

PROTECTED

Fitzroy Crossing Power Station Project - Native Vegetation Clearing Permit Supporting Document

September 2025

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1 Introduction

1.1 Project Context

Horizon Power is a Western Australian (WA) Government Trading Enterprise (GTE) and the state's regional and remote energy utility. Horizon Power operates under the *Electricity Corporations Act 2005* and is governed by a Board of Directors accountable to the Minister for Energy. Horizon Power is an experienced asset manager undertaking active management of vast electricity networks and generation assets across WA, utilising mature and robust operational, health and safety, and environmental systems.

The Fitzroy Crossing power purchase agreement is due to expire, and a new power purchase agreement will be executed which may require construction of a new thermal power station. Due to land access constraints and flooding risks, the existing power station site will be utilised. The new thermal power station will consist of up to 3.0 megawatts (MW) of gas and diesel generators (the Project).

The existing power station site is situated on a leased parcel of land along Fitzroy Crossing-Jubilee Downs Road, approximately 500 metres (m) west of Fitzroy Crossing town. The site has been previously cleared for the construction of the existing power station.

The Project will require the clearing of no more than 0.05 ha and will be contained within the 3.71 ha Development Envelope (DE) (Figure 1). A 5 year Native Vegetation Clearing Permit (NVCP) is requested from the Department of Water and Environment Regulation (DWER) to allow for procurement and contractual timelines.

1.2 Scope and Purpose

This document has been prepared to support a NVCP application for the Project. Specifically, this document provides further detail regarding the proposed activities (Section 2) and related clearing (Section 3).

To support environmental approvals for the Project, a biological survey was undertaken by GHD (2025). The results of this survey, as relevant to the proposed clearing, are summarised in Section 4 of this document and have been taken into account when avoiding and mitigating Project environmental impacts (Section 6).

An assessment of the 10 Clearing Principles as outlined in '*A guide to the assessment of applications to clear native vegetation*' (DER, 2014) has also been undertaken and is presented in Section 8.

A Construction Environment Management Plan (CEMP) has also been prepared in support of the NVCP Application and is provided in Appendix A.

2 Description of the Activity

2.1 Project Location

The Project is located off Fitzroy Crossing Jubilee-Downs Road, within the Shire of Derby-West Kimberley. Land details of the DE are provided in Table 1 and the DE is shown in

Figure 1.

Table 1 Development Envelope Location

Size of Development Envelope (ha)	Development Envelope location	Shire	Neighbouring land uses
3.71	Crown land, Lot 314 on Parcel 220931 (PIN 1317244) and Lot 156 on Deposited Plan 213655	Shire of Derby-West Kimberley	Rural; Primary distributor road, local road, settlement



Figure 1

Fitzroy Crossing Development Envelope



0 25 50 100
Meters

Scale: 1:2,000

2.2 Activity Overview and Timelines

Pre-construction works including geotechnical surveys will be required for the Project. The Project will consist of the construction of a power station. A five-year clearing permit is requested to accommodate supplier readiness, with clearing undertaken within 3 months of construction.

2.3 Land Access

The Project will be situated within the existing power station, for which Horizon Power holds a current lease.

3 Description of Proposed Clearing

3.1 Proposed Clearing Area

The final design and footprint required for the Project will be determined once geotechnical survey and design are completed. The Project will clear no more than 0.05 ha of native vegetation within the 3.71 ha DE. Clearing is required for the following:

- Geotechnical surveys
- Clearing of up to 0.05 ha of vegetation, topsoil removal and stockpiling, grading and excavations.
- Excavation works for footings for the generators, transformers, substation, office building and other auxiliary infrastructure. Excavations of up to 450 cubic metres of soil (footing depth typically up to 2 m deep).
- Excavation works for internal electrical cabling. Excavations of up to 750 cubic meters of soil at a depth of up to 1.5 m.
- Installation of the power station, including up to 8 engine generators, transformers, substation, cooling system, gas supply system, electrical and control cabling, gas pipelines and other axillary infrastructure. Engine generators, transformers and substation will be up to 5 metres tall from ground level, while engine stacks may be up to 30 metres tall.

3.2 Proposed Clearing Method

Geotechnical survey works will consist of mainly incidental clearing (driving over and parking on native vegetation) for vehicle / 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 and associated infrastructure will be undertaken via mechanical removal.

4 Biological Survey

A detailed (single season) flora and vegetation survey and a basic and targeted fauna survey was undertaken by GHD in 2025. The biological survey was undertaken in accordance with the Environmental Protection Authority (EPA) guidelines (EPA, 2016 and EPA, 2020) and is summarised in Table 2.

