



## CLEARING PERMIT

*Granted under section 51E of the Environmental Protection Act 1986*

<b>Purpose Permit number:</b>	CPS 9468/3
<b>Permit Holder:</b>	Regional Power Corporation trading as Horizon Power
<b>Duration of Permit:</b>	From 19 May 2022 to 19 May 2027

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

### **PART I – CLEARING AUTHORISED**

#### **1. Clearing authorised (purpose)**

The permit holder is authorised to clear *native vegetation* for the purpose of geotechnical investigations and the construction of a renewable energy facility.

#### **2. Land on which clearing is to be done**

Lot 3 on Deposited Plan 126500, Leonora  
Lot 51 on Deposited Plan 59908, Leonora

#### **3. Clearing authorised**

The permit holder must not clear more than 19.85 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:

- avoid the clearing of *native vegetation*;
- minimise the amount of *native vegetation* to be cleared; and
- 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.

**6. Erosion Management**

The permit holder must commence the geotechnical investigations and the construction of the renewable energy facility no later than three (3) months after undertaking the authorised clearing activities to reduce the potential for wind and water erosion.

**PART III - RECORD KEEPING AND REPORTING**

**7. 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"> <li>(a) the species composition, structure, and density of the cleared area;</li> <li>(b) the location where the clearing occurred, recorded using a Global Positioning System (GPS) unit set to Geocentric Datum Australia 1994 (GDA94), expressing the geographical coordinates in Eastings and Northings;</li> <li>(c) the date that the area was cleared;</li> <li>(d) the size of the area cleared (in hectares);</li> <li>(e) actions taken to avoid, minimise, and reduce the impacts and extent of clearing in accordance with condition 4;</li> <li>(f) actions taken to minimise the risk of the introduction and spread of <i>weeds</i> and <i>dieback</i> in accordance with condition 5; and</li> <li>(g) erosion management activities undertaken in accordance with condition 6.</li> </ul>

**8. Reporting**

The permit holder must provide to the *CEO* the records required under condition 7 of this permit when requested by the *CEO*.

## DEFINITIONS

In this permit, the terms in Table have the meanings defined.

**Table 2: Definitions**

Term	Definition
CEO	Chief Executive Officer of the department responsible for the administration of the clearing provisions under the <i>Environmental Protection Act 1986</i> .
clearing	has the meaning given under section 3(1) of the EP Act.
condition	a condition to which this clearing permit is subject under section 51H of the EP Act.
fill	means material used to increase the ground level, or to fill a depression.
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)
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 – <ul style="list-style-type: none"> <li>(a) that is a declared pest under section 22 of the <i>Biosecurity and Agriculture Management Act 2007</i>; or</li> <li>(b) published in a Department of Biodiversity, Conservation and Attractions species-led ecological impact and invasiveness ranking summary, regardless of ranking; or</li> <li>(c) not indigenous to the area concerned.</li> </ul>

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## END OF CONDITIONS

*B. Walker.*

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**Belinda Walker**  
**Executive Director**  
 GREEN ENERGY

