



## CLEARING PERMIT

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

### PERMIT DETAILS

Area Permit Number: CPS 11014/2  
File Number: DWERVT18295  
Duration of Permit: From 17 August 2025 to 17 April 2036

### PERMIT HOLDER

City of Joondalup

### LAND ON WHICH CLEARING IS TO BE DONE

Lot 15444 on Plan 40340, Sorrento

Lot 300 on Plan 48930, Sorrento

### AUTHORISED ACTIVITY

The permit holder must not clear more than 0.15 hectares of *native vegetation* within the area cross-hatched yellow in Figure 1 of Schedule 1.

### CONDITIONS

#### 1. Period during which clearing is authorised

The permit holder must not clear any *native vegetation* after 17 April 2028.

#### 2. 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.

### 3. 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.

### 4. Revegetation and rehabilitation

- (a) Within 12 months of commencing clearing authorised under this permit, at an *optimal time* and no later than 17 April 2030, the permit holder must *revegetate* and *rehabilitate* the areas cross-hatched red on Figure 2 of Schedule 2 within Lot 15444 on Plan 40340, Sorrento, by implementing and adhering to the *Sorrento Surf Life Saving Club Upgrade Revegetation Plan for Pinnaroo Point and Sorrento Foreshore Reserve*, prepared by the City of Joondalup, including but not limited to the following actions:
  - (i) remove non-native planted vegetation prior to *planting* and/or *direct seeding*;
  - (ii) 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;
  - (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) undertake monitoring of the areas *revegetated* and *rehabilitated* under condition 4 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 Table 1 of 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*.

## 5. Offset – revegetation and rehabilitation

- (a) Within 24 months of commencing clearing authorised under this permit, at an *optimal time* and no later than 17 April 2030, the permit holder must *revegetate* and *rehabilitate* the areas cross-hatched red on Figure 3 of Schedule 2 within Lot 15445 on Deposited Plan 40340, by implementing and adhering to the *Sorrento Surf Life Saving Club Upgrade Revegetation Plan for Pinnaroo Point and Sorrento Foreshore Reserve*, prepared by the City of Joondalup, including but not limited to the following actions:
- (i) remove non-native planted vegetation prior to *planting* and/or *direct seeding*;
  - (ii) 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;
  - (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) undertake monitoring of the areas *revegetated* and *rehabilitated* under condition 5 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 Table 1 of 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*.

## 6. Records that must be kept

The permit holder must maintain records relating to the listed relevant matters in accordance with the specifications detailed in Table 1.

Table 1: Records that must be kept

No.	Relevant matter	Specifications
1.	In relation to the authorised clearing activities generally	<ul style="list-style-type: none"> <li>(a) the species composition, structure, and density of the cleared area;</li> <li>(b) the location where the clearing occurred, recorded using a Global Positioning System (GPS) unit set to Geocentric Datum Australia 2020 (GDA2020), expressing the geographical coordinates in Eastings and Northings;</li> <li>(c) the date that the area was cleared;</li> <li>(d) the size of the area cleared (in hectares);</li> <li>(e) actions taken to avoid, minimise, and reduce the impacts and extent of clearing in accordance with condition 2; and</li> <li>(f) actions taken to minimise the risk of the introduction and spread of <i>weeds</i> in accordance with condition 3.</li> </ul>
2.	In relation to <i>revegetation and rehabilitation</i> pursuant to condition 4 and 5	<ul style="list-style-type: none"> <li>(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>;</li> <li>(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;</li> <li>(c) the date that <i>revegetation</i> and <i>rehabilitation</i> works began;</li> <li>(d) the baseline data recorded for the area to be <i>revegetated/rehabilitated</i>, including species richness, species density, vegetation structure and weed cover;</li> <li>(e) the species composition, structure, density of the areas <i>revegetated/rehabilitated</i> recorded annually;</li> <li>(f) results of annual monitoring against the completion criteria for condition 4 and 5;</li> <li>(g) the date completion criteria are considered to have been met for condition 4 and 5; and</li> <li>(h) any other actions in accordance with condition 4 and 5.</li> </ul>

## 7. Reporting

- (a) The permit holder must provide to the *CEO*, on or before 30 June of each calendar year, a written report containing:
- (i) the records required to be kept under *condition 6*; and
  - (ii) records of activities done by the permit holder under this permit between 1 January and 31 December of the preceding calendar year.
- (b) If no *clearing* authorised under this permit has been undertaken, a written report confirming that no *clearing* under this permit has been undertaken, must be provided to the *CEO* on or before 30 June of each calendar year.
- (c) The permit holder must provide to the *CEO*, no later than 90 calendar days prior to the expiry date of the permit, a written report of records required under *condition 6*, where these records have not already been provided under *condition 7(a)*.