Table 2 Summary of Biological Surveys Relevant to the DE

Survey	Summary of Findings
Kimberley IRP Derby and Fitzroy Crossing – Fitzroy Crossing (GHD, 2025) (IBSA Number: IBSA-2025- 0918)	Survey Dates: 26 – 28 March 2025 Survey Area: 97.09 ha, encompasses whole DE (see Figure 2) Flora / Vegetation Findings: – 160 flora taxa from 42 families and 106 genera were recorded during the field survey. – One Department of Biodiversity, Conservation and Attractions (DBCA) listed Priority (P) 3 flora taxa <i>Corchorus fitzroyensis</i> was recorded within the Fitzroy Survey Area. A total of 2 individuals were recorded from two locations. None of which are within the DE. – 19 introduced flora taxa were recorded in the Fitzroy Survey Area. Two were Declared Pests (DPs), <i>Azadirachta indica</i> (Neem) and <i>Calotropis procera</i> (Caltrope) within the Survey Area. None of which are within the DE. – No Weeds of National Significance (WoNS) were recorded. – Two vegetation types were recorded (excluding parkland cleared and cleared areas) within the Survey Area: 1. VT02 - <i>Lysiphyllum cunninghamii</i> isolated trees over <i>Acacia acradenia</i>, <i>Grevillea wickhamii</i> subsp. <i>wickhamii</i> and <i>Atalaya hemiglauc</i> open shrubland. 2. VT03 - <i>Lysiphyllum cunninghamii</i> open woodland over <i>Hakea macrocarpa</i>, <i>Acacia colei</i> var. <i>colei</i> and <i>Atalaya hemiglauc</i> open shrubland on clay/sandy plain with some rocky areas. – No Threatened Ecological Communities (TECs) or Priority Ecological Communities (PECs) listed under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (EPBC Act) and/or <i>Biodiversity Conservation Act 2016</i> (BC Act) were identified within the Survey Area during the field survey. – The majority of the vegetation within the Survey Area is in Very Good condition (73.91%). Fauna / Fauna Habitat Findings: – Four fauna habitats were identified within the Survey Area: 1. Triodia grassland on rocky ridgeline: Scattered/isolated trees of <i>Lysiphyllum cunninghamii</i> over an open shrubland of <i>Acacia acradenia</i>, <i>Grevillea wickhamii</i> subsp. <i>wickhamii</i> and <i>Atalaya hemiglauc</i> over an open hummock and tussock grassland of <i>Triodia intermedia</i>, <i>Chrysopogon fallax</i> and <i>Enneapogon polyphyllus</i> on a rocky ridgeline (sandstone/granite outcropping). 2. Open woodland/shrubland on sandy clay plain: Open woodland/shrubland of <i>Lysiphyllum cunninghamii</i>, <i>Hakea macrocarpa</i>, <i>Acacia colei</i> var. <i>colei</i>, <i>Atalaya hemiglauc</i> over an open hummock and tussock grassland of <i>Triodia intermedia</i>, <i>Heteropogon contortus</i>, <i>Eriachne obtusa</i> and <i>Chrysopogon fallax</i> over an open forland on sandy/clay plain with occasional sandstone outcropping. 3. Seasonal wetland: Low-lying area which becomes seasonally waterlogged or inundated during the wet season or high rainfall events. The area is influenced by surrounding drainage from the adjacent highway and land uses. Surrounding vegetation comprises of a tussock and hummock grassland, sedgeland and herbland with scattered shrubs and trees on a clay-based soil. Weed species dominate the area. This habitat provides a fresh water source for native fauna as well as seasonal habitat for frogs and migratory waders. 4. Parkland cleared: Scattered/isolated trees dominated by mixed <i>Corymbia/Eucalyptus</i> species and <i>Lysiphyllum cunninghamii</i> over a cleared understorey dominated by weedy grasses and herbs. This habitat type lacks a diversity in microhabitats however the trees do provide refuge and suitable nesting habitat for native birds. – The survey identified 65 species (46 birds, 6 mammals, 9 reptiles and 2 amphibians). Of these, two are introduced species: the Cat (<i>Felis catus</i>) and domestic dog. – No significant fauna species were recorded within the Survey Area. – Significant fauna that are likely or have the potential to occur include: Likely • Peregrine Falcon (<i>Falco peregrinus</i>) – Vulnerable under EPBC and BC Act • Northern Blue-tongue Skink (<i>Tiliqua scincoides intermedia</i>) – Critically Endangered under EPBC Act and Priority 4 under DBCA list Potential • Grey Falcon (<i>Falco hypoleucos</i>) – Vulnerable under EPBC and BC Act • Osprey (<i>Pandion haliaetus</i>) – Migratory under EPBC and BC Act • Long-toed Stint (<i>Calidris subminuta</i>) – Migratory under EPBC and BC Act – There are no conservation reserves within the Survey Area – The nearest Environmentally Sensitive Area (ESA) is located approximately 15 km northeast of the Survey Area.

