



CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

PERMIT DETAILS

Area Permit Number: CPS 10708/2
File Number: DWERVT14691
Duration of Permit: From 11 December 2024 to 11 December 2029

PERMIT HOLDER

City of Gosnells

LAND ON WHICH CLEARING IS TO BE DONE

Burslem Drive road reserve (PIN 11809919), Maddington

AUTHORISED ACTIVITY

The permit holder must not clear more than one native tree 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 11 December 2026

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

The permit holder must within 12 months of undertaking clearing authorised under this permit:

- (a) undertake deliberate *planting* of two (2) marri (*Corymbia calophylla*) trees within the area cross-hatched red on Figure 1 of Schedule 1;
- (b) ensure only *local provenance* propagating material of plants are used;
- (c) ensure *planting* is undertaken at the *optimal time*;
- (d) ensure plantings are of a suitable size of at least one (1) metre in height;
- (e) undertake weed control and watering of plantings for at least three years post planting;
- (f) the permit holder must within 24 months of *planting* the trees in accordance with condition 4(a) of this permit:
 - (i) engage an environmental specialist to make a determination that the two trees will survive.
 - (ii) if the determination made by the environmental specialist under condition 4(c)(i) is that two trees will not survive, the permit holder must *plant* additional trees that will result in two trees persisting within the area shaded red on Figure 1 of Schedule 1.
- (g) where additional *planting* of trees is undertaken in accordance with condition 4(c)(ii), the permit holder must repeat the activities required by condition 4(a), 4(b) and 4(c) of this permit.

5. 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; (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

No.	Relevant matter	Specifications
		<p>Northings;</p> <p>(c) the date that the area was cleared;</p> <p>(d) the size of the area cleared (in trees);</p> <p>(e) actions taken to avoid, minimise, and reduce the impacts and extent of clearing in accordance with condition 2; and</p> <p>(f) actions taken to minimise the risk of the introduction and spread of <i>weeds</i> and <i>dieback</i> in accordance with condition 3</p>
2.	In relation to revegetation pursuant to condition 4	<p>(a) the date(s) on which <i>planting</i> was undertaken;</p> <p>(b) the boundaries of the area <i>planted</i> (recorded digitally as a shapefile);</p> <p>(c) a description of the <i>planting</i> activities undertaken, including actions taken to implement watering and <i>weed</i> control;</p> <p>(d) a copy of the <i>environmental specialist's</i> monitoring report and determination; and</p> <p>(e) a description of any remedial actions undertaken pursuant to conditions 4(c)(ii) and 4(d), where the <i>environmental specialist</i> indicates that planted trees will not survive.</p>

6. Reporting

The permit holder must provide to the *CEO* the records required under condition 5 of this permit when requested by the *CEO*.

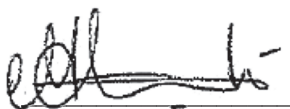
DEFINITIONS

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.
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.
department	means the department established under section 35 of the <i>Public Sector</i>

Term	Definition
	<i>Management Act 1994</i> (WA) and designated as responsible for the administration of the EP Act, which includes Part V Division 3.
environmental specialist	environmental specialist means a person who holds a tertiary qualification in environmental science or equivalent, and has 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)
local provenance	local provenance local provenance means native vegetation seeds and propagating material from natural sources 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	optimal time means the period from May to July/early August for undertaking planting.
planting	planting means the re-establishment of vegetation by creating favourable soil conditions and planting seedlings of the desired species
weeds	means any plant – <ul style="list-style-type: none"> (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


