GOVERNMENT OF
WESTERN AUSTRALIA

CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

PERMIT DETAILS

Area Permit Number: CPS 11596/1

Duration of Permit: From 16 October 2026 to 16 October 2036

PERMIT HOLDER

City of Wanneroo

LAND ON WHICH CLEARING IS TO BE DONE

Lot 3051 on Deposited Plan 47952, Mindarie

Lot 15449 on Deposited Plan 40340, Mindarie

AUTHORISED ACTIVITY

The permit holder must not clear more than 0.055 hectares of *native vegetation* within the cross-hatched yellow area in Figure 1 of Schedule 1.

CONDITIONS

1. Period during which clearing is authorised

The permit holder must not clear any *native vegetation* after 16 October 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. Directional clearing

The permit holder must:

(a) conduct clearing activities in a slow, progressive manner from east to west towards adjacent *native vegetation*; and

(b) allow reasonable time for fauna present within the area being cleared under this permit to move into adjacent *native vegetation* ahead of the *clearing* activity.

5. Wind erosion management

The permit holder must commence construction activities associated with the renewal and upgrade of existing beach access ways no later than three (3) months after undertaking the authorised clearing activities to reduce the potential for wind erosion.

6. Revegetation and rehabilitation

(a) Within 24 months of commencing clearing authorised under this permit, at an optimal time and no later than 16 October 2030, the permit holder must *revegetate* and *rehabilitate* the area cross-hatched red in Figure 2 and Figure 3 of Schedule 1, by implementing and adhering to the *Revegetation Plan Mindarie Trees Court Beach Access Way Renewal and Upgrade, 2026* prepared by the City of Wanneroo, including but not limited to the following actions:

(i) *revegetate* and *rehabilitate* 0.11 hectares of *native vegetation* in the area cross-hatched red in Figure 2 and Figure 3 of Schedule 1, with the mix of species as identified in Table 1 of Schedule 2;

(ii) deliberately *planting* and/or *direct seeding native vegetation* that will result in the minimum completion criteria detailed in Table 1 of Schedule 2 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 criteria specified in Table 1 of Schedule 2;

(iv) undertake monitoring of the areas *revegetated* and *rehabilitated* under *condition* 6 of this permit by an *environmental specialist* until the completion criteria listed in Table 1 of Schedule 2 have been met.

(b) The permit holder must undertake remedial actions for areas *revegetated* and *rehabilitated,* where monitoring indicates that the *revegetation* has not met the completion criteria specified in Table 1 of Schedule 2, including:

(i) *revegetate* and *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 2 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 2 has not been met, that determination shall be submitted to the *CEO* within three months of the determination made by the *environmental specialist.*

7. 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	(a) the species composition, structure, and density of the cleared area; (b) the location where the clearing 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); and (e) actions taken to avoid, minimise, and reduce the impacts and extent of clearing in accordance with *condition* 2; (f) actions taken to minimise the risk of the introduction and spread of *weeds* and *dieback* in accordance with *condition* 3; (g) actions taken in accordance with condition 4; and (h) actions taken to minimise wind erosion in accordance with *condition* 5 of the Permit.
2.	In relation to *revegetation* and *rehabilitation*, pursuant to *condition* 6.	(a) the size of the area *revegetated* and *rehabilitated;* (b) the date(s) on which the area *revegetated* and *rehabilitated* was undertaken; (c) the boundaries of the area(s) *revegetated*

No.	Relevant matter	Specifications
		and *rehabilitated* (recorded digitally as a shapefile); (d) details of the *revegetation* and *rehabilitation* activities undertaken; (e) monitoring activities of the *revegetated* and *rehabilitated* areas; (f) *remedial actions* undertaken; and (g) date the completion criteria are considered to have been met.

8. Reporting

(a) The permit holder must provide the *CEO,* on or before 30 June of each calendar year, a written report containing:

(i) the records required to be kept under *condition* 7; 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* 7, where these records have not already been provided under *condition* 8(a).

DEFINITIONS

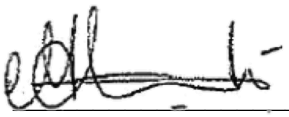
In this permit, the terms in Table 2 have the meanings defined.