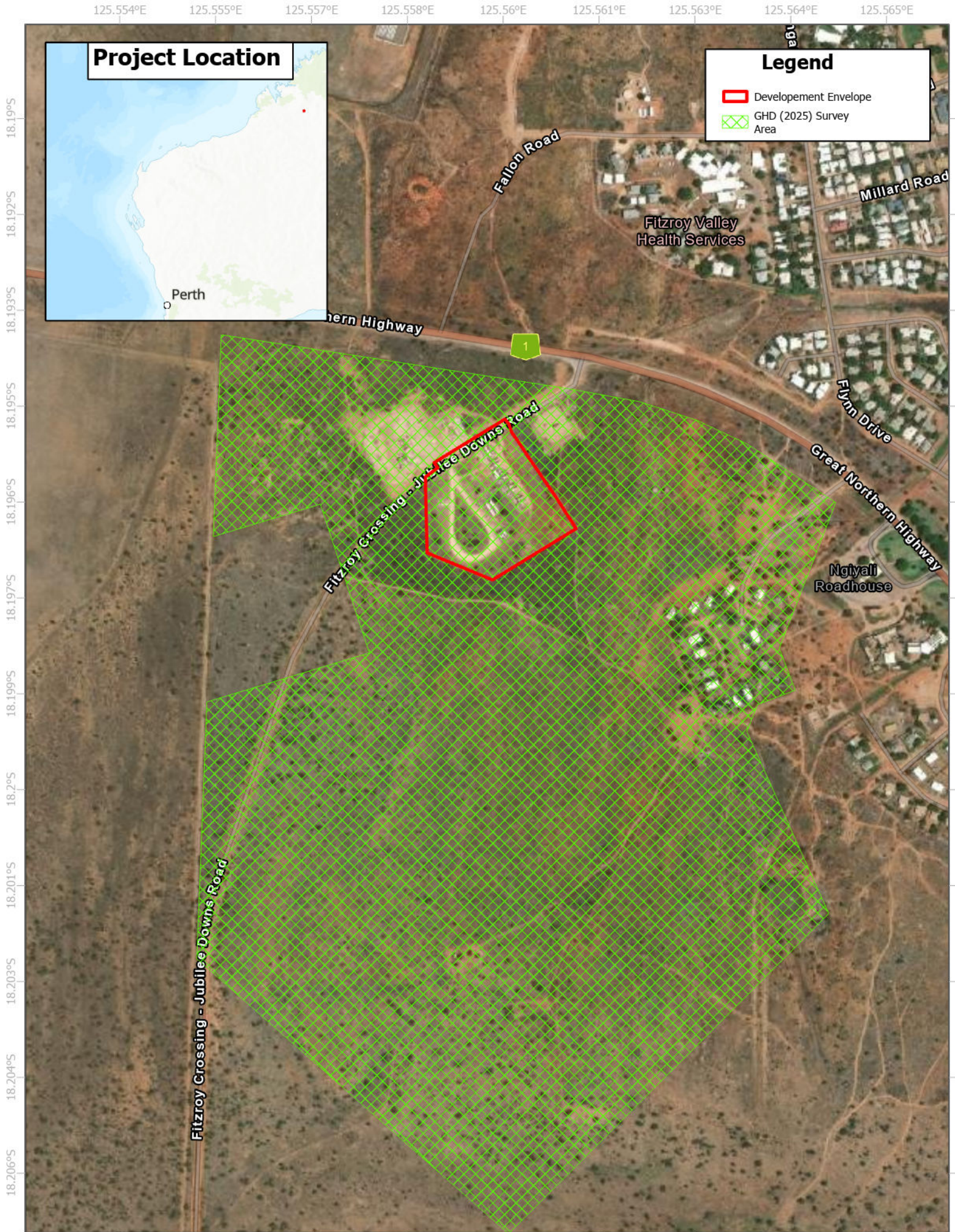


Figure 2 Fitzroy Crossing Survey Area



0 50 100 200
Meters
Scale: 1:7,500

5 Existing Environment

The existing environment is summarised in Table 3.

Table 3 Existing environment

Environmental value	Assessment					
Vegetation associations and condition	The Project is located within Pre-European Vegetation Association 709. This vegetation association is described as: “Hummock grassland with scattered shrubs or mallee <i>Triodia</i> spp. <i>Acacia</i> spp., <i>Grevillea</i> spp. <i>Eucalyptus</i> spp. (GoWA, 2019).”					
	More than 99% of this vegetation association remains at the state, bioregion, subregion and local government authority (LGA) scale.					
	Vegetation association	Scale	Pre-European extent (ha)	Current extent (ha)	% Remaining	% of current extent in all DBCA managed land (proportion of current extent)
	Fitzroy-Lennard Flood Plains (709)	State: WA	75,847.16	75,617.75	99.70	0.74
		Interim Biogeographic Regionalisation for Australia (IBRA) Bioregion: Dampierland	61,628.23	61,398.83	99.63	0.91
IBRA Subregion: Fitzroy Trough		61,628.23	61,398.83	99.63	0.91	
LGA: Derby-West Kimberley		74,958.59	74,729.18	99.69	0.75	
	One vegetation type was identified in the DE, with the remainder of the DE recorded as cleared (GHD, 2025): 1. VT03 – 0.05 ha (1.3% of DE) 2. Cleared – 3.67 ha (98.7% of DE) The majority (98.7%) of the vegetation within the DE is cleared (0.05 ha) due the existing power station. The vegetation condition with the DE included: – Good – 0.05 ha (1.3% of DE) – Cleared – 3.67 ha (98.7% of DE).					
Fauna habitat	GHD (2025) recorded the following fauna habitat within the DE (excluding cleared areas): Open woodland/shrubland on sandy clay plain. There is 0.05 ha within the DE (1.3% of DE). Overall, this habitat was considered ‘Moderate to high’ value habitat for fauna (GHD, 2025). This habitat provides a mixture of microhabitats such as good ground cover, large hummock grasses, rock outcrops, clay soils, leaf litter, trees with small hollows and small termite mounds (GHD, 2025).					
Significant fauna	No significant fauna species were recorded within the Survey Area (GHD, 2025). Significant fauna that are likely or had the potential to occur within the Survey Area include (GHD, 2025): Likely – Peregrine Falcon (<i>Falco peregrinus</i>) – Vulnerable under EPBC and BC Act – Northern Blue-tongue Skink (<i>Tiliqua scincoides intermedia</i>) – Critically Endangered under EPBC Act and Priority 4 under DBCA list Potential – Grey Falcon (<i>Falco hypoleucos</i>) – Vulnerable under EPBC and BC Act – Osprey (<i>Pandion haliaetus</i>) – Migratory under EPBC and BC Act – Long-toed Stint (<i>Calidris subminuta</i>) – Migratory under EPBC and BC Act The Grey and Peregrine Falcons may utilise the Open woodland/shrubland on sandy clay plain for foraging and nesting. The Northern Blue-tongue Skink may utilise the Open woodland/shrubland on sandy clay plain habitat for a variety of different behaviours including foraging, feeding, refuge, basking and potential breeding activity.					

