



## CLEARING PERMIT

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

<b>Purpose Permit number:</b>	CPS 10740/2
<b>Permit Holder:</b>	City of Gosnells
<b>Duration of Permit:</b>	From 13/08/2025 to 13/08/2030

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 reconstruction of a drainage channel and basin and improvement of the surrounding public open space.

#### **2. Land on which clearing is to be done**

Lot 105 on Diagram 67847, Maddington  
 Lot 3874 on Plan 19306 (Crown Reserve 41566), Maddington  
 Unnamed road reserve (PIN 12279448), Maddington

#### **3. Clearing authorised**

The permit holder must not clear more than 0.48 hectares of *native vegetation* within the area cross-hatched yellow in Figure 1 of Schedule 1.

### **PART II – MANAGEMENT CONDITIONS**

#### **4. 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.

## 5. 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.

## 6. Directional clearing

The permit holder must conduct clearing activities in a slow, progressive manner, in a northwest to southwest direction, to allow fauna to move into adjacent *native vegetation* ahead of the clearing activity.

## 7. Fauna management

- (a) The *fauna specialist* must inspect the area authorised to be cleared under this permit prior to works commencing and for the duration of clearing for any native fauna that may be present.
- (b) Where fauna have been identified under condition 7(a), works must cease until the fauna have escaped into adjacent habitat ahead of the clearing activity or translocated into adjacent native vegetation.

## 8. Erosion management

- (a) Clearing is not to be undertaken during May to September.
- (b) The permit holder must commence the drainage channel and basin reconstruction and improvement of the surrounding public open space no later than three (3) months after undertaking the authorised clearing activities.

# **PART III - RECORD KEEPING AND REPORTING**

## 9. 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	<ol 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 GDA2020,</li> </ol>

No.	Relevant matter	Specifications
		<p>expressing the geographical coordinates in Eastings and Northings;</p> <p>(c) the date that the area was cleared;</p> <p>(d) the size of the area cleared (in hectares);</p> <p>(e) actions taken to avoid, minimise, and reduce the impacts and extent of clearing in accordance with condition 4;</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 5;</p> <p>(g) Fauna management actions taken in accordance with condition 7.</p> <p>(h) Erosion management actions taken in accordance with condition 8.</p>

## 10. Reporting

The permit holder must provide to the *CEO* the records required under condition 9 of this permit when requested by the *CEO*.

## DEFINITIONS

In this permit, the terms in Table 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 Management Act 1994</i> (WA) and designated as responsible for the administration of the EP Act, which includes Part V Division 3.
EP Act	<i>Environmental Protection Act 1986</i> (WA)
fauna specialist	a person who holds a tertiary qualification in environmental science and has a minimum of 2 years work experience in fauna identification and surveys; and who holds a valid fauna license under the <i>Biodiversity Conservation Act 2016</i> ; or as approved by CEO.
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.

Term	Definition
native vegetation	has the meaning given under section 3(1) and section 51A of the EP Act.
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**


C Robertson  
13.08.2025  
12.58PM

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Caron Robertson  
MANAGER  
NATIVE VEGETATION REGULATION

