GOVERNMENT OF
WESTERN AUSTRALIA

CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

Purpose Permit number:	CPS 11273/1
Permit Holder:	Regional Power Corporation, trading as Horizon Power
Duration of Permit:	From 5 March 2026 to 5 March 2031

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 constructing a thermal power station.

2. Land on which clearing is to be done

Lot 314 on Deposited Plan 220931 (PIN 1317244), Fitzroy Crossing

Lot 156 on Deposited Plan 213655 (PIN 634416), Fitzroy Crossing

3. Clearing authorised

The permit holder must not clear more than 0.05 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; and

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

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;

(c) restrict the movement of machines and other vehicles to the limits of the areas to be cleared.

PART III - RECORD KEEPING AND REPORTING

6. 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 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) and 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 *weeds* in accordance with condition 5.

7. Reporting

The permit holder must provide to the *CEO* the records required under condition 6 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 *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.
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 3.
EP Act	*Environmental Protection Act 1986* (WA)
native vegetation	has the meaning given under section 3(1) and section 51A of the EP Act.
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

9 February 2026

Schedule 1

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

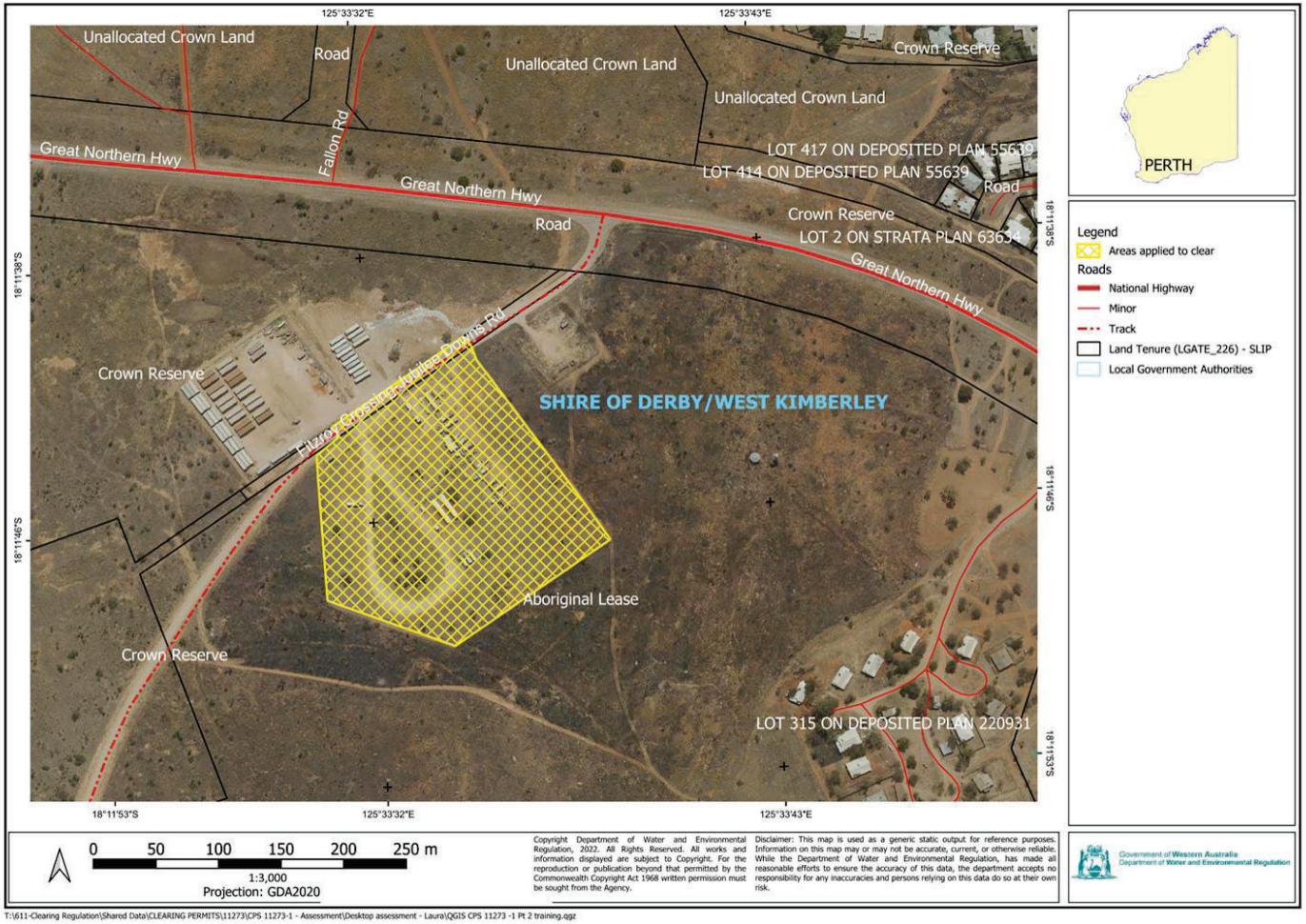

Figure 1: Map of the boundary of the area within which clearing may occur

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 11273/1
Permit type:	Purpose permit