Environmental value	Assessment
	The Osprey and Long-toed Stint may occur as an infrequent flyover but would not utilise the habitat within the DE.
Significant ecological linkage	The proposed area is not part of a significant ecological linkage.
Ecological communities	No State or Federally listed TECs nor PECs were recorded within the DE by GHD (2025).
Significant flora	One DBCA listed Priority 3 flora taxa, <i>Corchorus fitzroyensis</i> was recorded from the Survey Area. A total of two individuals were recorded from two locations. No records are within the DE, the nearest is located approximately 250 m away. This species has a scattered distribution, with records around Fitzroy Crossing and south and east of Derby (WA Herbarium, 2025).
Wetlands and/or waterways	No <i>Rights in Water and Irrigation Act 1914</i> (RIWI Act) rivers overlap the DE (GoWA, 2025). The DE overlaps the Proclaimed Canning-Kimberley Groundwater Area and Fitzroy River and Tributaries Proclaimed Surface Water Area (GoWA, 2025). There are no wetland or waterway features overlapping the DE. A seasonal wetland was mapped by GHD (2025) within the Survey Area, this is approximately 40 m southeast of the DE. There are no significant or nationally important wetlands, rivers or watercourses, and no RAMSAR listed wetland ecosystems or communities were found in the survey area (GHD, 2025).
Water resources	The DE does not overlap a mapped Public Drinking Water Source Areas (PDWSA) (GoWA, 2025). Fitzroy Crossing Water Reserve (Priority 3) is the closest PDWSA and is located approximately 70 m from the DE. Standard mitigation measures are outlined in the CEMP and are expected to make any impacts to water resources negligible. The closest bores to the DE (with records past 2008) report groundwater ranging from 4.1 – 23 m below ground level (mbl) (BoM, 2025). Supply of water for construction purposes will be either trucked water or construction of a bore in accordance with regulations and required licences.
Conservation Reserves	No conservation reserves or estates were identified within the DE. The nearest conservation reserve is the Class A Warlibirri National Park, approximately 3.5 km from the DE.
Environmentally Sensitive Areas (ESAs)	The nearest Environmentally Sensitive Area (ESA) is located approximately 15 km northeast of the DE.
Land and soil quality	The DE is within the St George land systems, described as Rocky sandstone plateaux and mountains supporting open spinifex with stunted trees; also lower sandplains with pindan vegetation of acacias with curly spinifex and ribbon grass (DPIRD-064, GoWA, 2025). According to the Atlas of Australian Acid Sulfate Soils (Fitzpatrick <i>et al.</i> , 2011), the DE is class C ‘extremely low probability of occurrence (1-5% change of occurrence in mapping unit)’. The DE does not intersect any contaminated sites (dataset DWER-059, GoWA, 2025), the nearest sites (Object ID 1720, 1163 and 14058) are 540 m north-east of the DE. The St George Land System is not susceptible to erosion (Payne & Schoknecht, 2011).
Environmental heritage	There are no National Heritage Area or World Heritage Areas mapped as overlapping the DE (DCCEEW, 2025). The West Kimberley National Heritage Place (Place ID 106063) is 4 km south-east of the DE. No World Heritage is located within 40 km of the DE.
Air quality	The proposed works are unlikely to contribute significantly to dust. Dust will be managed during construction in accordance with the CEMP. No significant receptors are directly adjacent to the Project and no significant air emissions are expected that would impact the airshed.
Amenity values	The proposed construction is expected to generate typical construction noise, there are sensitive receptors (private property) within 200 m of the DE. However, impacts will be temporary in nature. No heritage buildings are present that may be impacted by vibration.

6 Avoidance, Mitigation and Management Measures

6.1 Avoidance

Fitzroy Crossing power purchase agreement is due to expire, and a new power purchase agreement will be executed which may require construction of a new thermal power station. Due to land access constraints and flooding risks, the existing power station site will be utilised to avoid and minimise environmental impacts.

No avoidance areas have been proposed as there are no discrete sensitive environmental features (i.e., trees with hollows, burrows, significant flora) within the DE to avoid.

6.2 Mitigation and Management

A CEMP has been developed for the Project, which lists the specific mitigation and management measures to be applied during construction of the Project (see Appendix A). Key management measures for the geotechnical works and Project infrastructure include the following:

- No clearing is permitted outside the DE.
- 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.
- Clearing areas are to be checked by an Environmental Specialist or Site Supervisor prior to clearing to ensure no more than 0.05 ha of clearing is undertaken for the Project.
- 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.

7 Stakeholder Engagement

Horizon Power has undertaken consultation with a number of key stakeholders including:

- Department of Communities
- Shire of Derby West Kimberley
- Local high schools
- Bunuba Dawangarri Aboriginal Corporation
- Gooniyandi Aboriginal Corporation

8 Assessment Against the 10 Clearing Principles

An assessment against the 10 Clearing Principles has been undertaken to support the NVCP application for the Project, as presented in Table 4. The assessment found that the proposed clearing of native vegetation for the Project will not be at variance with the 10 Clearing Principles.

Table 4 Assessment Against the 10 Clearing Principles

Principle	Assessment	Outcome
(a) Native vegetation should not be cleared if it comprises a high level of biological diversity.	Up to 0.05 ha of native vegetation is proposed to be cleared for the Project within the DE. Vegetation The DE is located in the Dampierland bioregion and the Fitzroy Trough sub-region as described by IBRA. One vegetation type (excluding cleared areas) was identified in the DE during the GHD (2025) survey, VT03 - <i>Lysiphyllum cunninghamii</i> open woodland over <i>Hakea macrocarpa</i>, <i>Acacia colei</i> var. <i>colei</i> and <i>Atalaya hemiglauca</i> open shrubland on clay/sandy plain with some rocky areas. No TECs or PECs listed under the EPBC Act or BC Act were identified within the DE. The vegetation association within the DE, Vegetation Association 709, has over 99% of pre-European extent remaining at all levels (state, IBRA bioregion, IBRA subregion and local government area). The majority (98.7%) of the vegetation within the DE is cleared (3.67 ha) due the existing power station. There are small areas of Good condition vegetation (0.05 ha, 1.3%) within the DE. Flora 160 flora taxa from 42 families and 106 genera were recorded during the survey (GHD, 2025). No EPBC Act or BC Act listed flora were recorded. No EPBC Act or BC Act listed flora were identified. One DBCA listed Priority 3 flora taxa, <i>Corchorus fitzroyensis</i> was recorded from the Survey Area. A total of two individuals were recorded from two locations. However, no records are within the DE and are located approximately 250 m away. This species has a scattered distribution, with records around Fitzroy Crossing and south and east of Derby (WA Herbarium, 2025). No other significant flora species were identified as likely to occur post-survey. 19 of the 160 flora taxa were introduced flora taxa. No Weeds of National Significance (WoNS) or DPs were recorded within the DE. Fauna and fauna habitat GHD (2025) recorded the following fauna habitat within the DE (excluding cleared areas): Open woodland/shrubland on sandy clay plain. There is 0.05 ha within the DE (1.3% of DE). Overall, this habitat was considered 'Moderate to high' value habitat for fauna (GHD, 2025). This habitat provides a mixture of microhabitats such as good ground cover, large hummock grasses, rock outcrops, clay soils, leaf litter, trees with small hollows and small termite mounds (GHD, 2025). The survey identified 65 species (46 birds, 6 mammals, nine reptiles and two amphibians). Of these, two are introduced species. No fauna recorded was significant. Significant fauna that are likely or have the potential to occur within the Survey Area include (GHD, 2025): <i>Likely:</i> – Peregrine Falcon (<i>Falco peregrinus</i>) – Vulnerable under EPBC and BC Act – Northern Blue-tongue Skink (<i>Tiliqua scincoides intermedia</i>) – Critically Endangered under EPBC Act and Priority 4 under DBCA list <i>Potential:</i> – Grey Falcon (<i>Falco hypoleucos</i>) – Vulnerable under EPBC and BC Act	Unlikely to be at variance.

