



CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

Purpose Permit number:	CPS 8823/2
Permit Holder:	Regional Power Corporation T/A Horizon Power
Duration of Permit:	From 19 June 2020 to 19 June 2030

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

PART I – CLEARING AUTHORISED

1. Clearing authorised (purpose)

The permit holder is authorised to clear *native vegetation* for the purpose of hybrid power station and associated infrastructure.

2. Land on which clearing is to be done

Monkey Mia Road Reserve (PIN 11428273), Denham
 Lot 364 on Deposited Plan 193644, Denham
 Lot 8000 on Deposited Plan 419413, Denham
 Lot 12 on Deposited Plan 419413, Denham

3. Clearing authorised

The permit holder must not clear more than 10 hectares of *native vegetation* within the area cross-hatched yellow in Figure 1 of Schedule 1.

4. Application

This Permit allows the Permit Holder to authorise persons, including employees, contractors and agents of the Permit Holder, to *clear native vegetation* for the purposes of this Permit subject to compliance with the conditions of this Permit and approval from the Permit Holder.

5. Type of clearing authorised

This Permit authorises the Permit Holder to clear native vegetation for activities to the extent that the Permit Holder has the right to access land under the *Land Administration Act 1997* or any other written law.

PART II – MANAGEMENT CONDITIONS

6. Wind Erosion Management

The permit holder must commence construction of the Hybrid Power Station no later than three (3) months after undertaking the authorised clearing activities to reduce the potential for wind erosion.

7. 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.

8. Dieback and weed control

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* and *dieback*:

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

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	<ul style="list-style-type: none"> (a) the species composition, structure, and density of the cleared area; (b) the location where the clearing occurred, recorded using a Global Positioning System (GPS) unit set to Geocentric Datum Australia 2020 (GDA2020), expressing the geographical coordinates in Eastings and Northings; (c) the date that the area was cleared;

No.	Relevant matter	Specifications
		(d) the size of the area cleared (in hectares); (e) actions taken to minimise wind erosion in accordance within condition 6 (f) actions taken to avoid, minimise, and reduce the impacts and extent of clearing in accordance with condition 7; and (g) actions taken to minimise the risk of the introduction and spread of <i>weeds</i> and <i>dieback</i> in accordance with condition 8.

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 <i>Environmental Protection Act 1986</i> .
clearing	has the meaning given under section 3(1) of the EP Act.
condition	a condition to which this clearing permit is subject under section 51H of the EP Act.
dieback	means the effect of <i>Phytophthora</i> species on native vegetation.
department	means the department established under section 35 of the <i>Public Sector Management Act 1994</i> (WA) and designated as responsible for the administration of the EP Act, which includes Part V Division 3.
EP Act	<i>Environmental Protection Act 1986</i> (WA)
fill	means material used to increase the ground level, or to fill a depression.
mulch	means the use of organic matter, wood chips or rocks to slow the movement of water across the soil surface and to reduce evaporation.
native vegetation	has the meaning given under section 3(1) and section 51A of the EP Act.
weeds	means any plant – (a) that is a declared pest under section 22 of the <i>Biosecurity and Agriculture Management Act 2007</i> ; or (b) published in a Department of Biodiversity, Conservation and Attractions species-led ecological impact and invasiveness ranking summary, regardless of ranking; or (c) not indigenous to the area concerned.

END OF CONDITIONS

B. Walker.

Belinda Walker
EXECUTIVE DIRECTOR
GREEN ENERGY

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

3 June 2025

Schedule 1



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



Clearing Permit Decision Report

1. Application details and outcome

1.1. Permit application details

Permit number:	CPS 8823/2
Permit type:	Purpose permit
Applicant name:	Regional Power Corporation T/A Horizon Power
Purpose of clearing:	Construction of Hybrid Power Station and associated infrastructure
Property:	Monkey Mia Road, Denham (PIN 11428273), Lot 364 on Deposited Plan 193644 Lot 12 on Deposited Plan 419413 Lot 8000 on Deposited Plan 419413
Locality	Denham
(LGA area/s):	Shire of Shark Bay

1.2. Decision on application and key considerations

Decision:	Granted
Decision date:	3 June 2025
Decision area:	10 hectares (ha) of native vegetation

1.3. Reasons for decision

On 22 May 2020, the Department of Water and Regulation (DWER) granted Horizon Power (the permit holder) Clearing Permit CPS 8823/1 to clear 10 hectares of native vegetation. Of the approved extent, approximately 6.75 ha were cleared (Horizon Power, 2025).

On 13 March 2025, the permit holder applied for the amendment of Clearing Permit CPS 8823/1 to extend its permit duration in accordance with section 51E of the *Environmental Protection Act 1986* (EP Act) by five years. The Department of Water and Environmental Regulation advertised the application for public comment for a period of 21 days and received no submissions.

A review of contemporary biological databases did not identify any records of conservation significant flora, terrestrial fauna of threatened or priority ecological communities within the local area. Therefore, the impacts of the proposed amendment are consistent with those identified in the decision report for Clearing Permit CPS 8823/1. Similarly, no additional planning or other matters have arisen since the grant of Clearing Permit CPS 8823/1 that would influence the decision to approve the amendment in this instance.

In determining to grant the amended clearing permit subject to conditions, the Delegated Officer found that the proposed clearing is unlikely to lead to an unacceptable environmental risk.

2. Site maps



Figure 1: Map of the area approved to clear

Appendix A - References and databases

1. GIS datasets

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

- Aboriginal Heritage Places (DPLH-001)
- Cadastre Address (LGATE-002)
- 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)
- IBRA Vegetation Statistics
- Regional Parks (DBCA-026)

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)

2. References

Horizon Power (2025). *Synergy (North) Site, Denham*. Purpose permit application form and supporting information for Clearing Permit Application CPS 8823/2 (DWER Ref: DWERDT1095377).

Horizon Power (2025). *Water Corporation (central)*. Purpose permit application form and supporting information for Clearing Permit Application CPS 8823/2 (DWER Ref: DWERDT1095380).

Horizon Power (2025). *Shire (South) Site*. Purpose permit application form and supporting information for Clearing Permit Application CPS 8823/2 (DWER Ref: DWERDT1095448).