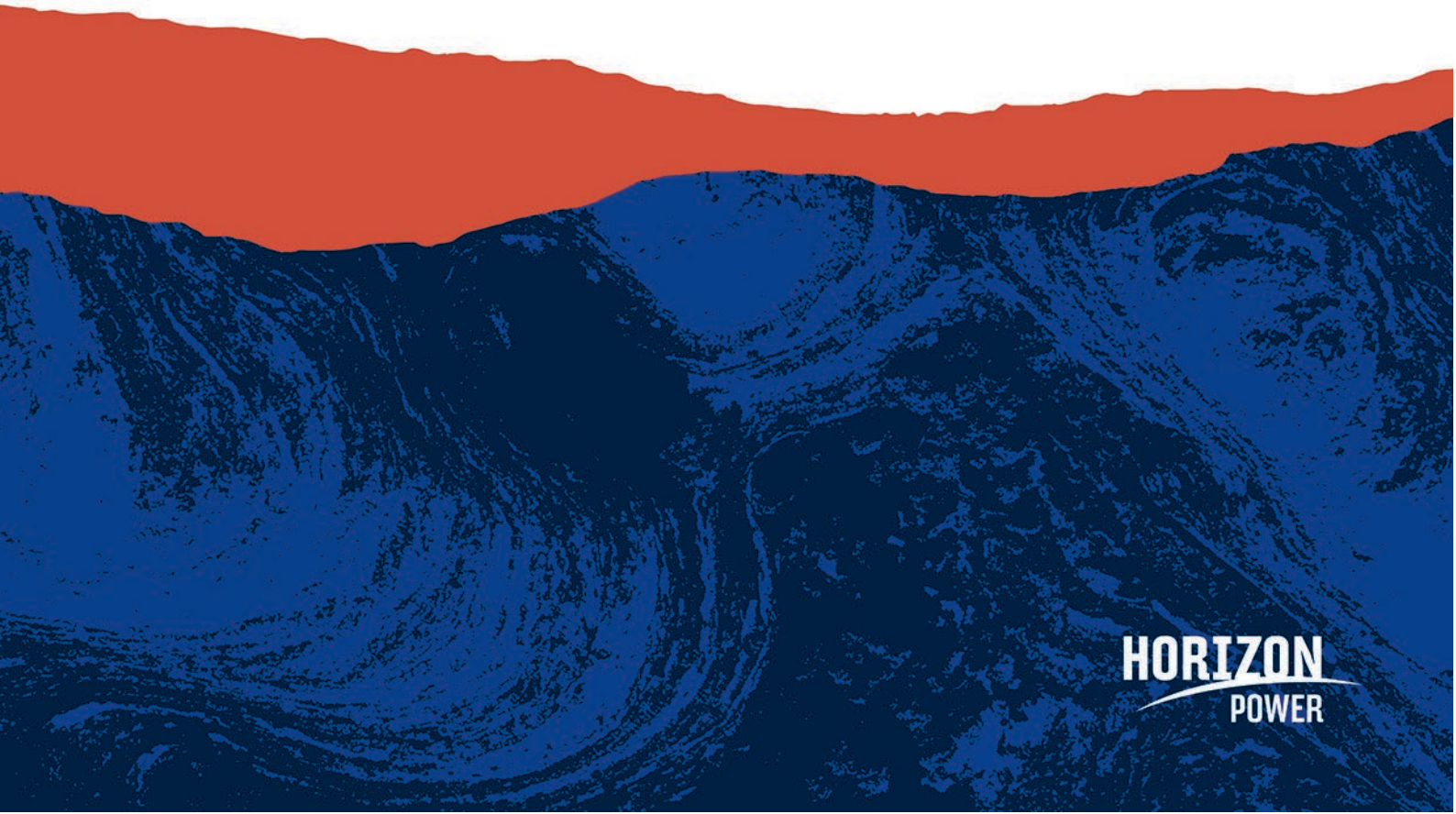
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Coral Bay Future Energy System - Native Vegetation Clearing Permit

Supporting Document

July 2026



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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.

Horizon Power is committed to supporting the State's target of achieving an 80% reduction in emissions through a low-cost and capital-efficient approach. A key strategy in meeting this ambition is renewable energy sources and the reduced reliance on delivery of fossil fuels to remote locations.

In Coral Bay, the existing wind turbines play a critical role in delivering renewable energy to the town. The wind turbines are located within existing lease areas on Lot 316 on Deposited Plan 54580, approximately 1 km south of the Coral Bay townsite, adjacent to the existing power station. Three wind turbines currently occupy the site.

The three wind turbines supplying power to Coral Bay are now in deteriorated condition and approaching the end of their operational life. Without replacement, the decommissioning of these turbines would increase emissions and raise the cost of energy supply, as Coral Bay's electricity system would become more reliant on diesel generation.

By replacing the aging turbines with more efficient and modern renewable energy solutions, Horizon Power can maintain—and potentially enhance—the renewable energy contribution to the Coral Bay power system, while ensuring ongoing reliability and system optimisation. The replacement turbines will be installed in place of the existing turbines, ensuring that the new units remain consistent with the current visual and environmental profile of the site. A small solar farm is also proposed for the site. This future energy system will enable continued delivery of reliable, low-emission renewable energy to the Coral Bay community while supporting Western Australia's long-term decarbonisation objectives.

The Project will require the clearing of no more than 5 ha within a Development Envelope (DE) 17.01 ha in size (Figure 1). A Native Vegetation Clearing Permit (NVCP) will be required from the Department of Water and Environment Regulation (DWER) to facilitate the clearing for the Project.

Table 1 Turbine details

	Existing wind turbines	Proposed wind turbines
Number of turbines	3	3
Combined generation capacity	0.8 MW	0.75-1 MW
Hub Height (m)	55	40-55
Rotor diameter (m)	32	30-43
Total height (meters above ground level)	71	55-77
Minimum tip height (mAGL)	39	25-33
Maximum tip height (mAGL)	71	55-77

1.2 Scope and Purpose

This document has been prepared to support a Native Vegetation Clearing Permit (NVCP) application for the Project. It provides detailed information on the proposed activities (Section 2) and the associated vegetation clearing requirements (Section 3).

To inform the environmental approvals process, Horizon Power commissioned a biological survey undertaken by SLR (2025). The findings of this survey are summarised in Section 4 of this document. The survey was commissioned

specifically to support the planned replacement of the three existing wind turbines and the investigation of additional renewable energy infrastructure options in Coral Bay.

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 1 km south of Coral Bay townsite, between Monck Head Drive and Sanctuary Bay Road, Western Australia. Land details of the DE are provided in Table 2 and the DE is shown in Figure 1.

