



CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

ADVICE NOTE

Allocation of offset site

In relation to condition 10 of this permit, a combined 0.44 hectares within Lot 15445 on Deposited Plan 40340, Hillarys, Kallaroo and Ocean Reef (Reserve 47831), will be attributed to the offset for this project. The 0.44 hectares contains native vegetation growing within Bush Forever Area 350, which contains:

- 0.38 hectares of the permit holders banked offset within Reserve 47831, Hillarys and Kallaroo, which contains vegetation representative of the Priority 3 Ecological Community - *FCT 29a: Coastal shrublands on shallow sands* in addition to other environmental values, and
- 0.06 hectares within Reserve 47831, Ocean Reef, which contains Priority 3 Ecological Community - *FCT 29a: Coastal shrublands on shallow sands* in addition to other environmental values.

Purpose Permit number:

CPS 10956/2

Permit Holder:

City of Joondalup

Duration of Permit:

From 04 October 2025 to 04 October 2035

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 widening a Coastal Shared Path.

2. Land on which clearing is to be done

Lot 508 on Deposited Plan 417828 (R 47831)

Lot 506 on Deposited Plan 417825 (R 45122)

3. Clearing authorised

The permit holder must not clear more than 0.22 hectares of *native vegetation* within the combined area cross-hatched yellow in Figure 1 and Figure 2 of Schedule 1.

4. Period during which clearing is authorised

The permit holder must not clear any *native vegetation* after 04 October 2030.

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. 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.

9. Offset – Rehabilitation

- (a) Within 24 months of commencing *clearing* authorised under this permit, at an *optimal time* and no later than 04 October 2027, the permit holder must *revegetate* and *rehabilitate* the combined areas cross-hatched red on Figure 2 and Figure 3 of Schedule 2, by implementing and adhering to the “*Coastal Shared Path Revegetation Plan for Ocean Reef to Burns Beach*” (City of Joondalup, 2025), 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 three 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 3 of Schedule 3 until the completion criteria listed in Table 3 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 3 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 3 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

10. 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 <i>clearing</i> activities generally	(a) the species composition, structure, and density of the cleared 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 cleared; (d) the size of the area cleared (in hectares); (e) actions taken to avoid, minimise, and reduce the impacts and extent of <i>clearing</i> in accordance with <i>condition</i> 5; and (f) actions taken to minimise the risk of the introduction and spread of <i>weeds</i> and <i>dieback</i> in accordance with <i>condition</i> 6; (g) actions taken in accordance with <i>condition</i> 7;

No.	Relevant matter	Specifications
		and (h) actions taken in accordance with <i>condition 8</i> .
2.	In relation to <i>revegetation</i> and <i>rehabilitation</i> pursuant to <i>condition 9</i> of this permit	(a) a description of the <i>revegetation</i> and <i>rehabilitation</i> activities undertaken each year, once commenced, outlined in a report produced by an <i>environmental specialist</i> ; (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; (c) the date that <i>revegetation</i> and <i>rehabilitation</i> works began; (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; (e) the species composition, structure, density of the areas <i>revegetated/rehabilitated</i> recorded annually; (f) results of annual monitoring against the completion criteria (g) the date completion criteria area considered to have been met; and (h) any other actions in accordance with <i>condition 9</i> .

11. Reporting

The permit holder must provide to the *CEO* the records required under *condition 10* of this permit when requested by the *CEO*.

DEFINITIONS

In this permit, the terms in Table 2 have the meanings defined.

Table 2: Definitions

Term	Definition
CEO	Chief Executive Officer of the department responsible for the administration of the clearing provisions under the <i>Environmental Protection Act 1986</i> .
clearing	has the meaning given under section 3(1) of the EP Act.
condition	a condition to which this clearing permit is subject under section 51H of the EP Act.
dieback	means the effect of <i>Phytophthora</i> species on native vegetation.
department	means the department established under section 35 of the <i>Public Sector Management Act 1994</i> (WA) and designated as responsible for the

Term	Definition
	administration of the EP Act, which includes Part V Division 3.
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 CEO as a suitable environmental specialist.
EP Act	<i>Environmental Protection Act 1986</i> (WA)
fill	means material used to increase the ground level, or to fill a depression.
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.
weeds	means any plant – (a) that is a declared pest under section 22 of the <i>Biosecurity and Agriculture Management Act 2007</i> ; or (b) published in a Department of Biodiversity, Conservation and Attractions species-led ecological impact and invasiveness ranking summary, regardless of ranking; or (c) not indigenous to the area concerned.