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

18 February 2025



# Schedule 1

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

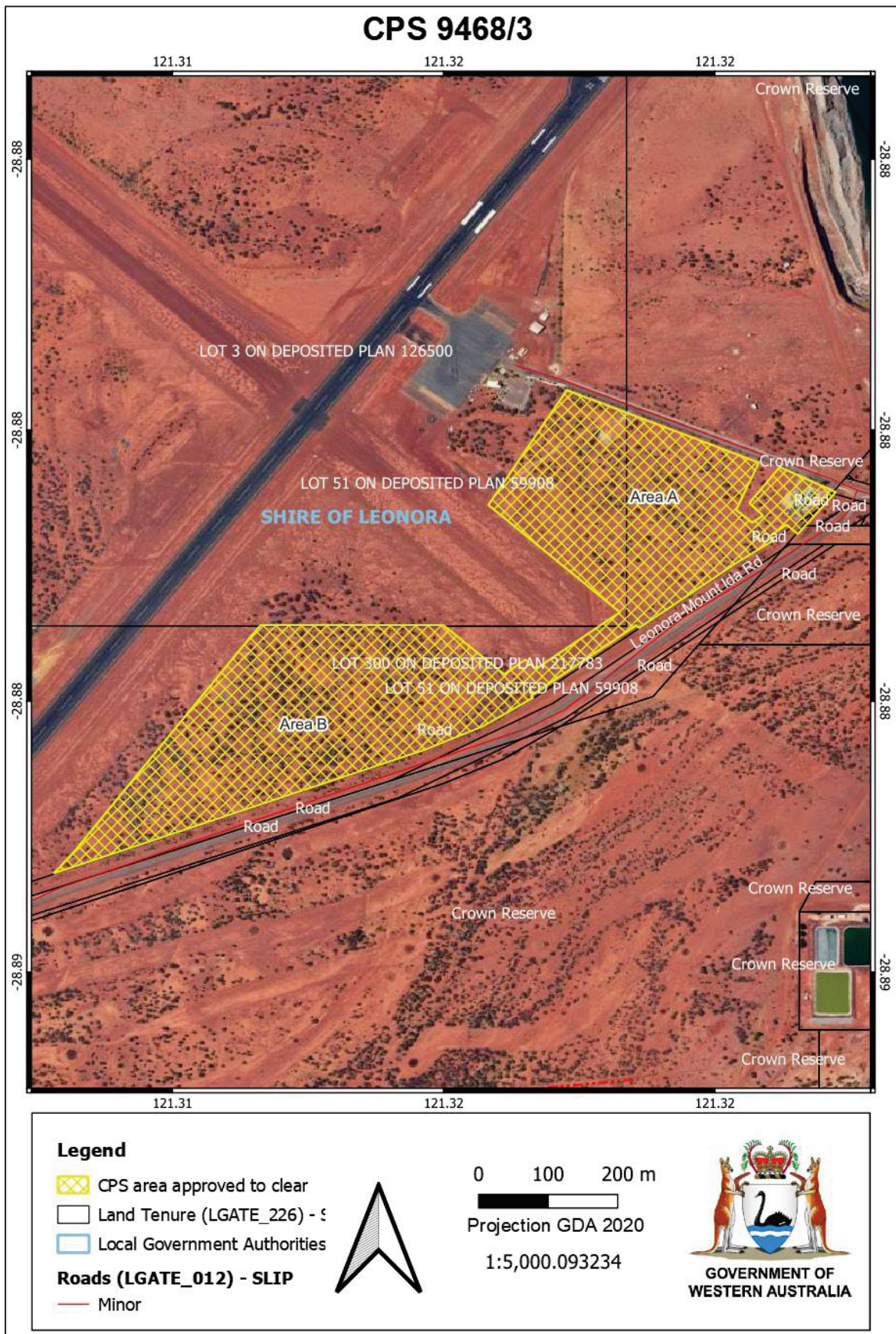


Figure 1: Map of the boundary of the area within which clearing may occur



# Clearing Permit Decision Report

## 1 Application details and outcome

### 1.1. Permit application details

<b>Permit number:</b>	CPS 9468/3
<b>Permit type:</b>	Purpose permit
<b>Applicant name:</b>	Regional Power Corporation trading as Horizon Power (Horizon Power)
<b>Application received:</b>	12 September 2024
<b>Application area:</b>	19.85 hectares of native vegetation within a development envelope of 22.46 hectares
<b>Purpose of clearing:</b>	Geotechnical investigations and the construction of a renewable energy facility to supply electricity to the town of Leonora
<b>Method of clearing:</b>	Mechanical removal
<b>Property:</b>	Lot 51 on Deposited Plan 59908 Lot 3 on Deposited Plan 126500
<b>Location (LGA area/s):</b>	Shire of Leonora
<b>Localities (suburb/s):</b>	Leonora

### 1.2. Description of clearing activities

Clearing Permit CPS 9468/1 which was granted on 24 April 2022. Clearing Permit CPS 9468/1 was required for geotechnical investigations and construction of a new hybrid power station for the town of Leonora, consisting of thermal generation, solar and battery energy storage systems. Two sites were under consideration (Areas A and B) and a clearing permit was obtained for both (CPS 9468/1) (Figure 2). The applicant decided that Area A will not be progressed, and an approximately 12 ha hybrid power station farm will be constructed at Area B. On 16/02/2024 the applicant applied for an amendment to CPS 9468/1 which was assigned the reference CPS 9468/2. The proposed CPS 9468/2 was later withdrawn before it was granted.