## 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.
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 (WA)</i> and designated as responsible for the 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 (WA)</i>
fill	means material used to increase the ground level, or to fill a depression
mulch	means the use of organic matter, wood chips or rocks to slow the movement of water across the soil surface and to reduce evaporation.
local provenance	means native vegetation seeds and propagating material from natural sources within 50 kilometres and the same IBRA subregion of the area cleared, unless otherwise approved by the CEO.
native vegetation	has the meaning given under section 3(1) and section 51A of the EP Act.

Term	Definition
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.
revegetation and rehabilitation	means actively managing an area containing native vegetation in order to improve the ecological function of that area.
weeds	means any plant – <ul style="list-style-type: none"> <li>(a) that is a declared pest under section 22 of the <i>Biosecurity and Agriculture Management Act 2007</i>; or</li> <li>(b) published in a Department of Biodiversity, Conservation and Attractions species-led ecological impact and invasiveness ranking summary, regardless of ranking; or</li> <li>(c) not indigenous to the area concerned.</li> </ul>

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**END OF CONDITIONS**




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Meenu Vitarana  
MANAGER  
NATIVE VEGETATION REGULATION

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

28 May 2026

# SCHEDULE 1

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



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

## SCHEDULE 2

The boundary of the areas subject to conditions is shown in the maps below cross-hatched red (Figures 2 and 3).

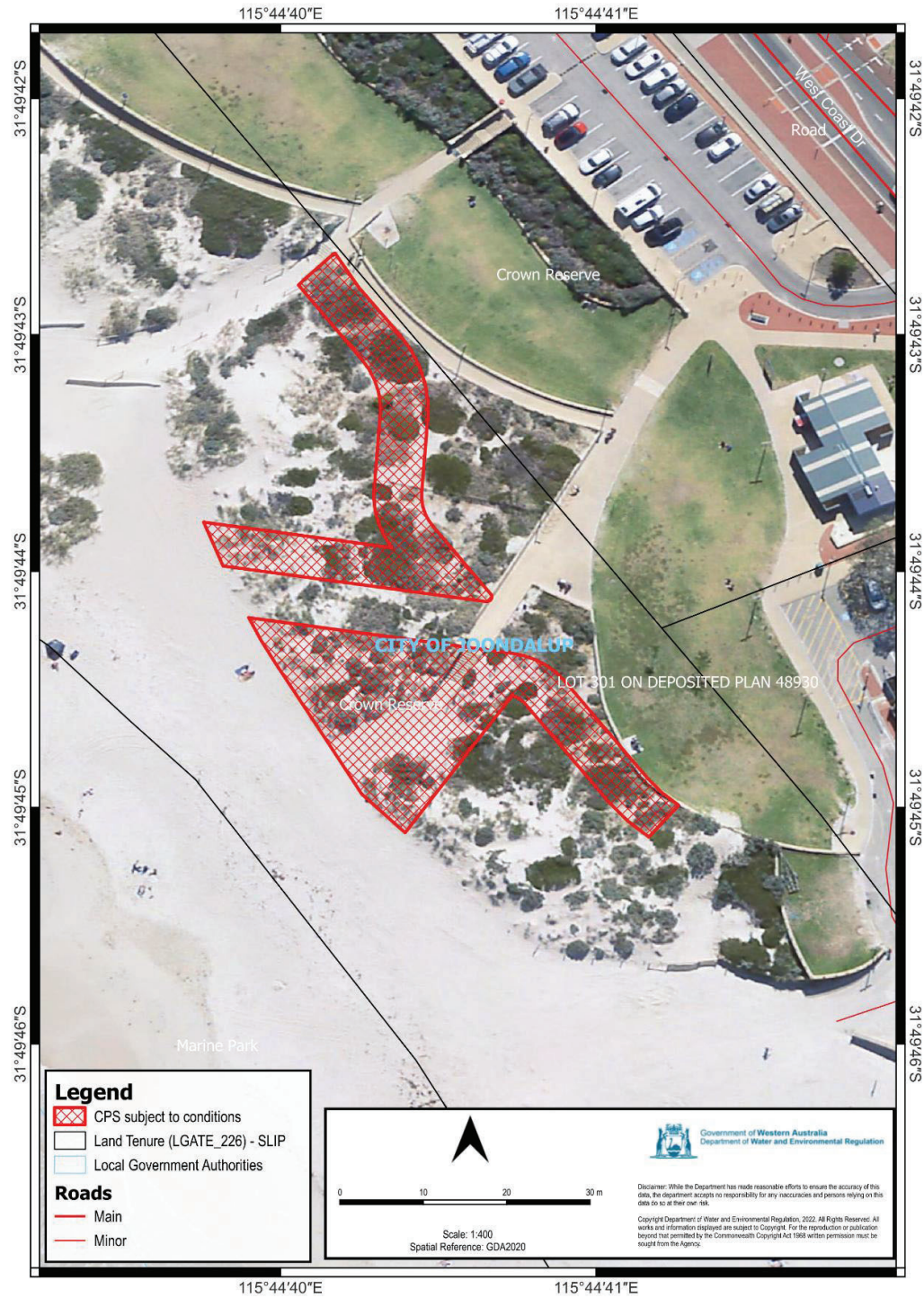


Figure 2: Map of the boundary of the area subject to condition 4 (onsite revegetation)



