



CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

Purpose Permit number:	CPS 10219/2
Permit Holder:	City of Joondalup
Duration of Permit:	From 13 July 2024 to 13 July 2039

ADVICE NOTE

Allocation of offset site

In relation to *condition* 11 of this permit, it is noted that 0.76 hectares of Lot 10789 on Diagram 67314, Mullaloo (Reserve 39497) and Lot 15445 on Deposited Plan 40340, Hillarys (Reserve 47831), will be attributed to the offset for this project. The nominated 0.76 hectare area contains vegetation within a significant remnant within an extensively *cleared* landscape, in addition to other environmental values.

- 0.11 hectares within Reserve 39497 and Reserve 47831, Mullaloo contains vegetation representative of Priority 3 Ecological Community - *FCT 24: Northern Spearwood shrublands and woodlands* and is a significant remnant within an extensively *cleared* landscape, in addition to other environmental values.
- 0.65 hectares of the nominated area within Reserve 47831, Hillarys contains vegetation representative of the Priority 3 Ecological Community - *FCT 29a: Coastal shrublands on shallow sands* and is a significant remnant within an extensively *cleared* landscape, in addition to other environmental values.

An additional 0.38 hectares of native vegetation within Reserve 47831, Hillarys will be banked for future offsets within the City of Joondalup.

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 upgrading and widening sections of the Coastal Shared Path.

2. Land on which clearing is to be done

Lot 1 on Diagram 15098, Mullaloo

Lot 3 on Deposited Plan 10519, Kallaroo

Lot 500 on Deposited Plan 417015 (Reserve 40802), Hillarys

Lot 500 on Deposited Plan 417135 (Reserve 39497), Hillarys / Kallaroo
 Lot 5392 on Deposited Plan 166245 (Reserve 23563), Hillarys
 Lot 8891 on Deposited Plan 9195 (Reserve 32074), Mullaloo
 Lot 10789 on Deposited Plan 67314 (Reserve 39497), Kallaroo
 Lot 13455 on Deposited Plan 220334 (Reserve 39197), Hillarys
 Lot 15445 on Deposited Plan 40340 (Reserve 47831), Hillarys / Kallaroo / Mullaloo
 Mullaloo Drive / Oceanside Promenade road reserve (PIN 11755270), Mullaloo
 Oceanside Promenade road reserve (PIN 1217046, 1341044, 1341045, 1341059, 11755273), Mullaloo
 Oceanside Promenade / Warren Way road reserve (PIN 1341063), Mullaloo
 Northshore Drive / Merrifield Place road reserve (PIN 1341090), Mullaloo
 Northshore Drive / Merrifield Place road reserve (PIN 1341095), Kallaroo / Mullaloo
 Whitfords Avenue road reserve (PIN 1166946), Hillarys

3. Clearing authorised

The permit holder must not *clear* more than 0.38 hectares of *native vegetation* within the combined areas cross-hatched yellow in Figure 1, Figure 2, Figure 3, Figure 4, Figure 5, Figure 6, Figure 7, Figure 8 and Figure 9 of Schedule 1.

4. Period during which clearing is authorised

The permit holder must not *clear* any *native vegetation* after 13 July 2029.

PART II – MANAGEMENT CONDITIONS

5. 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.

6. Weed and dieback 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* 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*.

7. Directional clearing

The permit holder must:

- (a) conduct *clearing* authorised under this permit in one direction towards adjacent *native vegetation*; and
- (b) allow a reasonable time for fauna present within the area being cleared to move into adjacent *native vegetation* ahead of the *clearing* activity.

8. Priority ecological community management

The permit holder must not *clear* more than 0.373 hectares of *native vegetation*, in total, that is representative of the ‘FCT 29a: Coastal shrublands on shallow sands’, ‘FCT 29b: Acacia shrublands on taller dunes’ and/or ‘FCT 24: Northern Spearwood shrublands and woodlands’ priority ecological communities.

9. Threatened ecological community management

The permit holder must not *clear* any *Eucalyptus gomphocephala* (tuart) trees associated with the ‘Tuart Woodlands and Forests of the Swan Coastal Plain’ threatened ecological community.

10. Wind erosion management

The permit holder must commence construction no later than two (2) months after undertaking the authorised *clearing* activities to reduce the potential for wind erosion.

11. Revegetation - offset

- (a) Within 24 months of commencing clearing authorised under this permit, at an *optimal time* and no later than 30 June 2026, the permit holder must *revegetate* and *rehabilitate* the combined areas cross-hatched red on Figure 1 and Figure 2 of Schedule 2, by implementing and adhering to the *Revegetation Plan* prepared by the City of Joondalup – January 2024, including but not limited to the following actions:
 - (i) deliberately *planting* and/or *direct seeding native vegetation* that will result in the minimum completion criteria detailed in Table 1 of Schedule 3 of this permit and ensuring only *local provenance* seeds and propagating material are used;
 - (ii) remove non-native planted vegetation prior to *planting* and/or *direct seeding*;
 - (iii) undertake *weed* control activities to achieve and maintain the minimum completion criteria specified on Table 1 of Schedule 3.
 - (iv) install temporary fencing around the perimeter of the *revegetation* sites;
 - (v) establish at least five 10 x 10 metre quadrat monitoring sites within rehabilitated areas; and
 - (vi) undertake monitoring of the areas *revegetated* and *rehabilitated* under condition 11 of this permit by an *environmental specialist* in accordance with Table 1 of Schedule 3 until the completion criteria listed in Table 1 of Schedule 3 have been met.

- (b) The permit holder must undertake *remedial actions* for areas *revegetated* and *rehabilitated*, where monitoring indicates that the *revegetation* and *rehabilitation* has not met the completion criteria specified in Table 1 of Schedule 3, including:
- (i) *revegetate/rehabilitate* the area by deliberately *planting* and/or *direct seeding native vegetation* that will result in the minimum completion criteria detailed in Table 1 of Schedule 3 and ensuring only *local provenance* seeds and propagating material are used;
 - (ii) additional *weed* control activities;
 - (iii) annual monitoring of the *revegetated* and *rehabilitated* areas by an *environmental specialist*, until the completion criteria are met; and
 - (iv) where an *environmental specialist* has determined that the completion criteria, outlined in Schedule 3 has been met, that determination shall be submitted to the *CEO* within three months of the determination being made by the *environmental specialist*.

PART III - RECORD KEEPING AND REPORTING

12. 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 <i>cleared</i> area; (b) the location where the <i>clearing</i> occurred, recorded using a Global Positioning System (GPS) unit set to GDA2020, expressing the geographical coordinates in Eastings and Northings; (c) the date that the area was <i>cleared</i>; (d) the size of the area <i>cleared</i> (in hectares); (e) actions taken to avoid, minimise, and reduce the impacts and extent of <i>clearing</i> in accordance with condition 5; (f) actions taken to minimise the risk of the introduction and spread of <i>weeds</i> and <i>dieback</i> in accordance with condition 6; (g) actions undertaken in accordance with condition 7; (h) actions undertaken in accordance with condition 8; and (i) actions undertaken in accordance with condition 9.
2.	In relation to the <i>revegetation</i> and	<ul style="list-style-type: none"> (a) a description of the <i>revegetation</i> and <i>rehabilitation</i> activities undertaken each year,

No.	Relevant matter	Specifications
	<i>rehabilitation</i> of areas pursuant to condition 11 of this permit	<p>once commenced, outlined in a report produced by an <i>environmental specialist</i>;</p> <p>(b) the location and size of the areas <i>revegetated</i> and <i>rehabilitated</i> (in hectares) recorded using a GPS unit set to GDA 2020, expressing the geographical coordinates in Eastings and Northings or decimal degrees;</p> <p>(c) the date that <i>revegetation</i> and <i>rehabilitation</i> works began;</p> <p>(d) the baseline data recorded for the area to be <i>revegetated/rehabilitated</i>, including species richness, species density, vegetation structure and <i>weed</i> cover;</p> <p>(e) the species composition, structure, density of the areas <i>revegetated/rehabilitated</i> recorded annually;</p> <p>(f) results of annual monitoring against the completion criteria</p> <p>(g) the date completion criteria area considered to have been met; and</p> <p>(h) any other actions in accordance with condition 11.</p>

13. Reporting

The permit holder must provide to the *CEO* the records required under *condition* 12 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.
environmental specialist	means a person who holds a tertiary qualification in environmental science or equivalent, and has a minimum of two (2) years' work experience relevant to the type of environmental advice that an environmental specialist is required to provide under this permit, or who is approved by the <i>CEO</i> as a suitable environmental specialist.