Principle	Assessment	Outcome
	– Osprey (<i>Pandion haliaetus</i>) – Migratory under EPBC and BC Act – Long-toed Stint (<i>Calidris subminuta</i>) – Migratory under EPBC and BC Act Up to 0.05 ha of native vegetation is proposed to be cleared for the Project. This vegetation is considered to be well represented locally and regionally. Due to the small scale of clearing and abundance of alternative habitat, the Project is unlikely to be at variance to this Principle.	
(b) Native vegetation should not be cleared if it comprises the whole or part of, or is necessary for the maintenance of, a significant habitat for fauna indigenous Western Australia.	GHD (2025) recorded one fauna habitat within the DE (excluding cleared areas): Open woodland/shrubland on sandy clay plain. There is 0.05 ha within the DE (1.3% of DE). Overall, this habitat was considered 'Moderate to high' value habitat for fauna (GHD, 2025). This habitat provides a mixture of microhabitats including ground cover, large hummock grasses, rock outcrops, clay soils, leaf litter, trees with small hollows and small termite mounds (GHD, 2025). The survey identified 65 species (46 birds, 6 mammals, nine reptiles and two amphibians). Of these, two are introduced species. No significant fauna were recorded. A further five conservation significant species were considered likely/potentially occurring by GHD (2025) in a post survey likelihood assessment. 1. Grey Falcon – potential; suitable foraging and nesting habitat within the Open woodland/shrubland on sandy clay plain habitat 2. Peregrine Falcon – likely; suitable foraging and nesting habitat within the Open woodland/shrubland on sandy clay plain habitat 3. Northern Blue-tongue Skink – likely; suitable foraging, feeding, refuge, basking and potential breeding activity habitat within the Open woodland/shrubland on sandy clay plain habitat 4. Osprey – potential; no suitable habitat within DE, overfly/dispersal habitat only 5. Long-toed Stint – potential; no suitable habitat within DE, overfly/dispersal habitat only The conservation significant species including habitat preferences are described below. Grey Falcon The Grey Falcon is an Australian endemic, usually confined to the arid inland. It inhabits <i>Triodia</i> grassland, <i>Acacia</i> shrubland, and lightly timbered arid woodland especially stony, inland plains, gibber deserts, sand ridges, pastoral lands, and timbered watercourses, but seldom in driest deserts (Morcombe, 2004). This species is known to occupy a wide range of habitats. It is likely this species will use the Open woodland/shrubland on sandy clay plain habitat within the DE for foraging and nesting (GHD, 2025). GHD (2025) reported the species as having the potential to occur within the Survey Area on an occasional basis. The GHD (2025) survey identified 82.46 ha of suitable habitat within the Survey Area that has been mapped outside of the DE. Habitat critical to the survival of the Grey Falcon is not defined. The 0.05 ha within the DE may provide foraging and nesting habitat, however given the small scale of clearing, abundant alternative habitat and past disturbance, no significant impacts are expected. Peregrine Falcon The Peregrine Falcon is found on and near cliffs, gorges, timbered watercourses, riverine environments, wetlands, plains, open woodlands, and pylons and spires of buildings, though less frequently in desert regions (Morcombe, 2004; Pizzey & Knight, 2012). Peregrine Falcons are not common but can be found almost anywhere throughout WA.	Unlikely to be at variance.