Figure 3: Map of the boundary of the area subject to condition 5 (offset)

## SCHEDULE 3

**Table 1: The table below outlines the revegetation completion targets and criteria associated with CPS 11014/2.**

<b>Measure</b>	<b>Completion Targets</b>	<b>Completion Criteria</b>	<b>Monitoring</b>
Native species diversity	Minimum of 60% of native species returned.	A minimum of 7 native species per 10 metre by 10 metre quadrat.	Native diversity will be counted annually in years 1, 2 and 3 and as required thereafter
<i>Weed</i> density	<i>Weed</i> cover at the site is reduced to 10 per cent or less (minor noncompetitive <i>weeds</i> )	<i>Weed</i> cover is to be reduced 10 per cent or less of minor non-competitive <i>weeds</i>	<i>Weed</i> cover percentage will be assessed annually in years 1, 2 and 3 and as required thereafter
Native density	Survival rate of 2 plant per square metre	A survival rate of 2 plant per square metre is to be achieved after 3 years. Non-surviving species will be replanted within 12 months and monitored for a further 2 years.	The number of surviving plants will be counted annually in years 1, 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 and as required thereafter
<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



# Clearing Permit Decision Report

## 1 Application details and outcome

### 1.1. Permit application details

<b>Permit number:</b>	CPS 11014/2
<b>Permit type:</b>	Area permit
<b>Applicant name:</b>	City of Joondalup
<b>Application received:</b>	25 March 2026
<b>Application area:</b>	0.15 hectares of native vegetation
<b>Purpose of clearing:</b>	Building construction
<b>Method of clearing:</b>	Mechanical
<b>Property:</b>	Lot 15444 on Plan 40340, Lot 300 on Plan 48930
<b>Location (LGA area/s):</b>	City of Joondalup
<b>Localities (suburb/s):</b>	Sorrento

### 1.2. Description of clearing activities

The clearing permit application was submitted by the City of Joondalup on 27 March 2025. The vegetation proposed to be cleared is a 0.15-hectare area of sand dune vegetation along the Western Australia coastline south of Hillary's Boat Harbour. The proposed clearing will allow for the re-development of the Sorrento surf club building and its surrounding amenities.

### 1.3. Decision on application

<b>Decision:</b>	Granted
<b>Decision date:</b>	28 May 2026
<b>Decision area:</b>	0.15 hectares of native vegetation

### 1.4. Reasons for decision

On 24 July 2025, the Department of Water and Environmental Regulation (the department) determined to grant Clearing Permit CPS 11014/1, authorising the City of Joondalup to clear 0.15 hectares of native vegetation for the purpose of building construction (DWER, 2023).

Two appeals were lodged against the grant of CPS 11014/1, with four (4) appeal grounds raised.

This clearing permit amendment gives effect to the Minister for Environment's (the Minister) determination to allow the appeal in part (Appeal number: 030 of 2025). Following the appeal, the Minister determined the following (Minister for Environment, 2025):

- The revegetation areas, as referred to in condition 4, should exclude the area where the drainage pipe intersects the onsite revegetation requirements as recommended by DWER
- Onsite revegetation referred to in condition 4 should be guided by a revised revegetation plan which makes provision for methods to be followed and completion criteria, similar to the offset site.

- Either condition 4 or 5 be amended to provide for adequate offsets:
  - The revegetation area, as referred to in condition 4, be amended to include an additional 0.02 ha of revegetation (i.e. increase rehabilitation credit) **OR**
  - The offset, as referred to in condition 5, be amended to include an additional 0.04 ha of revegetation (i.e. increase offset area).

The Delegated Officer has taken the above into consideration and decided to grant an amended clearing permit in accordance with the Minister's determination.

## **2 Assessment of application**

### **2.1. Assessment**

This amendment is the result of an appeal determination made by the Minister regarding the amendment of Clearing Permit CPS 11014/1. As a result of the appeal determination, the assessment against the clearing principles and planning and other matters have not changed from the Clearing Permit Decision Report CPS 11014/1 (DWER, 2025).

**End**