Applicant name:	Regional Power Corporation, trading as Horizon Power
Application received:	22 September 2025
Application area:	0.05 hectares of native vegetation within a 3.71-hectare footprint
Purpose of clearing:	Undertaking geotechnical survey works and the construction of a thermal power station with associated infrastructure
Method of clearing:	Mechanical
Property:	Lot 314 on Deposited Plan 220931 (PIN 1317244) Lot 156 on Deposited Plan 213655 (PIN 634416) (easement - laa 144(156-a-doc j558031))
Location (LGA area/s):	Shire of Derby/ West Kimberley
Localities (suburb/s):	Fitzroy Crossing

1.2. Description of clearing activities

Regional Power Corporation, trading as Horizon Power proposes to clear Up to 0.05 hectares of native vegetation within a 3.71 hectares development envelope. The purpose of clearing is for undertaking geotechnical survey works and the construction of a thermal power station with associated infrastructure.

1.3. Decision on application

Decision:	Granted
Decision date:	9 February 2026
Decision area:	0.05 hectares of native vegetation within a 3.71-hectare footprint, 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 F) and the findings of a biological survey (see Appendix E), 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 that the site has been previously cleared for the construction of the existing power station.

The assessment identified that the proposed clearing will result in the loss of native vegetation that is suitable habitat for several fauna species including the blue tongue skink, purple-crowned fairy-wren (western), Spectacled hare-wallaby (mainland), Peregrine falcon, grey falcon and migratory species including the osprey and long-toed stint.

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 conservation significant fauna (see Section 3.2). 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