Table 2 Development Envelope Location

Size of Development Envelope (ha)	Development Envelope location	Shire	Neighbouring land uses
17.01	Lot 315 on Deposited Plan 54580, 2750/195 Lot 316 on Deposited Plan 54580, LR3159/407 Lot 320 on Deposited Plan 53672, LR3159/525	Shire of Carnarvon	Reserve, Road, Power Station

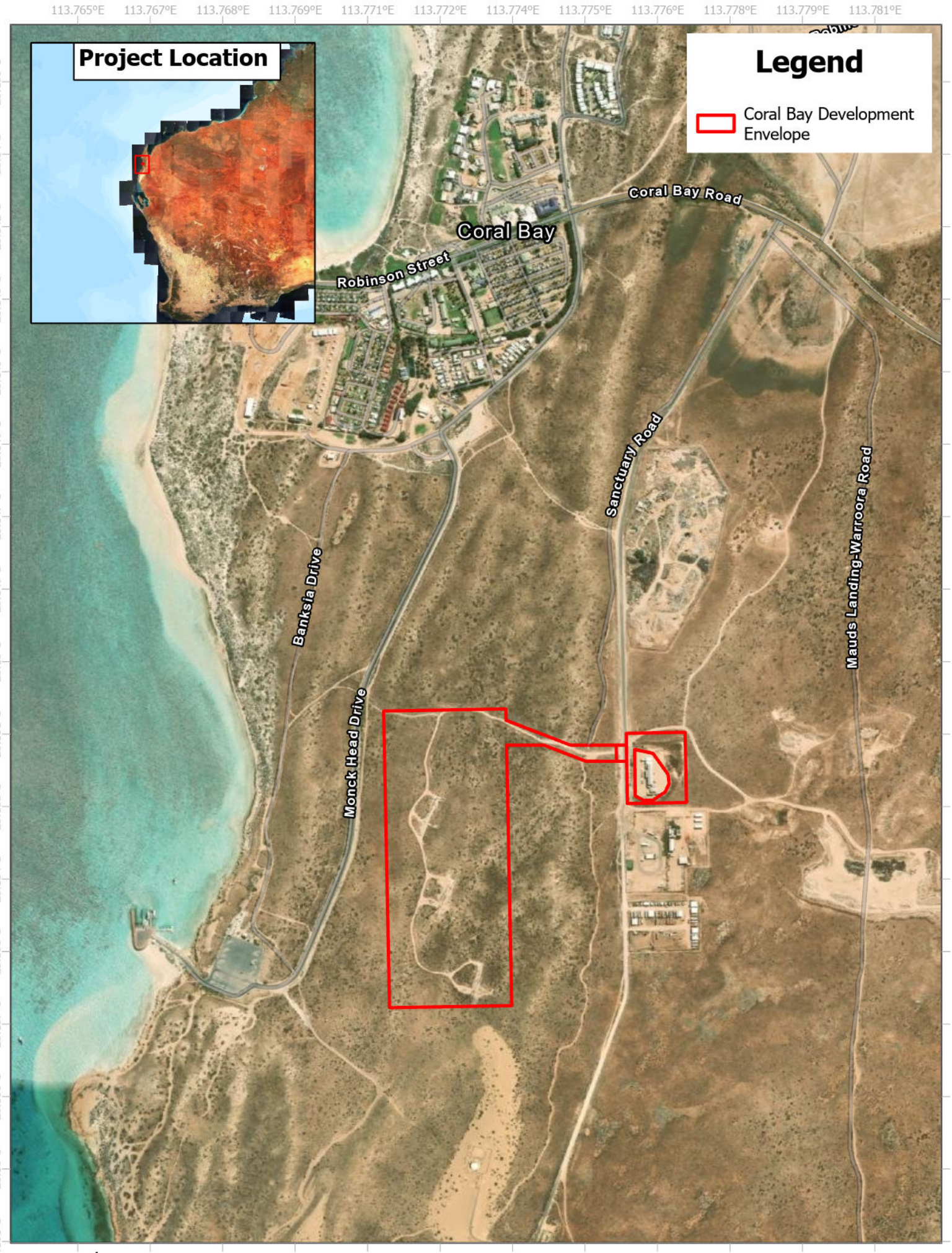


Figure 1 | Development Envelope

N

0 87.5 175 350 Meters

Scale: 1:10,000

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2.2 Activity Overview and Timelines

The Project will consist of the replacement of the three existing wind turbines with modern, higher-efficiency like-for-like units, along with the potential installation of a small 2.5 ha solar farm and new Battery Energy Storage System (BESS) to enhance system stability and renewable energy integration.

A five-year clearing permit is requested to allow for procurement lead times, supplier availability, and construction scheduling. Vegetation clearing will be undertaken within approximately three months of construction commencement to ensure site readiness and compliance with environmental requirements.

Horizon Power will engage an engineering consultant to determine whether a dedicated geotechnical investigation is required for the proposed turbine replacement works within the remaining lease area on Lot 316 on Deposited Plan 54580. If required, geotechnical investigations will be undertaken at the locations where the turbines will be installed, and no clearing is expected as a result.

2.3 Land Access

The works will be undertaken at the existing wind turbine lease area, currently mandated for the purposes of electricity generation.

3 Description of Proposed Clearing

3.1 Proposed Clearing Area

The final design and footprint required for the Project, is guided by the location of existing assets, but will be determined once all due diligence activities are completed, and will also depend on the engineering, environmental and social constraints of the site. The Project will clear no more than 5 ha of native vegetation within the DE. Clearing is required for the following:

- Three wind turbines
- Cable trenches
- Solar farm
- Battery Energy Storage System
- Widening of access roads, if required.

3.2 Proposed Clearing Method

Clearing will be undertaken predominantly through mechanical methods, using graded and controlled approaches suited to the scale of works. Mechanical clearing may include the use of light to medium-duty machinery such as graders, loaders, excavators, and slashing equipment to remove above-ground vegetation within the defined clearing footprint. Where feasible, vegetation will be pushed to the side rather than fully removed, to reduce soil disturbance and allow for natural regeneration.

Some driving over and parking on native vegetation will occur, particularly during mobilisation of construction equipment, crane operations, and access to turbine foundations. These activities will be restricted to designated access routes and work pads to minimise compaction and disturbance.

Clearing may also be required to establish temporary laydown areas for delivery and storage of turbine and solar components, including tower sections, nacelles, blades, crane pads, arrays and solar panels. The solar farm is expected to be 2.5 ha in total. These areas will be sited to minimise vegetation impact, including utilising the already cleared areas around each turbine. Temporary clearing areas will be rehabilitated where practicable following completion of works.

Where trenching or minor excavation is required for electrical cabling or for the installation of the BESS, ground disturbance will be limited to the minimum area needed to safely undertake the works. All clearing will follow Horizon Power's environmental management procedures, including delineation of boundaries, avoidance of unnecessary disturbance, and topsoil preservation where applicable.

4 Biological Survey

To inform the Project, a detailed (single season) flora and vegetation survey and a basic and targeted fauna survey has been undertaken by SLR (2026) on 23rd to 25th March 2026. The biological survey was undertaken in accordance with the Environmental Protection Authority (EPA) guidelines (EPA, 2016 and EPA, 2020) and is summarised in Table 3.