Principle	Assessment	Outcome
	The Peregrine Falcon is likely to use the Open woodland/shrubland on sandy clay plain habitat within the DE for foraging and nesting (GHD, 2025). GHD (2025) reported the species as likely to occur within the Survey Area on an occasional basis. The GHD (2025) survey identified 82.46 ha of suitable habitat within the Survey Area that has been mapped outside of the DE. Habitat critical to the survival of the Peregrine Falcon is not defined. The 0.05 ha within the DE may provide foraging and nesting habitat, however given the small scale of clearing, abundant alternative habitat and past disturbance, no significant impacts are expected. Northern Blue-tongue Skink This species occurs across Northern Australia (DCCEEW, 2023). They move widely across the savannah landscape but spend most of their time in small, fragmented patches of habitat that offer cooler moister conditions. Individuals spend long periods within small and distinctive habitat patches, interspersed with longer directional relocations from one patch to the next. The Northern Blue-tongue Skink is likely to use the Open woodland/shrubland on sandy clay plain habitat within the DE for a variety of different behaviours including foraging, feeding, refuge, basking and potential breeding activity (GHD, 2025). The GHD (2025) survey identified 81.39 ha of suitable habitat within the Survey Area that has been mapped outside of the DE. Habitat critical to the survival of this species is not defined. However, as the habitat provides potential breeding habitat, it is considered important for this species. Up to 0.05 ha of this important habitat may be cleared for the Project, given the small scale of clearing, abundance of alternative habitat and existing disturbance adjacent to the site, a significant impacts is not expected. Osprey and Long-toed Stint The Osprey and Long-toed Stint do not have suitable habitat within the DE, however they may overfly the DE whilst travelling to suitable habitat. Overall, the fauna values of the DE are highly represented on a local and regional scale (GHD, 2025) and clearing of up to 0.05 ha of fauna habitat is not considered a significant impact. The habitat to be cleared is at the edge of a cleared area and is unlikely to significantly impact fauna species. Therefore, the Project is unlikely to be at variance with this principle.	
(c) Native vegetation should not be cleared if it includes, or is necessary for the continued existence of, rare flora.	GHD (2025) undertook a detailed assessment for flora and vegetation in March 2025. The survey timing (March) is appropriate for the recommended timing for primary surveys (wet season January to March) (EPA, 2016). Rainfall received in the three months prior to the survey was 482 mm, which was slightly more than the long term average of 437 mm (BOM 2025). No flora species listed under the EPBC Act or BC Act were recorded during the survey. GHD (2025) undertook a likelihood of occurrence assessment post-field survey and concluded that no Threatened flora were considered likely to occur within the DE. Native vegetation necessary for the continued existence of rare flora is not considered likely to occur within the DE. The proposed clearing of native vegetation for the Project is therefore not considered to be at variance with this principle.	Unlikely to be at variance.
(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.	The survey by GHD (2025) did not record any threatened ecological communities listed under the EPBC Act, BC Act or by DBCA, nor were any considered likely to occur. Therefore, the proposed clearing of native vegetation for the Project is not considered to be at variance with this principle.	Unlikely to be at variance.

Principle	Assessment	Outcome
(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.	The vegetation association within the DE has more than 99% pre-European extent remaining. The DE is not considered to be within an area that has been extensively cleared given they have more than 99% of pre-European extent. The vegetation that may be cleared along the borders of the DE is the edge of a large continuous track of habitat and has a high degree of habitat connectivity with the surrounding vegetation, which has a similar or better condition of vegetation. The vegetation type identified during the survey is not confined to the DE and is considered well represented in the local and regional area. Therefore, it is considered that the native vegetation proposed to be cleared for the Project is not significant as a remnant of native vegetation within an area that has been extensively cleared.	Unlikely to be at variance.
(f) Native vegetation should not be cleared if it is growing in or in association with a watercourse or wetland.	There are no wetland features overlapping the DE. No significant or nationally important wetlands, rivers or watercourses were identified, and no RAMSAR-listed wetland ecosystems or communities were found in the DE. There will be no clearing of native vegetation associated with a watercourse or wetland and no indirect impacts are expected from the Project. The proposed clearing of native vegetation for the Project is not considered to be at variance with this principle.	Unlikely to be at variance.
(g) Native vegetation should not be cleared if the clearing of the vegetation is likely to cause appreciable land degradation.	The DE intersects the St George land systems, described as Rocky sandstone plateaux and mountains supporting open spinifex with stunted trees; also lower sandplains with pindan vegetation of acacias with curly spinifex and ribbon grass (DPIRD-064, GoWA, 2025). The St George Land System is not susceptible to erosion (Payne & Schoknecht, 2011). Standard management practices will be implemented to prevent erosion / sedimentation. Additionally, the DE is located in an area which has previous disturbance, next to and within the existing power station and access tracks. The Project will incorporate standard construction management measures to reduce the risk of soil erosion and sedimentation as a result of ground disturbance and clearing (Appendix A). Any dust produced during construction will also be managed through the implementation of a CEMP. Therefore, it is not likely that the clearing will cause appreciable land degradation that will affect the present or future use of the land. Based on the above, the proposed clearing of native vegetation for the Project is not considered to be at variance with this principle.	Unlikely to be at variance.
(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.	There are no conservation areas overlapping the DE or within the Survey Area. No impacts to conservation areas are anticipated in association with the Project. No off-site impacts are anticipated as a result of the proposed clearing of native vegetation within the DE. It is noted that management measures regarding weeds and disease will be implemented to ensure that weeds are not spread as a result of clearing activities (Appendix A). The proposed clearing is not expected to impact any adjacent conservation areas.	Unlikely to be at variance.
(i) Native vegetation should not be cleared if the clearing of the vegetation is likely to cause deterioration in the quality of surface	No RIWI Act Rivers overlap the DE (GoWA, 2025). There are no wetland features overlapping the DE. A seasonal wetland was mapped by GHD (2025) within the Survey Area, this is approximately 40 m southeast of the DE. No significant or nationally important wetlands, rivers or watercourses were identified, and no RAMSAR-listed wetland ecosystems or communities were found in the Survey Area (GHD, 2025). The DE is in close proximity (~ 50 m) to the Fitzroy Crossing Water Public Drinking Water Source Areas (PDWSA) (GoWA, 2025). Standard mitigation measures are outlined in the CEMP. The DE overlaps the RIWI Act Canning-Kimberley Groundwater Area. There	Unlikely to be at variance.

Principle	Assessment	Outcome
or underground water.	are no bores within the DE with groundwater information. The closest bores to the DE (with records past 2008) report groundwater ranging from 4.1 – 23 m below ground level (mbl) (BoM, 2025). No extraction of groundwater is expected for the Project. Therefore, clearing within the DE is unlikely to cause deterioration in the quality of surface or underground water and the Project is unlikely to be at variance to this principle.	
(j) Native vegetation should not be cleared if the clearing of the vegetation is likely to cause, or exacerbate, the intensity of flooding.	Standard management measures for construction will be in place to mitigate against / manage erosion and associated environmental aspects. Therefore, the proposed clearing of native vegetation for the Project is not considered to be at variance with this principle.	Unlikely to be at variance.

