (GDA2020), expressing the geographical coordinates in Eastings and Northings or decimal degrees;
 - (ii) a description of the camera monitoring measures undertaken under condition 7(c)(iii) of this permit;
 - (iii) the date and time Northern Blue-tongue Skink and/or Northern Brushtail Possum are recorded as independently moving from a flagged hollow(s);
 - (iv) the date, time, vegetation type and weather conditions at each location where Northern Blue-tongue Skink and/or Northern Brushtail Possum are captured under condition 7(d) of this permit;
 - (v) the location of any Northern Blue-tongue Skink and/or Northern Brushtail Possum identified in accordance with condition 7(a) of this permit, captured and relocated using a GPS unit set to GDA2020, expressing the geographical coordinates in Eastings and Northings or decimal degrees;
 - (vi) the date, time, vegetation type and weather conditions at each location where Northern Blue-tongue Skink and/or Northern Brushtail Possum are relocated under condition 7(d) of this permit;;
 - (vii) the name of the *fauna specialist* that relocated fauna under condition 7(d) of this permit; and;
 - (viii) a copy of the fauna licence authorising the relocation of fauna under condition 7(d) of this permit.

8. Fauna management – backfilling

The permit holder must

- (a) on the day of drilling/excavating, fence all test pits with fine mesh to prevent fauna access; or
- (b) cover all test pits with a cover which prevents entry to the pits by fauna species; or
- (c) backfill all test pits to prevent fauna access; and
- (d) restrict clearing activities to day-light hours to avoid the possibility of injury to fauna.

9. Revegetation and rehabilitation – temporary works

The permit holder must:

- (a) Retain the vegetative material and topsoil removed by clearing authorised under this permit and stockpile the vegetative material and topsoil in an area that has already been cleared.
- (b) at an *optimal time* within 12 months following clearing authorised under this permit, *revegetate* and *rehabilitate* the area(s) that are no longer required for the purpose for which they were cleared under this permit (*temporary works*) by:
 - i. re-shaping the surface of the land so that it is consistent with the surrounding five (5) metres of uncleared land;
 - ii. ripping the ground on the contour to remove soil compaction;
 - iii. laying the vegetative material and topsoil retained under condition 9(a) on the cleared area(s); and
- (c) within 24 months of the laying the vegetative material and topsoil on the cleared area in accordance with condition 9(b) of this permit:
 - i. engage an *environmental specialist* to determine the species composition, structure and density of the area *revegetated* and *rehabilitated*; and
 - ii. where in the opinion of an *environmental specialist* the composition structure and density determined under condition 9(c)(i) of this Permit will not result in similar species composition, structure and density to that of pre-referral clearing vegetation types in that area, *revegetate* the area by deliberately *planting* and/or *direct seeding* native vegetation that will result in a similar species composition, structure and density of native vegetation to pre-clearing vegetation types in that area and ensuring only *local provenance* seeds and propagating material are used.

10. Wind erosion management

The permit holder must ensure that construction activities commence within three (3) months of the authorised clearing being undertaken to reduce the risk of soil erosion by minimising the exposure time of soils prior to construction.

PART III - RECORD KEEPING AND REPORTING**11. 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.	<ul 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); (e) actions taken to avoid, minimise, and reduce the impacts and extent of clearing in accordance with condition 4; and (f) actions taken to minimise the risk of the introduction and spread of <i>weeds</i> in accordance with condition 5; (g) actions taken to minimise the impacts of the clearing authorised under this permit on fauna in accordance with condition 6 of this permit; and (h) actions taken to minimise wind erosion in accordance with condition 10 of this permit.
2.	In relation to fauna management pursuant to condition 7.	<ul style="list-style-type: none"> (a) Results of the pre-clearance surveys undertaken in accordance with condition 7 of this permit; and (b) A copy of the <i>fauna specialist's</i> report.
3.	In relation to temporary clearing of test pits pursuant to condition 8.	<ul style="list-style-type: none"> (a) evidence of backfilling / fencing / covering all excavations in accordance with condition 8 of this permit
4.	In relation to the revegetation and rehabilitation or areas pursuant to condition 9.	<ul style="list-style-type: none"> (a) the size of the area <i>revegetated</i> and <i>rehabilitated</i>; (b) the date(s) on which the <i>revegetation</i> and <i>rehabilitation</i> was undertaken; and the boundaries or the area <i>revegetated</i> and <i>rehabilitated</i> (recorded digitally as a shapefile).