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1.5. Site map

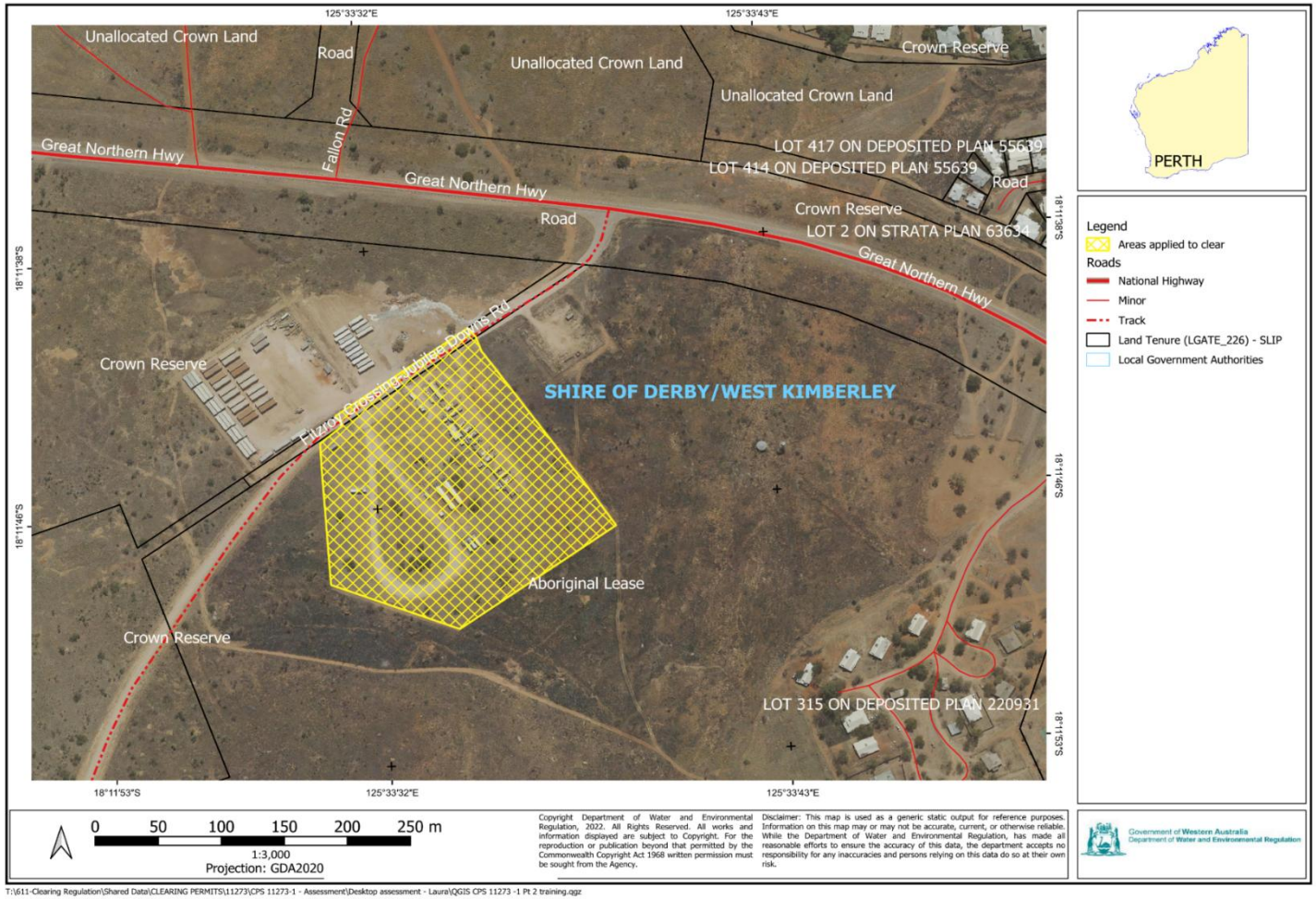

Figure 1. Map of the application area (Area A) The area crosshatched yellow indicate the area authorised to be cleared under the granted clearing permit.

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)

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

A Construction Environmental Management Plan (CEMP) was submitted by the applicant to demonstrate evidence of avoidance and mitigation measures to minimise the impacts on native vegetation. Initial avoidance and minimisation were undertaken during site selection, including utilising the existing power station lease area to reduce the clearing associated with new power station. The management measures outlined below will be implemented during geotechnical investigations and throughout construction of the Project (GHD Pty Ltd, 2025). These measures include:

- 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.
- 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.

The Delegated Officer was satisfied that the applicant has made a reasonable effort to avoid and minimise potential impacts of the proposed clearing on environmental values.

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 present a risk to biological values (fauna). 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 (fauna) - Clearing Principles (b)

Assessment

No significant fauna species were recorded within the Survey Area (GHD Pty Ltd, 2025).

The desktop assessment identified 29 conservation-significant fauna species previously recorded in the local area, including 18 birds, 4 mammals, 4 reptiles, 2 invertebrates and 3 fish. The northern blue-tongue skink was assessed as likely to occur in the biological survey (GHD Pty Ltd, 2025), although no records for this species were identified in the desktop assessment.

