GOVERNMENT OF
WESTERN AUSTRALIA

CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

Purpose Permit number:	CPS 11226/1
Permit Holder:	Regional Power Corporation, trading as Horizon Power
Duration of Permit:	From 17 November 2025 to 17 November 2035

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 power station upgrade.

2. Land on which clearing is to be done

Lot 9005 on Deposited Plan 69970, Halls Creek
Private Road PIN 11462939, Halls Creek

3. Clearing authorised

The permit holder must not clear more than 3.05 hectares of *native vegetation* the area cross-hatched yellow in Figure 1 of Schedule 1.

4. Period during which clearing is authorised

The permit holder must not clear any *native vegetation* after 17 November 2030.

PART II – MANAGEMENT CONDITIONS

5. 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

(a) reduce the impact of clearing on any environmental value.

6. 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.

7. Directional clearing

The permit holder must:

(a) conduct *clearing* activities authorised under this permit in a slow, progressive manner towards adjacent *native vegetation*;

(b) allow a reasonable time for native vertebrate fauna present within the area being cleared under this permit to move into adjacent *native vegetation* ahead of the *clearing* activity; and

(c) restrict *clearing* activities to *daytime hours*.

8. 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* and no later than six (6) 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 laying the vegetative material and topsoil retained under condition 8(a) on the cleared area(s).

(c) Within 24 months of laying the vegetative material and topsoil on the cleared area in accordance with condition 8(a) of this permit:

  (i) engage an *environmental specialist* to determine the species composition, structure and density of the area *revegetated* and *rehabilitated*; and

  (ii) engage an *environmental specialist* to make a determination as to whether the composition, structure and density determined under condition 8(c) of this permit will, without further *revegetation*, result in a similar species composition, structure and density to that of pre-clearing vegetation types in that area.

PART III - RECORD KEEPING AND REPORTING

9. 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	(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 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 5; (f) actions taken to minimise the risk of the introduction and spread of *weeds* in accordance with condition 6; and (g) actions taken in accordance with condition 7.
2.	In relation to *revegetation* and *rehabilitation* pursuant to condition 8	(a) actions taken in accordance with condition 8 to *revegetate* and *rehabilitate* areas used for *temporary works*; (b) the size of the area(s) *revegetated* and *rehabilitated*; (c) the date(s) on which the *revegetation* and *rehabilitation* was undertaken; and (d) The boundaries of the area(s) *revegetated* and *rehabilitated*, recorded using a Global Positioning System (GPS) unit set to GDA2020, expressing the geographical coordinates in Eastings and Northings.

10. Reporting

The permit holder must provide to the *CEO* the records required under condition 9 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 *Environmental Protection Act 1986*.
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.

Term	Definition
daytime hours	means the duration starting 30 minutes before sunrise and ending 30 minutes after sunset.
department	means the department established under section 35 of the *Public Sector Management Act 1994* (WA) and designated as responsible for the administration of the EP Act, which includes Part V Division 2.
environmental specialist	means a person who holds a tertiary qualification in environmental science or equivalent and has a minimum of 2 years work experience relevant to the type of environmental advice that an environmental specialist is required to provide under this permit, or who is approved by the *CEO* as a suitable environmental specialist.
EP Act	*Environmental Protection Act 1986* (WA)
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.
rehabilitate	means actively managing an area containing native vegetation in order to improve the ecological function of that area.
revegetate	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, structure and density is similar to pre-clearing vegetation types in that area.
Temporary works	means access tracks, spoil areas, side tracks, site offices, storage areas, laydown areas, extraction sites, camps, project surveys, pre-construction activities, and similar works associated with a project activity that are temporary in nature.
weeds	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 species-led ecological impact and invasiveness ranking summary, regardless of ranking; or (c) not indigenous to the area concerned.