12. Reporting

The permit holder must provide to the *CEO* the records required under condition 11 of this permit when requested by the *CEO*.

DEFINITIONS

In this permit, the terms in Table 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 section 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)
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, or who is approved by the CEO 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 to fill a depression.
Local provenance	means native vegetation seeds and propagating material from natural sources within 50 kilometres and the same IBRA subregion of the area cleared.
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.
Optimal time	means the period from November to December for undertaking direct seeding and no planting without irrigation for undertaking planting.
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
Revegetation	means the re-establishment of a cover of local provenance native vegetation in an area using methods such as natural regeneration, direct seeding and/or planting, so that the species composition
Suitable habitat	means habitat known to support Northern Blue-tongue Skink and/or Northern Brushtail Possum within the known current distribution of the species.

Term	Definition
Threatened fauna	<p>means a threatened fauna as defined in:</p> <p>(a) the <i>Biodiversity Conservation Act 2016</i> section 5(1); or</p> <p>(b) the <i>Environment Protection and Biodiversity Conservation Act 1999</i>,</p> <p>categorised as critically endangered, endangered , migratory, vulnerable or threatened.</p>
weeds	<p>means any plant –</p> <p>(a) that is a declared pest under section 22 of the <i>Biosecurity and Agriculture Management Act 2007</i>; or</p> <p>(b) published in a Department of Biodiversity, Conservation and Attractions species-led ecological impact and invasiveness ranking summary, regardless of ranking; or</p> <p>(c) not indigenous to the area concerned.</p>

END OF CONDITIONS


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by Juraj Galba
Date: 2026.02.25
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Juraj Galba
MANAGER
GREEN ENERGY APPROVALS