Table 3 Summary of Biological Surveys Relevant to the DE

Survey	Summary of Findings
Coral Bay Wind Farm Biological Surveys Detailed Flora, Vegetation and Vertebrate Fauna (SLR, 2026) (ISA Number: ISA-0001576)	**Survey Dates:** 23rd – 25th March 2026 **Survey Area:** 17.96ha, as shown in Figure 1. **Flora / Vegetation Findings**: – A total of 42 flora taxa were recorded, representing 34 genera across 22 families. – Three weed taxa were recorded in the Survey Area ((*Aerva javanica, *Cenchrus ciliaris, *Euphorbia hirta), none of which are listed as Declared Pests (DP) of Weeds of National Significance (WoNS). – No flora taxa listed as Threatened under the Environmental Protection and Biodiversity Conservation Act 1999 (EPBC Act) and Biodiversity Conservation Act 2016 (BC Act) were recorded within the Survey Area. – One DBCA listed Priority flora taxa was recorded within the Survey Area, *Indigofera oraria* (Priority 1). A total of 16 individuals were recorded. – A single vegetation type (AsRpCc) was recorded within the Survey Area. This vegetation type is not considered analogous to any Threatened or Priority Ecological Communities. – The vegetation condition within the Survey Area was predominantly in Degraded condition, primarily associated with animal tracks and grazing, weeds and infrastructure. The entire Survey Area was recorded as either Degraded or Cleared. **Fauna / Fauna Habitat Findings**: – Two fauna habitat types were identified within the Survey Area. Both habitats were found to be in degraded condition, dominated by buffel grass and contain limited microhabitat features. They are considered unlikely to support unique or restricted fauna assemblages, or to represent core or critical habitat for significant fauna species: • Sparse *Acacia* Shrubland over *Cenchrus ciliaris* Grassland • *Rhagodia* Sparse Shrubland over *Cenchrus ciliaris* Grassland – The survey recorded 19 fauna taxa from 17 families, comprising 9 birds, 5 mammals and four reptiles. One introduced species (rabbit) and no significant fauna species were recorded. – Prior to the field survey, a desktop assessment identified 89 significant fauna species as potentially occurring within the Survey Area. However, following habitat assessment and field survey results, only one taxa (Black-flanked Rock Wallaby) was assessed as having a medium likelihood of occurrence. All other taxa were assessed as having a low likelihood of occurrence. – While the Black-Flanked Rock Wallaby is known from the broader region, the absence of suitable rocky shelter habitat within the Survey Area limits its potential use of the site to occasional or opportunistic foraging.

5 Existing Environment

The existing environment is summarised in Table 4.

Table 4 Existing environment

<table>
<tr><th>Environmental value</th><th>Assessment</th></tr>
<tr><td>Vegetation associations and condition</td><td>The Project is located within Pre-European Vegetation Association 662. More than 95% of this vegetation association remains at the state, bioregion, subregion and local government authority (LGA) scale.
<table>
<tr><th>Vegetation association</th><th>Scale</th><th>Pre-European extent (ha)</th><th>Current extent (ha)</th><th>% Remaining</th><th>% of current extent in all DBCA managed land (proportion of current extent)</th></tr>
<tr><td rowspan="4">Coastal Dunes 662</td><td>State: WA</td><td>281,115.75</td><td>278.627.38</td><td>99.11</td><td>7.59</td></tr>
<tr><td>Interim Biogeographic Regionalisation for Australia (IBRA) Bioregion: Carnarvon</td><td>279,072.36</td><td>278,181.11</td><td>99.68</td><td>7.49</td></tr>
<tr><td>IBRA Subregion: Cape Range Subregion</td><td>279,072.36</td><td>278,181.11</td><td>99.68</td><td>7.49</td></tr>
<tr><td>LGA: Shire of Carnarvon</td><td>90,385.25</td><td>88,529.85</td><td>97.95</td><td>8.77</td></tr>
</table>
One vegetation type was identified in the Development Envelope, in degraded condition.
<table>
<tr><th>Vegetation type</th><th>Condition</th><th>Extent (ha) within DE</th><th>Extent (%) within DE</th></tr>
<tr><td>AsRpCc: Acacia sclerosperma subsp. sclerosperma, A. tetragonophylla and Rhagodia preissii subsp. obovata mid-sparse shrubland over *Cenchrus ciliaris low tussock grassland.</td><td>Degraded</td><td>15.77</td><td>92.8 %</td></tr>
<tr><td colspan="2">Cleared</td><td>1.24</td><td>7.2 %</td></tr>
<tr><td colspan="2">Total</td><td>17.01</td><td>100%</td></tr>
</table></td></tr>
<tr><td>Fauna habitat</td><td>Two fauna habitats were identified in the DE, Acacia Shrubland and Acacia Shrubland over Triodia habitat.
<table>
<tr><th>Fauna habitat</th><th>Condition</th><th>Extent (ha) within DE</th><th>Extent (%) within DE</th></tr>
<tr><td>Sparse Acacia Shrubland over *Cenchrus ciliaris grassland</td><td>Degraded</td><td>10.25</td><td>60.5 %</td></tr>
<tr><td>Rhagodia Sparse Shrubland over *Cenchrus ciliaris Grassland</td><td>Degraded</td><td>5.52</td><td>32.3 %</td></tr>
<tr><td colspan="2">Cleared</td><td>1.24</td><td>7.4 %</td></tr>
<tr><td colspan="2">Total</td><td>17.01</td><td>100%</td></tr>
</table>
These habitats are considered to provide limited value to fauna (SLR, 2026).</td></tr>
<tr><td>Significant fauna</td><td>No significant taxa were recorded during the fauna survey under the BC or EPBC Act.
One significant fauna taxa was assessed as having a medium likelihood of occurrence, all other fauna taxa were assessed as having a low likelihood of occurrence.
<table>
<tr><th>Fauna species</th><th>Conservation status</th><th>Suitable habitat in DE</th></tr>
<tr><td>Black-flanked Rock Wallaby (Petrogale lateralis lateralis)</td><td>Endangered – BC and EPBC Act</td><td>Opportunistic foraging:
– Sparse Acacia Shrubland over *Cenchrus ciliaris grassland</td></tr>
</table></td></tr>
</table>

