



# Surrender Decision Report

## 1. Application details and outcome

### 1.1. Permit application details

<b>Permit number:</b>	CPS 9378/1
<b>Permit type:</b>	Purpose permit
<b>Applicant name:</b>	City of Joondalup
<b>Purpose of clearing:</b>	To replace power infrastructure
<b>Property:</b>	Lot 510 on Deposited Plan 403772
<b>Location (LGA area/s):</b>	City of Joondalup

### 1.2. Description of application

The City of Joondalup applied to clear 0.1138 hectares of native vegetation including 12 native trees within Lot 510 on Deposited Plan 403772 (previously Lot 502 on Deposited Plan 62965) for the purpose of replacing power infrastructure (upgrade of a transformer and existing power pole). The Department of Water and Environmental Regulation (the department) determined to grant a clearing permit for the proposed clearing on 22 December 2021 (reference CPS 9378/1).

The Permit Holder cleared 0.0004 hectares of native vegetation, within the area approved to be cleared under clearing permit CPS 9378/1, in 2022. The project installation works were completed on 04 April 2022 and site clean-up activities were completed on 26 April 2022.

Clearing permit CPS 9378/1 determined that the proposed clearing would have the potential to introduce and spread weeds into adjacent vegetation, which would impact on the quality of the adjacent vegetation and its habitat values, including Bush Forever Site 202, Warwick Open Space Conservation Area. As a result of the environmental impact assessment the clearing permit was granted with conditions to:

- avoid, minimise and reduce the impacts and extent of clearing
- Take hygiene steps to minimise the risk of the introduction and spread of weeds
- Revegetate the area once temporary works are completed; and
- Undertake directional clearing.

The Permit Holder provided a monitoring report to the department from March 2025, identifying that the actions taken to revegetate the area following temporary clearing works have met the completion criteria, as required under condition 7 and Schedule 2 of the clearing permit COS 9378/1 (City of Joondalup, 2026a).

The Permit Holder now seeks to surrender the clearing permit on the basis that all permit conditions have been met and that it is more time and cost effective to surrender the permit than to continue with null reporting until the permit expired.

The Permit Holder also reported that the lot permitted for clearing in the clearing permit (Lot 502 on Deposited Plan 62965) is incorrect and clearing occurred on Lot 510 on Deposited Plan 403772, which is the correct approved land tenure.

### 1.3. Decision on application and key considerations

<b>Decision:</b>	Surrendered
<b>Decision date:</b>	18 May 2026
<b>Decision area:</b>	0.1138 hectares (ha) of native vegetation

#### **1.4. Reasons for decision**

The application to surrender was submitted, accepted, assessed and determined in accordance with section 51MA of the *Environmental Protection Act 1986* (EP Act).

In undertaking the assessment, the Delegated Officer had regard for the clearing undertaken, annual monitoring reports, revegetation monitoring reports, assurance advice, and the completion criteria set out on clearing permit CPS 9378/1, and any other matters considered relevant to the assessment. The assessment identified that the Permit Holder has met all of the requirements of the clearing permit including the completion criteria of the revegetation actions undertaken (listed in Schedule 2 of the clearing permit) and no non-compliances with the permit or conditions were recorded.

After consideration of the above information, the Delegated Officer determined to accept the surrender of Clearing Permit CPS 9378/1.

Effective immediately, clearing permit CPS 9378/1 ceases to allow clearing of native vegetation within the area cross hatched yellow in Figure 1 (below).

1.5. Site map – Figure 1



**Figure 1 Map of the clearing permit area CPS 9378/1.**

The area cross-hatched yellow indicates the area within which clearing has been surrendered.

## **2. Assessment of surrender**

### **2.1. Review of compliance with clearing permit conditions**

#### **Authorised clearing**

The Permit Holder provided GPS coordinates of the location of the clearing which falls within the area approved to be cleared under clearing permit CPS 9378/1. The area cleared is reported to be 0.0004 hectares (City of Joondalup, 2026a), comprising of:

- one dead *Jacksonian Forcella* shrub; and
- one Jarrah (*Eucalyptus marginata*) tree.

Clearing Permit CPS 9378/1 authorises the clearing of up to 0.1138 hectares of native vegetation within the approved clearing area. The Permit Holder applied condition five (5), avoid, minimise, and reduce impacts and extent of clearing, by pruning branches of larger trees such as Banksia, Marri and Jarrah to allow equipment access for the pole installation works (NACMS, 2022). Directional clearing under condition eight of the the permit was not applied, due to the reduction in the extent of clearing.