END OF CONDITIONS

Meenu Vitarana
MANAGER
NATIVE VEGETATION REGULATION

Officer delegated under Section 20
of the Environmental Protection Act 1986

24 October 2025

Schedule 1

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

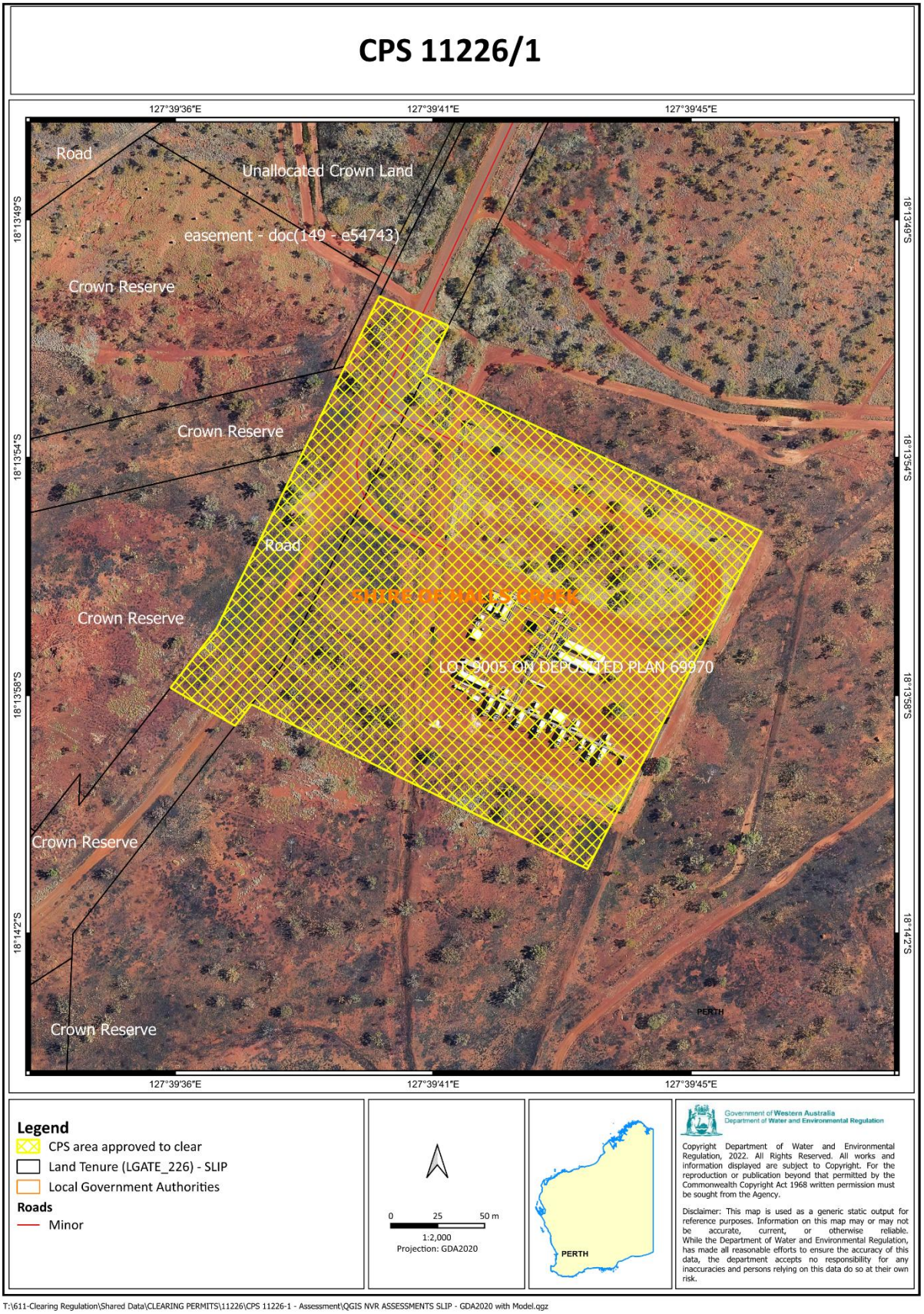

Figure 1: Map of the boundary of the area within which clearing may occur

Government of Western Australia
Department of Water and Environmental Regulation

Clearing Permit Decision Report

1 Application details and outcome

1.1. Permit application details

Permit number:	CPS 11226/1
Permit type:	Purpose permit
Applicant name:	Regional Power Corporation, trading as Horizon Power
Application received:	13 August 2025
Application area:	3.05 hectares of native vegetation
Purpose of clearing:	Water/gas/cable/pipeline/power installation
Method of clearing:	Mechanical clearing/bulldozing
Property:	Lot 9005 on Deposited Plan 69970 Private Road PIN 11462939
Location (LGA area/s):	Shire of Halls Creek
Localities (suburb/s):	Halls Creek

1.2. Description of clearing activities

The vegetation proposed to be cleared is contained within a single contiguous area (see Figure 1, Section 1.5).

The application is to clear 3.05 hectares of native vegetation within a 5.3 hectare footprint. The project is to upgrade the power station in Halls Creek in the Kimberley region of WA (the Project). The Project will ensure security of energy supply to Halls Creek after the expiry of the Power Purchase Agreement. Clearing is required for the following activities:

- Geotechnical surveys
- Thermal power station infrastructure, and
- Laydown and construction areas, and
- ancillary infrastructure.

Geotechnical survey works will consist of mainly incidental clearing (driving over and parking on native vegetation) for vehicle and machinery access to test sites. Geotechnical tests will require the mechanical removal of native vegetation. Topsoil and vegetation will be respread over each test location once complete. Clearing for the power station infrastructure will be undertaken via mechanical removal (Horizon Power, 2025).

1.3. Decision on application

Decision:	Granted
Decision date:	24 October 2025
Decision area:	3.05 hectares of native vegetation as depicted in Section 1.5, below.

1.4. Reasons for decision

This clearing permit application was submitted, accepted, assessed and determined in accordance with sections 51E and 51O of the *Environmental Protection Act 1986* (EP Act). The Department of Water and Environmental Regulation (DWER) advertised the application for 21 days and no submissions were received.

In making this decision, the Delegated Officer had regard for the site characteristics (see Appendix A), relevant datasets (see Appendix E.1), the findings of a biological survey (see Appendix D), the clearing principles set out in Schedule 5 of the EP Act (see Appendix B), relevant planning instruments and any other matters considered relevant to the assessment (see Section 3). The Delegated Officer also took into consideration the purpose, which is to upgrade the power station in Halls Creek in the Kimberley region of WA, ensuring security of energy supply to Halls Creek after the expiry of the Power Purchase Agreement.

The assessment identified that the proposed clearing will result in:

- the potential introduction and spread of weeds into adjacent vegetation, which could impact on the quality of the adjacent vegetation and its habitat values, and
- the potential to impact fauna utilising the area at the time of the clearing.

After consideration of the available information, as well as the applicant's minimisation and mitigation measures (see Section 3.1), the Delegated Officer determined the proposed clearing is unlikely to have long-term adverse impacts on environmental values. The applicant has suitably demonstrated avoidance and minimisation measures.

The Delegated Officer decided to grant a clearing permit subject to conditions to:

- avoid, minimise to reduce the impacts and extent of clearing,
- Take hygiene steps to minimise the risk of the introduction and spread of weeds,
- undertake slow, progressive one directional clearing to allow terrestrial fauna to move into adjacent habitat ahead of the clearing activity, and restrict clearing activities to daytime hours, and
- revegetation of temporarily cleared areas.

1.5. Site map

Figure 1 Map of the application area

The area crosshatched yellow indicates the area 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)
- *Environment Protection and Biodiversity Conservation Act 1999* (Cth) (EPBC Act)
- *Planning and Development Act 2005* (WA) (P&D Act)

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)

3 Detailed assessment of application

3.1. Avoidance and mitigation measures

The applicant advised that the existing power station lease area will be used for the new power station, to minimise disturbance (Horizon Power, 2025).