Environmental value	Assessment
	– *Rhagodia* Sparse Shrubland over **Cenchrus ciliaris* Grassland
Significant ecological linkage	The proposed area is not part of a significant ecological linkage.
Ecological communities	No State or Federally listed Threatened Ecological Communities (TECs) were recorded within the Survey Area. No Threatened or Priority ecological communities are expected to occur.
Significant flora	No flora taxa listed as Threatened under the EPBC Act and BC Act were recorded within the Survey Area. Fifteen individuals of *Indigofera oraria* (P1) were recorded from six locations within the DE (Figure 2). All other significant flora species were assessed as having a low likelihood of occurrence within the DE.
Wetlands and/or waterways	No *Rights in Water and Irrigation Act 1914* (RIWI Act) Rivers overlap the DE (GoWA, 2026). No significant or nationally important wetlands, rivers or watercourses were identified, and no RAMSAR-listed wetland ecosystems or communities were found in the DE. No hydrographic features intersect or occur within the vicinity of the DE.
Water resources	The DE does not overlap a mapped Public Drinking Water Source Areas (PDWSA) (GoWA, 2026). The Coral Bay Water Reserve (P1) is located immediately south of the existing power station section of the DE. Standard mitigation measures are outlined in the EMP and no additional impacts are expected to the water reserve. The DE overlaps the RIWI Act Gascoyne Groundwater Area. Depth to groundwater is recorded at 800 mbgl (Department of Water, 2010). Groundwater interaction and dewatering are not anticipated during construction. Water required for construction activities (e.g., dust suppression) is expected to be sourced via trucking in water from local or regional sources, or groundwater bores.
Conservation Reserves	The DE does not intersect any conservation reserves, however, it is located directly adjacent to the Nyinnggulu (Ningaloo) Coastal Reserves which are vested under the Conservation and Parks Commission on behalf of the Nganthurra Thanardi Garrbu Aboriginal Corporation RNTBC for the purposes of Conservation and Recreation. One additional conservation area is located in close proximity to the DE: – Ningaloo Marine Park, located approximately 300 m to the west of the DE.
Environmentally Sensitive Areas (ESAs)	The DE is not located within an Environmentally Sensitive Area (ESA). The nearest ESA, associated with Ningaloo Marine Park, is located approximately 300 m west of the DE.
Land and soil quality	The DE is predominantly located within soil landscape system 'Coast System' (Large coastal dunes (some unvegetated) with narrow swales, limestone plains, wave-cut platforms and beaches, supporting diverse tall and low shrublands) with the existing power station area located within 'Cardabia System' (Undulating sandy plains with linear dunes, minor limestone plains and low rises, supporting mainly soft spinifex hummock grasslands with scattered acacias and other shrubs) (GoWA, 2026). The DE is located within an area mapped as having an extremely low probability of occurrence of acid sulfate soils (Fitzpatrick et al., 2011). There are no registered contaminated sites intersecting with or in the vicinity of the DE (GoWA, 2026).
Environmental heritage	There are no National Heritage Areas or World Heritage Areas mapped as overlapping the DE (DCCEE, 2026). The Ningaloo Coast, listed as a National and World Heritage Area is located approximately 300 m to the west of the DE (DCCEEW, 2026). No impacts to these sites are anticipated.
Air quality	Dust could result from clearing of native vegetation given the coastal dunes landscape. Dust will be managed during construction in accordance with the EMP. No significant receptors are directly adjacent to the Project and no significant air emissions are expected that would impact the airshed.
Amenity values	The Project has the potential to impact on the visual amenity of the local area. However, the proposed infrastructure is consistent with existing infrastructure in the region. There are also potential impacts through dust, noise and vibration. However, these will be temporary in nature and limited to the construction phase of the Project. Standard mitigation measures will be implemented and are outlined in the EMP.

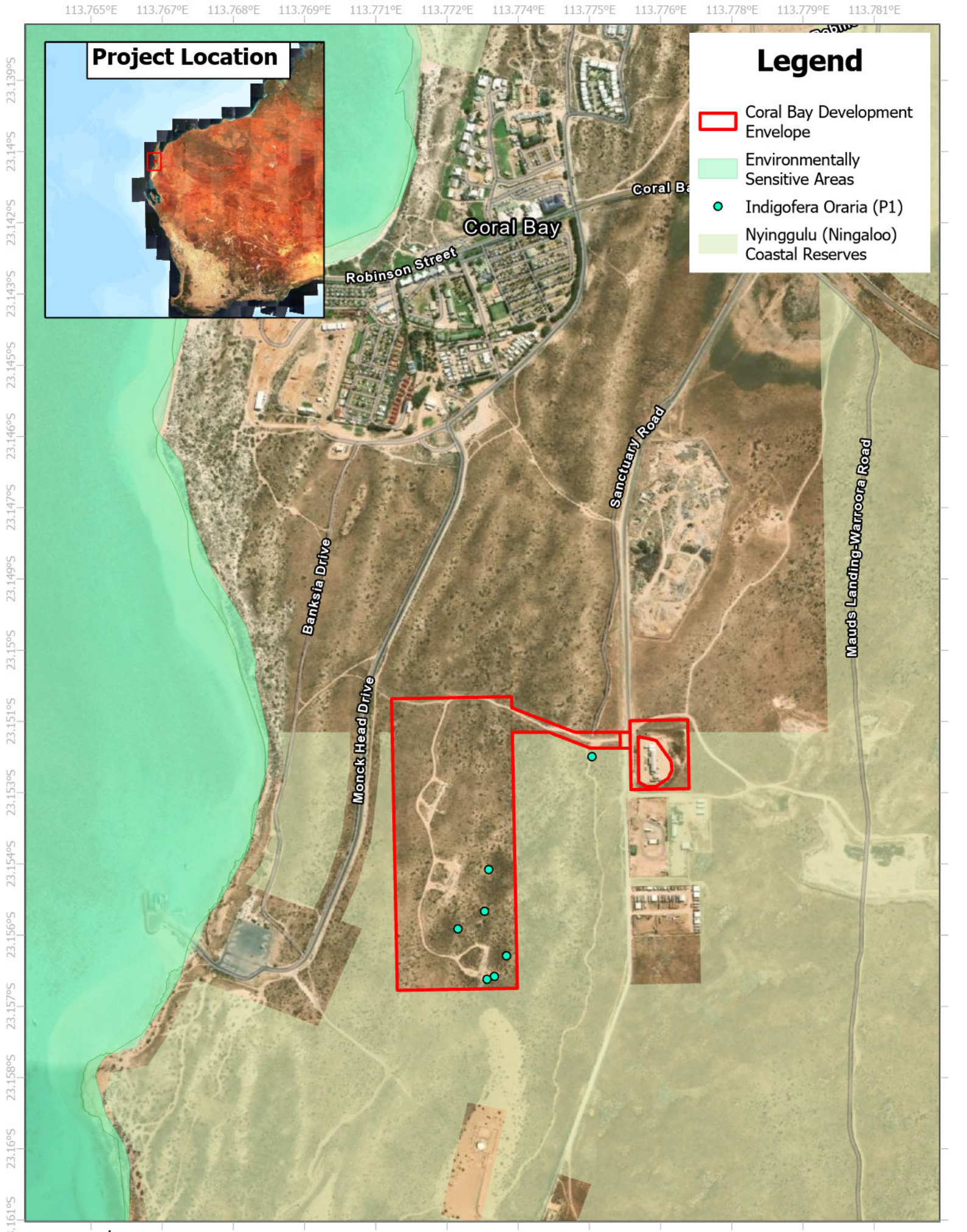


Figure 2 | Environmental Sensitivities

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0 87.5 175 350 Meters

Scale: 1:10,000

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6 Avoidance, Mitigation and Management Measures

6.1 Avoidance

The Project has been designed to avoid and minimise native vegetation clearing wherever practicable, consistent with the requirements of the *Environmental Protection Act 1986* and the WA Native Vegetation Clearing Principles.

A key avoidance measure was the decision to locate all turbine replacement works within the existing Coral Bay Wind Farm asset area, utilising previously cleared or disturbed locations wherever possible. This includes:

- Existing turbine hardstands and cleared turbine footprints,
- Existing access tracks,
- Existing underground and overhead connection infrastructure, and
- Disturbed areas associated with historic site establishment and maintenance.