Table 2: Definitions

Term	Definition
CEO	Chief Executive Officer of the department responsible for the administration of the clearing provisions under the *Environmental Protection Act 1986*.
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 *Phytophthora* species on native vegetation.
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 *Public Sector Management Act 1994* (WA) and designated as responsible for the administration of the EP Act, which includes Part V Division 2.
environmental specialist	means a person who holds a tertiary qualification in environmental science of equivalent and has a minimum of 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	*Environmental Protection Act 1986* (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 resources within 50 kilometres and the same 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 from May to July for undertaking planting.
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.
planted/planting	means the re-establishment of vegetation by creating soil conditions and planting seedlings of the desired species.
revegetate/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.

Term	Definition
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 *Biosecurity and Agriculture Management Act 2007*; 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



Meenu Vitarana
MANAGER
NATIVE VEGETATION REGULATION

Officer delegated under Section 20
of the Environmental Protection Act 1986

23 September 2026

SCHEDULE 1

The boundary of the area authorised to be cleared is shown in the map below (Figure 1), and the boundary of the area subject to conditions is shown in the map below (Figure 2 and Figure 3).



Figure 1: Map of the boundary of the area within which clearing may occur (cross-hatched yellow) for CPS 11596/1.



Figure 2: Map of the boundary of the on-site area which is subject to conditions (cross-hatched red) for CPS 11596/1.



Figure 3: Map of the boundary of the off-site area which is subject to conditions (cross-hatched red) for CPS 11596/1.

SCHEDULE 2

Table 1: The table below outlines the revegetation completion targets and criteria associated with CPS 11596/1.

Table 1: Completion Criteria

Criterion	Reference Area Data	Completion Targets	Completion Criteria	Monitoring
Onsite Revegetation Area (Figure 2 of Schedule 1)				
Total Species Richness	Area species richness is 8 native species	Minimum of 60% of native species returned, based on reference site data	Minimum of 5 native species to be present in the revegetation areas.	Years 2, 3, 4 and 5.
Total Species Density	An average plant density of 2 stems/m^2 is used as a baseline measure	Minimum of 60% of native species returned, based on reference site data	The revegetation site needs a minimum of 2 stems/m^2	Years 2, 3, 4 and 5.
Key Species Diversity	An average plant diversity of 2 stems/m^2 is used as a baseline measure	Minimum of 60% of native species returned, based on reference site data	Key species to be returned to meet completion criteria: *Myoporum insulare* *Olearia axillaris* *Rhagodia baccata* *Scaevola crassifolia* *Spinifex longifolius* *Carpobrotus virscens* *Frankenia pauciflora* *Threlkeldia diffusa*	Years 2, 3, 4 and 5.
Weed Cover		Weed cover to be ≤10%	Weed cover is ≤10%	Years 2, 3, 4 and 5.
Offsite Revegetation Area (Figure 3 of Schedule 1)				
Total Species Richness	Area species richness is 10 native species	Minimum of 60% of native species returned, based on reference site data	Minimum of 6 native species to be present in the revegetation areas	Years 2, 3, 4 and 5.
Total Species Density	Information not previously recorded. An average plant density of 2 stems/m^2 is used as a baseline measure	Minimum of 60% of native species returned, based on reference site data	The revegetation site needs a minimum of 2 stems/m^2	Years 2, 3, 4 and 5.
Key Species Diversity	Information not previously recorded. An average plant diversity of 2 stems/m^2 is used as a	Minimum of 60% of native species returned, based on reference site data	Key species to be returned to meet completion criteria: *Atriplex isatidea* *Myoporum insulare* *Olearia axillaris*	Years 2, 3, 4 and 5.

	baseline measure		*Scaevola crassifolia* *Ficinia nodosa* *Lepidosperma gladiatum* *Lomandra maritima* *Spinifex hirsutus* *Spinifex longifolius* *Carpobrotus virscens*	
Weed Cover		Weed cover to be ≤10%	Weed cover is ≤10%	Years 2, 3, 4 and 5.