9 Other matters

9.1 Land Planning

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*, however, due regard is required with respect to:

- The purpose and intent of any planning scheme that has effect in the locality where, and at the time when, the right is exercised;
- The orderly and proper planning, and the preservation of the amenity, of that locality at that time; and
- Any advice provided by the responsible authority in the course of the consultation required.

9.2 Other Approvals

In considering a clearing matter under section 51O of the *Environmental Protection Act 1986* (EP Act), the Department of Water and Environmental Regulation (DWER) CEO shall have regard to any planning instrument and other relevant matters when making decisions as to clearing permits. 'Other matters' are not defined in the *Environmental Protection Act 1986* (EP Act), and consequently are any matters the CEO considers relevant. Other matters are generally environmental issues not directly within the scope of the clearing principles, but within the object and principles of the Act. Other approvals that may apply to this Project are detailed Table 5. Land access is detailed in Section 2.3.

Table 5 Other approvals

Other approvals	Assessment
Referral to Environmental Protection Authority	Due to the small scale of the Project in a remote location, it is considered that all environmental impacts can be managed under Part V of the EP Act and referral to the EPA is not considered necessary.
Referral to Department of Climate Change, Energy, the Environment and Water (DCCEEW)	A Protected Matters Search Tool (PMST) was undertaken on the 28th of May 2025 with a 10 km buffer and identified the following matters: - National Heritage Places - Listed Threatened Species - Listed Migratory Species <i>Threatened flora, fauna and ecological communities</i> A search of the DCCEEW PMST identified 16 Threatened fauna species within 10 km of the DE, this included (excluding marine exclusive species): – Australian Painted Snipe (<i>Rostratula australis</i>) - Endangered – Curlew Sandpiper (<i>Calidris ferruginea</i>) – Critically Endangered, Migratory – Ghost Bat (<i>Macroderma gigas</i>) - Vulnerable – Gouldian Finch (<i>Chloebia gouldiae</i>) - Endangered – Greater Bilby (<i>Macrotis lagotis</i>) - Vulnerable – Grey Falcon (<i>Falco hypoleucos</i>) - Vulnerable – Merten's Water Monitor (<i>Varanus mertensi</i>) - Endangered – Mitchell's Water Monitor (<i>Varanus mitchelli</i>) – Critically Endangered – Night Parrot (<i>Pezoporus occidentalis</i>) - Endangered – Northern Blue-tongued Skink (<i>Tiliqua scincoides intermedia</i>) – Critically Endangered – Northern Brushtail Possum (<i>Trichosurus vulpecula arnhemensis</i>) - Vulnerable – Northern Quoll (<i>Dasyurus hallucatus</i>) - Endangered – Purple-crowned Fairy-wren (western) (<i>Malurus coronatus coronatus</i>) - Endangered – Red Goshawk (<i>Erythroriorchis radiatus</i>) - Endangered – Sharp-tailed Sandpiper (<i>Calidris acuminata</i>) – Vulnerable, Migratory Habitat for the Grey Falcon, Peregrine Falcon, and Northern Blue-Tongue Skink is present in the DE. No TECs were recorded in the DE or surrounds.

Other approvals	Assessment
	Based on aerial imagery and the Soil Landscape Mapping (DPIRD-027, GoWA 2022) and Pre-European Vegetation (DPIRD-006, GoWA 2022) datasets, habitat for the Threatened fauna is widespread within a 10 km radius of the DE. Overall, the fauna values of the DE are highly represented on a local and regional scale and clearing of fauna habitat for the Project is unlikely to trigger a significant impact under the Significant Impact 1.1 Guidelines (DoE, 2013). Given the abundance of alternative habitat, and small scale of clearing, referral to DCCEEW is not considered to be required. <i>Migratory fauna</i> A search of the DCCEEW PMST identified 12 Migratory species within 10 km of the DE (excluding marine exclusive species and Threatened species identified above), this included: – Barn Swallow (<i>Hirundo rustica</i>) – Migratory – Common Sandpiper (<i>Actitis hypoleucos</i>) – Migratory – Fork-tailed Swift (<i>Apus pacificus</i>) – Migratory – Grey Wagtail (<i>Motacilla cinerea</i>) – Migratory – Oriental Plover (<i>Charadrius veredus</i>) – Migratory – Oriental Pratincole (<i>Glareola maldivarum</i>) – Migratory – Osprey (<i>Pandion haliaetus</i>) – Migratory – Pectoral Sandpiper (<i>Calidris melanotos</i>) – Migratory – Yellow Wagtail (<i>Motacilla flava</i>) – Migratory No suitable habitat for migratory bird species was recorded within the DE. <i>National and World heritage</i> No World Heritage places overlap the DE or are within 40 km of the DE. The West Kimberley National Heritage Place (Place ID 106063) is 4 km south-east of the DE. <i>Wetlands of international importance</i> No Ramsar Wetlands overlap the DE or are within 50 km of the DE. Based on the above, the Project is unlikely to result in a significant impact to Matters of National Environmental Significance (MNES).
Works Approval or Licence under EP Act	No works approvals or licences are required for this project. The Power Station would not be of sufficient size to trigger a works approval or licence requirement.
Groundwater or surface water licence under the <i>Rights in Water and Irrigation Act 1914</i>	Horizon Power is permitted to access water under Section 42 and 49 of the <i>Electricity Operator (Powers) Act 1979</i> . Any licences required for construction water will be acquired by the construction contractor.
Notice of Intent to Clear system under the <i>Soil and Land Conservation Act 1945</i>	Not Applicable.
State and municipal heritage	There are no known municipal or State heritage sites within or adjacent to the DE (DPLH-090, DPLH-099, DPLH-006; GoWA, 2025). The Project is not expected to impact municipal or State heritage.
Native title	The DE is within the boundaries of native title determination Bunuba #2 Part A (WC2012/004), Bunuba Dawangarri Aboriginal Corporation being the representative Registered Native Title Body Corporate.
Aboriginal Sites of Significance under the <i>Aboriginal Heritage Act 1972</i>	A search of the Aboriginal Cultural Heritage Inquiry System (ACHIS) shows that the following Aboriginal Heritage sites overlap the DE: – Registered site (ID 429), Kurangki Burial, Burial – Registered site (ID 12233), Sacred Store and site (Men only), Ritual / Ceremonial; Creation / Dreaming Narrative; Meeting Place; Repository / Storage Place According to the ACHIS, the DE does not overlap any lodged sites or historic records. An Aboriginal Cultural Heritage Survey was carried out in 2001 when the original power station was built and covers the leased area. The site and access track were cleared to proceed.