By containing works within these areas, the Project minimises the need for additional footprint expansion and significantly reduces impacts to native vegetation, fauna habitat, and surface-soil integrity. The solar farm will also be placed within this area, in Degraded vegetation, to prevent impacts to better quality vegetation.
This approach aligns with best-practice avoidance principles by containing all works within the existing operational footprint and/or already degraded vegetation, and minimising the need for additional native vegetation clearing.

6.2 Mitigation and Management

A Construction Environmental Management Plan (CEMP) has been prepared for the Project (refer to Appendix A). The CEMP outlines clear and enforceable mitigation and management measures to ensure clearing is minimised and conducted in accordance with the granted permit and best-practice environmental standards. Key management measures include:

– No clearing is permitted outside of the the DE.
– Clearing will be minimised through the preferential use of existing hardstands, access tracks, and disturbed areas.
– Systematic work sequencing will be adopted to avoid unnecessary multiple passes, reducing disturbance and compaction of access tracks and adjacent areas.
– Clearing boundaries will be clearly demarcated using flagging tape, GPS delineation or similar methods prior to commencement.
– All proposed clearing areas will be verified by an Environmental Specialist or Site Supervisor prior to commencement to ensure total clearing does not exceed 5 ha for the Project.
– A pre-clearing environmental toolbox meeting will be conducted to ensure all personnel understand obligations under the clearing permit and are aware of environmental sensitivities.
– Fauna-sensitive clearing practices will be implemented, including slow, progressive clearing in a single direction to encourage fauna to move away from the activity.
– Vehicle and machinery movement will be restricted to existing access tracks and conducted in convoy wherever practical to prevent encroachment into adjacent vegetation.
– All machinery will arrive clean, with weed hygiene measures enforced.

7 Stakeholder Engagement

7.1 Legal and Regulator Engagement

A legal review was undertaken by HSF Kramer in February 2026 to assess whether EPA and DCCEEW referrals are considered to be required for the replacement of legacy wind turbines with like-for like turbines, due to the age of the existing assets and lack of clear approvals at the time of construction. While this review was undertaken specifically for the Denham Wind Turbine replacement, it is applicable to the Coral Bay Turbine replacement since the works are of a similar nature, scale and original turbine construction timelines. The legal advice concluded that referral under the EPBC Act is not required where the Proposal involves the replacement of existing wind turbines on

a like-for-like basis (being the same height, footprint and location), and where the replacement does not introduce new or materially different impact pathways beyond those associated with the existing, long-standing infrastructure. In particular, the advice noted that the Proposal does not involve an expansion of the existing development footprint, an increase in clearing beyond that required for safe replacement works, or the introduction of taller or more intensive infrastructure that could elevate the risk profile for listed Matters of National Environmental Significance (MNES).

Similarly, the legal review concluded that referral to the EPA under Part IV of the EP Act is not required for like-for-like replacement works where impacts are limited in scale, well understood, and capable of being regulated through standard statutory instruments such as a Native Vegetation Clearing Permit under Part V of the EP Act.

In addition, engagement was undertaken with the Green Energy team at Department of Water and Environment Regulation. This identified that like-for-like replacement was unlikely to require EPA referral, if significant impacts to aerial species are not expected. Therefore this native vegetation clearing permit application has been prepared.

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 5. The assessment found that the proposed clearing of native vegetation for the Project will not be at variance with any of the 10 Clearing Principles.

Table 5 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 5 ha of native vegetation is proposed to be cleared for the Project within the DE. **Vegetation** The DE is located in the Carnarvon bioregion and the Cape Range sub-region as described by IBRA. One vegetation type was recorded (excluding cleared areas): – AsRpCc: *Acacia sclerosperma* subsp. *sclerosperma*, *A. tetragonophylla* and *Rhagodia preissii* subsp. *obovata* mid-sparse shrubland over **Cenchrus ciliaris* low tussock grassland. No TECs listed under the EPBC Act or BC Act were identified within the DE. This vegetation type is representative of the vegetation associations in the region, with over 95% of pre-European extent remaining at every extent. Vegetation condition across the DE was Degraded. **Flora** Forty-two flora taxa were recoded from 34 genera and 22 families (SLR, 2026). No EPBC Act or BC Act listed flora were recorded. One Priority flora taxa was recorded: *Indigofera oraria* (P1). Fifteen individuals of *Indigofera oraria* were recorded from six locations within the DE (Figure 2). All other flora taxa were considered unlikely to occur within the DE (SLR, 2026). Three introduced flora taxa were recorded within the DE, none of which are classified as DPs or WoNS (SLR, 2026). **Fauna and fauna habitat** Two fauna habitat types were identified in the DE, sparse *Acacia* Shrubland over *Cenchrus ciliaris* Grassland and *Rhagodia* Sparse Shrubland over *Cenchrus ciliaris* Grassland. Both of these habitat types are considered to provide limited habitat value (SLR, 2026). 19 fauna taxa from 17 families, comprising 9 birds, 5 mammals and four reptiles. One introduced species (rabbit) and no significant fauna species were recorded. Prior to the field survey, a desktop assessment identified 89 significant fauna species were considered likely to occur within the DE, however, the survey did not record any significant fauna species and a post-survey likelihood of occurrence assessment concluded that only one species had a moderate likelihood of occurrence and all other species were unlikely to occur within the DE. Up to 5 ha of native vegetation is proposed to be cleared for the Project. This vegetation is considered to be well represented locally and regionally. Given the small scale of proposed clearing and the degraded condition of the vegetation within the DE, the works are unlikely to be at variance to this principle.	Unlikely to be at variance
(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	Two fauna habitat types were identified in the DE, Sparse *Acacia* Shrubland over **Cenchrus ciliaris* grassland and *Rhagodia* Sparse Shrubland over **Cenchrus ciliaris* Grassland. This fauna habitat is considered to provide minimal habitat value for fauna (SLR, 2026). 19 fauna taxa from 17 families, comprising 9 birds, 5 mammals and four reptiles were recorded within the DE. No significant fauna species were identified as likely to occur, one species was identified as having a medium likelihood of occurrence, the Black-flanked Rock Wallaby. Discussion of the species **Black-flanked Rock Wallaby**	Unlikely to be at variance.