A Construction and Environmental Management Plan (CEMP) has been developed for the Project which lists the specific mitigation and management measures to be applied during construction of the Project. Key management measures for the geotechnical works
and Project infrastructure include:

- No clearing is permitted outside the Development envelope (clearing footprint).
- Clearing will be minimised where possible through placement of assets and access tracks in existing cleared locations where possible.
- Works will be undertaken systematically to minimise re-run and compaction of access tracks.
- Areas of degraded, sparsely vegetated and/or previously cleared areas will be preferentially selected for the location of test pits and laydown areas.
- The clearing locations are to be demarcated with flagging tape, GPS or similar prior to clearing activities.
- Clearing areas are to be checked by an Environmental Specialist or Site Supervisor prior to clearing to ensure no more than 3.05 ha of clearing is undertaken for the Project.
- A pre-clearing environmental toolbox will be held so all staff are aware of their responsibilities under the permit.
- Clearing of native vegetation will be undertaken in a slow, progressive manner in one direction to allow fauna to move away from the clearing area.
- Movement of vehicles and machinery will be in convoy along access tracks/ routes and will not go into adjacent vegetation.
- Vehicles and machinery will arrive clean, and weed control will be undertaken at the site post-construction as required.

3.2. Assessment of impacts on environmental values

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

The assessment against the clearing principles (see Appendix B) identified that the impacts of the proposed clearing may present a risk to fauna, adjacent flora and vegetation. The consideration of these impacts, and the extent to which they can be managed through conditions applied in line with sections 51H and 51I of the EP Act, is set out below.

3.2.1. Biological values - Clearing Principles (a,b)

A biological survey was conducted in Halls Creek on 22 to 26 April 2024 (GHD, 2024), with the survey area predominantly covering areas adjacent to the application area. The applicant advised that due to changes in project scope, the biological survey did not encompass the full extent of the Development Envelope associated with the thermal component, and therefore the data has been extrapolated (Horizon Power, 2025).

Assessment

The survey area concludes that the surrounding habitat consists of four habitat types; Open Eucalypt woodland clay plain, Acacia shrubland thicket, Minor drainage line, rocky hills and slopes (GHD, 2024). Within the application area, the survey mapped 0.6 hectares of Open Eucalypt woodland clay plain (see figure 4), which may be suitable foraging habitat for the following species.

The Gouldian Finch (*Chloebia gouldiae*) Endangered under the EPBC Act and P4 on the DBCA priority fauna list. The species is commonly found Inhabiting Eucalyptus woodlands with suitable hollows for breeding during the dry season where they forage for spinifex grass seed. In the wet season, The Gouldian Finch inhabits lowland drainage areas and forage on spinifex grass seed. Breeding occurs during February to August, roosting at night in trees (ALA, 2025). The Gouldian Finch was recorded within the local area, 1.1 km from the application area (GHD, 2024). The application area does not contain the habitat preferences of lowland drainage areas with native grasses. The application area does contain The Gouldian Finch breeding and roosting habitat preference of Eucalypt woodland clay plain. Given the high remnant vegetation of eucalyptus woodlands within the local area, the clearing of 0.6 hectares eucalypt woodland is not a significant impact to the bird's habitat availability.

Northern Coastal Free-tailed Bat (*Ozimops cobourgianus*) – Priority 1 on the DBCA priority fauna list.
The bat has a height of 50.5mm, with brown fur and light and creamy fur on its head and back. Using a bat ultrasound recorder during the survey, this species was recorded 1.1 km north and 1.2 km south-west of the proposed clearing. The species habitat preferences consists of mangrove habitat and roost in the hollows of those trees (ALA, 2025). The application area does not represent the species significant breeding or foraging habitat preferences and therefore the proposed clearing is not considered a significant habitat.

Yellow-lipped Cave Bat (*Vespadelus douglasorum*) – Priority 2 on the DBCA priority fauna list.
The Bat has grey fur with a yellow tinge on the head, feet and forearms, with orange lips. Their size ranges between 35 to 44mm in height. Using a bat ultrasound recorder during the survey, this species was recorded as a probable recording 1.1 km north, and 1.2km south-west of the proposed clearing. The Yellow-lipped Cave Bat has a habitat preference for roosting in limestone and sandstone caves in colonies, and hunting insects over streams. With no caves recorded in the survey area, the application area is not likely to provide breeding habitat for the species, however they may forage in the area mapped as Open Eucalypt woodland clay plain. The quality and remnant vegetation in the local area is predominantly high, so impacts on the species habitat availability is not considered significant. Direct impacts to the Yellow-lipped Cave Bat will not be significant as the bat forages at night, and is not expected to be present in the application areas mapped as Open Eucalypt woodland clay plain during the day.

Northern short tailed mouse/Lakeland Downs mouse (*Leggadina lakedownensis*) **-** Priority 4 on the DBCA priority fauna list.
The Lakeland Downs mouse occupies spinifex and tussock grasslands in Acacia shrublands on deep sandy soils (CALM, 2002). The species is nocturnal, residing in burrows during the day and foraging on invertebrates and plant material at night (CALM, 2002). The Halls creek Kimberly biological survey determined the survey area (adjacent to the application area) as suitable habitat for the Lakeland Downs mouse. However, noting the application area is highly degraded, and the areas which are vegetated do not have dense low shrub cover, the sparse vegetated area is not considered suitable habitat for this species.

Gravel dragon – (*Cryptagama aurita*) Priority 1 on the DBCA priority fauna list.
The gravel dragon has short limbs with a blunt-tipped tail that is shorter than its body. They range in colour from pale reddish brown to brick red, with pale brownish grey on its head and back. They reach a total length (including tail) of about 7.4 cm (2.9 in). Living in areas of spinifex and gibber plains, they have evolved to mimic the look of a gibber stone (ALA, 2025). The species is poorly researched and has a very small distribution in Western Australia. The species is recorded within the arid south-central Kimberley in Western Australia and adjoining parts of the Northern Territory, Inhabiting below a 2,000 km2 restricted area of occupancy. Its largest threat is from pastoral clearing (IUCN red list, 2017). The Gravel Dragon was recorded 24 kilometres from the application area. Its habitat preferences include lateritic soils and stony ground with associated species such as Triodia grass (IUCN red list, 2017). The

species is likely to occur within the rocky hill slopes habitat of the survey area, adjacent to the application area. The application area, consisting of Eucalypt woodland clay plain and degraded areas does not contain Gravel dragons suitable habitat type.