Meenu Vitarana

MANAGER

NATIVE VEGETATION REGULATION

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

1 August 2025

SCHEDULE 1

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

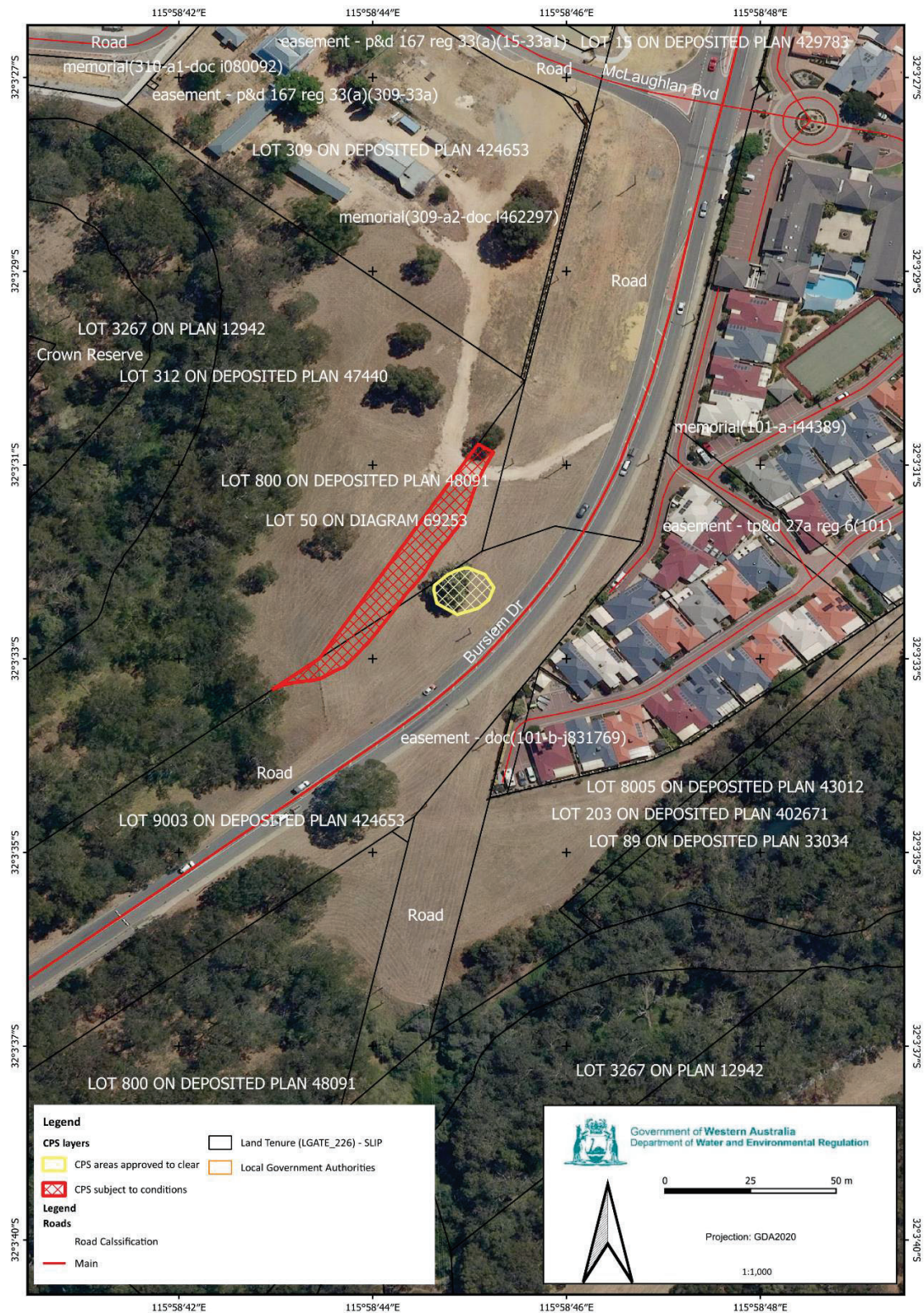


Figure 1: Map of the boundary of the area within which clearing may occur (yellow) and the boundary of the area within which specific conditions apply (red)



Clearing Permit Decision Report

1 Application details and outcome

1.1. Permit application details

Permit number:	CPS 10708/2
Permit type:	Area permit
Applicant name:	City of Gosnells
Application received:	7 March 2025
Application area:	One (1) native tree
Purpose of clearing:	Road duplication and realignment
Method of clearing:	Mechanical
Property:	Burslem Drive road reserve (PIN 11809919)
Location (LGA area/s):	City of Gosnells
Localities (suburb/s):	Maddington

1.2. Description of clearing activities

This amendment is to vary a permit condition relating to the condition 4 (a) of the permit. The amount of clearing remains unchanged from that authorised under the clearing permit CPS 10708/1. CPS 10708/2 allows for the clearing of one (1) isolated tree adjacent to Burslem Drive road reserve (PIN 11809919) for the purpose of road duplication and realignment (see Figure 1, Section 1.5).

The city advised that the clearing for the road duplication and realignment has not been started at the time of the amendment application (City of Gosnells, 2025a).

1.3. Decision on application

Decision:	Granted
Decision date:	1 August 2025
Decision area:	One (1) native tree, as depicted in Section 1.5, below.

1.4. Reasons for decision

This clearing permit amendment application was submitted, accepted, assessed and determined in accordance with sections 51E and 51O of the *Environmental Protection Act 1986* (EP Act). The Department of Water and Environmental Regulation (DWER) advertised the application for 21 days and no submissions were received.