Term	Definition
fill	means material used to increase the ground level, or to fill a depression.
dieback	means the effect of <i>Phytophthora</i> species on native vegetation.
direct seeding	direct seeding means a method of re-establishing vegetation through the establishment of a seed bed and the introduction of seeds of the desired plant species.
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)
local provenance	means native vegetation seeds and propagating material from natural sources within 25 kilometres and the same Interim Biogeographic Regionalisation for Australia (IBRA) subregion of the area cleared.
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.
optimal time	means the period between April and July
planting	means the re-establishment of vegetation by creating soil conditions and planting seedlings of the desired species.
remedial action/s	remedial action/s means for the purpose of this permit, any activity that is required to ensure successful re-establishment of understorey to its pre-clearing composition, structure and density, and may include a combination of soil treatments and revegetation.
revegetate/revegetated/ revegetation	means the re-establishment of a cover of local provenance native vegetation in an area using methods such as natural regeneration, direct seeding and/or planting so that the species composition, structure and density is similar to pre-clearing vegetation types in that area.
rehabilitate/rehabilitated/rehabilitation	means actively managing an area containing native vegetation in order to improve the ecological function of that area.
rehabilitation plan	means the rehabilitation plan approved by the CEO 'Coastal Shared Path Revegetation Plan for Hillarys to Mullaloo' prepared by City of Joondalup, provided on 29 January 2024 (DWER reference DWERDT896230)
weeds	means any plant – (a) that is a declared pest under section 22 of the <i>Biosecurity and Agriculture Management Act 2007</i> ; or

Term	Definition
	(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

Mathew Gannaway
SENIOR MANAGER
NATIVE VEGETATION REGULATION

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

28 November 2025

Schedule 1

The boundary of the area authorised to be cleared is shown in the map below (Figure 1 to 9).