Spatial data concurs that the reported clearing took place on 1 April 2022, which is consistent with condition four (4) of the clearing permit (no clearing of native vegetation after 14 January 2025).

#### **Weed and dieback management**

Weed and dieback management were undertaken in accordance with the City of Joondalup's (the City's) Warwick Open Space Bushland Management Plan. All staff, contractors, consultants complied with the City's Pathogen and Weed Management Plans and Pathogen Hygiene Procedure and compliance was ensured by City's Tree Services and Environmental Development teams (City of Joondalup, 2026a). Other measures implemented include:

- cleaning of tools and equipment before and after site access; and
- restricting movement to established paths and within the approved clearing area.

The weed and dieback management measures are consistent with the requirements of condition six (6) of the clearing permit.

#### **Remedial actions**

As per the annual report (City of Joondalup, 2026a), remedial actions were undertaken.

- Oil spill observed from a leaky transformer on 12 April 2022 was replaced and the site was remediated on 26 April 2022.
- A temporary fence was constructed in July 2022 on one side of the revegetation area to restrict access and routine maintenance was conducted.

#### **Revegetation and rehabilitation**

City of Joondalup (2026a) revegetated and rehabilitated 0.1138 hectares on 15 June 2022, which is within 12 months timeframe to conduct revegetation and rehabilitation after completion of clearing activities as per condition seven (7) of the permit. Revegetation was undertaken using species listed under Schedule two (2) of the clearing permit by planting 1,313 local provenance tubestock across 21 species (NACMS, 2022). This exceeds the requirement of 1,142 plants under Schedule two (2) of the clearing permit.

#### **Completion criteria**

Vegetation was monitored by establishing photo monitoring locations and one quadrat measuring 10 meters by 10 meters was used to monitor species survival, composition, and weed growth (City of Joondalup, 2026a). The Permit Holder engaged consultants to monitor revegetation success at least once annually in autumn for two consecutive years. A monitoring report from September 2024 noted the site had met criteria for plant density and species richness but the weed cover was more than 50 percent, which failed to meet the completion criteria (City of Joondalup, 2026a). A follow up monitoring in March 2025 noted that all the completion criteria had been met and that there was strong native plant establishment (Tranen, 2025). To ensure the success, additional weed control and watering was conducted until the end of 2025 (City of Joondalup, 2026a).

The revegetation monitoring report (Tranen, 2025) identified that revegetation has met the completion criteria noting the following;

- Native diversity target of minimum of 60 per cent native species returned with a minimum of 19 species per quadrat has been achieved, with 21 species per quadrat reported.
- Tranen (2025) reported that weed cover was less than five per cent, which meets the requirement for weed cover to be less than 10 per cent.

- The survival rate was 1.19 plants per square metres, which meets the target native density of at least 1 plant per square metres after three years. Another requirement was to replace any planted species that failed to survive within 12 months, followed by an additional two years of monitoring. It was noted that additional infill planting occurred in 2023 and 2024 (year two and three) and monitoring was conducted from 2023 to 2025.

**Weed control** method included weeding, brush cutting, and herbicide application. Initial weed control was completed on 3 June 2022 prior to revegetation and completed six times from August to December 2022. Quarterly weed control was conducted from 2023 to 2025 and quarterly weed load inspections were conducted in 2023 and 2024 (City of Joondalup, 2026a). This meets the completion criteria for weed control to be conducted quarterly each year for three years and the first one to be undertaken prior to planting.

**Watering** of the tube stock was conducted six times over summer months from 2023 to 2025 and three times in 2022 (City of Joondalup, 2026a). Noting revegetation occurred in June 2022, the watering events meet the completion criteria to water five times in summer months each year, for three years.

**Reports** were submitted before 30 June of each calendar year with records of authorised clearing and revegetation activities as per condition of the permit (City of Joondalup, 2026a).

#### Conclusion

Based on the above assessment, the Permit Holder has complied with the permit conditions and met the completion criteria for the revegetation actions.

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

On 9 March 2026, the department requested advice from the DWER - Assurance branch regarding any non-compliance with the permit conditions of CPS 9378/1.