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

25 February 2026

Schedule 1

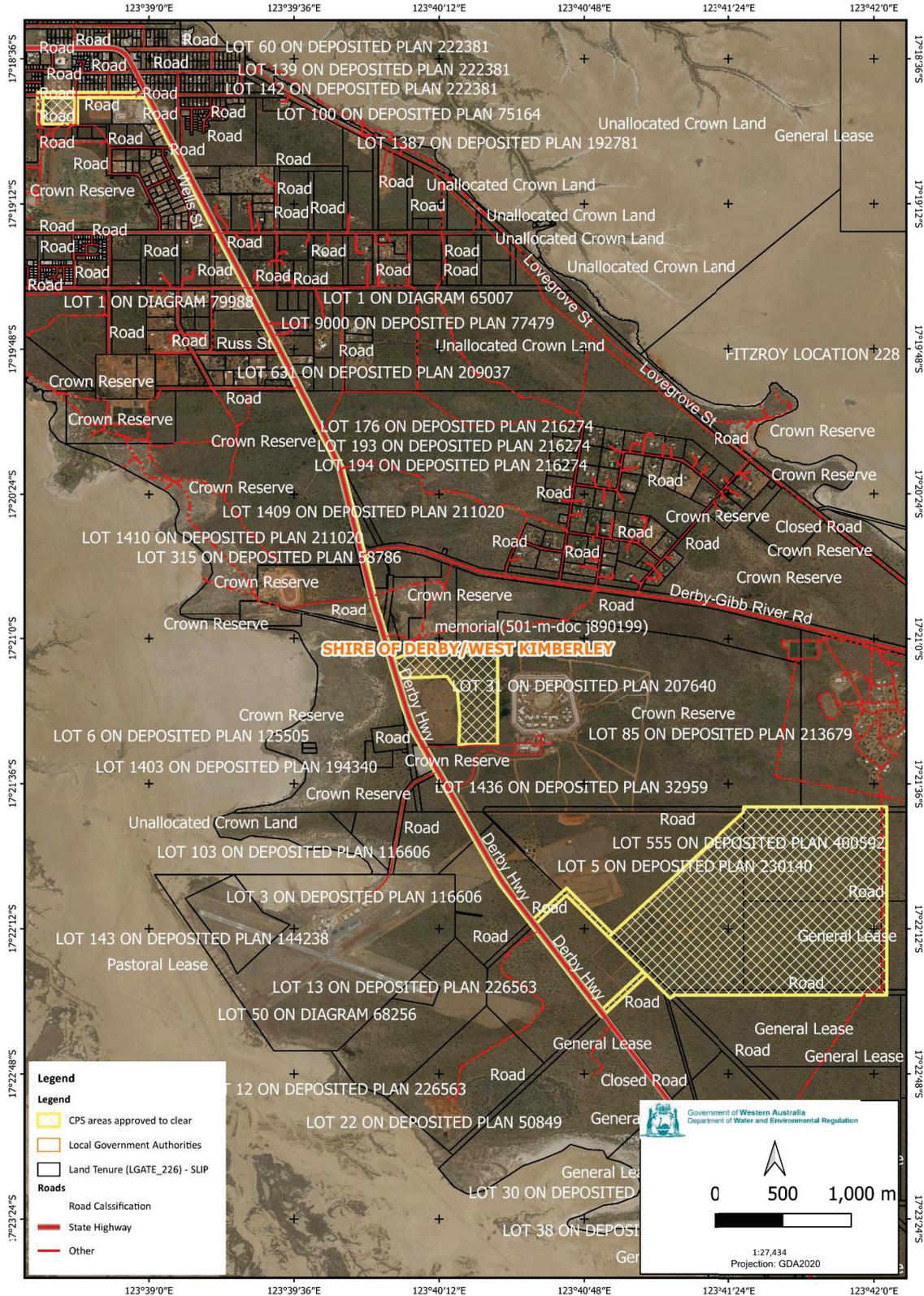


Figure 1: Map of the boundary of the area within which clearing may occur



Clearing Permit Decision Report

1 Application details and outcome

1.1. Permit application details

Permit number:	CPS 11208/2
Permit type:	Purpose permit
Applicant name:	Regional Power Corporation, trading as Horizon Power
Application received:	24 February 2026
Application area:	73.5 hectares of native vegetation within a 307.5 hectare clearing envelope.
Purpose of clearing:	Geotechnical investigations, water, gas, cable, pipeline and power installation.
Method of clearing:	Mechanical clearing
Property:	<p>Lot 31 on Deposited Plan 207640</p> <p>Lot 15 on Deposited Plan 230140</p> <p>Lot 14 on Deposited Plan 230140</p> <p>Lot 5 on Deposited Plan 230140</p> <p>Lot 648 on Deposited Plan 209773</p> <p>Derby Highway Road reserve (PIN 11434260, PIN 11433669, PIN 11433670, PIN 11433697)</p> <p>Unnamed road reserves (PINs 11434265, 11434266, 11434270, 11434272, 11434275, 1295834, 11434271)</p> <p>Wodehouse Street Road reserve (PIN 11433619)</p> <p>Guildford Street Road reserve (PIN 11433623)</p> <p>Broome Street Road reserve (PIN 11433626)</p> <p>Gladstone Street Road reserve (PIN 11433633)</p> <p>Fitzroy Street Road reserve (PIN 11433671)</p>
Location (LGA area/s):	Shire of Derby-West Kimberley
Localities (suburb/s):	Derby

1.2. Decision on application

Decision:	Granted
Decision date:	25 February 2026
Decision area:	73.5 hectares of native vegetation, as depicted in Section 1.5, below.

1.3. Reasons for decision

The amendment to Clearing Permit CPS 11208/1 has been made to correct a digitising error in Schedule 1.

The assessment against clearing principles has not changed and can be found in the Clearing Permit Decision Report CPS 11208/1.

Likewise, the assessment against planning instruments and other matters has not changed and can be found in Clearing Permit Decision Report CPS 11208/1.