On 12 September 2024 an application to amend CPS 9468/1 was submitted to the Department. The proposed amendment is to include a connection corridor between the hybrid power station and the existing network. The connection corridor will consist of underground power lines to avoid impacts to the airport runway and will not require additional clearing as it will be constructed on cleared land (runway) (see Figure 1 and 2). The applicant has advised that no clearing has been undertaken under CPS 9468/1 since it was granted in April 2022.

### 1.3. Decision on application

<b>Decision:</b>	Granted
<b>Decision date:</b>	Click to enter date
<b>Decision area:</b>	19.85 hectares of native vegetation within the area cross-hatched yellow as depicted in Section 1.5, below.



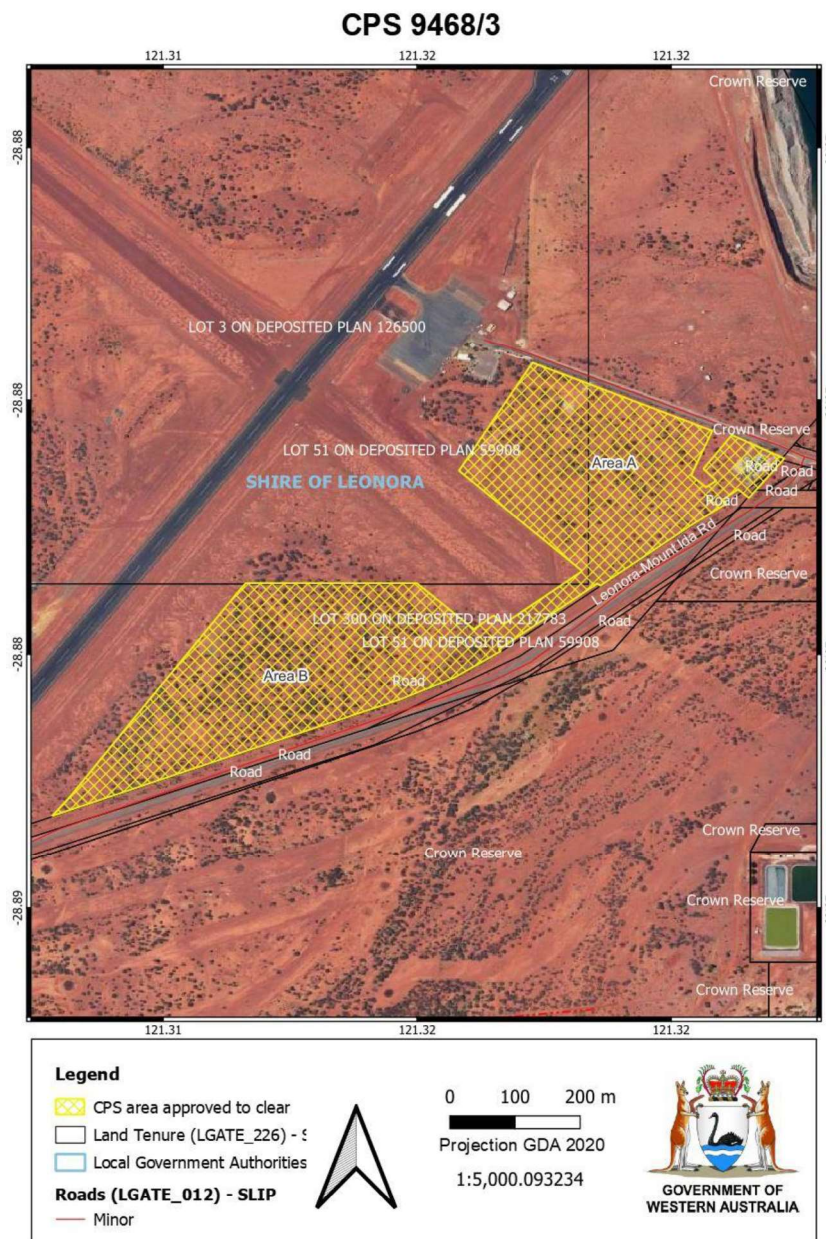
### 1.4. Reasons for decision

This clearing permit amendment 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 14 days and no submissions were received.