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

CPS 10219/2, 28 November 2025

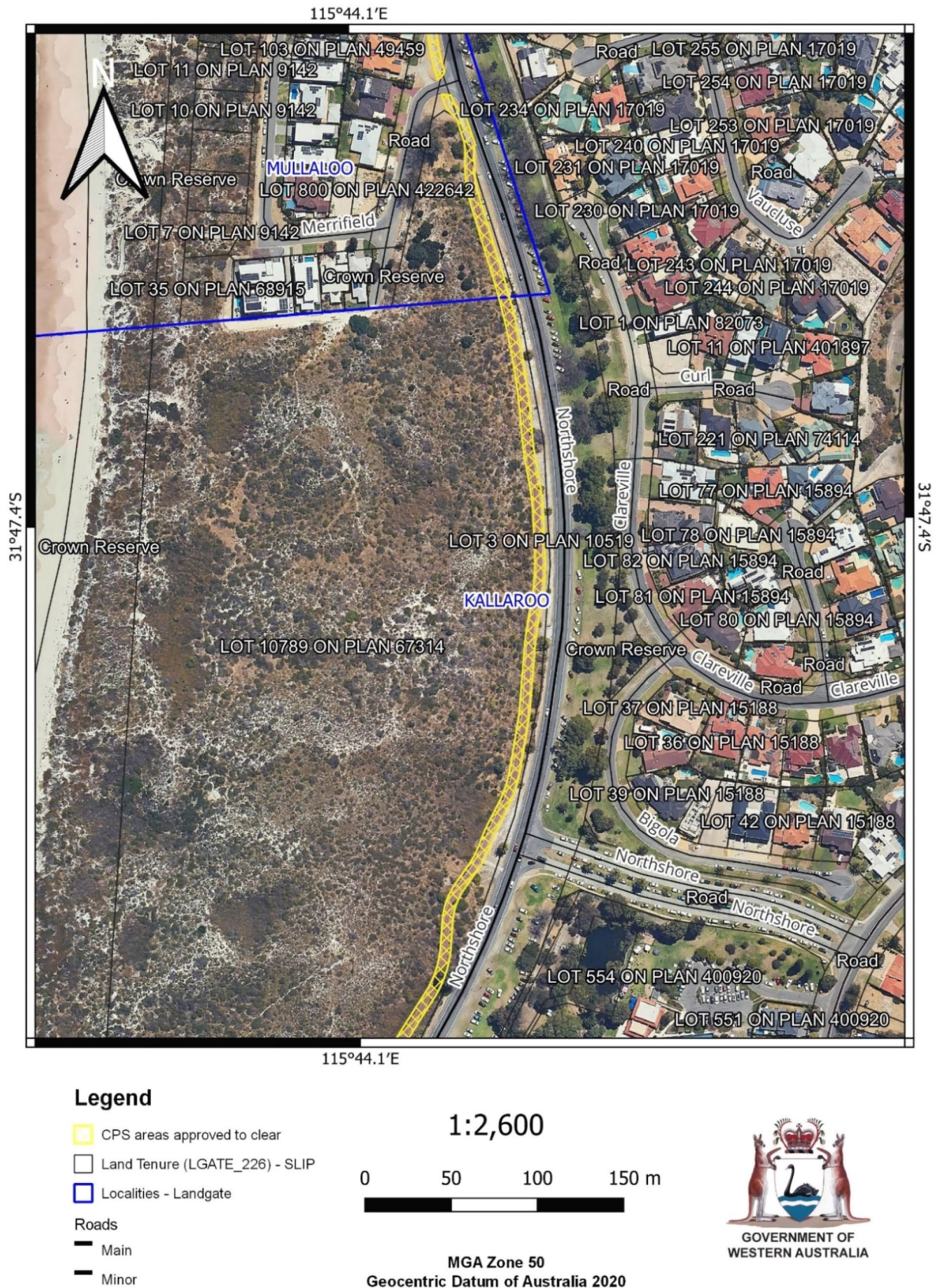


Figure 3: Map of the boundary of the area within which clearing may occur

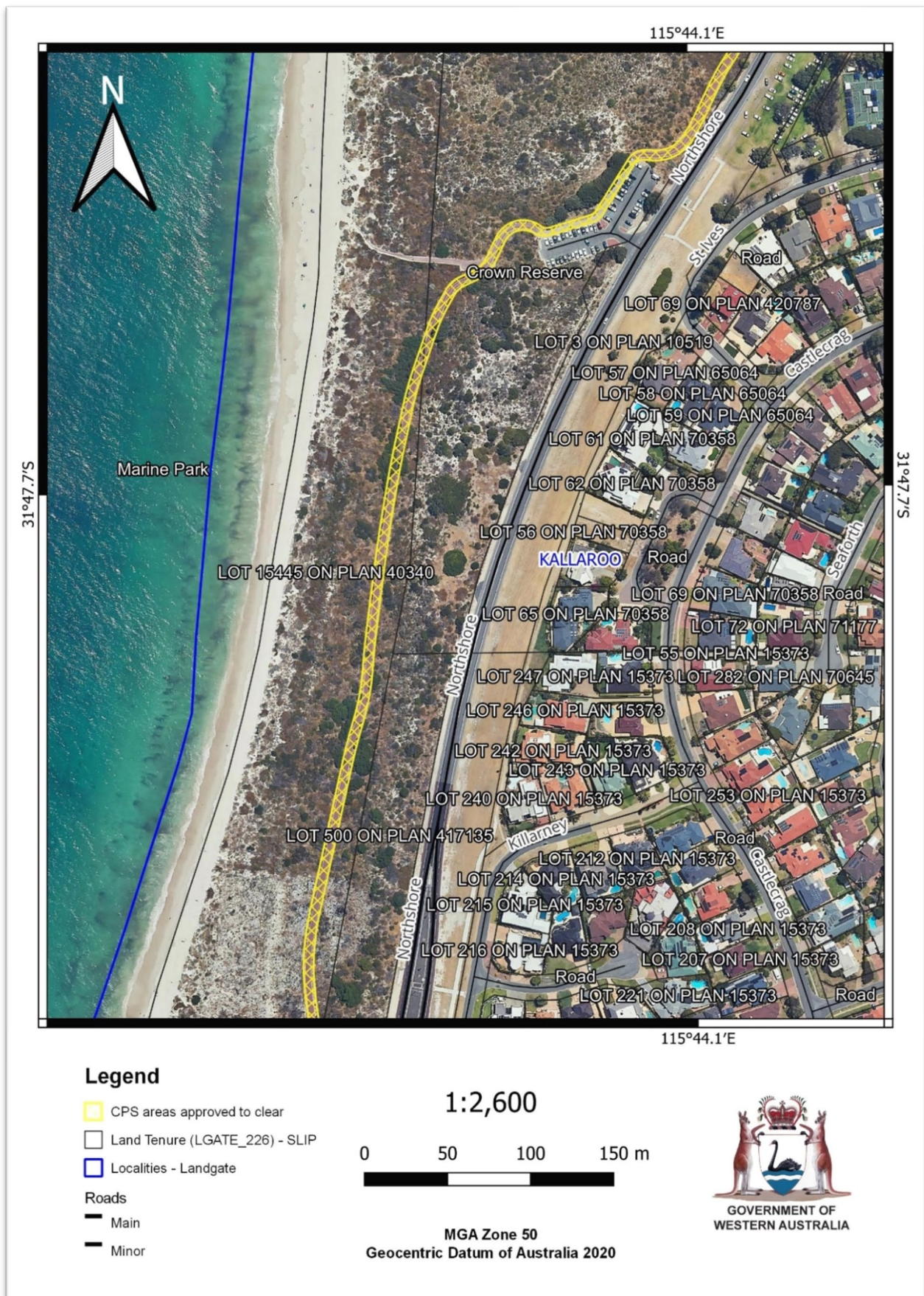


Figure 4: Map of the boundary of the area within which clearing may occur

CPS 10219/2, 28 November 2025

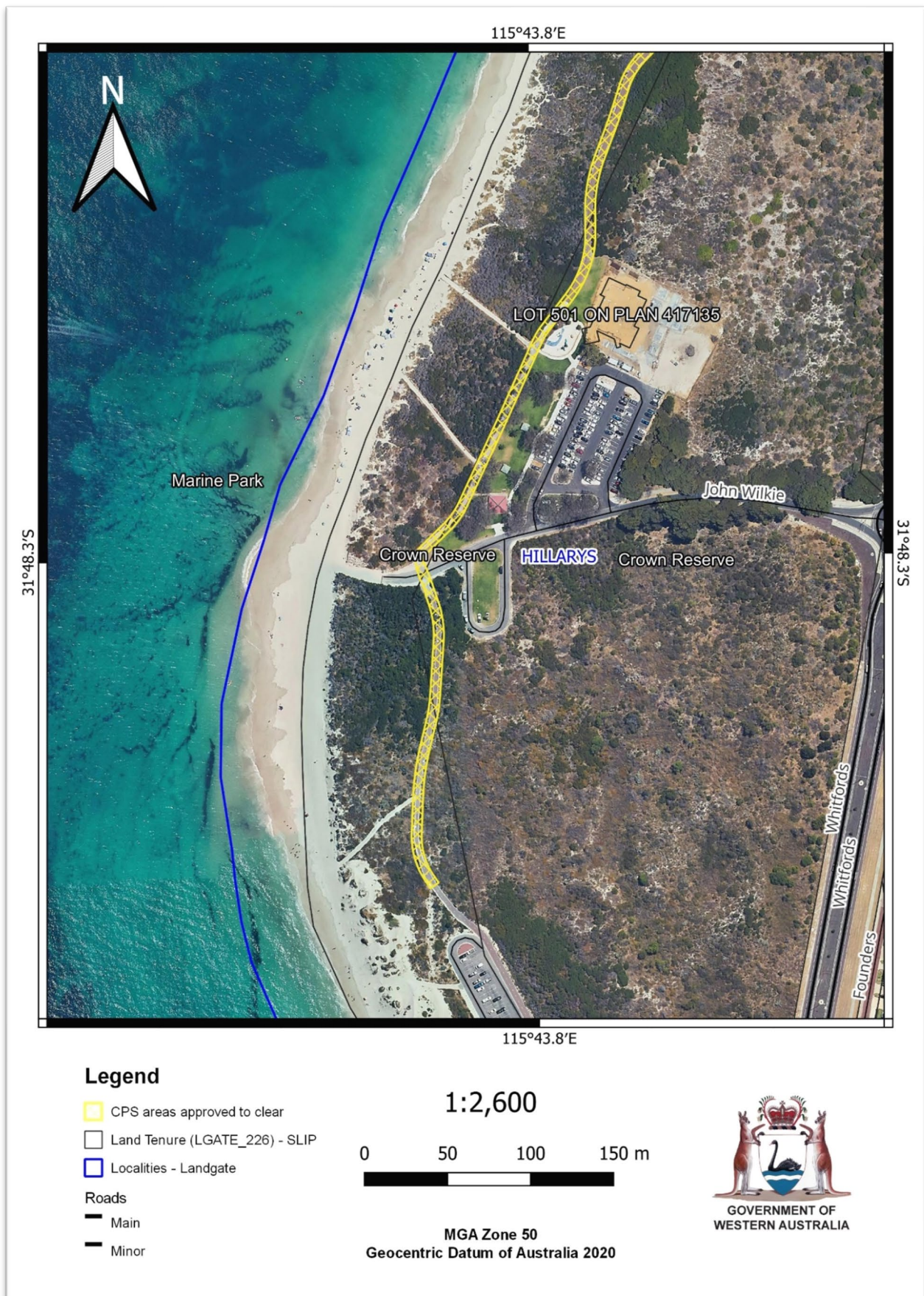