***Goodenia crenata* –** priority 3 flora species
Goodenia crenata mostly grows near water holes, creeks and rocky outcrops in the Ord Victoria Plain, Central Kimberley and Tanami biogeographic regions of northern Western Australia and the Northern Territory. The species is poorly known and known from only a few locations but is not under imminent threat. This species was recorded during the Kimberly biological survey 1.2 kilometres from the proposed clearing, however was not recorded within the clearing area that intersects the survey area. The area proposed to be cleared which was not within the survey area is degraded, and is not likely to provide suitable habitat for the species.

Conclusion
Based on the above assessment, the proposed clearing is not considered to impact significant habitat for conservation significant flora and fauna species. Any impacts to fauna individuals that may be present at the time of the clearing can be managed by undertaking slow, progressive, directional clearing. Impacts to fauna which forage at night can be managed by restricting the clearing activities to daytime hours.

Conditions
For the reasons set out above, it is considered that the impacts of the proposed clearing on fauna can be managed by taking steps to minimise the risk of the introduction and spread of weeds, slow directional clearing to allow fauna to move into adjacent vegetation and by restricting clearing to daytime hours.

3.3. Relevant planning instruments and other matters

The applicant advised that the Project will be considered Public Works and is expected to be exempt from development approval under Section 6 of the *Planning and Development Act 2005* (Horizon Power, 2025).

The application area falls within the Ord Irrigation District Surface Water and Canning Kimberley Groundwater Area, as proclaimed under the *Rights in Water and Irrigation Act 1914* (RIWI Act). The department's North-West Region advised that the proposal does not require any approval under the RIWI Act (DWER, 2025).

The Shire of Halls creek did not respond with any objections to the clearing.

One aboriginal site of significance have been mapped within the application area. The applicant advised that a Heritage Protection Plan will be developed to ensure impact on heritage values is avoided (Horizon Power, 2025).

It is the permit holder's responsibility to comply with the *Aboriginal Heritage Act 1972* (WA) and ensure that no Aboriginal Sites of Significance are damaged through the clearing process.

End

Appendix A. Site characteristics

A.1. Site characteristics

Characteristic	Details
Local context	The area proposed to be cleared is a part of an expansive tract of native vegetation in the extensive land use zone of Western Australia. It is approximately 650 metres south of Halls Creek town centre. Spatial data indicates the local area (50-kilometre radius from the centre of the area proposed to be cleared) retains approximately 99.89 per cent of the original native vegetation cover.
Ecological linkage	There are no ecological linkages mapped within or adjacent to the application area. Due to the application area being in degraded condition and highly cleared, the application area is not likely to support an informal ecological linkage.
Conservation areas	There are no conservation areas mapped within or adjacent to the application area.
Vegetation description	Kimberly IRP Biological Survey indicate the vegetation within the proposed clearing area consists of: • VT11 – Open woodland of Eucalyptus alba var. australasica, Corymbia ferruginea subsp. Stypophylla and Lysiphyllum cunninghamii over open shrubland of Acacia colei, Ehretia saligna and Gossypium australe on brown loam clay flats and rocky plains with a minor drainage line. The full survey descriptions and maps are available in Appendix D. This is inconsistent with the mapped vegetation types: • BOW RIVER HILLS_871 Curly spinifex or short grass low tree savanna / Grass-steppe. • BOW RIVER HILLS_837 Short grasses with scattered trees e.g. Bauhinia and snappy gum Enneapogon spp., Aristida spp. with Lysiphyllum cunninghamii, Eucalyptus brevifolia. The mapped vegetation types retain approximately 99.89 per cent of the original extent (Government of Western Australia, 2019).
Vegetation condition	Kimberly IRP Biological survey indicates the vegetation within the proposed footprint is in good condition and some areas completely cleared. • Good - More obvious signs of damage caused by human activity since European settlement, including some obvious impact on the vegetation structure such as that caused by low levels of grazing or slightly aggressive weeds. • Completely degraded - Areas that are completely or almost completely without native species in the structure of their vegetation; i.e. areas that are cleared or 'parkland cleared' with their flora comprising weed or crop species with isolated native trees or shrubs. The full Trudgen (1991) condition rating scale is provided in Appendix C. Survey descriptions and mapping are available in Appendix D.
Climate and landform	The nearest reliable rainfall data for Halls Creek is at Sophie Downs (2049) station, whilst the nearest reliable temperature readings are from Warmun (2032) (Plate 5 and Table 27). Rainfall was recorded significantly higher than the long-term average at Halls Creek during January – March 2024. Mean maximum temperature was 3 degrees Celsius higher in January than the long-term average, but lower by 2 degrees Celsius in March and April. Halls Creek/Warmun appear to experience cooler temperatures in the nights than typical tropical climates, with the lowest mean minimum temperature recorded at 12.8oC in July.