A likelihood-of-occurrence assessment identified seven species that may occur within the proposed clearing area:

- *Tiliqua scincoides intermedia* (Northern blue-tongue skink)
- *Falco peregrinus* (peregrine falcon)
- *Falco hypoleucos* (grey falcon)
- *Pandion haliaetus* (osprey)
- *Calidris subminuta (long-toed stint)*
- *Malurus coronatus coronatus (purple-crowned fairy-wren (western))*
- *Lagorchestes conspicillatus leichardti (spectacled hare-wallaby (mainland))*

Northern blue-tongue skink
This species occurs across Northern Australia. 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 (DCCEEW, 2021). The Northern blue-tongue skink may use the open woodland/shrubland on sandy clay plain habitat within the application are for foraging, feeding, refuge, basking and potential breeding activity (GHD Pty

Ltd, 2025). Given the small scale of clearing, abundance of alternative habitat and existing disturbance adjacent to the site, a significant impact is not expected.

Peregrine falcon
The peregrine falcon (*Falco peregrinus*) is found Australia-wide and occurs in a range of habitats including woodlands, grasslands and coastal cliffs, usually near watercourses (DAWE, 2020). Preferred roosting and breeding habitat for the peregrine falcon includes granite outcrops and coastal cliffs, but in the absence of these habitats, the species has been known to utilise the nests of other bird species or tree hollows for breeding (Marchant et al., 1993). It is considered that the habitat present within the application area may also provide suitable transient foraging habitat for this species as individuals migrate through the landscape. Noting that the peregrine falcon is a highly mobile species with a large home range that does not rely on special niche habitats, it is unlikely that the application area represents significant habitat for the species.

Grey falcon
The grey falcon (*Falco hypoleucos*) (Vulnerable under the BC Act and EPBC Act) occurs in arid and semi-arid inland Australia and is associated with timbered lowland plains such as tussock grassland, open woodland, and particularly Acacia shrublands that are crossed by tree-lined watercourses (Morcombe, 2004). The shrubland and hummock grassland within the application area may provide transient foraging habitat for the grey falcon as it migrates through the landscape (GHD Pty Ltd, 2025). However, Habitat critical to the survival of the grey falcon is not defined. The 0.05 ha within the application area may provide foraging and nesting habitat, however given the small scale of clearing, abundant alternative habitat and past disturbance, it is not considered likely that the proposed clearing will result in the loss of significant habitat for the species.

Osprey and long-toed stint
The osprey and long-toed stint do not have suitable habitat within the application area, however they may overfly whilst travelling to suitable habitat. Overall, the fauna values of the application 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.

Purple-crowned fairy-wren (western)
The purple-crowned fairy-wren (western) is known to utilise arid sand plains and dune systems supporting spinifex (Triodia spp.) grasslands and open shrubland with scattered acacia and eucalypt species (DCCEEW, 2024). Habitat consistent with that used by the species occurs within the proposed application area. However, given the extent of the proposed clearing and the comparable habitat in the local area, it is not expected to result in a significant loss of fauna habitat or compromise the local persistence of the species.

Spectacled hare-wallaby (mainland)
The Spectacled hare-wallaby inhabits open woodlands, shrublands and hummock grasslands and typically shelters in dense tussocks during the day, and forages at night on shrubs, grasses and herbs, usually within proximity to shelter sites (Ingleby and Westoby,1992). Given the extent of the proposed clearing and the extent of similar habitat in the local area, it is not considered likely that the application area contains significant habitat for the species.

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.

3.3. Relevant planning instruments and other matters

The Shire of Derby and West Kimberley advised DWER that local government approvals are not required, and that the proposed clearing is consistent with the Shire's Local Planning Scheme. The Shire did not have any objections to the proposed clearing.