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

13 August 2025



## Schedule 1

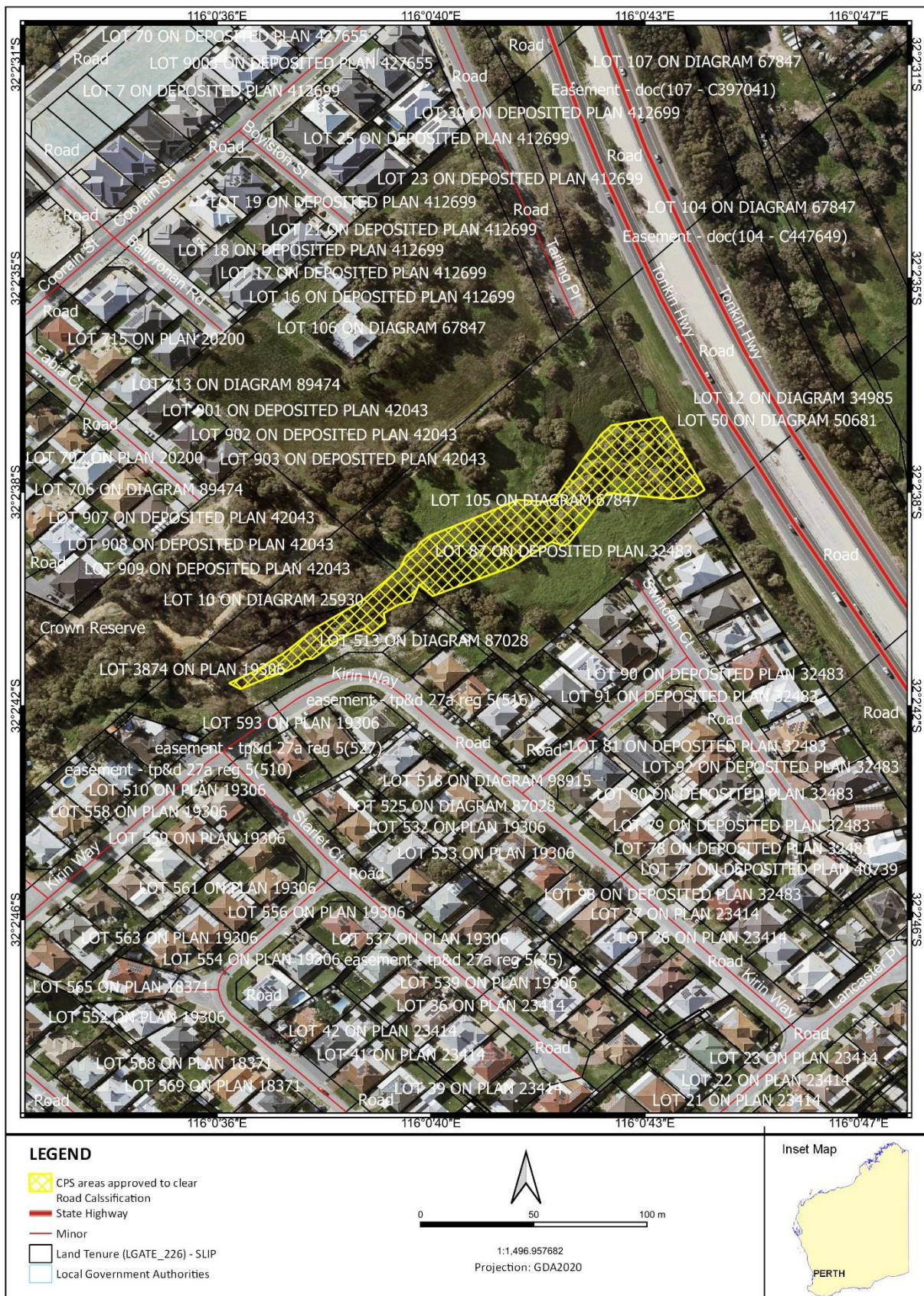


Figure 1: Map of the boundary of the area within which clearing may occur





# Clearing Permit Decision Report

## 1. Application details and outcome

### 1.1. Permit application details

<b>Permit number:</b>	CPS 10740/2
<b>Permit type:</b>	Purpose permit
<b>Applicant name:</b>	City of Gosnells
<b>Application received:</b>	1 August 2025
<b>Application area:</b>	0.48 hectares of native vegetation
<b>Purpose of clearing:</b>	Reconstruction of a drainage channel and basin and improvement of the surrounding public open space
<b>Method of clearing:</b>	Mechanical
<b>Property:</b>	Lot 105 on Diagram 67847 Lot 3874 on Plan 19306 (Crown Reserve 41566) Road reserve (PIN 12279448)
<b>Location (LGA area/s):</b>	Shire of Gosnells
<b>Localities (suburb/s)</b>	Maddington

### 1.2. Description of clearing activities

The vegetation proposed to be cleared is 0.48 hectares contained within a single contiguous 0.5 hectare area in Peace Park, Maddington (see Figure 1, Section 1.5). The application is to selectively clear vegetation within and surrounding a drainage channel and basin to allow the channel and basin to be recontoured and upgraded to improve their operation and drainage capacity. The recontoured channel and surrounding flooded and terrestrial areas will be revegetated. The surrounding public open space will also be improved to include a footpath, boardwalk and rest area.