END OF CONDITIONS

Caitlin Conway

MANAGER

NATIVE VEGETATION REGULATION

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

25 November 2025

CPS 10956/1, 25 November 2025

Page 5 of 10

Schedule 1

The boundary of the area authorised to be cleared is shown in the map below (Figure 1 and Figure 2).



T:\611-Clearing Regulation\Shared Data\CLEARING PERMITS\10956\CPS 10956-1 - Decision\QGIS NVR ASSESSMENTS SLIP - GDA2020.qgz

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



T:\611-Clearing Regulation\Shared Data\CLEARING PERMITS\10956\CPS 10956-1 - Decision\QGIS NWR ASSESSMENTS SLIP - GDA2020.qgz

Figure 2: Map of the boundary of the area within which clearing may occur.

Schedule 2

The boundary of the areas subject to conditions is shown in the maps below (Figure 3 and Figure 4).



T:\611-Clearing Regulation\Shared Data\CLEARING PERMITS\10956\CPS 10956-1 - Decision\QGIS NVR ASSESSMENTS SLIP - GDA2020.qgz

Figure 3: Map of the boundary of the area within which condition 10 applies.



Figure 4: Map of the boundary of the area within which condition 10 applies.

Schedule 3

Table 3: *Revegetation and rehabilitation* completion criteria for condition 10.

Measure	Completion Targets	Completion Criteria	Monitoring
Native diversity	Minimum of 60% of native species returned.	A minimum of 7 native species per quadrat.	Native diversity will be counted annually in years 2 and 3.
<i>Weed</i> density	<i>Weed</i> cover at the site is 10% or less (minor non-competitive <i>weeds</i>).	<i>Weed</i> cover is to be 10% or less of minor, non-competitive <i>weeds</i> .	<i>Weed</i> cover percentage will be assessed annually in years 2 and 3.
Native density	Survival rate of 2 plant/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 in years 2 and 3. Further monitoring will be conducted if replanting is required.
Watering	Watering of tubestock over summer months.	Watering to be conducted 5 times over the summer months each year for 3 years.	Watering of tubestock to be conducted 5 times in years 1, 2 and 3
<i>Weed</i> control	Quarterly <i>weed</i> control events with the first event to be undertaken prior to planting.	<i>Weed</i> control events to be conducted quarterly each year for 3 years.	Quarterly <i>weed</i> control events to be conducted in years 1, 2 and 3.
Vegetation condition	The vegetation within the area cross-hatched red in figure 3 is a minimum of excellent (Keighery, 1994) condition.	Vegetation meets the definition of ‘excellent condition’ as outlined in the Keighery (1994) scale after 3 years. If not met, <i>remedial actions</i> must be taken within 12 months and monitored for a further 2 years.	Vegetation condition will be assessed annually until met.
	The vegetation within the area cross-hatched red in figure 4 is a minimum of very good (Keighery, 1994) condition.	Vegetation meets the definition of ‘very good’ as outlined in the Keighery (1994) scale after 3 years. If not met, <i>remedial actions</i> must be taken within 12 months and monitored for a further 2 years.	Vegetation condition will be assessed annually until met.



Clearing Permit Decision Report

1 Application details and outcome

1.1. Permit application details

Permit number:	CPS 10956/2
Permit type:	Purpose permit
Applicant name:	City of Joondalup
Application received:	14 October 2025
Application area:	0.22 hectares of native vegetation
Purpose of clearing:	Shared path upgrades
Method of clearing:	Mechanical
Property:	Lot 508 on Deposited Plan 417828 (R 47831) Lot 506 on Deposited Plan 417825 (R 45122)
Location (LGA area/s):	Joondalup
Localities (suburb/s):	Iluka and Ocean Reef

1.2. Description of clearing activities

The administrative amendment to CPS 10956/1 is to correct an administrative error in Table 3, Schedule 3 of the Permit.