Figure 6: Map of the boundary of the area within which clearing may occur

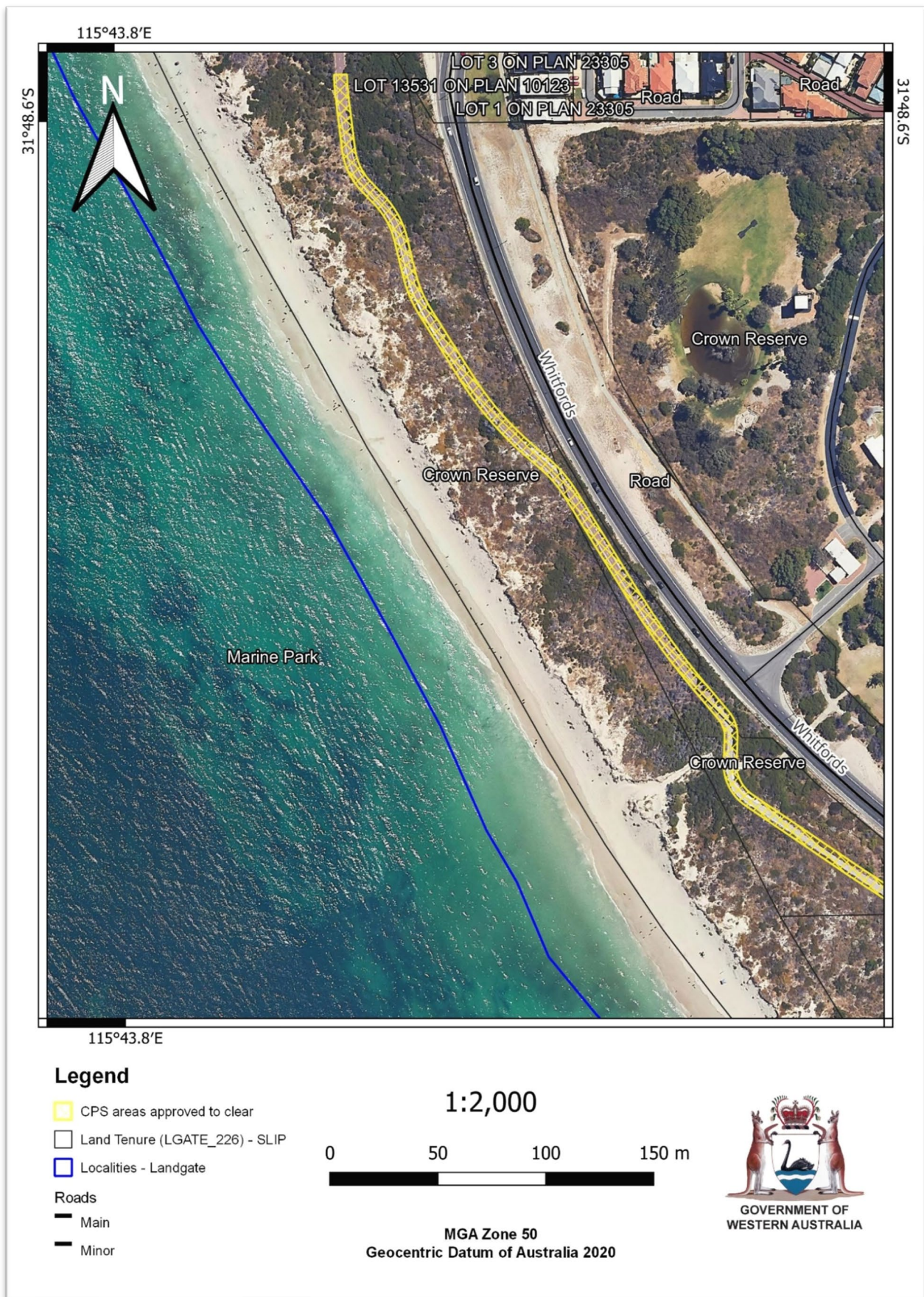


Figure 7: Map of the boundary of the area within which clearing may occur

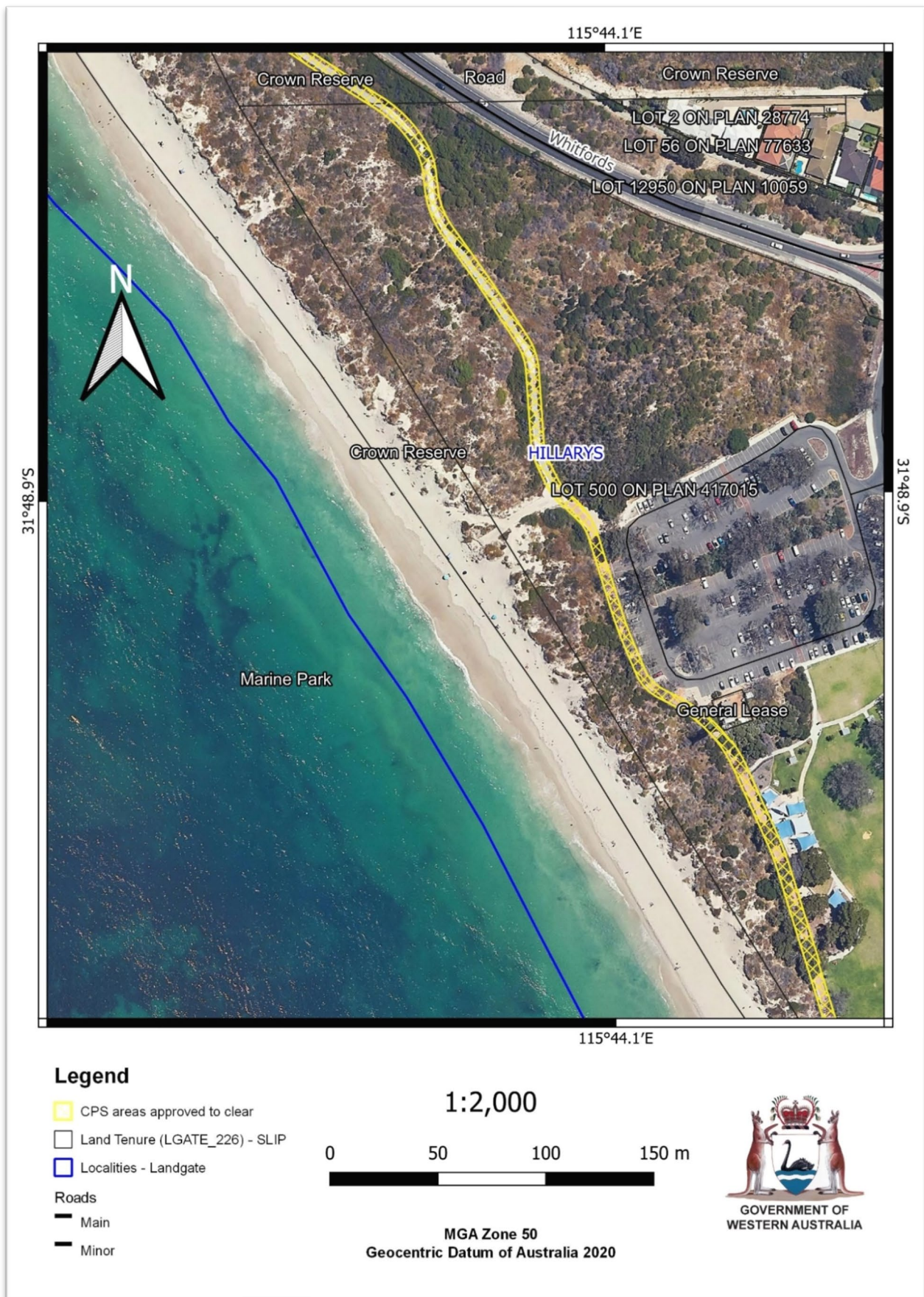


Figure 8: Map of the boundary of the area within which clearing may occur

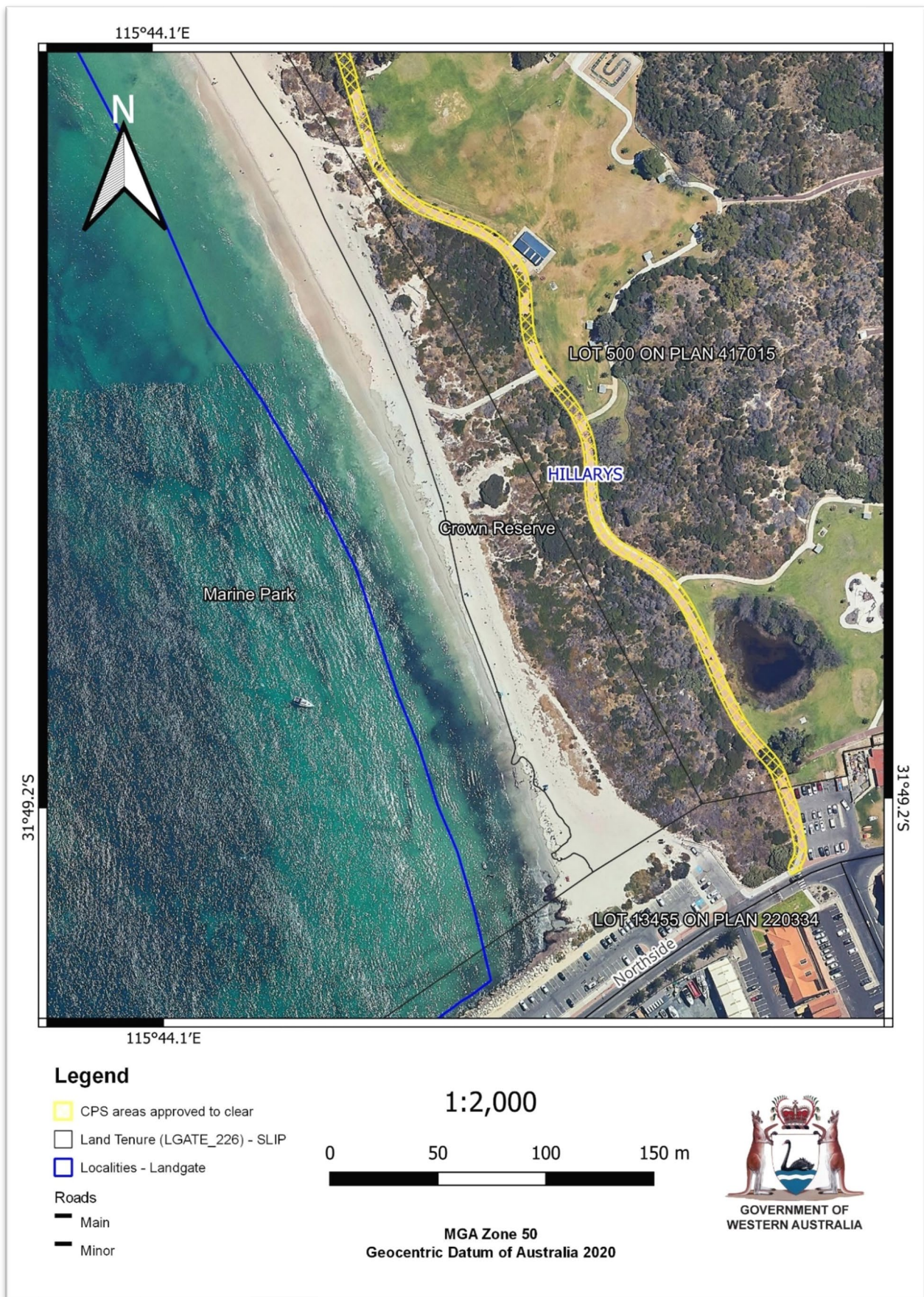


Figure 9: Map of the boundary of the area within which clearing may occur