Characteristic	Details
Soil description	Kimberley IRP Biological Survey describes the soils as Stony undulating country with scattered hills, loamy skeletal soils, also restricted cracking clay plains, supporting open snappy gum woodlands with spinifex, arid short grasses and tussock grasses. According to spatial data, the soil type is mapped as Kimberly soil-landscapes O'Donnell System, described as undulating plains and scattered low hills on granite and gneiss, loamy skeletal soils, supporting snappy gum and bloodwood very open woodlands with arid short grasses and ribbon grass; also minor Mitchell grass grasslands (QGIS, 2025).
Land degradation risk	The application area falls within the O'Donnel System. The Odonnel system is descried as Undulating plains and scattered low hills on granite and gneiss, loamy skeletal soils, supporting snappy gum and bloodwood very open woodlands with arid short grasses and ribbon grass; also minor Mitchell grass grasslands.
Waterbodies	The desktop assessment and aerial imagery indicated that there are no waterbodies within or adjacent to the application area.
Hydrogeography	Two main waterways meet on the north eastern side of the townsite creating a major floodway and drainage system. One of the waterways flows north westerly between the main townsite and Mardiwah Loop, while the other waterway flows south westerly around the airport. Flooding can occur in these areas, although no formal flooding information for the townsite has been produced to date. The survey area occurs within the Canning-Kimberley Groundwater Area, the Fitzroy River and Tributaries surface water area, and within the Ord Irrigation District.
Flora	19 species of flora have been recorded within 50 kilometres of the application area, with only one recording found within the same vegetation type (*Goodenia crenata).* *Goodenia crenata* (P3) was recorded within the survey area 1.2 km north and south, however not within the application area.
Ecological communities	Kimberley Vegetation Association 834 priority 3 Threatened Ecological Community is mapped 0.85 kilometres west of the application area.
Fauna	19 fauna records in local area (50 kilometres radius). The nearest record is the northern brushtail possum (Kimberley). The Kimberly biological survey recorded the Yellow-lipped Cave Bat (*Vespadelus douglasorum*) The Gouldian Finch (*Chloebia gouldiae*) Northern Coastal Free-tailed Bat (*Ozimops cobourgianus*), all approximately 1.2 kilometres from the application area, however none recorded utilising the application area.

A.2. Vegetation extent

	Pre-European extent (ha)	Current extent (ha)	Extent remaining (%)	Current extent in all DBCA managed land (ha)	Current proportion (%) of pre-European extent in all DBCA managed land
IBRA bioregion*					
Central Kimberley	7,675,476.83	7,674,290.30	99.98	340,718.53	4.44

	Pre-European extent (ha)	Current extent (ha)	Extent remaining (%)	Current extent in all DBCA managed land (ha)	Current proportion (%) of pre-European extent in all DBCA managed land
Vegetation complex					
BOW RIVER HILLS_871	209,129.40	208,845.76	99.86	-	-
BOW RIVER HILLS_837	148,244.91	147,981.97	99.82	-	-
Local area					
50km radius	790,304.00	789,440.00	99.89	-	-

*Government of Western Australia (2019a)

A.3. Flora analysis table

With consideration for the site characteristics set out above, relevant datasets (see Appendix E.1), and biological survey information, impacts to the following conservation significant flora required further consideration.

Species name	Conservation status	Suitable habitat features ? [Y/N]	Suitable vegetation type? [Y/N]	Suitable soil type? [Y/N]	Distance of closest record to application area (km)	Number of known records (total)	Are surveys adequate to identify? [Y, N, N/A]
Goodenia crenata	3	Y	Y	Y	1	3	Y

T: threatened, CR: critically endangered, EN: endangered, VU: vulnerable, P: priority

A.4. Fauna analysis table

Species name	Conservation status	Suitable habitat features? [Y/N]	Suitable vegetation type? [Y/N]	Distance of closest record to application area (km)	Number of known records (total)	Are surveys adequate to identify? [Y, N, N/A]
yellow-lipped cave bat	P2	Y	Y	1.1	2	Y
Northern Coastal Free-tailed Bat	P1	N	Y	1.1	2	Y
northern short-tailed mouse, Lakeland Downs mouse, kerakenga	P4	N	N	3.9	1	Y
gravel dragon	P1	N	Y	25.9	2	Y
ghost bat	VU	Y	Y	21.4	1	Y
Gouldian finch	P4	Y	Y	1.1	5	Y

T: threatened, CR: critically endangered, EN: endangered, VU: vulnerable, P: priority

Appendix B. Assessment against the clearing principles

Assessment against the clearing principles	Variance level	Is further consideration required?
Environmental value: biological values		
Principle (a): *"Native vegetation should not be cleared if it comprises a high level of biodiversity."* Assessment: The survey has mapped the west side of the application area as Open Eucalypt woodland clay plain, in good condition, however did not find any significant flora or fauna within the area. There are three survey sightings of Goodenia crenata priority 3 flora species all within 2.5km from the application area, with the closest recording 1.2km from the application area. Due to the degraded condition of the application area, and the findings of the biological survey, the area proposed to be cleared is not likely to contain regionally significant flora, fauna, habitats, and assemblages of plants.	Not likely to be at variance	Yes *Refer section 3.2.1, above.*
Principle (b): *"Native vegetation should not be cleared if it comprises the whole or a part of, or is necessary for the maintenance of, a significant habitat for fauna."* Assessment: The area proposed to be cleared does not contain significant habitat for conservation significant fauna.	Not likely to be at variance	Yes *Refer section 3.2.1, above.* .
Principle (c): *"Native vegetation should not be cleared if it includes, or is necessary for the continued existence of, threatened flora."* Assessment: The application area is unlikely to contain flora species listed under the BC Act.	Not likely to be at variance	No
Principle (d): *"Native vegetation should not be cleared if it comprises the whole or a part of, or is necessary for the maintenance of, a threatened ecological community."* Assessment: The application area is not mapped within a threatened ecological community. The area proposed to be cleared does not contain species that can indicate a threatened ecological community.	Not likely to be at variance	No
Environmental value: significant remnant vegetation and conservation areas		
Principle (e): *"Native vegetation should not be cleared if it is significant as a remnant of native vegetation in an area that has been extensively cleared."* Assessment: The extent of native vegetation in the local area is consistent with the national objectives and targets for biodiversity conservation in Australia. The vegetation proposed to be cleared is not considered to be part of a significant ecological linkage in the local area.	Not likely to be at variance	No