Principle	Assessment	Outcome
fauna indigenous Western Australia.	The Black-flanked Rock Wallaby is endemic to Western Australia and its range has greatly declined and the species has been confined to small patches of suitable habitat in central and southern Western Australia (TSSC, 2016). Habitat critical to the survival of the species is defined as rocky areas within the species' distribution (such as caves, cliffs, screes and rockpiles) and surrounding native grasses (TSSC, 2016). The Black-flanked Rock Wallaby was not recorded within the DE, however there are 3 historical records of the species approximately 350 m west of the DE. Within the DE, the species may utlise both the sparse *Acacia* Shrubland over *Cenchrus ciliaris* Grassland and *Rhagodia* Sparse Shrubland over *Cenchrus ciliaris* Grassland habitat types (SLR, 2026). These two habitat types constitute supporting habitat for the species due to the lack of suitable rocky shelter habitat present within the DE (SLR, 2026). The grasses within the DE may provide limited foraging habitat for the species. Outside of the DE, there is approximately 225,525 ha of potentially suitable foraging habitat within a 20 km buffer. Therefore, clearing of up to 5 ha of potential, Black-flanked Rock Wallaby habitat represents approximately 0.002 % of available habitat within a 20 km radius of the DE. Overall, the vegetation within the DE provides limited fauna habitat value (SLR, 2026) and neither the sparse *Acacia* Shrubland over *Cenchrus ciliaris* Grassland and *Rhagodia* Sparse Shrubland over *Cenchrus ciliaris* Grassland habitat type constitute important habitat for any conservation significant fauna species. Clearing of up to 5 ha is not considered to be significant for any species. The Project is therefore 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.	SLR (2026) undertook a detailed assessment for flora and vegetation in March 2026. The survey timing (March) is appropriate for the Northern botanical province (January to March). No flora species listed under the EPBC Act or BC Act were recorded during the survey and vegetation in the area is Degraded. SLR (2026) undertook a likelihood of occurrence assessment post-field survey and concluded that no Threatened flora were considered likely to occur within the Survey Area. Native vegetation necessary for the continued existence of rare flora is not considered to occur within the Survey Area. 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 SLR (2026) did not record any threatened ecological communities listed under the EPBC Act or BC Act. Given the degraded nature of the site, none 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.
(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 SLR (2026) Survey recorded one vegetation association overlapping with the DE. The Coastal Dunes 662 Vegetation Association has over 95% of its pre-European extent remaining at every extent. Clearing of up to 5 ha will not reduce it to less than 95% of it's pre-European extent. This vegetation type is not restricted to the survey area and is considered to be 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	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 survey area.	Unlikely to be at variance.

Principle	Assessment	Outcome
association with a watercourse or wetland.	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.	
(g) Native vegetation should not be cleared if the clearing of the vegetation is likely to cause appreciable land degradation.	The DE contains sandy soils which may be susceptible to erosion. The Project will incorporate standard construction management measures to reduce the risk of soil erosion as a result of ground disturbance and clearing (Appendix A). Any dust produced during construction will also be managed through the implementation of a EMP. Given the small area to be cleared, it is not likely that the clearing will cause appreciable land degradation. 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.	The DE is located directly adjacent to the Nyinnggulu (Ningaloo) Coastal Reserves which are vested under the Conservation and Parks Commission on behalf of the Nganthurra Thanardi Garrbu Aboriginal Corporation RNTBC for the purposes of Conservation and Recreation. A small area (approximately 0.065 ha) of this reserve overlaps with the DE, although this area is mapped as part of the reserve, it is predominantly existing cleared areas for sanctuary road and an existing cleared access track from the existing power station to the wind turbines. Vegetation clearing will be limited to within the DE, and no impacts to the reserve are anticipated as a result of the Project. One additional conservation area, Ningaloo Marine Park, is located approximately 300 m to the west of the DE. No impacts to conservation areas are anticipated in association with the Project, which is located within Degraded quality vegetation within an existing disturbance area. No off-site impacts are anticipated as a result of the proposed clearing of native vegetation within the DE. It is noted that weed management 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 or underground water.	No RIWI Act Rivers overlap the DE (GoWA, 2026). The DE does not overlap a mapped Public Drinking Water Source Areas (PDWSA) (GoWA, 2026). The Coral Bay Water Reserve (P1) is located immediately south of the existing power station section of the DE. Standard mitigation measures are outlined in the CEMP and no additional impacts are expected to the water reserve. 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 survey area. The DE overlaps the RIWI Act Gascoyne Groundwater Area. Depth to groundwater is recorded at 800 mbgl (Department of Water). Groundwater interaction and dewatering are not anticipated during construction. Water required for construction activities (e.g., dust suppression) is expected to be sourced via trucking in water from local or regional sources, or groundwater bores licenced by DWER. Soils within the DE comprise predominantly sandy substrates. While these soil types can be susceptible to wind erosion and dust generation when disturbed, particularly under the arid climatic conditions experienced in the Coral Bay region, the proposed clearing footprint is limited and construction activities will be temporary in nature. Standard construction management measures, including limiting the extent of disturbance, progressive rehabilitation of disturbed areas where practicable, stabilisation of exposed surfaces,	Unlikely to be at variance.

Principle	Assessment	Outcome
	vehicle speed controls and dust suppression, will be implemented through the CEMP to minimise the risk of erosion, sediment transport and dust emissions. Given the absence of nearby surface water features, the limited extent of proposed clearing and the implementation of standard erosion and sediment control measures, potential impacts to surface water and groundwater quality from erosion, sedimentation, dust deposition or hydrocarbon contamination are considered unlikely. Therefore, the proposed clearing is unlikely to cause deterioration in the quality of surface or underground water and is not considered to be at variance with 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.	Coral Bay faces a moderate risk of flooding, primarily from heavy rainfall events and storm surges. The flat coastal terrain increases vulnerability to flood events and the area's susceptibility to inundation during such events. During the SLR (2026) field survey, sandy soils were recorded throughout the DE with no evidence of waterlogging. Given the limited extent of the proposed clearing and the nature of the existing landform and soils, clearing associated with the Project is not expected to alter surface water flows, drainage patterns or flood behaviour within the area. As a result, no impacts to flood risk are expected as a result of the proposed clearing. 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 6. Land access is detailed in Section 2.3.

Table 6 Other approvals

Other approvals	Assessment
Referral to Environmental Protection Authority	Due to the small scale of the Project, and replacement of existing turbined with like-for-like units, 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)	*Threatened flora, fauna and ecological communities* A search of the DCCEEW PMST identified 22 Threatened fauna species within 20 km of the DE. No TECs were recorded in the DE or surrounds. Habitat recorded within the DE is considered to provide limited habitat value (SLR, 2026). Habitat for 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 (SLR, 2026) and clearing of fauna habitat for the Project is not considered significant for biodiversity of any specific species. Given the replacement with like for like turbines in the same locations and number as existing, significant impacts to aerial fauna is not expected. The proposed clearing is small, within an area of extensive available habitat and therefore proposed works are considered unlikely to trigger a significant impact under the Significant Impact 1.1 Guidelines (DoE, 2013). Referral to DCCEEW is not considered to be required. *Migratory fauna* A search of the DCCEEW PMST identified 26 Migratory species within 20 km of the DE, 11 of which are considered likely to occur. Migratory species have a wide-ranging habitats, and no significant habitat for Migratory species is likely to be removed by the project. Given the replacement with like for like turbines in the same locations and number as existing, significant impacts to aerial fauna is not expected. Referral to DCCEEW is not considered to be required. *National and World heritage* There are no National Heritage Area or World Heritage Areas mapped as overlapping the DE (DCCEEW, 2026). The Ningaloo Coast National heritage site is located adjacent to the DE. No impacts to the heritage site is expected to result from the works. *Wetlands of international importance* No Ramsar Wetlands overlap the DE and none are expected to be impacted by the Project. Based on the above, the Project is unlikely to result in a significant impact to Matters of National Environmental Significance (MNES).