The vegetation proposed to be cleared under CPS 10956/2 is unchanged from the previous version of the permit. The vegetation granted to be cleared under CPS 10956/1 comprises of 0.22 hectares of native vegetation within a 1.29 hectare footprint (see Figure 1, Section 1.5). The purpose of the clearing is to widen and upgrade an existing coastal shared path (DWER, 2025a).

1.3. Decision on application

Decision:	Granted
Decision date:	25 November 2025
Decision area:	0.22 hectares of native vegetation, as depicted in Section 1.5, below.

1.4. Reasons for decision

This administrative amendment was determined in accordance with sections 51K and 51M of the *Environmental Protection Act 1986* (EP Act). The amendment relates only to correcting an error in Table 1, Schedule 3 of the Permit.

In considering 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 remains unchanged from the previous assessment of the permit and can found in the Decision Report prepared for Clearing Permit CPS 10956/1. The Delegated Officer considered that, given the administrative nature of the proposed amendment, the conditions under Clearing Permit CPS 10956/1 are unchanged and are sufficient to limit the impacts of the proposed clearing. relevant planning instruments and any other matters considered relevant to the assessment (see Section 3).

The Delegated Officer decided to grant a clearing permit subject to conditions to:

- avoid, minimise to reduce the impacts and extent of clearing;
- take hygiene steps to minimise the risk of the introduction and spread of weeds;
- undertake slow, progressive one directional clearing to allow terrestrial fauna to move into adjacent habitat ahead of the clearing activity;
- commence the construction of the pathway and conservation fencing no later than two (2) months after undertaking the authorised clearing activities to reduce the potential for wind erosion; and
- revegetate a minimum of 0.44 hectares of native vegetation within Bush Forever site 325, in alignment with Bush Forever requirements set out in *State Planning Policy 2.8* (SPP 2.8).

1.5. Site maps



T:\611-Clearing Regulation\Shared Data\CLEARING PERMITS\10956\CPS 10956-1 - Decision\QGIS NVR ASSESSMENTS SLIP - GDA2020.qgz

Figure 1.1. Map of the application area.

The area crosshatched yellow indicates the area authorised to be cleared under the granted clearing permit.



T:\611-Clearing Regulation\Shared Data\CLEARING PERMITS\10956\CPS 10956-1 - Decision\QGIS NVR ASSESSMENTS SLIP - GDA2020.qgz

Figure 1.2. Map of the application area.

The area crosshatched yellow indicates the area authorised to be cleared under the granted clearing permit.

2 Legislative context

The clearing of native vegetation in Western Australia is regulated under the EP Act and the *Environmental Protection (Clearing of Native Vegetation) Regulations 2004* (Clearing Regulations).

In addition to the matters considered in accordance with section 51O of the EP Act (see Section 1.4), the Delegated Officer has also had regard to the objects and principles under section 4A of the EP Act, particularly:

- the precautionary principle
- the principle of intergenerational equity
- the 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)
- *Environment Protection and Biodiversity Conservation Act 1999* (Cth) (EPBC Act)
- *Planning and Development Act 2005* (WA) (P&D Act)

Relevant policies considered during the assessment include:

- *Environmental Offsets Policy* (2011)
- *State Planning Policy 2.8 - Bushland policy for the Perth Metropolitan Region* (2010) (SPP 2.8)

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)
- Technical guidance – *Terrestrial Fauna Surveys for Environmental Impact Assessment* (EPA, 2016)

3 Detailed assessment of application

3.1. Avoidance and mitigation measures

As this amendment is administrative in nature, the avoidance and mitigation measures implemented by the Permit Holder are unchanged and can be found in the decision report prepared for CPS 10956/1. The Delegated Officer was satisfied that the applicant has made a reasonable effort to avoid and minimise potential impacts of the proposed clearing on environmental values.

3.2. Assessment of impacts on environmental values

As this amendment is administrative in nature, the Delegated Officer determined that the extent to which the impacts of the proposed clearing present a risk to biological, conservation, or land and water resource values remain unchanged from the previous assessment of the permit and can be found in the Decision Report prepared for Clearing Permit CPS 10956/1.

3.3. Relevant planning instruments and other matters

As this amendment is administrative in nature, the assessment against planning instruments and other matters is unchanged and can be found in the Decision Report prepared for Clearing Permit CPS 10956/1.

End