Assessment against the clearing principles	Variance level	Is further consideration required?
Principle (h): *"Native vegetation should not be cleared if the clearing of the vegetation is likely to have an impact on the environmental values of any adjacent or nearby conservation area."* Assessment: The closest conservation area is DBCA - Legislated Lands and Waters (DBCA-011) Ord River Regeneration Reserve, located 28 kilometres from the application area. The proposed clearing will not have a significant impact on this conservation area.	Not at variance	No
Environmental value: land and water resources		
Principle (f): *"Native vegetation should not be cleared if it is growing in, or in association with, an environment associated with a watercourse or wetland."* Assessment: No wetlands are recorded within the application area, the proposed clearing is unlikely to impact on- or off-site hydrology and water quality.	Not likely to be at variance	No.
Principle (g): *"Native vegetation should not be cleared if the clearing of the vegetation is likely to cause appreciable land degradation."* Assessment: Given the highly cleared and degraded condition of the application area and the extent of the clearing, the proposed clearing is unlikely to contribute to land degradation.	Not likely to be at variance	No
Principle (i): *"Native vegetation should not be cleared if the clearing of the vegetation is likely to cause deterioration in the quality of surface or underground water."* Assessment: Since the proposed clearing will not include ground disturbance, it is unlikely to impact groundwater quality.	Not likely to be at variance	No
Principle (j): *"Native vegetation should not be cleared if the clearing of the vegetation is likely to cause, or exacerbate, the incidence or intensity of flooding."* Assessment: The highly vegetated local area and mapped loamy soils and topographic contours in the surrounding indicate a low flood risk. Given the size of the clearing, the proposed clearing is unlikely to contribute to increased incidence or intensity of flooding.	Not likely to be at variance	No

Appendix C. Vegetation condition rating scale

Vegetation condition is a rating given to a defined area of vegetation to categorise and rank disturbance related to human activities. The rating refers to the degree of change in the vegetation structure, density and species present in relation to undisturbed vegetation of the same type. The degree of disturbance impacts upon the vegetation's ability to regenerate. Disturbance at a site can be a cumulative effect from a number of interacting disturbance types.

Considering its location, the scale below was used to measure the condition of the vegetation proposed to be cleared. This scale has been extracted from

Trudgen, M.E. (1991) *Vegetation condition scale* in National Trust (WA) 1993 Urban Bushland Policy. National Trust of Australia (WA), Wildflower Society of WA (Inc.), and the Tree Society (Inc.), Perth.

Measuring vegetation condition for the Eremaean and Northern Botanical Provinces (Trudgen, 1991)

Condition	Description
Excellent	Pristine or nearly so, no obvious signs of damage caused by human activities since European settlement.
Very good	Some relatively slight signs of damage caused by human activities since European settlement. For example, some signs of damage to tree trunks caused by repeated fire, the presence of some relatively non-aggressive weeds, or occasional vehicle tracks.
Good	More obvious signs of damage caused by human activity since European settlement, including some obvious impact on the vegetation structure such as that caused by low levels of grazing or slightly aggressive weeds.
Poor	Still retains basic vegetation structure or ability to regenerate it after very obvious impacts of human activities since European settlement, such as grazing, partial clearing, frequent fires or aggressive weeds.
Very poor	Severely impacted by grazing, very frequent fires, clearing or a combination of these activities. Scope for some regeneration but not to a state approaching good condition without intensive management. Usually with a number of weed species present including very aggressive species.
Completely degraded	Areas that are completely or almost completely without native species in the structure of their vegetation; i.e. areas that are cleared or 'parkland cleared' with their flora comprising weed or crop species with isolated native trees or shrubs.