Two Aboriginal sites of significance have been mapped within the application area. 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. The applicant advised that an aboriginal cultural heritage sSurvey was carried out in 2001 when the original power station was built and covers the leased area and that the site and access track were cleared to procced. The applicant is seeking advice from DPLH to determine if any further approvals are required under the *Aboriginal Heritage Act 1972* (Horizon Power, 2025).

Appendix A. Site characteristics

A.1. Site characteristics

Characteristic	Details
Local context	The application area is a previously cleared site along the Fitzroy Crossing-Jubilee Downs Road, approximately 500 metres west of Fitzroy Crossing town. The area is located within an existing power station in the extensive land use zone of Western Australia. Spatial data indicates the local area (50-kilometre radius from the centre of the area proposed to be cleared), retains more than 90 per cent of the original native vegetation cover.
Ecological linkage	No formal ecological linkages are mapped within the local area, or the application area.
Conservation areas	The application area does not intersect any conservation areas. The closest mapped conservation area is Warlibirri National Park approximately 3.4 kilometres east of the application area.
Vegetation description	The application area is situated within the Dampierland IBRA region. The biological survey (GHD Pty Ltd, 2025) indicates the vegetation identified within the proposed clearing area consists of one vegetation type and the remainder is cleared. VT03 - *Lysiphyllum cunninghamii* open woodland over *Hakea macrocarpa, Acacia colei var. colei and Atalaya hemiglauca* open shrubland on clay/sandy plain with some rocky areas. Images of the survey description and maps are available in Appendix D and E. This is consistent with the mapped vegetation type Fitzroy-Lennard Flood Plains (system 709), which is described as Hummock grassland with scattered shrubs or mallee Triodia spp. Acacia spp., Grevillea spp. Eucalyptus spp. Shrub-steppe (Shepherd et al, 2001). *The mapped vegetation type retains approximately 99.63 per cent of the original extent (Government of Western Australia, 2019).*
Vegetation condition	The biological survey (GHD Pty Ltd, 2025) indicates the vegetation within the proposed clearing area is in completely degraded (98.7%) to good condition (1.3%) (See Appendix C) (Trudgen, 1991). The full Trudgen (1991) condition rating scale is provided in Appendix C.
Climate and landform	Fitzroy Crossing experiences a semi-arid to dry hot tropical climate. The highest mean maximum temperature is in December at 43.2°C, the lowest is in June at 27.8°C. The average annual rainfall was 623mm in 2025.
Soil description	The application area is within the St George land system (331St), 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, 2019).
Land degradation risk	The St George Land System is susceptible to subsurface compaction (DPIRD, 2019).
Waterbodies and hydrogeography	The application area is in close proximity to a natural nonperennial waterbody approximately 130 metres north of application area. However, the proposed clearing does not intersect any watercourses or wetlands. The application area is mapped within the Fitzroy River and Tributaries Surface Water Area and the Canning-Kimberley Groundwater Area proclaimed under the RIWI Act.

Characteristic	Details
	Application area is 65 metres from the Fitzroy Crossing Water Reserve, Priority 3 Public drinking water source area proclaimed under the CAWS Act. Groundwater salinity within the application area is mapped at 500 to 1000 milligrams per litre total dissolved solids.
Flora	The desktop assessment identified a total of 16 conservation significant flora species that had previously been recorded within the local area. These include eight priority one species (P1), two priority two flora species (P2) and six Priority three flora species (P3) (Western Australian Herbarium, 1998-). None of these existing records occur within the application area, with the closest records being *Cullen candidum* (P1) recorded approximately 3.33 kilometres from the application area.
Ecological communities	No Threatened Ecological Communities (TEC) or Priority Ecological Communities (PEC) are mapped over the application area, nor were recorded within the DE by GHD (2025). The closest mapped PEC is Gogo Land System recorded 1.5 kilometres from the application area.
Fauna	The desktop assessment identified a total of 29 conservation significant fauna species that had previously recorded within the local area. These include 18 birds (11 migratory) species, 4 mammals, 2 reptiles, 2 invertebrates and 3 fish. The closest record is an occurrence of an osprey (*Pandion haliaetus*), approximately 0.58 kilometres away from the application area.