Schedule 2



Figure 1: Map of the boundary of the area within Reserve 39497, Lot 10789 on Diagram 67314, Mullaloo, in which revegetation and rehabilitation must occur (cross-hatched red)

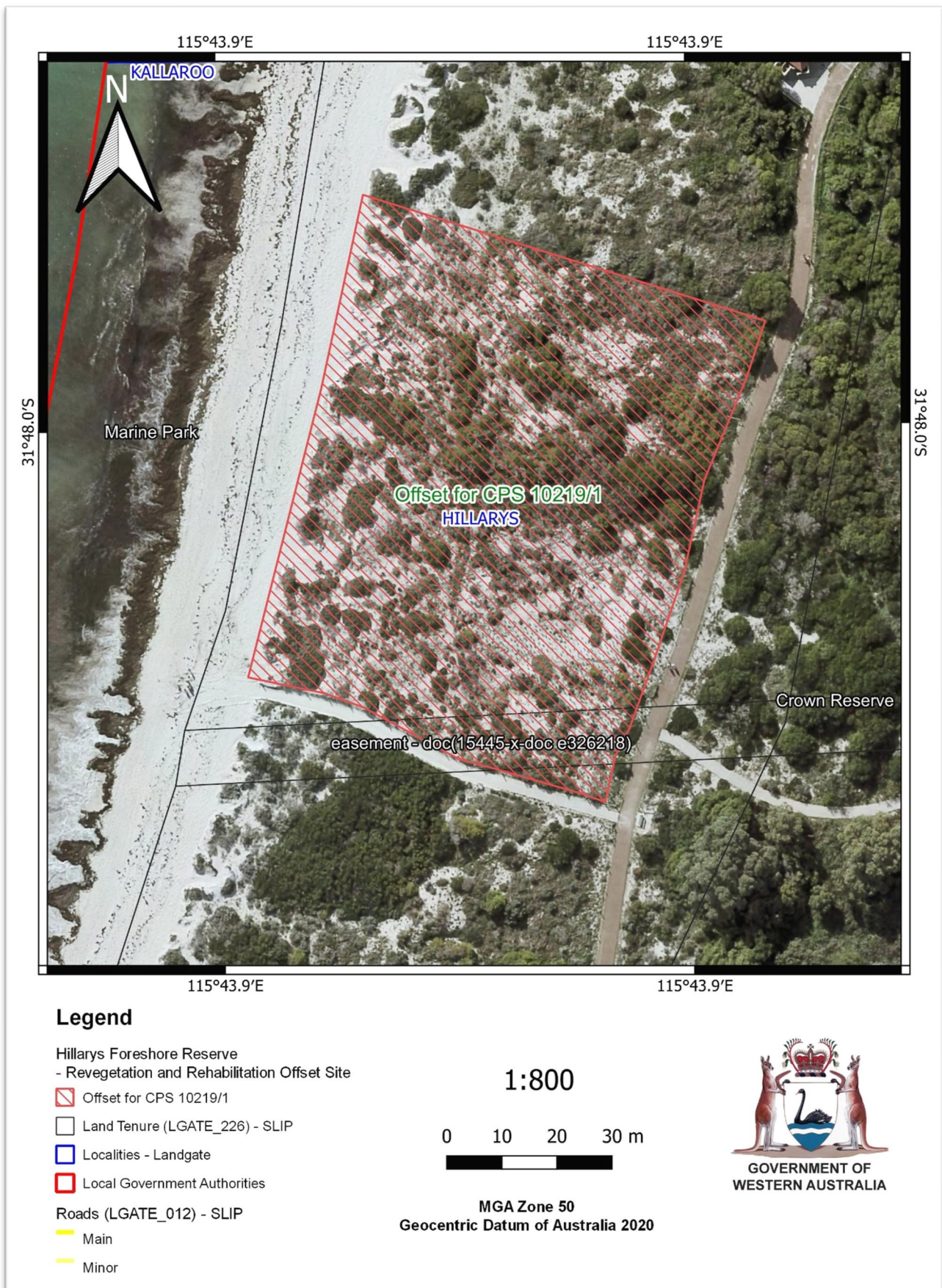


Figure 2: Map of the boundary of the area within Reserve 47831, Lot 15445 on Deposited Plan 40340, Hillarys, in which revegetation and rehabilitation must occur (cross-hatched red)