DWER - Assurance (2026) advised that:

- No formal audit has been undertaken on this permit and Permit Holder is unlikely to be selected for a formal audit.
- Clearing has occurred on 01 April 2022 consistent with the boundaries of the permit.
- The City has consistently submitted compliance reports from 2021 to 2025, all of which were provided within the stipulated timeframes.
- Revegetation and rehabilitation activities commenced on 15 June 2022 with completion criteria reports provided annually from 2022 to 2025.
- According to the 2025 compliance report, all completion criteria have been met with no self-reported incidents of non-compliance.
- Regulatory Assurance has no objection to the proposed surrender of the permit.

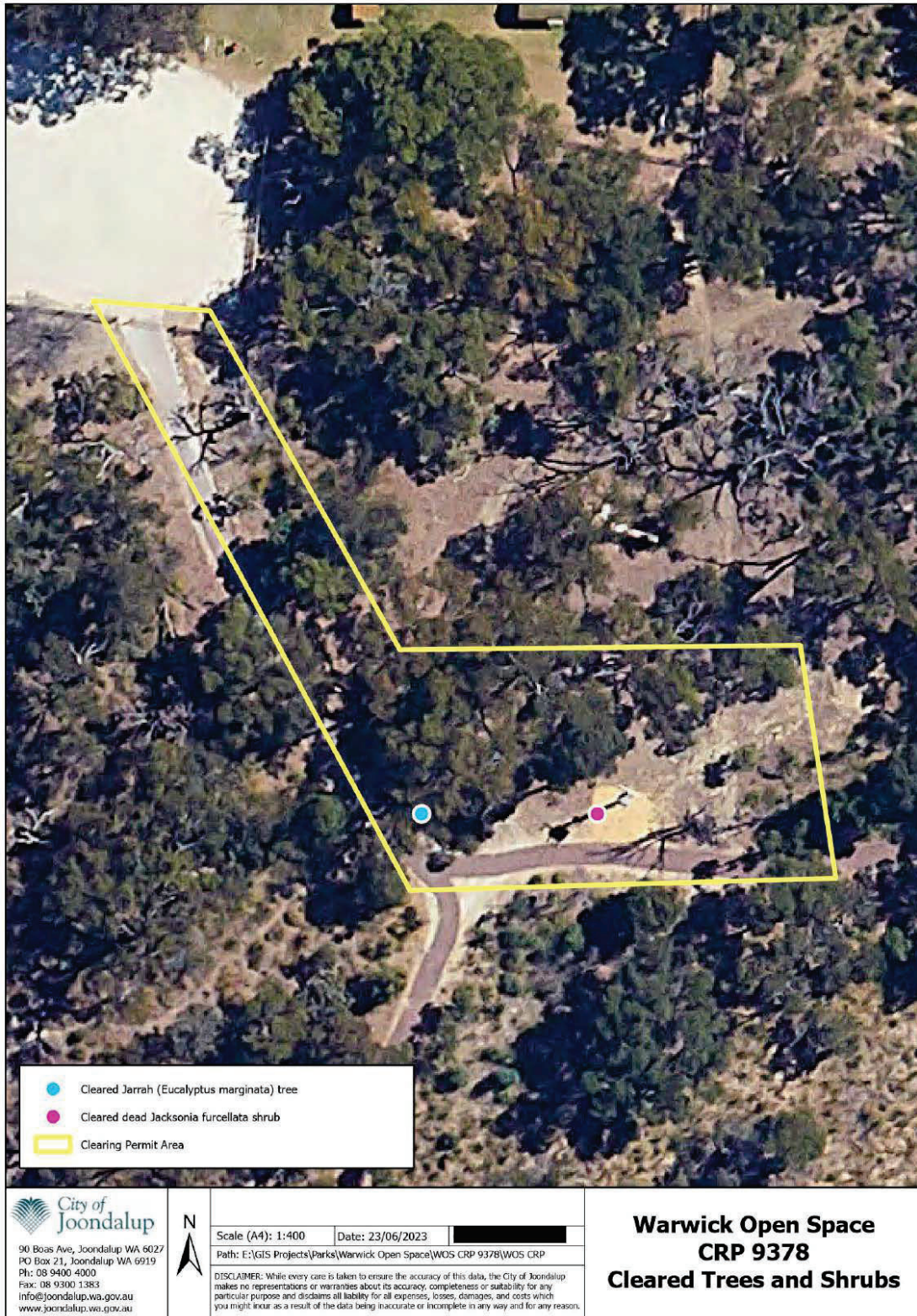
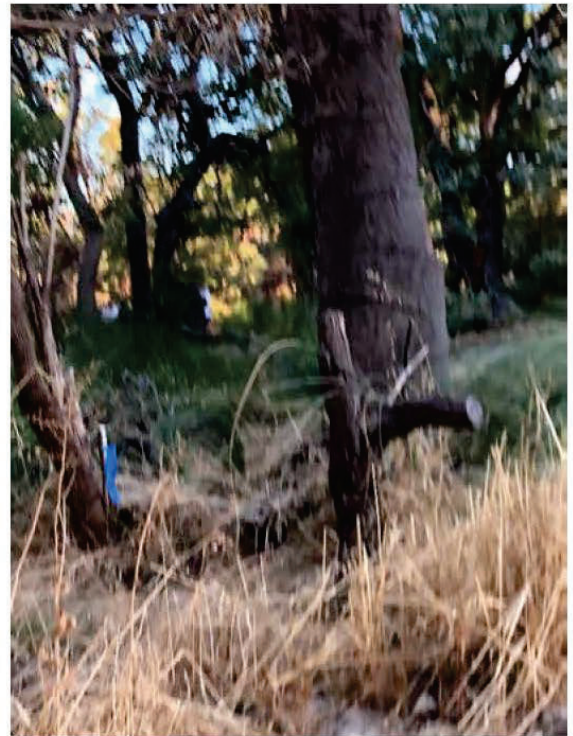
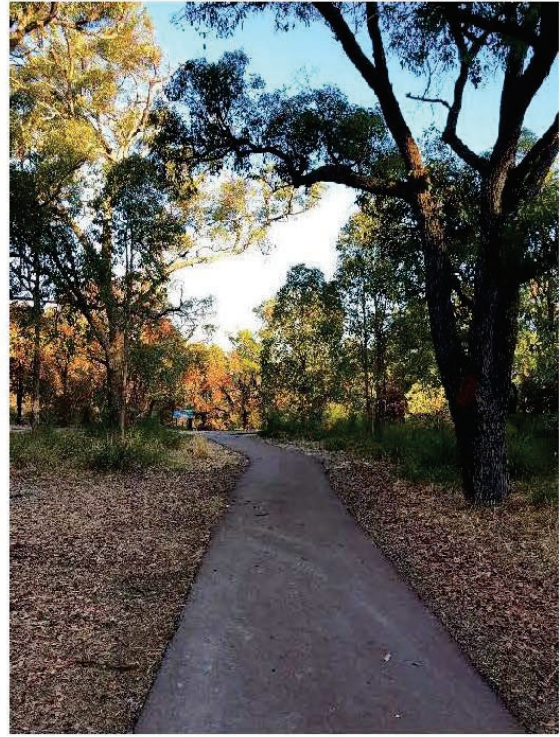