In making this decision, the Delegated Officer had regard for the site characteristics, relevant datasets (see Appendix A.1), the findings of a flora and vegetation survey, the clearing principles set out in Schedule 5 of the EP Act, relevant planning instruments and any other matters considered relevant to the assessment (see Section 4). The Delegated Officer also took into consideration the purpose of the clearing to facilitate the construction of a new transmission line.

The assessment has not changed since the assessment for CPS 9468/1. The Delegated Officer determined that the proposed amendment to include a small area of cleared land (access road) to install underground cables is not likely to lead to an unacceptable risk to environmental values and will not alter the clearing extent of the previously approved 19.85 hectares under CPS 9468/1 if Area A is no longer pursued to be cleared.

### 1.5. Site maps



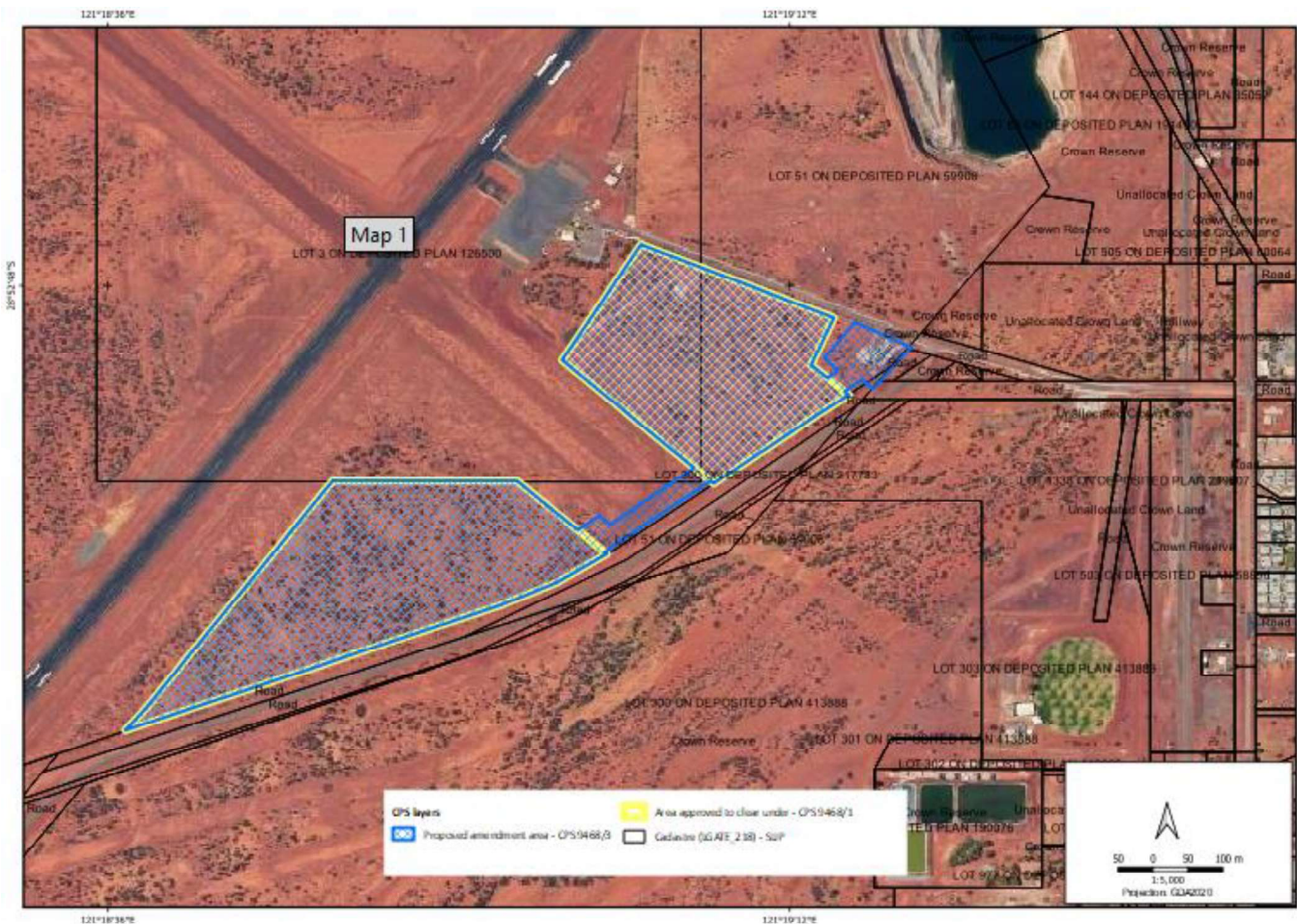
**Figure 1.** Map of the application area showing Area A and B. Area crosshatched yellow indicates the area in which the applicant is authorised to clear 19.85 hectares as per the granted clearing permit.