In making this decision, the Delegated Officer took into consideration that the previous assessment was undertaken in November 2024 and based on a review of current environmental information, did not reveal any new environmental values for further consideration and the proposed amendment relates only to vary the permit condition 4(a) due to site constraints within the agreed revegetation area under the CPS 10708/1. The City of Gosnells (the City) has advised that, the proposed revegetation area under the previous permit is not practical to be implemented due to the following constraints.

- Two Western Power overhead transmission power lines.
- Encroachment of future widening of Burslem Drive when the new bridge is constructed.

Therefore, the City suggested to undertake the revegetation within Lot 50 on Diagram 69253 (see Figure 1 Schedule 1) (City of Gosnells, 2025a).

The assessment against the clearing principles outlined in Schedule 5 of the EP Act have not changed since the assessment for CPS 10708/1. The Delegated Office decided to grant an amended clearing permit to facilitate successful revegetation within the revised area.

1.5. Site map

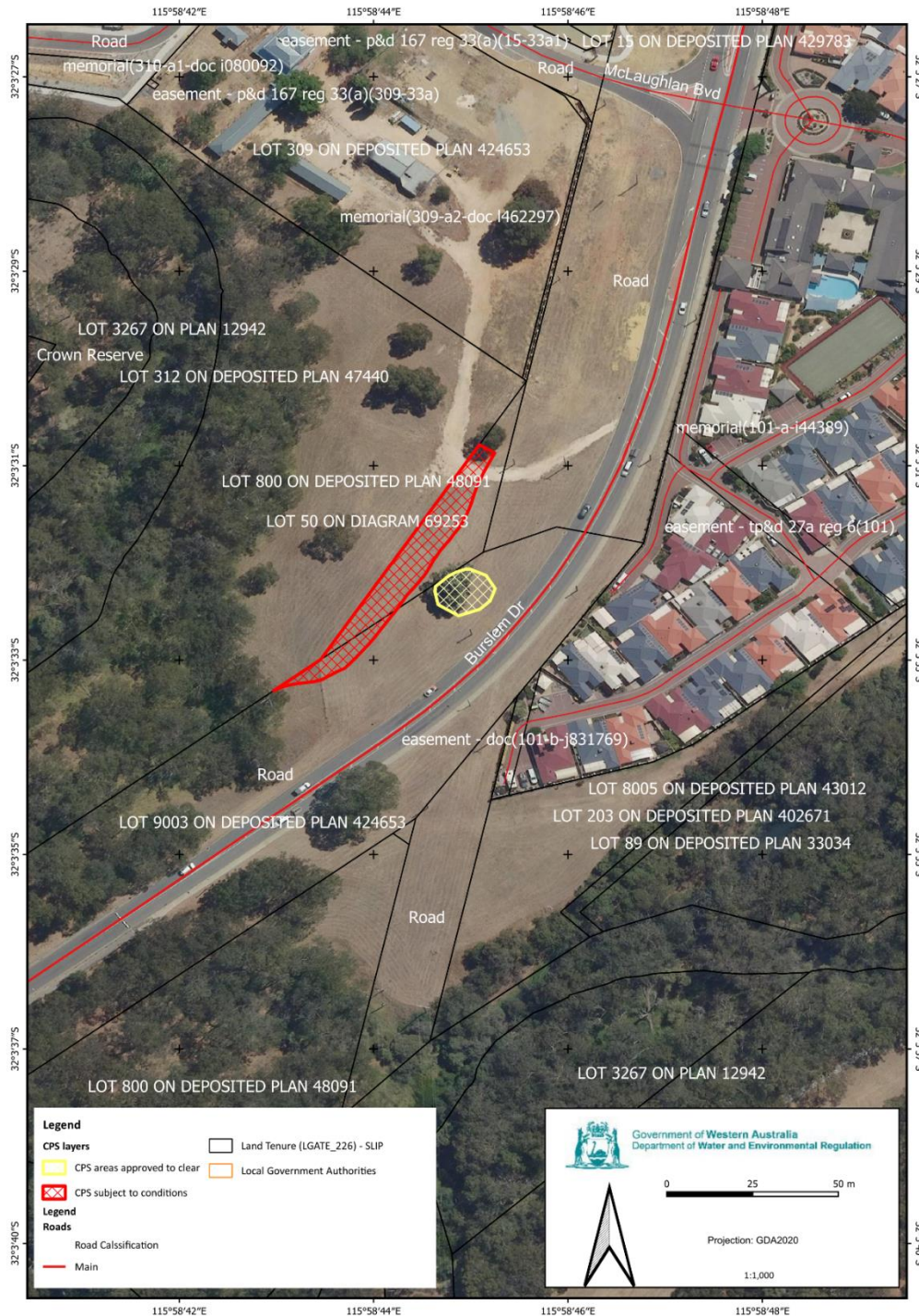


Figure 1 Map of the application area

The area crosshatched yellow indicates the area authorised to be cleared under the granted clearing permit. The area cross-hatched red indicates the revised area for revegetation.