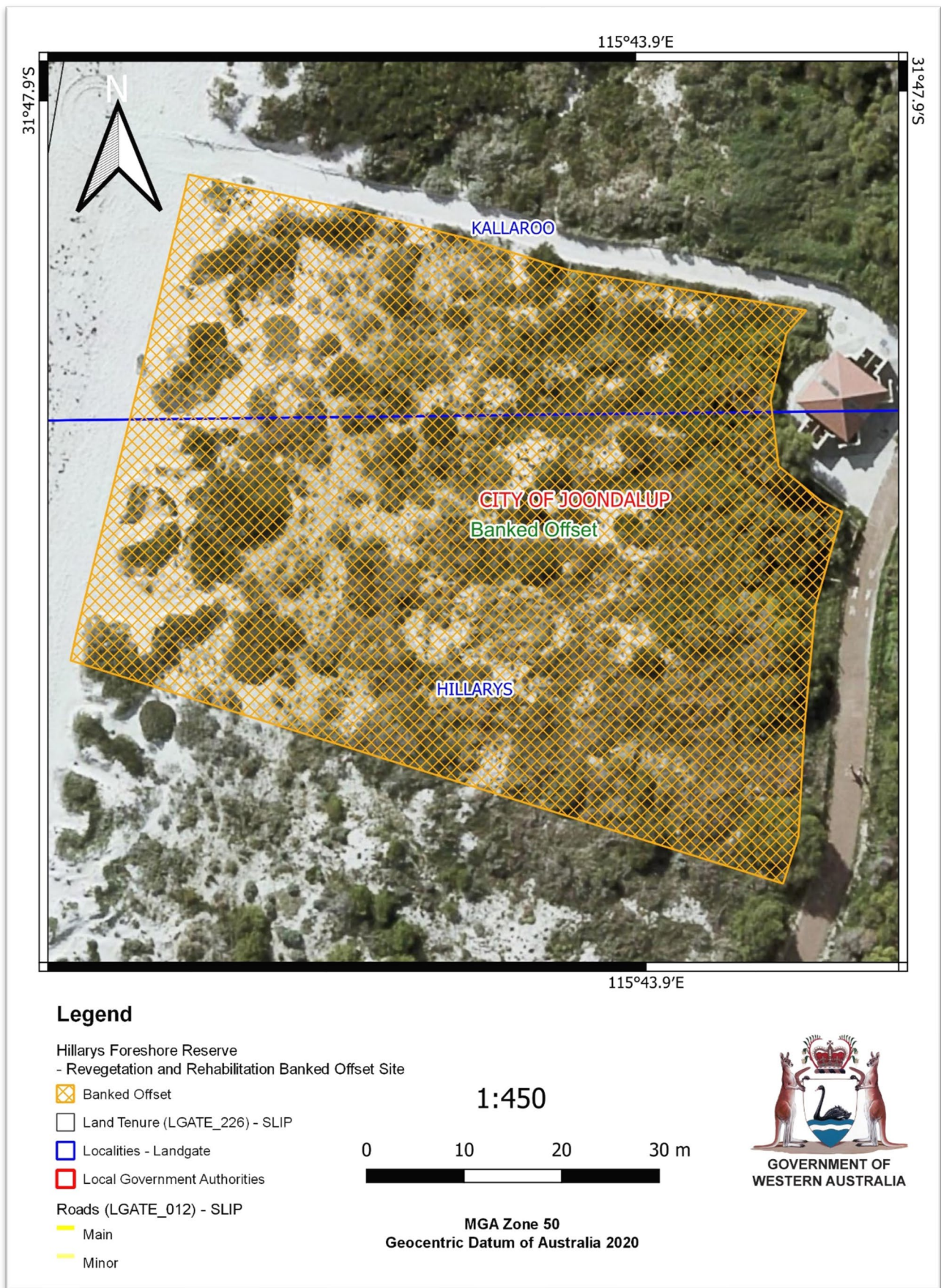


Figure 3: Map of the boundary of the area within Reserve 47831, Lot 15445 on Deposited Plan 40340, Hillarys, associated with City of Joondalup's banked offset commitment.

Schedule 3

Table 1: The table below outlines the revegetation completion targets and criteria associated with CPS 10219/2.

Measure	Completion Targets	Completion Criteria	Monitoring
Native species diversity	Minimum of 60% of native species returned.	A minimum of 7 native species per 10m by 10m quadrat.	Native diversity will be counted annually for the first 3 years, and if the completion criteria are not met within 3 years then annual monitoring is required until the completion criteria is met.
Weed density	Weed cover at the site is 10% or less (minor non-competitive weeds).	Weed cover is to be 10% or less of minor non-competitive weeds.	Weed cover percentage will be assessed annually for the first 3 years, and if the completion criteria are not met within 3 years then annual monitoring is required until the completion criteria is met.
Native species density	Survival rate of 2 native plants/m ² .	A survival rate of 2 plant/m ² is to be achieved after 3 years. All planted species that have not survived will be replanted within 12 months and monitored for a further 2 years.	The number of surviving plants will be counted annually for the first 3 years, and if the completion criteria are not met within 3 years then annual monitoring is required until the completion criteria is met.
Watering	Watering of tubestock over summer months.	Watering to be conducted 5 times over the summer months each year for 3 years, or until competition criteria are met.	Watering of tubestock to be conducted 5 times in years 1, 2 and 3, or until competition criteria are met.
Weed control	Quarterly weed control events with the first event to be undertaken prior to planting.	Weed control events to be conducted quarterly each year for 3 years, or until competition criteria are met.	Quarterly weed control events to be conducted in years 1, 2 and 3, or until competition criteria are met.



Clearing Permit Decision Report

1 Application details and outcome

1.1. Permit application details

Permit number:	CPS 10219/2
Permit type:	Purpose permit
Applicant name:	City of Joondalup
Application received:	3 November 2025
Application area:	0.38 hectares of native vegetation within a 2.78 hectare footprint (revised)
Purpose of clearing:	Upgrading and widening section of the Coastal Shared Path
Method of clearing:	Mechanical
Property:	Lot 1 on Diagram 15098, Mullaloo Lot 3 on Deposited Plan 10519, Kallaroo Lot 500 on Deposited Plan 417015 (Reserve 40802), Hillarys Lot 500 on Deposited Plan 417135 (Reserve 39497), Hillarys / Kallaroo Lot 5392 on Deposited Plan 166245 (Reserve 23563), Hillarys Lot 8891 on Deposited Plan 9195 (Reserve 32074), Mullaloo Lot 10789 on Deposited Plan 67314 (Reserve 39497), Kallaroo Lot 13455 on Deposited Plan 220334 (Reserve 39197), Hillarys Lot 15445 on Deposited Plan 40340 (Reserve 47831), Hillarys / Kallaroo / Mullaloo Mullaloo Drive / Oceanside Promenade road reserve (PIN 11755270), Mullaloo Oceanside Promenade road reserve (PIN 1217046, 1341044, 1341045, 1341059, 11755273), Mullaloo Oceanside Promenade / Warren Way road reserve (PIN 1341063), Mullaloo Northshore Drive / Merrifield Place road reserve (PIN 1341090), Mullaloo Northshore Drive / Merrifield Place road reserve (PIN 1341095), Kallaroo / Mullaloo Whitfords Avenue Road reserve (PIN 1166946), Hillarys
Location (LGA area/s):	City of Joondalup
Localities (suburb/s):	Mullaloo, Kallaroo, Hillarys

1.2. Description of clearing activities

This amendment is to revise the boundary of one of the revegetation offset areas for clearing permit CPS 10219/1 to exclude approximately 50m² of land outside of the reserve's fence line (see Figure 10). The total area of revegetation will however, remain the same.

The City of Joondalup (the City) advised that due to an error with the City's revegetation condition data, on which the offset site was based, the offset within the Mullaloo Foreshore Reserve (Lot 10789, reserve 39497), the area outside of the fence line is unable to be included in the offset planting site. The area of the Mullaloo revegetation offset site

will remain as 1,076m² and the amended boundary will ensure long-term viability of the revegetation offset (City of Joondalup, 2025).

The extent of the clearing footprint sought under CPS 10219/2 is unchanged from the previous application.

The City advised that approximately 0.361 ha has been cleared for the Coastal shared path upgrade from Hillarys to Mullaloo, with the remaining 0.019 ha to be cleared by late October 2025 (City of Joondalup, 2025).

1.3. Decision on application

Decision:	Granted
Decision date:	28 November 2025
Decision area:	0.38 hectares of native vegetation within a 2.78 hectare footprint, as depicted in Section 1.5.

1.4. Reasons for decision

This clearing permit amendment application was submitted, accepted, assessed and determined in accordance with sections 51KA(1), 51E and 51O of the *Environmental Protection Act 1986* (EP Act). The department advertised the application for fourteen days and no submissions were received.

In making this decision, the Delegated Officer took into consideration that the previous assessment was undertaken in June 2024. The Delegated Officer determined that amending the offset boundary at the Mullaloo revegetation offset site will ensure long-term viability of the revegetation and would deliver a better environmental outcome. The Delegated Officer acknowledged that the extent of the revegetation will not change as a result of amending the boundary of the offset site.

The assessment against the clearing principles outlined in Schedule 5 of the EP Act is considered not to have changed since the assessment for CPS 10219/1.

The Delegated Office had taken the above into consideration and decided to grant an amended clearing permit.