Appendix D. Biological survey information excerpts

Plate 16 Goodenia crenata (P3) flowering specimen

Figure 1 - Goodenia crenata recorded during the survey

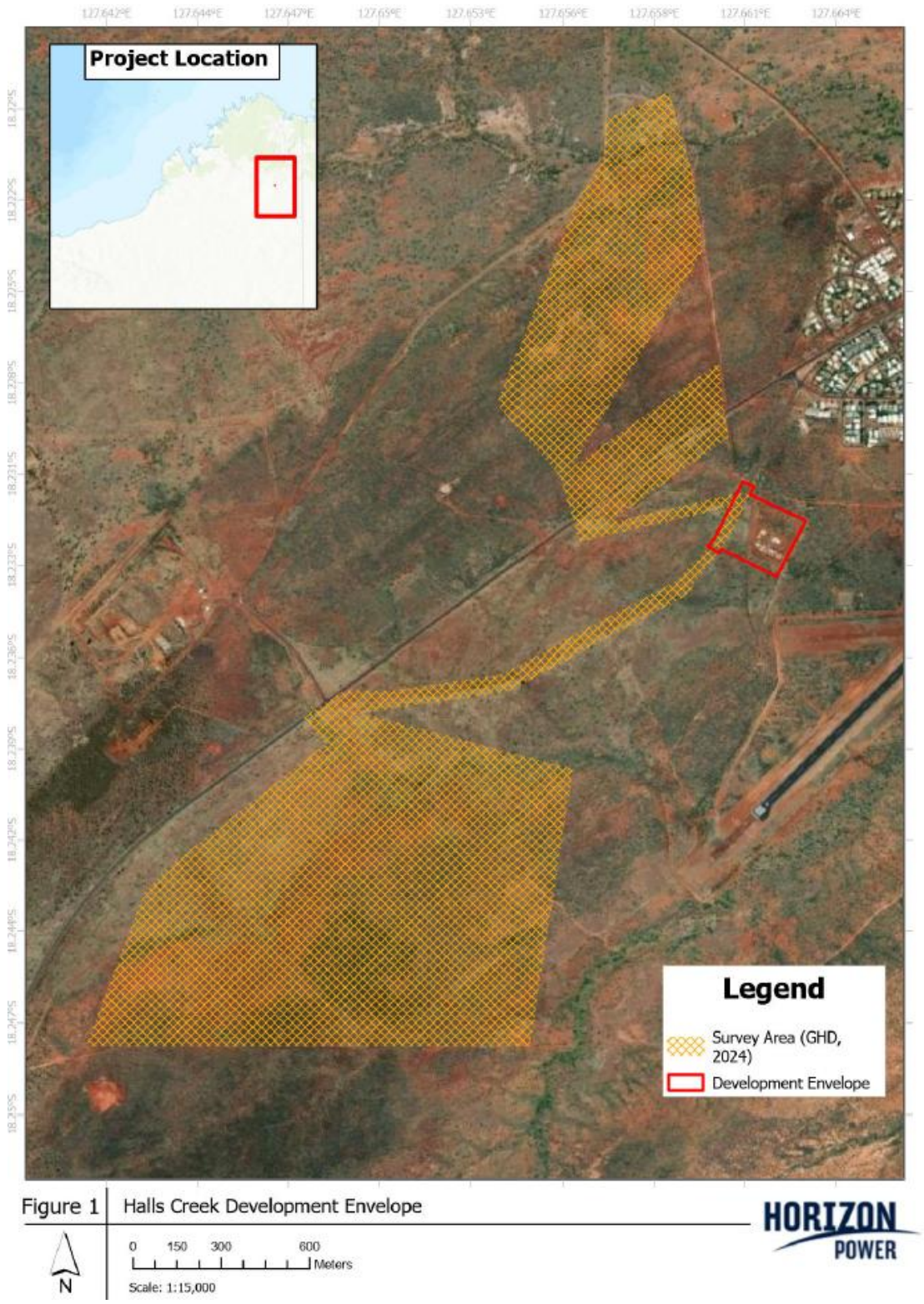

Figure 2 - surveyed area and application area (GHD, 2024)

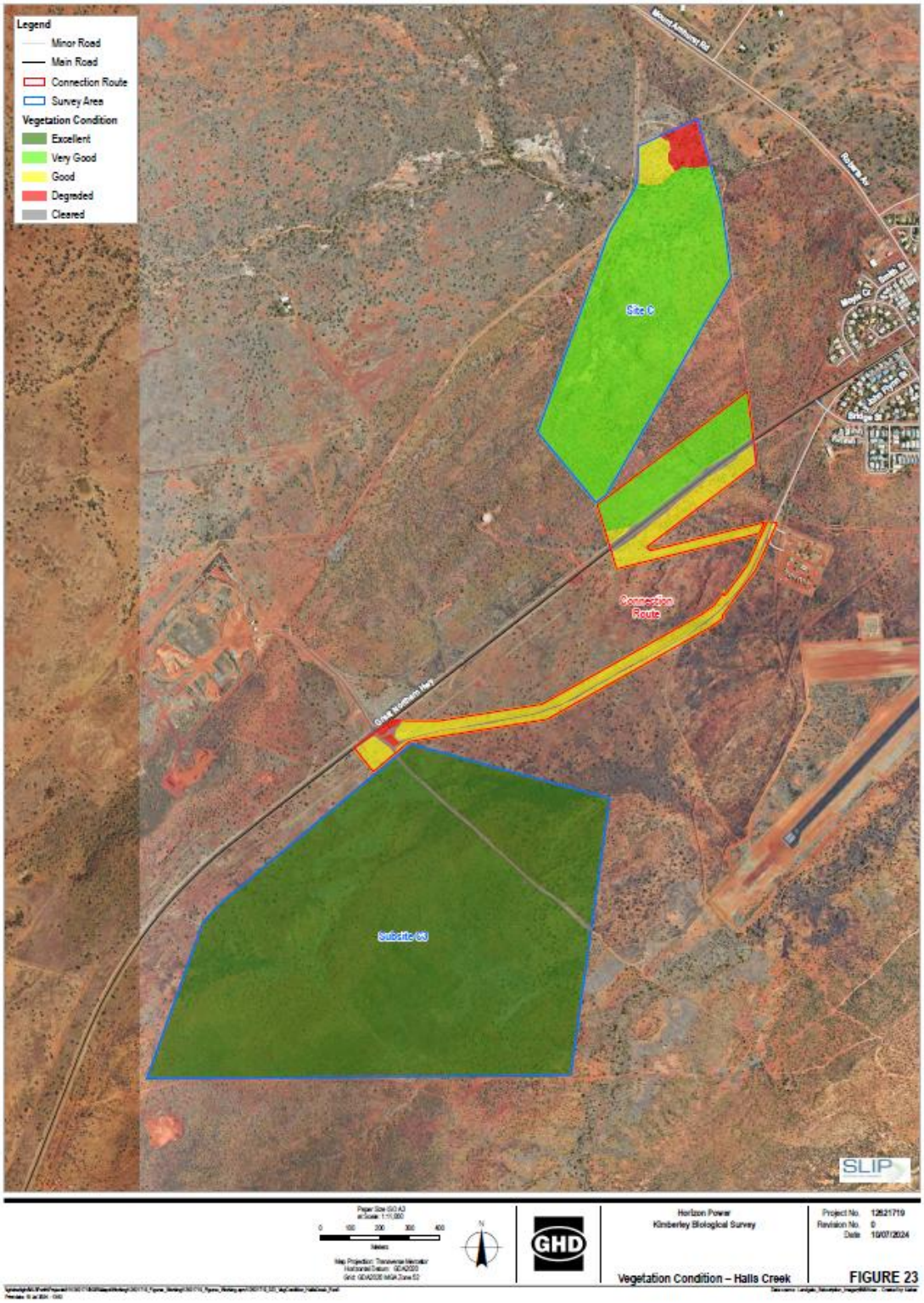

Figure 3 - vegetation condition of survey area (GHD, 2024)