## 2 Legislative context

The legislative context of the clearing permit application is unchanged and can be found in Clearing Permit Decision Report CPS 9468/1.

## 3 Site characteristics

The amendment to clearing permit CPS 9468/1 has been proposed to be able to include a connection corridor between the renewable energy facility, and the existing network. This connection is required to distribute the energy generated by the hybrid power station, to the existing network. As the northeastern part of the development area (known as Area A) will no longer be cleared, no increase in the amount of native vegetation to be cleared is proposed for this clearing permit. The connection corridor crosses through land that is already cleared for the Leonora Airport, and any vegetation to be cleared is commensurate with the surrounding region. Therefore, the environmental values associated with the site characteristics, and the impacts on these, remain unchanged from the previously approved CPS 9468/1. Figure 2 depicts the proposed amendment in the application area.



**Figure 2.** Proposed amendment area (crosshatched blue area) includes a cleared area connecting the two areas previously approved under CPS 9468/1 (crosshatched yellow) and an area that has previously been cleared.

The proposed amendment will change the project / clearing footprint without adding the extent of native vegetation to be cleared.

## 4 Detailed assessment of application

### 4.1. Avoidance and mitigation measures

For CPS 9468/3, the applicant has demonstrated avoidance, minimisation, and mitigation measures (in accordance with CPS 9468/1). The applicant has selected the application area for its proximity to already cleared areas, such as the golf course and the airstrip. In addition, the applicant has stated to only clear areas where clearing is necessary and to allow vegetation under solar panels to re-establish where practical.



Based on the above, 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.

#### **4.2. Assessment of impacts on environmental values**

The inclusion of a connection corridor into the clearing footprint approved for CPS 9468/1 has not changed the assessment against the clearing principles set out in the Clearing Permit Decision Report CPS 9468/1. The connection corridor part of the application (0.67ha) is not within the clearing footprint that has previously been assessed for CPS 9468/1 but is situated on cleared land (airstrip).

Given the above, the Delegated Officer considered that the extent to which the impacts of the proposed clearing present a risk to biological, conservation, or land and water resource values, and the conditions to mitigate potential impacts also remains unchanged from the original assessment. Conditions related to this application will therefore reflect the ones associated with Clearing Permit Decision Report CPS 9468/1.

#### **4.3. Relevant planning instruments and other matters**

The assessment against planning instruments and other relevant matters including those related to the Registered and Aboriginal Heritage sites is unchanged and can be found in Clearing Permit Decision Report CPS 9468/1.

The amendment application was advertised on DWER's website on 27 November 2024, inviting submissions from the public within a 14 day period. No submissions were received in relation to this application.

The Contaminated Sites branch stated that it's previous advice from March 2022 on clearing permit CPS 9468/1 will remain unchanged.

The Shire of Leonora was contacted but did not provide any additional comments. The Shire previously did not have any objection to the application.

**End**



## Appendix A. Sources of information

### A.1. GIS databases

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

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

Restricted GIS Databases used:

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

### A.2. References

360 Environmental (2021) Biological survey, Leonora (Lot 51, Mt Ida Road) prepared for Horizon power, received 11 February 2021 (DWER Ref: DWERDT1035776)

Department of Water and Environmental Regulation (DWER) (2022) *Clearing Permit CPS 9468/1*. Granted on 24 April 2022.

Horizon Power (2024) *Application for amendment of Clearing Permit CPS 9468/1*. Regional Power Corporation.  
Received by DWER on 12 September 2024. (DWER Ref: DWERDT1006776).

Horizon Power (2024) Leonora Renewable Energy Facility – Native Vegetation Clearing Permit Amendment  
Supporting Document *CPS 9468/3*, received 12 September 2024 (DWER Ref: DWERDT1035775).