1.4. Site map

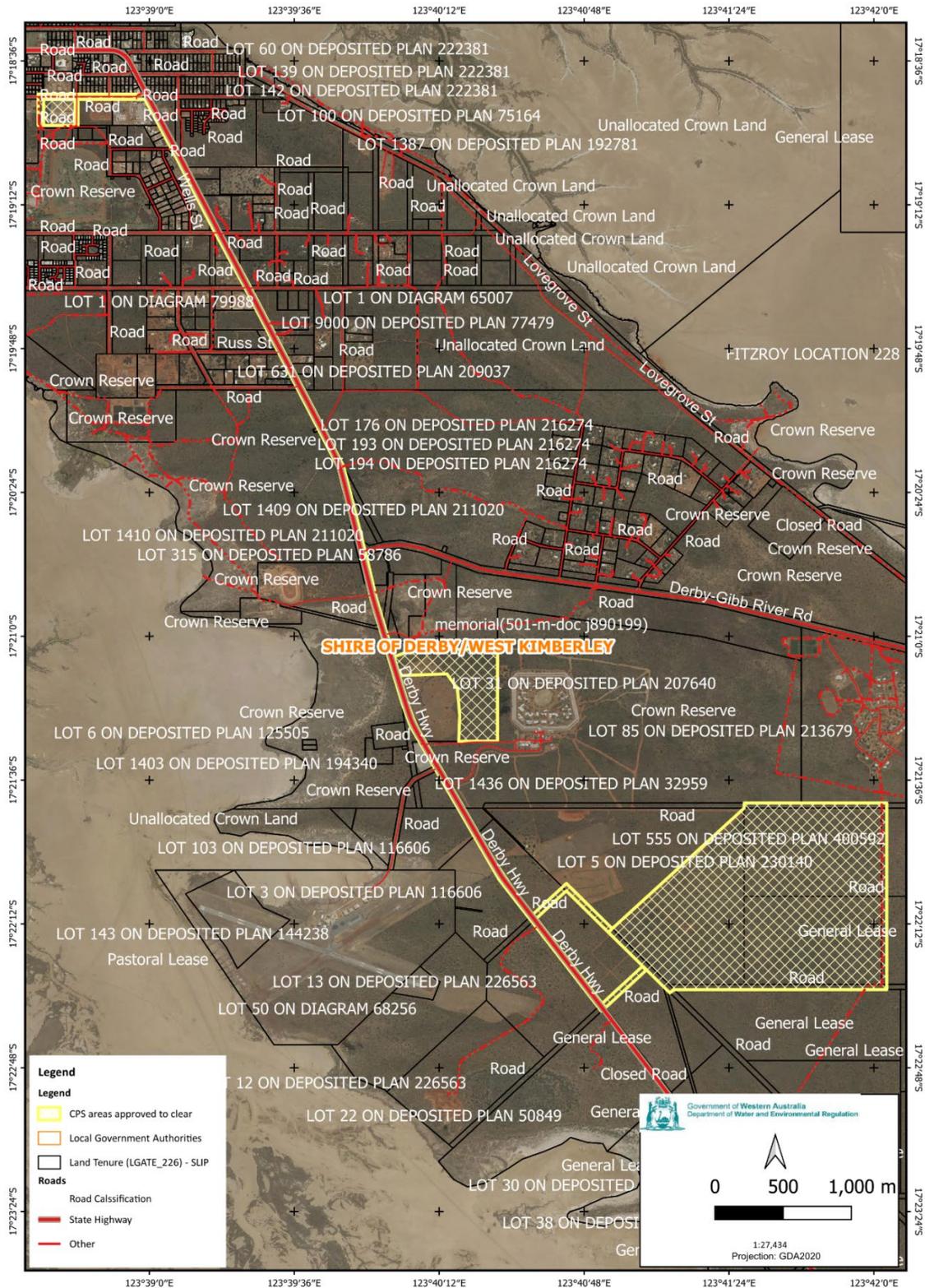


Figure 1: Map of the footprint area. The areas crosshatched yellow indicate the areas authorised to be cleared under the granted clearing permit.

2 Legislative context

The clearing of native vegetation in Western Australia is regulated under the EP Act and the *Environmental Protection (Clearing of Native Vegetation) Regulations 2004* (Clearing Regulations).

In addition to the matters considered in accordance with section 51O of the EP Act (see Section 1.4), the Delegated Officer has also had regard to the objects and principles under section 4A of the EP Act, particularly:

- the precautionary principle
- the principle of intergenerational equity
- the principle of the conservation of biological diversity and ecological integrity.

Other legislation of relevance for this assessment include:

- *Biodiversity Conservation Act 2016* (WA) (BC Act)
- *Conservation and Land Management Act 1984* (WA) (CALM Act)
- *Country Areas Water Supply Act 1947* (WA) (CAWSA Act)
- *Environment Protection and Biodiversity Conservation Act 1999* (Cth) (EPBC Act)
- *Planning and Development Act 2005* (WA) (P&D Act)
- *Aboriginal Heritage Act 1972*
- *Native Title Act 1993* Cth
- *Biosecurity and Agriculture Management Act 2007*
- *Contaminated Sites Act 2003*
- *Rights in Water and Irrigation Act 1914*

The key guidance documents which inform this assessment are:

- *A guide to the assessment of applications to clear native vegetation* (DER, December 2013)
- *Procedure: Native vegetation clearing permits* (DWER, October 2019)
- Technical guidance – *Flora and Vegetation Surveys for Environmental Impact Assessment* (EPA, 2016)
- Technical guidance – *Terrestrial Fauna Surveys for Environmental Impact Assessment* (EPA, 2016)