A.2. Vegetation extent

	Pre-European extent (ha)	Current extent (ha)	Extent remaining (%)	Crrent extent in all DBCA managed land (ha)	Current proportion (%) of pre-European extent in all DBCA managed land
IBRA bioregion*					
Dampierland	8,343,944.95	8,319,879.14	99.71	1.71	1.70
Vegetation complex					
Fitzroy-Lennard Flood Plains (709)	61,628.23	61,398.83	99.63	0.91	0.91

*Government of Western Australia (2019a)

A.3. 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]
Malurus coronatus coronatus	EN	Y	Y	2.32	34	Y
Falco hypoleucos	VU	Y	Y	24.04	1	Y
Falco peregrinus	OS	Y	Y	12.88	2	Y

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]
Calidris subminuta	MI	N	N	2.74	1	Y
Tiliqua scincoides intermedia	CR	Y	Y	0	0	Y
Lagorchestes conspicillatus leichardti	P	Y	Y	32.64	2	Y
Pandion haliaetus	MI	N	N	0.59	14	Y

T: threatened, CR: critically endangered, EN: endangered, VU: vulnerYable, P: priority, OS: other specially protected, MI: migratory

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 area proposed to be cleared does not contain significant flora, fauna, habitats, or unique assemblages of plants. The sites have previously been cleared with patchy areas of sparse vegetation and is not considered to comprise a high level of biodiversity.	Not likely to be at variance	No
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 contains suitable habitat for some conservation significant fauna species, however, the habitat is not considered significant for any of these species (see Appendix A.3). Overall, the fauna values of the DE are highly represented on a local and regional scale (GHD Pty Ltd, 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.	Not likely to be at variance	Yes *Refer to 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: There are no records of threatened flora listed under the BC Act within the application area, with no threatened flora species identified during the flora and vegetation survey (GHD Pty Ltd, 2025).	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 area proposed to be cleared is not mapped as a TEC. The flora and vegetation survey did not identify vegetation dominated by species indicative of 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 the mapped vegetation type and 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 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 application area does not intersect any conservation areas. The closest mapped conservation area is Warlibirri National Park approximately 3.4 km east of the application area. Given the distance to the nearest conservation area, the proposed clearing is not likely to have an impact on the environmental values of any conservation areas.	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: The application area does not intersect any watercourses or wetlands. One natural non-perennial waterbody is located approximately 130 metres north of application area. Given the small scale of the proposed clearing and the extent of existing clearing between the application area and the waterbody, it is unlikely to impact on- or off-site hydrology and water quality.	Not 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: The mapped soils are highly susceptible to subsurface compaction. Noting the extent / location of the application area, that the area has been previously cleared, and the condition of the vegetation, the proposed clearing is not likely to have an appreciable impact on 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: Application area is 65 metres from the Fitzroy Crossing Water Reserve, Priority 3 Public drinking water source area proclaimed under the CAWS Act. Noting the extent / location of the application area, that the area has been previously cleared, and the , the standard mitigation measures outlined in the CEMP, the proposed clearing is not likely to cause deterioration in the quality of surface or underground water	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: A portion of the application area intersects a mapped 1 in 100 AEP floodplain. *The mapped soils and topographic contours in the surrounding area do not indicate the proposed clearing is likely 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. Imagery of the vegetation

Figure 2. Photograph of VT03 vegetation type (left) and cleared area (right) from the site inspection (GHD,2025).