Other approvals	Assessment
Works Approval or Licence under EP Act	No works approvals or licences are expected to be required. If any works approvals or licences are needed for construction, these will be sourced by the construction contractor.
Groundwater or surface water licence under the *Rights in Water and Irrigation Act 1914*	Horizon Power is permitted to access water under Section 42 and 49 of the *Electricity Operator (Powers) Act 1979*. Any licences required for construction water will be acquired by the construction contractor.
Notice of Intent to Clear system under the *Soil and Land Conservation Act 1945*	Not Applicable.
State and municipal heritage	There are no known municipal or State heritage sites within or adjacent to the DE (GoWA, 2026). The Project is not expected to impact municipal or State heritage.
Native title	The DE is located within the boundaries of the Gnulli, Gnulli #2 and Gnulli #3 - Yinggarda, Baiyungu and Thalanyji People Determination (WC1997/028, WC2018/015, WC2019/005), which holds that non-exclusive native title exists within parts of the determination area. The Registered Native Title Body Corporate is Nganhurra Thanardi Garrbu Aboriginal Corporation RNTBC, Yinggarda Aboriginal Corporation RNTBC. The DE is located on land where non-exclusive native title has been determined to exist.
Aboriginal Sites of Significance under the *Aboriginal Heritage Act 1972*	A search of the Aboriginal Cultural Heritage Inquiry System (ACHIS) shows that the DE does not intersect any registered, lodged or historic Aboriginal Heritage sites. Horizon Power has an external Aboriginal Heritage Management Policy, that details our commitment to *avoid impacting on Aboriginal Cultural Heritage whenever and wherever possible*. As appropriate, management measures will be implemented during activities.

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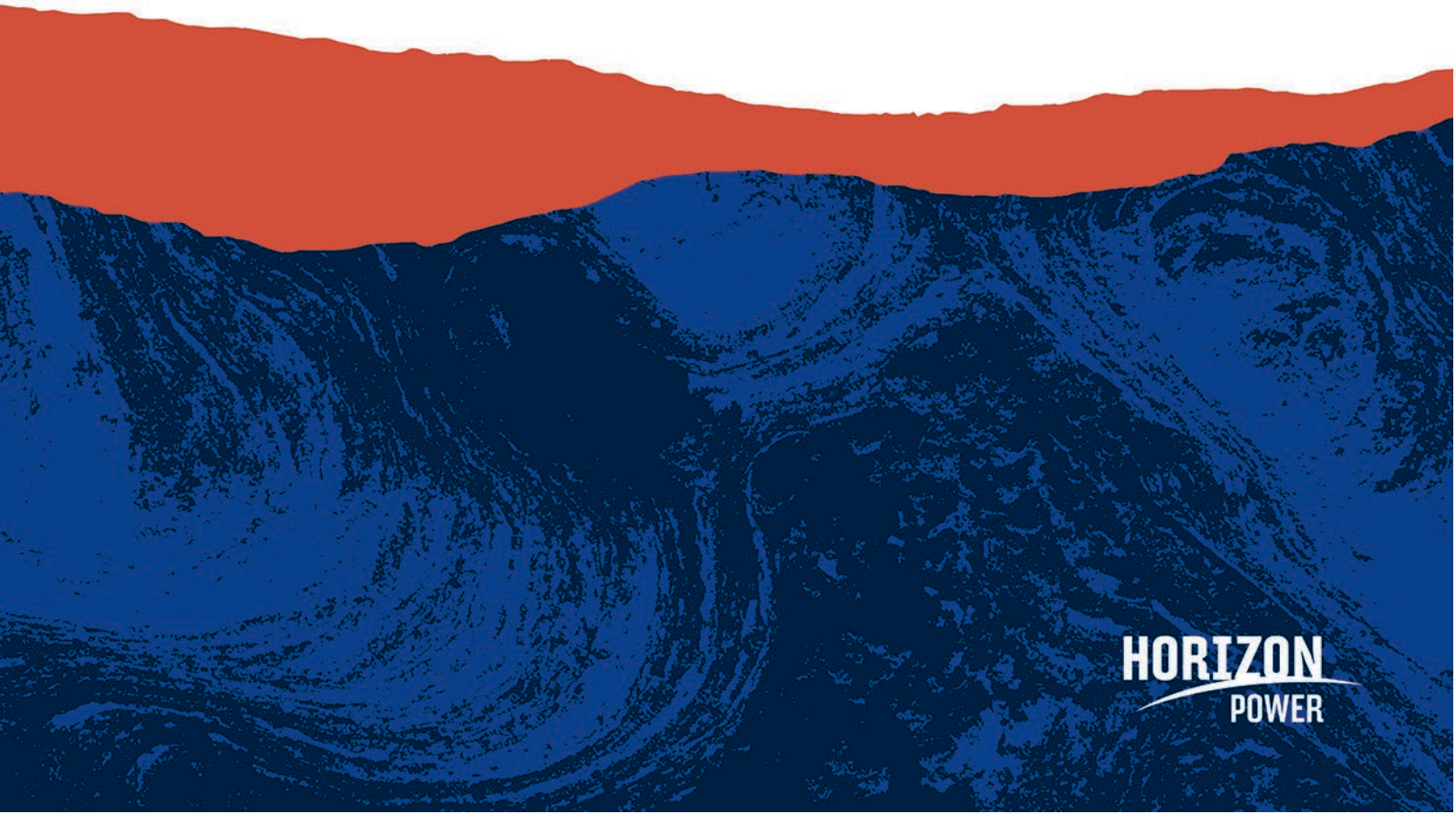
Appendix A: Construction Environmental Management Plan

PROTECTED

Coral Bay Turbine Replacement

Environmental Management Plan

July 2026



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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 is committed to supporting the State's target of achieving an 80% reduction in emissions through a low-cost and capital-efficient approach. A key strategy in meeting this ambition is renewable energy sources and the reduced reliance on delivery of fossil fuels to remote locations.

In Coral Bay, the existing wind turbines play a critical role in delivering renewable energy to the town, making it essential that they remain operational or are replaced with a suitable alternative. The wind turbines are located within Horizon Power's existing lease areas on Lot 316 on Deposited Plan 54580, approximately 1 km south of the Coral Bay townsite, adjacent to the existing power station. Three wind turbines currently occupy the site.

The three wind turbines supplying power to Coral Bay are now in deteriorated condition and approaching the end of their operational life. Without replacement, the decommissioning of these turbines would increase emissions and raise the cost of energy supply, as Coral Bay's electricity system would become more reliant on diesel generation.

By replacing the aging turbines with more efficient and modern renewable energy solutions, Horizon Power can maintain—and potentially enhance—the renewable energy contribution to the Coral Bay power system, while ensuring ongoing reliability and system optimisation. The replacement turbines will be installed in place of the existing turbines, ensuring that the new units remain consistent with the current visual and environmental profile of the site. A small solar farm is also proposed for the site. This future energy system will enable continued delivery of reliable, low-emission renewable energy to the Coral Bay community while supporting Western Australia's long-term decarbonisation objectives.

The Project will require the clearing of no more than 5 ha within a Development Envelope (DE) 17.01 ha in size (Figure 1).

1.2 Scope and purpose

This Environmental Management Plan (EMP) 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.