Figure 2 Location where clearing occurred (City of Joondalup, 2026b)



**Figure 3**      Revegetation area (City of Joondalup, 2026b)



**Figure 4** Photographs of pruned vegetation within the approved area (City of Joondalup, 2026b)

Monitoring quadrat from north-east corner – 28/03/2025



Lower plant establishment near gate – 28/03/2025



**Figure 5a** Photographs of revegetated area (City of Joondalup, 2026b)



**Figure 5b** Photographs of revegetated area (City of Joondalup, 2026b)



**Figure 5c** Photographs of revegetated area (City of Joondalup, 2026b)

**Banksia menziesii** planted from tubestock – 28/03/2025



**Figure 5a** Photographs of revegetated area (City of Joondalup, 2026b)

## Appendix B. References

- City of Joondalup (2022) *Clearing permit application CPS 9378/1*, granted 14 January 2022 (DWER Ref: DWERDT542763).
- City of Joondalup (2025) *Annual report 2024 CPS 9378/1*, received 20 June 2025 (DWER Ref: DWERDT1148449)
- City of Joondalup (2026a) *Annual report 2025 CPS 9378/1*, received 20 February 2026 (DWER Ref: DWERDT1279875)
- City of Joondalup (2026b) *Clearing permit surrender application CPS 9378/1*, received 20 February 2026 (DWER Ref: DWERDT1279875)
- DWER - Assurance (2026) *Compliance against permit conditions, CPS 10205/1* – advice received on 09 April 2026 (DWER Ref: DWERDT1316213).
- Natural Area Consulting Management Services (2022) *City of Joondalup Warwick Open Space Vegetation Assessment*, received 20 February 2026 (DWER Ref: DWERDT1279875)
- Tranen (2025) *Warwick Bushland – City of Joondalup Monitoring Report – Autumn 2025*, received 20 February 2026 (DWER Ref: DWERDT1279875)