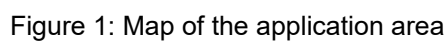




Figure 2: Map of the application area

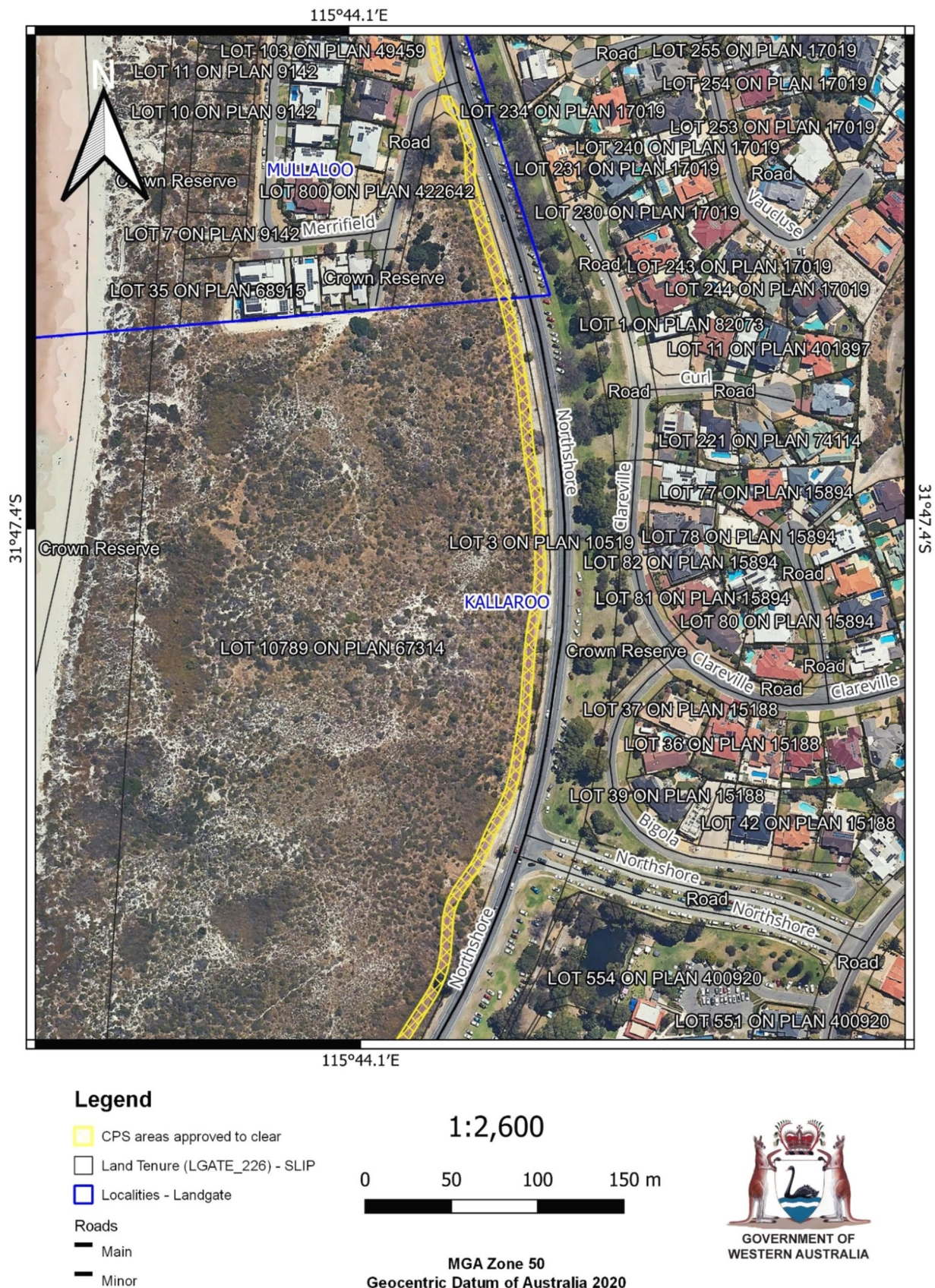


Figure 3: Map of the application area



Figure 4: Map of the application area

CPS 10219/2, 28 November 2025



Figure 6: Map of the application area

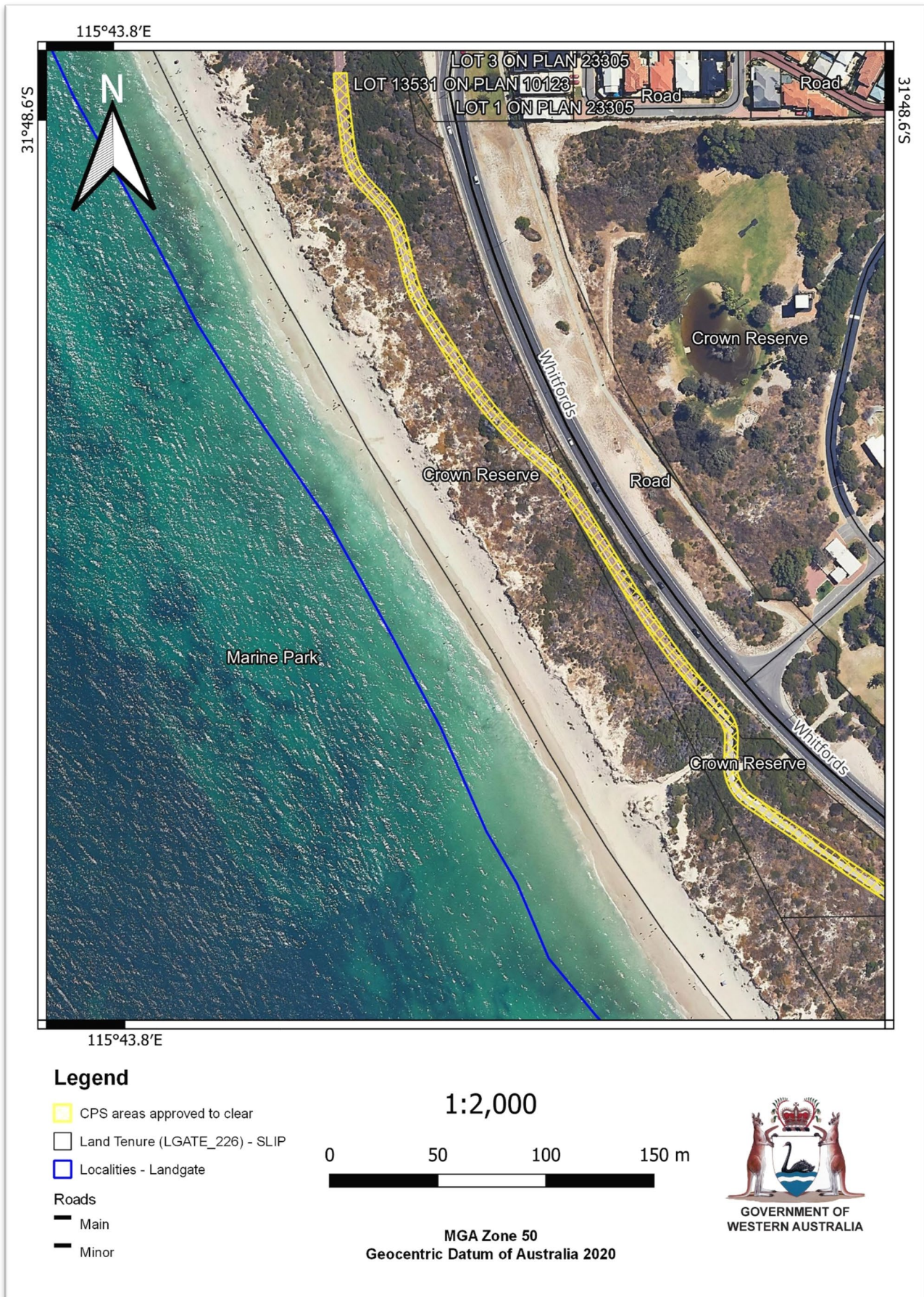


Figure 7: Map of the application area

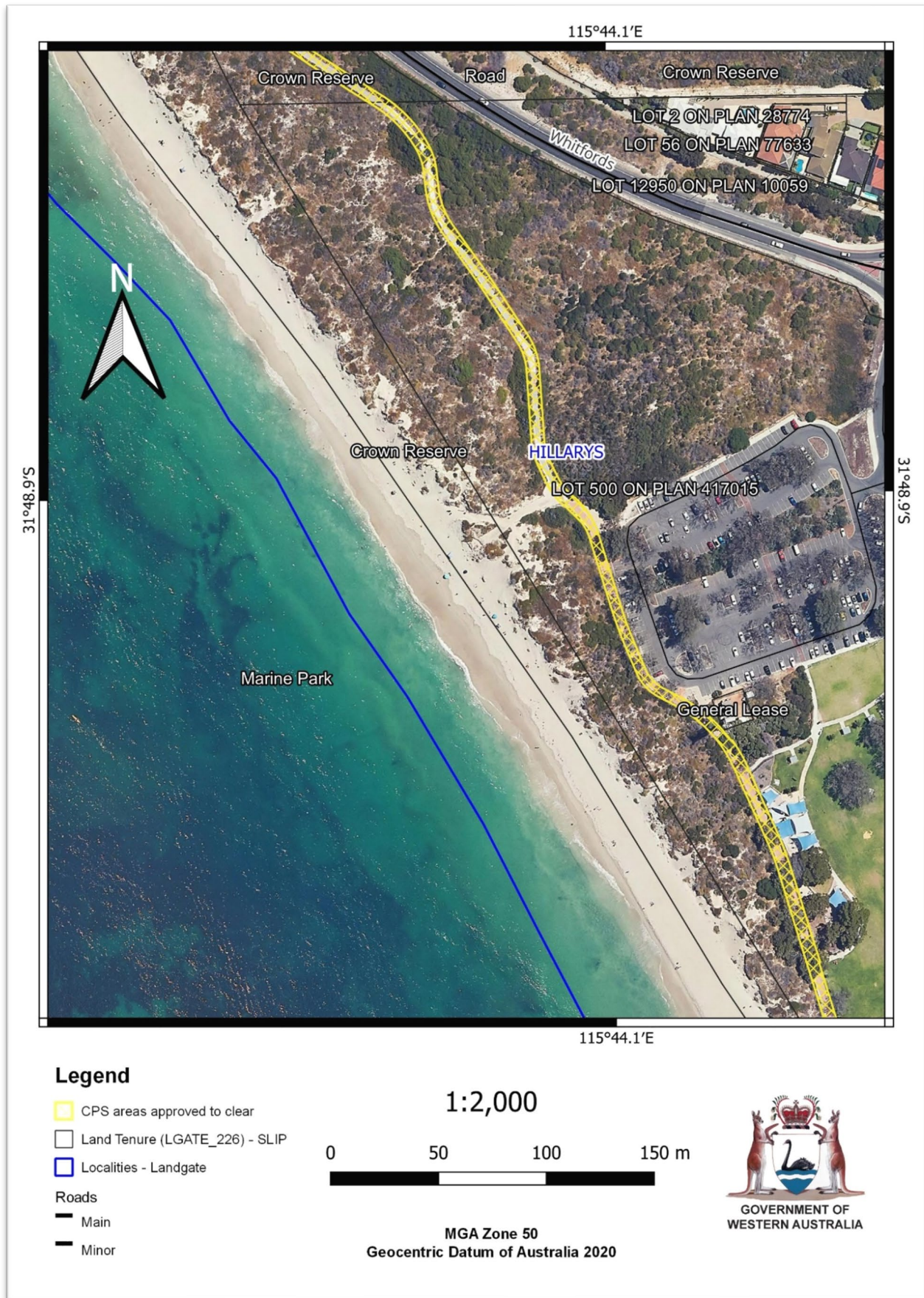


Figure 8: Map of the application area

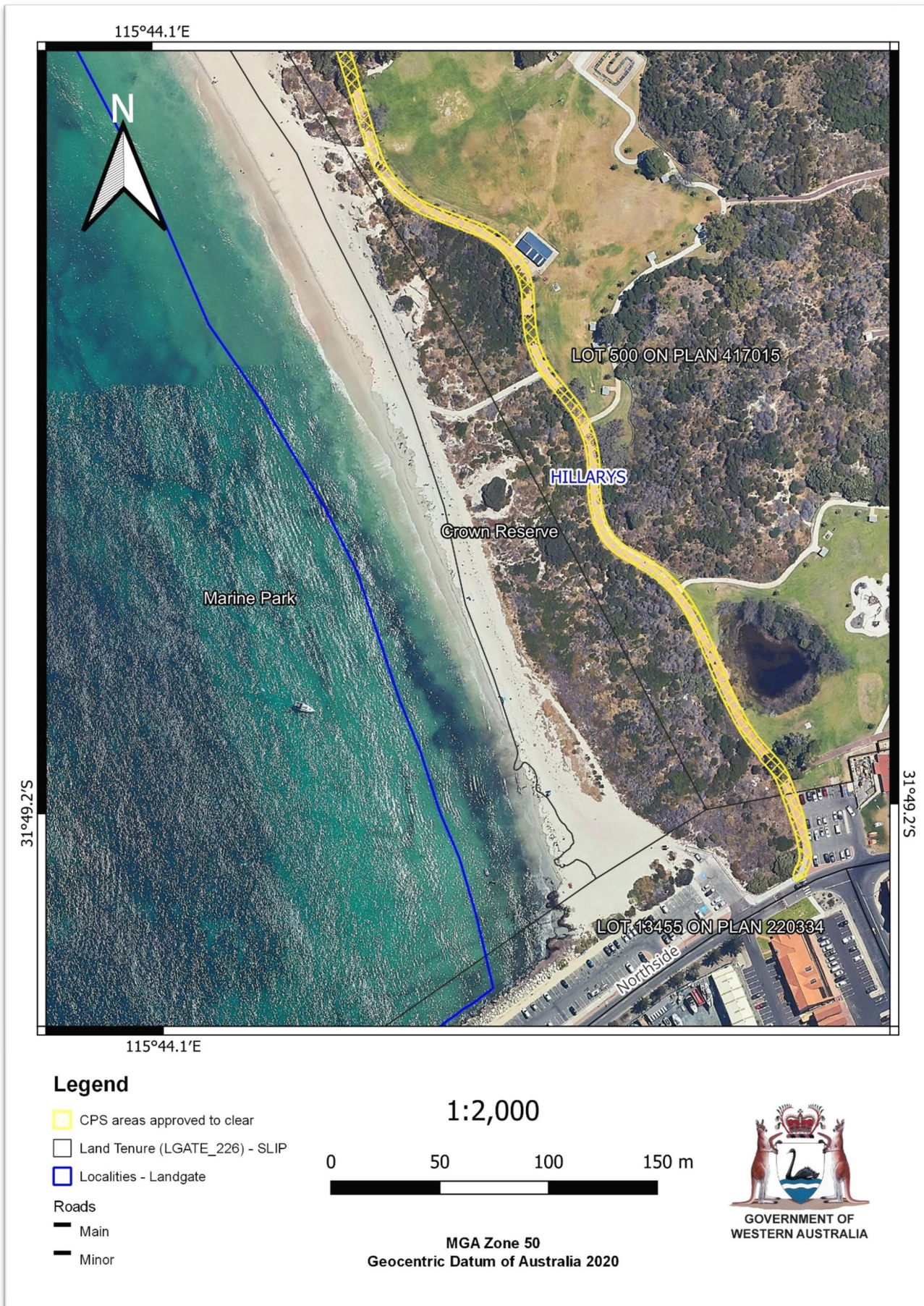


Figure 9: Map of the application area

Figure 10A



Figure 10B



Figure 10: Boundary of the Mullaloo revegetation offset site approved under CPS 10219/1 (Figure 10A) and the proposed revised boundary under CPS 10219/2 (Figure 10B).

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 polluter pays principle
- 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)
- *Conservation and Land Management Act 1984* (WA) (CALM Act)
- *Environment Protection and Biodiversity Conservation Act 1999* (Cth) (EPBC Act)

Relevant policies considered during the assessment include:

- *Environmental Offsets Policy* (2011)
- *State Planning Policy 2.8 – Bushland Policy for the Perth Metropolitan Region*

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)
- *Environmental Offsets Guidelines* (August 2014)
- Technical guidance – *Flora and Vegetation Surveys for Environmental Impact Assessment* (EPA, 2016)

3 Detailed assessment of application