Other approvals	Assessment
	Horizon Power is seeking advice from DPLH to determine if any further approvals are required under the Aboriginal Heritage Act 1972. Horizon Power has an external Aboriginal Cultural Heritage Management Policy, that details our commitment to <i>avoid impacting on Aboriginal Cultural Heritage whenever and wherever possible</i>.

10 References

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Appendix A: Construction Environmental Management Plan

PROTECTED

Fitzroy Crossing Power Station Project Construction Environmental Management Plan

September 2025

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1 Introduction

1.1 Project Context and Scope

Horizon Power is a Western Australian (WA) Government Trading Enterprise (GTE) and the state's regional and remote energy utility. Horizon Power operates under the *Electricity Corporations Act 2005* and is governed by a Board of Directors accountable to the Minister for Energy. Horizon Power is an experienced asset manager undertaking active management of vast electricity networks and generation assets across WA, utilising mature and robust operational, health and safety, and environmental systems.

Horizon Power currently purchases power from an independent power producer for the town and the agreement is expiring. A new purchase power agreement will be executed which may require construction of a new thermal power station. Due to land access constraints and flooding risks, the existing power station site will be utilised. The new thermal power station will consist of up to 3.0 megawatts (MW) of gas and diesel generators (the Project). All disturbance will be contained within a defined Development Envelope (DE; Figure 1).

1.2 Scope and purpose

This Construction Environmental Management Plan (CEMP) has been developed to outline environmental management measures to be implemented by Horizon Power and its contractors during the construction of the Project. This includes, but is not limited to, measures to manage dust, erosion and spread of weeds during clearing of native vegetation.

Figure 1 Development Envelope



2 Description of the Activity

2.1 Activity Overview

Geotechnical survey works will be required for the Project and will consist of mainly incidental clearing (driving over and parking on native vegetation) for vehicle / machinery access to test sites.

The Project is expected to consist of the construction of a thermal power station and associated infrastructure.

2.2 Clearing of Native Vegetation

The Project will require 0.05 ha of clearing within the 3.71 ha DE (as shown in Figure 1). Clearing is required for the following:

- Geotechnical surveys
- Power station construction and associated infrastructure.

Geotechnical survey works will consist of mainly incidental clearing (driving over and parking on native vegetation) for vehicle / machinery access to test sites. Clearing for the power station and associated infrastructure will be undertaken via mechanical removal.

Clearing of native vegetation within the DE will only be undertaken as specified by the Clearing Permit, including the extent and method of clearing to be undertaken and any specific management measures outlined in the permit conditions.

3 Avoidance Measures

Initial avoidance and minimisation was undertaken during site selection, including utilising the existing power station lease area to reduce the clearing associated with new power station.

4 Management Measures

The management measures listed in Table 1 will be implemented during geotechnical investigations and construction of this Project. Clearing of native vegetation will occur as per the conditions in the Native Vegetation Clearing Permit (NVCP) issued by the Department of Water and Environmental Regulation (DWER).

Table 1 Management Measures to be Implemented During Geotechnical Investigations and Construction

Aspect	Management Measure
Extent of Clearing	– No clearing is permitted outside the DE (Figure 1) including driving over native vegetation. – 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. – The clearing locations are to be demarcated with flagging tape, GPS or similar prior to clearing activities.
Flora and vegetation	– Areas of degraded, sparsely vegetated and/or previously cleared areas will be preferentially selected for the location of test pits, access tracks and laydown areas. – The clearing area allows for driving over vegetation to access geotechnical sites. Driving on vegetation will be kept to the minimum required to perform the works.
Fauna	– 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. – Construction personnel will not touch, feed or otherwise directly interact with fauna. – Vehicle and machinery speeds within the DE will be restricted to reduce the likelihood of fauna strike.
Weeds	– The Contractor will ensure that no weed-affected soil, mulch, fill or other material is brought into the DE. – Movement of vehicles and machinery will be restricted to the DE or established tracks and roads.

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Aspect	Management Measure
Erosion and soils	– Standard construction measures regarding erosion and sediment control will be implemented during construction works. – Designated access tracks will be applied to prevent additional disturbance. – Erosion and surface water controls are to be included in project design to prevent erosion.
Dust	– Standard construction dust control and mitigation measures will be implemented during clearing. This may include the use of a water trucks, or similar. – Ground disturbance and clearing of vegetation will be restricted during high winds if dust cannot be adequately controlled. – Reduced vehicle speed limits will be applied in areas of unconsolidated soil. – Use of defined routes for machinery/ vehicles travelling on unsealed roads.
Noise	– The contractor will comply with the Environmental Protection (Noise) Regulations 1997 – Complaints regarding noise will be recorded and investigated by Horizon Power.
Waste	– Rubbish will be disposed of in appropriate containers and all waste will be removed from the site.
Contamination	– Works are to immediately cease if hydrocarbons affected soil are seen or smelled, or if suspected asbestos containing materials are uncovered during works. – Works may recommence once the contamination status has been determined and the contamination is addressed.
Hydrocarbons and chemicals	– Hydrocarbons and chemicals will be appropriately managed on site to prevent spills, including maintaining equipment in good working order in accordance with manufacturers specifications. – Refuelling will be undertaken on hardstand or using catch trays only. Uncontrolled refuelling is not permitted. – Chemicals will be appropriately stored.