Appendix E. Survey excerpt

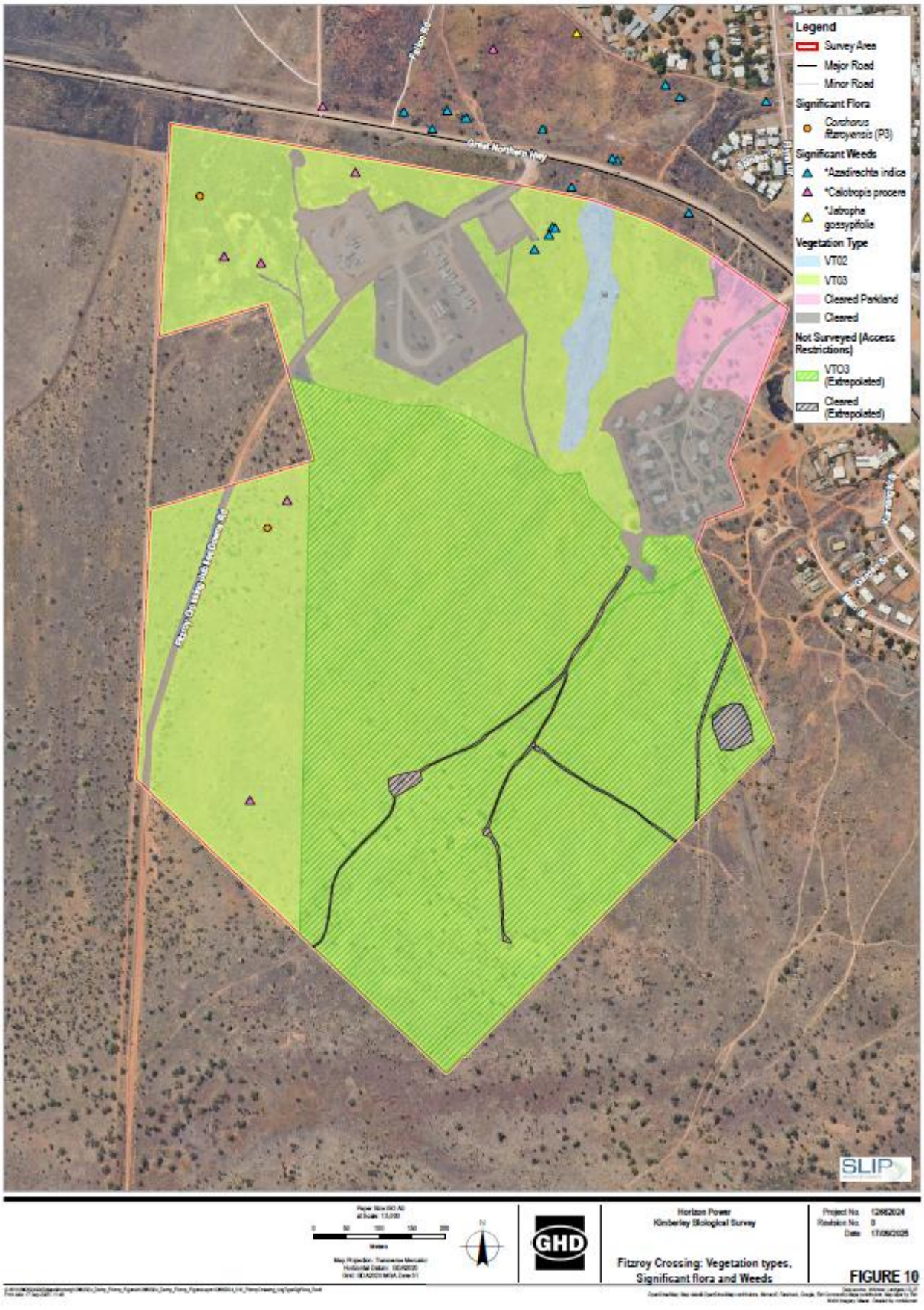

Figure 3. *Vegetation mapping of the proposed clearing areas (GHD, 2025)*

Appendix F. Sources of information

F.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)
- 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)
- FPM Floodplain Area (DWER-020)
- 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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