3.1. Avoidance and mitigation measures

The avoidance and minimisation measures proposed by the applicant have not changed and can be found in the Decision Report for CPS 10219/1.

3.2. Assessment of impacts on environmental values

In assessing the application, the Delegated Officer considered that the purpose of the amendment was to revise the boundary of the Mullaloo revegetation offset site to deliver a better environmental outcome. As such, the assessment against the clearing principles outlined in Schedule 5 of the EP Act remain unchanged and can be found in the Decision Report prepared for Clearing Permits CPS 10219/1.

3.3. Relevant planning instruments and other matters

The assessment against planning instruments and other relevant matters is unchanged and can be found in the Clearing Permit Decision Report CPS 10219/1 (DWER, 2024).

References

City of Joondalup (2025) *Clearing permit amendment application CPS 10219/2*, received 3 November 2025 (DWER Ref: DWERDT1222313).

Department of Water and Environmental Regulation (DWER) (2019) *Procedure: Native vegetation clearing permits*. Joondalup. Available from: https://dwer.wa.gov.au/sites/default/files/Procedure_Native_vegetation_clearing_permits_v1.PDF.

Department of Water and Environmental Regulation (DWER) (2024) CPS 10219/1 Decision Report. (DWER Ref DWERDT965675). Available from: <https://ftp.dwer.wa.gov.au/permit/10219/Permit/>