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 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)

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)

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 10708/1.

3.2. Assessment of impacts on environmental values

The purpose of this application is to amend Condition 4(a) of Clearing Permit CPS 10708/1, to change the revegetation area due to the site constraints within the Burslem Drive road reserve (PIN 11809919). The alternative area proposed for the revegetation is within the Lot 50 On Diagram 69253. The proposed revegetation of planting of two marri trees will be planted within this area.

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 Permit CPS 10708/1 (DWER, 2024).

3.3. Relevant planning instruments and other matters

The proposed revegetation area is within Lot 50 on Diagram 69253, which was owned by the Western Australian Planning Commission (WAPC), has now been transferred to the State of Western Australia and dedicated as a road. This land parcel is currently managed by the City (City of Gosnells, 2025b).

Given the nature of the amendment and considering the time since the grant of the original permit, relevant planning instruments and the other matters remain unchanged with the previous decision report and can be found in the Clearing Permit Decision Report CPS 10708/1 (DWER, 2024).

End

Appendix A. Additional information provided by applicant

Reference	Description of Information
City of Gosnells, (2025b)	Confirmation of land ownership for Lot 50 on Diagram 69253

Appendix B. Photographs of the vegetation and revegetation area



Photo 1: the tree proposed to be cleared



Photo 2: the revegetation area



Photo 3: overhead transmission powerline within the Burslem Drive road reserve



Photo 4: additional photo with the proposed tree

Appendix C. Sources of information

C.1. GIS databases

Publicly available GIS Databases used (sourced from www.data.wa.gov.au):

- 10 Metre Contours (DPIRD-073)
- Aboriginal Heritage Places (DPLH-001)
- Aboriginal Heritage Places (DPLH-001)
- Cadastre (LGATE-218)

- Cadastre Address (LGATE-002)
- Contours (DPIRD-073)
- DBCA – Lands of Interest (DBCA-012)
- DBCA Legislated Lands and Waters (DBCA-011)
- Directory of Important Wetlands in Australia – Western Australia (DBCA-045)
- Environmentally Sensitive Areas (DWER-046)
- Flood Risk (DPIRD-007)
- Groundwater Salinity Statewide (DWER-026)
- Hydrography – Inland Waters – Waterlines
- Hydrological Zones of Western Australia (DPIRD-069)
- IBRA Vegetation Statistics
- Imagery
- Local Planning Scheme – Zones and Reserves (DPLH-071)
- Native Title (ILUA) (LGATE-067)
- Offsets Register – Offsets (DWER-078)
- Pre-European Vegetation Statistics
- Public Drinking Water Source Areas (DWER-033)
- Ramsar Sites (DBCA-010)
- Regional Parks (DBCA-026)
- Remnant Vegetation, All Areas
- RIWI Act, Groundwater Areas (DWER-034)
- RIWI Act, Surface Water Areas and Irrigation Districts (DWER-037)
- Soil Landscape Land Quality – Flood Risk (DPIRD-007)
- Soil Landscape Land Quality – Phosphorus Export Risk (DPIRD-010)
- Soil Landscape Land Quality – Subsurface Acidification Risk (DPIRD-011)
- Soil Landscape Land Quality – Water Erosion Risk (DPIRD-013)
- Soil Landscape Land Quality – Water Repellence Risk (DPIRD-014)
- Soil Landscape Land Quality – Waterlogging Risk (DPIRD-015)
- Soil Landscape Land Quality – Wind Erosion Risk (DPIRD-016)
- Soil Landscape Mapping – Best Available
- Soil Landscape Mapping – Systems
- Wheatbelt Wetlands Stage 1 (DBCA-021)

Restricted GIS Databases used:

- ICMS (Incident Complaints Management System) – Points and Polygons
- Threatened Flora (TPFL)
- Threatened Flora (WAHerb)
- Threatened Fauna
- Threatened Ecological Communities and Priority Ecological Communities
- Threatened Ecological Communities and Priority Ecological Communities (Buffers)

C.2. References

City of Gosnells (2025a) *Clearing permit amendment application CPS 10708/2*, received 7 March 2025 (DWER Ref: DWERDT1086909).

City of Gosnells (2025b) *Supporting information for clearing permit amendment application CPS 10708/2*, received 17 July 2025 (DWER Ref: DWERDT1162494).

Department of Water and Environmental Regulation (DWER) (2024) *CPS 10708/1 Decision Report*. (DWER Ref: DWERDT1037641). Available from: [Index of /permit/10708](#)