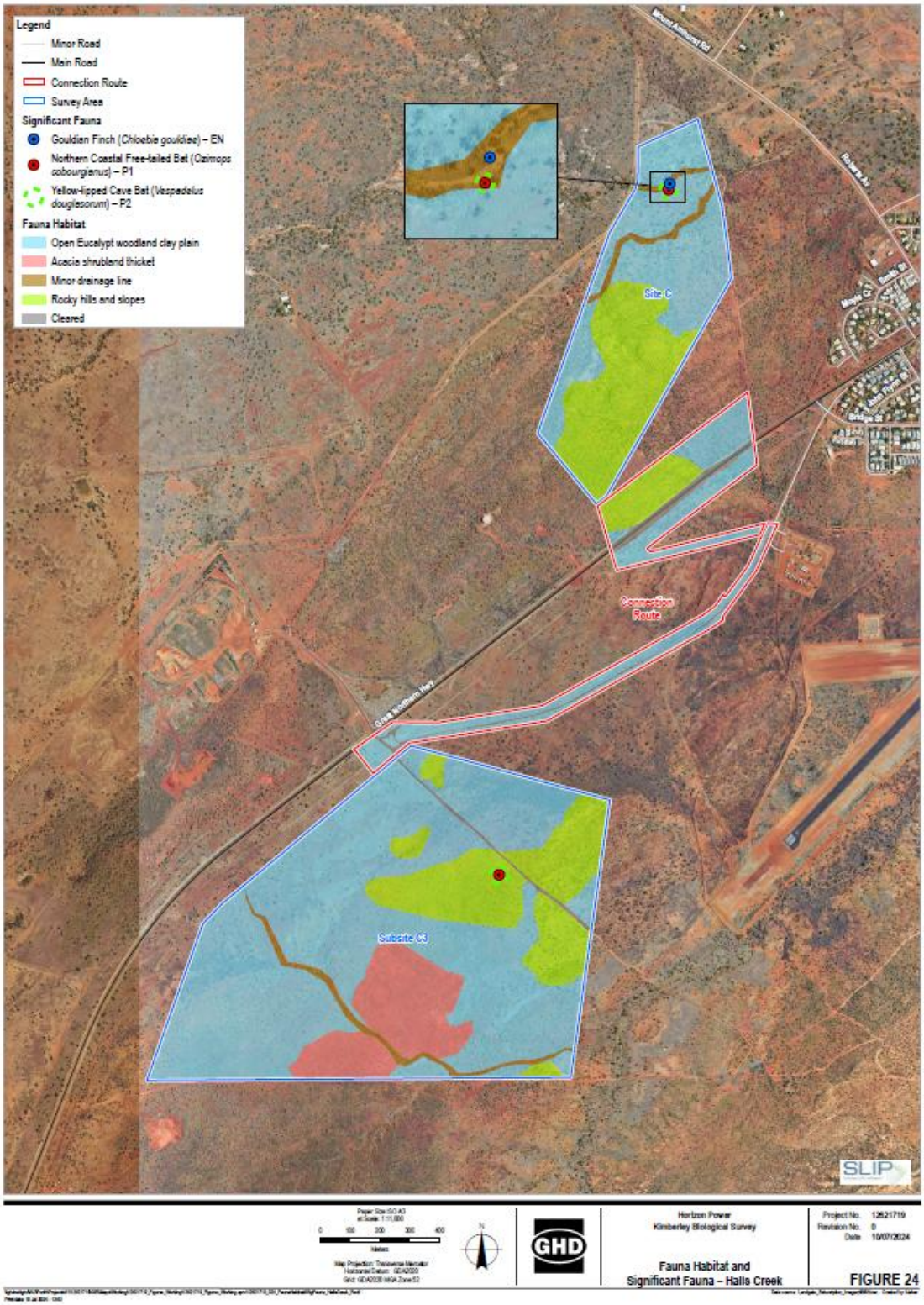

Figure 4 - vegetation type within survey area (GHD, 2024)

Appendix E. Sources of information

E.1. GIS databases

Publicly available GIS Databases used (sourced from www.data.wa.gov.au):

- 10 Metre Contours (DPIRD-073)

- Aboriginal Heritage Places (DPLH-001)
- Aboriginal Heritage Places (DPLH-001)
- Cadastre (LGATE-218)
- Cadastre Address (LGATE-002)
- Contours (DPIRD-073)
- DBCA – Lands of Interest (DBCA-012)
- DBCA Legislated Lands and Waters (DBCA-011)
- Directory of Important Wetlands in Australia – Western Australia (DBCA-045)
- Environmentally Sensitive Areas (DWER-046)
- Flood Risk (DPIRD-007)
- Groundwater Salinity Statewide (DWER-026)
- Hydrography – Inland Waters – Waterlines
- Hydrological Zones of Western Australia (DPIRD-069)
- IBRA Vegetation Statistics
- Imagery
- Local Planning Scheme – Zones and Reserves (DPLH-071)
- Native Title (ILUA) (LGATE-067)
- Offsets Register – Offsets (DWER-078)
- Pre-European Vegetation Statistics
- Public Drinking Water Source Areas (DWER-033)
- Ramsar Sites (DBCA-010)
- Regional Parks (DBCA-026)
- Remnant Vegetation, All Areas
- RIWI Act, Groundwater Areas (DWER-034)
- RIWI Act, Surface Water Areas and Irrigation Districts (DWER-037)
- Soil Landscape Land Quality – Flood Risk (DPIRD-007)
- Soil Landscape Land Quality – Phosphorus Export Risk (DPIRD-010)
- Soil Landscape Land Quality – Subsurface Acidification Risk (DPIRD-011)
- Soil Landscape Land Quality – Water Erosion Risk (DPIRD-013)
- Soil Landscape Land Quality – Water Repellence Risk (DPIRD-014)
- Soil Landscape Land Quality – Waterlogging Risk (DPIRD-015)
- Soil Landscape Land Quality – Wind Erosion Risk (DPIRD-016)
- Soil Landscape Mapping – Best Available
- Soil Landscape Mapping – Systems
- Wheatbelt Wetlands Stage 1 (DBCA-021)

Restricted GIS Databases used:

- ICMS (Incident Complaints Management System) – Points and Polygons
- Threatened Flora (TPFL)
- Threatened Flora (WAHerb)
- Threatened Fauna
- Threatened Ecological Communities and Priority Ecological Communities
- Threatened Ecological Communities and Priority Ecological Communities (Buffers)

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