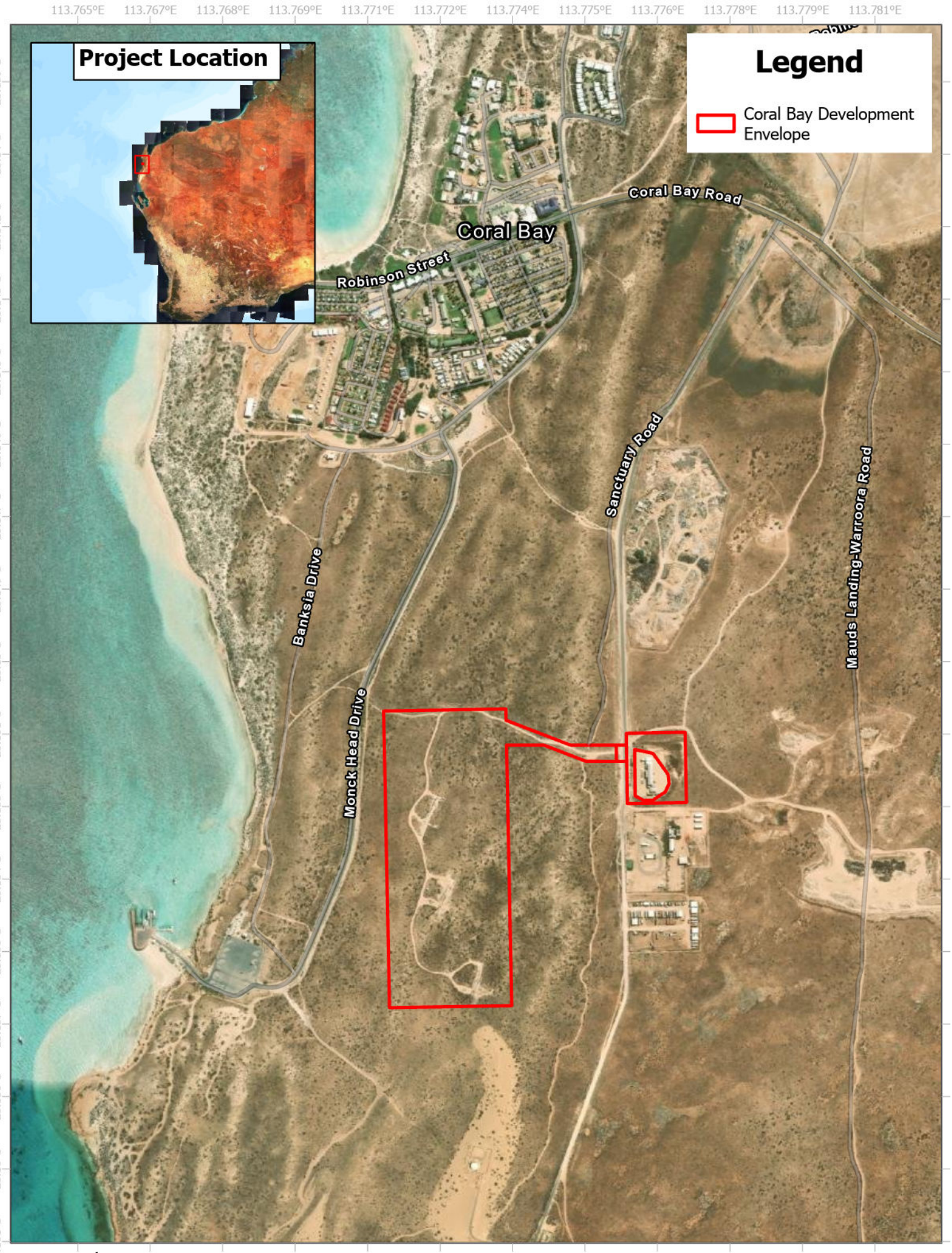


Figure 1 | Development Envelope

N

0 87.5 175 350 Meters

Scale: 1:10,000

HORIZON POWER

2 Description of the Activity

2.1 Activity Overview

The final design and footprint required for the Project, is guided by the location of existing assets, but will be determined once all due diligence activities are completed, and will also depend on the engineering, environmental and social constraints of the site. The Project will clear no more than 5 ha of native vegetation within the DE via mechanical removal and minor driving on vegetation. Clearing is required for the following:

- Three wind turbines
- Cable trenches
- Winch sites
- Battery Energy Storage System
- Small solar farm (approx. 2.5 ha)
- Widening of access roads if required.

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

The Project has been designed to avoid and minimise native vegetation clearing wherever practicable, consistent with the requirements of the *Environmental Protection Act 1986* and the WA Native Vegetation Clearing Principles.

A key avoidance measure was the decision to locate all works within the existing Coral Bay Wind Farm asset lease area, utilising previously cleared or disturbed sections wherever possible in vegetation of degraded condition. This includes:

- Existing turbine hardstands and cleared turbine footprints,
- Existing access tracks,
- Existing underground and overhead connection infrastructure, and
- Disturbed areas associated with historic site establishment and maintenance.

By containing works within these areas, the Project avoids the need for additional footprint expansion and significantly reduces impacts to native vegetation, fauna habitat, and surface-soil integrity.

4 Management Measures

The management measures listed in Table 2 will be implemented during 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 Construction

Aspect	Management Measure
Extent of Clearing	– No clearing is permitted outside the DE (Figure 1). – Clearing will be minimised through the preferential use of existing hardstands, access tracks, and disturbed areas. Replacement turbines will be placed at the same locations as existing. Existing access tracks will be utilised. – Systematic work sequencing will be adopted to avoid unnecessary multiple passes, reducing disturbance and compaction of access tracks and adjacent areas. – Clearing boundaries will be clearly demarcated using flagging tape, GPS delineation or similar methods prior to commencement.

Aspect	Management Measure
	– All proposed clearing areas will be verified by an Environmental Specialist or Site Supervisor prior to commencement to ensure total clearing does not exceed 5 ha for the Project. – A pre-clearing environmental toolbox meeting will be conducted to ensure all personnel understand obligations under the clearing permit and are aware of environmental sensitivities.
Flora and vegetation	– Areas of degraded, sparsely vegetated and/or previously cleared areas will be preferentially selected for the location of laydown areas. – Trees and tall shrubs will be avoided, where possible. – Driving over native vegetation will be restricted to the minimum necessary to undertake the works. – Vehicle and machinery movements will be restricted to existing access tracks or designated routes and will not encroach into adjacent native vegetation.
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. – Vehicles and machinery will arrive clean, and weed control will be undertaken at the site post-construction as required. – Movement of vehicles and machinery will be restricted to the DE or established tracks and roads.
Erosion and soils	– The site is also known to be sensitive to wind erosion, design considerations will include measures to prevent wind erosion. – 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 management controls will be incorporated into the project design to reduce the potential for soil loss and 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 and the Contractor.
Waste	– Rubbish will be disposed of in appropriate containers and all waste will be removed from the site.
Contamination	– An unexpected finds protocol will be implemented by the Contractor. – 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. – No refuelling will be undertaken within 50 m of a waterway, drain or drainage line. – Hydrocarbons will be appropriately stored at least 50 m away from drainage lines and stored in an appropriate bunded container. – Refuelling will be undertaken on hardstand or using catch trays only. Uncontrolled refuelling is not permitted. – Chemicals will be appropriately stored.