### 1.3. Decision on application and key considerations

<b>Decision:</b>	Granted
<b>Decision date:</b>	13 August 2025
<b>Decision area:</b>	0.48 hectares (ha) of native vegetation

### 1.4. Reasons for decision

On 15 January 2025, Clearing Permit CPS 10740/1 was granted to clear 0.48 hectares of native vegetation within Lot 105 on Diagram 67847, Lot 3874 on Plan 19306 (Crown Reserve 41566) and a road reserve (PIN 12279448), Maddington, for the purpose of reconstruction of a drainage channel and basin and improvement of the surrounding public open space.

One appeal was lodged in relation to the Department of Water and Environmental Regulation's (DWER) decision to grant the clearing permit CPS 10740/1.

This clearing permit amendment gives effect to the determination of the Minister for Environment (the Minister) to allow the appeal in part (Appeal Number 003 of 2025). The Minister requires that the following changes are made to conditions of the permit:

- Modify condition 6 of the clearing permit to require that clearing occurs from a northeast to southwest direction.

**OFFICIAL**

- Modify condition 7 of the clearing permit to require that a *Fauna Specialist* inspects the area authorised to be cleared for the presence of any native fauna, prior to clearing.
- Modify Table 2: Definitions in the clearing permit to include a definition for a *Fauna Specialist*.

The Delegated Officer has taken the above into consideration and determined to grant an amended clearing permit in accordance to the Minister's determination. The Delegated Officer amended the conditions of the permit to reflect the Minister's recommendations.

The Delegated Officer reviewed the information available at the time of the amendment, noting that the site characteristics and assessment against the clearing principles, as well as planning and other matters have not changed from the clearing permit decision report CPS 10740/1.

## **2. Assessment of application**

### **2.1. Assessment of impacts on environmental values**

This amendment is the result of an appeal determination made by the Minister, regarding the conditions of Clearing Permit CPS 10740/1.

The Minister determined that the Department's assessment and decision to grant the permit subject to conditions was justified. Notwithstanding the above, the Minister allowed the appeal to the extent that the proposed fauna management conditions could be strengthened to better address impacts on fauna.

The permit condition 6 currently does not comprise a detailed fauna management condition, particularly in relation to fauna management and the direction of clearing. The Department recommended amending permit condition 6 to require clearing in a manner that directs fauna toward the larger expanse of native vegetation located on the site. To warrant additional safety in relation to habitat values and impacts to fauna, the Department proposed amending the permit condition 7 to require a suitably qualified fauna specialist to inspect the site before clearing.

Having considered the information available, including the Department's recommendation, the Minister is satisfied that it was reasonable for the Department to have granted the permit. Considering that some of the fauna management conditions could be strengthened to better address impacts on fauna, the Minister determined to allow the appeal in part.

The assessment against the clearing principles outlined in Schedule 5 of the *Environmental Protection Act 1986* (EP Act) is also unchanged and can be found in the Decision Report prepared for Clearing Permit CPS 10740/1.

## **Appendix A - References and databases**

### **A.1. References**

Department of Water and Environmental Regulation (DWER, 2025) Clearing permit and decision report CPS 10740/1. Available from: [Index of /permit/10740/Permit](#)

Office of the Appeals Convenor (2025) Report to the Minister for Environment – Appeal against the decision to grant a clearing permit – Clearing permit CPS 10740/1.