GOVERNMENT OF
WESTERN AUSTRALIA

CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

Purpose Permit number:	CPS 11529/1
Permit Holder:	City of Swan
Duration of Permit:	24 August 2026 to 24 August 2036

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 *Typha orientalis* removal for drainage maintenance and infrastructure protection works.

2. Land on which clearing is to be done

Lot 9329 on Plan 412578, The Vines
Lot 6477 on Plan 412134, Ellenbrook
Lot 9326 on Plan 412128, Ellenbrook
Lot 9212 on Plan 411227, Brabham
Lot 9040 on Plan 409802, Brabham
Lot 501 on Plan 409791, Brabham
Lot 2396 on Plan 409055, Brabham
Lot 1932 on Plan 408268, Brabham
Lot 8016 on Plan 406518, Dayton
Lot 8262 on Plan 406071, The Vines
Lot 9299 on Plan 405210, The Vines
Lot 8914 on Plan 405210, Ellenbrook
Lot 8912 on Plan 405210, Ellenbrook
Lot 1405 on Plan 405198, Brabham
Lot 8007 on Plan 405129, Caversham
Lot 545 on Plan 403192, Ellenbrook
Lot 100 on Plan 402530, Brabham
Lot 8053 on Plan 402371, Aveley
Lot 1121 on Plan 401057, Brabham
Lot 1241 on Plan 401056, Brabham

Lot 8004 on Plan 400986, The Vines
Lot 7432 on Plan 77095, The Vines
Lot 1060 on Plan 74175, Brabham
Lot 9020 on Plan 71427, Dayton
Lot 3668 on Plan 61923, Ellenbrook
Lot 500 on Plan 52653, Malaga
Lot 8006 on Plan 47034, Jane Brook
Lot 503 on Plan 43802, South Guildford
Lot 95 on Plan 40521, Jane Brook
Lot 14340 on Plan 28955, Brabham
Lot 98 on Plan 26404, Woodbridge
Lot 15159 on Plan 23129, Ballajura
Lot 13657 on Plan 22862, Jane Brook
Lot 12977 on Plan 22514, Jane Brook
Lot 12487 on Plan 20497, Malaga
Lot 12224 on Plan 20182, South Guildford
Lot 12028 on Plan 19445, South Guildford
Lot 11871 on Plan 18470, Kiara
Lot 12964 on Plan 18098, Ballajura
Lot 11821 on Plan 17270, Ballajura
Lot 11221 on Plan 16281, Ballajura
Lot 11137 on Plan 15926, Ballajura
Lot 10984 on Plan 15762, Ballajura
Lot 23 on Plan 2235, Dayton
Lot 12820 on Diagram 93424, Jane Brook
Lot 12659 on Diagram 88984, South Guildford
Lot 27 on Diagram 46680, West Swan
Road Reserve – 11618030, Bullsbrook
Road Reserve – 11727302, Bullsbrook
Road Reserve – 11330678, Jane Brook
Road Reserve – 11840719, Stratton
Road Reserve – 12156910, Ellenbrook
Road Reserve – 12156912, Ellenbrook
Road Reserve – 12128453, Ellenbrook
Road Reserve – 12119975, Ellenbrook
Road Reserve – 12108563, Ellenbrook
Road Reserve – 1335671, Hazelmere
Road Reserve – 1335672, Hazelmere
Road Reserve – 12196656, Dayton
Road Reserve – 11981574, Dayton
Road Reserve – 1335805, Dayton
Road Reserve – 1314281, Brabham
Road Reserve – 12235102, Brabham
Road Reserve – 1155684, Dayton

Road Reserve – 12209867, Dayton

Road Reserve – 12209869, Dayton

Road Reserve – 11014256, Ballajura.

3. Clearing authorised

The permit holder must not clear more than 18 hectares of *native vegetation*, limited to the *clearing* of *Typha orientalis* occurrences, within the areas cross-hatched yellow in Figure 1, Figure 2, Figure 3, Figure 4, Figure 5, Figure 6, Figure 7, Figure 8, Figure 9, Figure 10, Figure 11, Figure 12, Figure 13, Figure 14, Figure 15, Figure 16, Figure 17, Figure 18, Figure 19, Figure 20 and Figure 21 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. Weed management – chemical

The permit holder must only undertake spraying of chemical solution during the driest period of the year when the water level is at its lowest, and during calm wind conditions.

7. Directional clearing

The permit holder must:

(a) conduct *clearing* authorised under this permit in one direction towards adjacent *native vegetation;* and

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

8. Fauna management – Western Swamp Tortoise (*Pseudemydura umbrina*)

(a) Within 72 hours prior to undertaking any *clearing* authorised under this permit within the areas cross-hatched red in Figures 1 and 2 of Schedule 2, the permit holder must engage a *fauna specialist* to determine the presence and extent of *Western Swamp Tortoise habitat* and identify the presence of any Western Swamp Tortoise individuals.

(b) Where *Western Swamp Tortoise habitat* is identified under *condition* 8(a), the permit holder must avoid *clearing* that habitat, unless otherwise approved by the *CEO.*

(c) If a Western Swamp Tortoise (*Pseudemydura umbrina*) individual is sighted during *clearing* activities, works must cease immediately within 30 metres of the sighting and must not recommence until:

(i) the individual has moved unassisted beyond the 30 metre buffer into suitable habitat; or

(ii) the individual has been relocated by a *fauna specialist* to suitable habitat more than 30 metres beyond the *clearing* area following consultation with, or in accordance with advice provided by, the Department of Biodiversity, Conservation and Attractions.

(d) Where *Western Swamp Tortoise habitat* is identified under *condition* 8(a), the permit holder must, within three months of that identification, provide the following records to the *CEO*:

(i) the methodology used to determine *Western Swamp Tortoise habitat* within the areas cross-hatched red in Figures 1 and 2 of Schedule 2;

(ii) the area in hectares of *Western Swamp Tortoise habitat* identified;

(iii) location(s) of *Western Swamp Tortoise habitat* identified recorded using a Global Positioning System (GPS) unit set to Geocentric Datum Australia 2020 (GDA2020), expressing the geographical coordinates in Eastings and Northings or decimal degrees; and

(iv) if the permit holder cannot avoid *Western Swamp Tortoise habitat* and requires approval by the *CEO* to clear any *Western Swamp Tortoise habitat,* the information required under *condition* 8(d)(i) to *condition* 8(d)(iii) must be provided at the time of the request, together with:

A. the reasons why avoidance is not practicable; and

B. the measures proposed to manage impacts to *Western Swamp Tortoise habitat* and Western Swamp Tortoise individuals.

(e) Where a Western Swamp Tortoise individual is sighted under *condition* 8(c), the permit holder must within three months of that sighting provide the following records to the *CEO*:

(i) the number of individuals identified;
(ii) the date each individual was identified;
(iii) the location where each individual was identified recorded using a Global Positioning System (GPS) unit set to Geocentric Datum Australia 2020 (GDA2020), expressing the geographical coordinates in Eastings and Northings or decimal degrees;
(iv) the number of individuals removed and relocated;
(v) the date each individual was removed and relocated; and
(vi) the method of removal.

9. Fauna management – other fauna

(a) Prior to commencing any *clearing* authorised under this permit, and throughout the duration of the *clearing* activities, the permit holder must inspect the area authorised to be cleared for *native fauna* that may be present.

(b) *Clearing* activities must cease in any area where *native fauna* are identified under *condition* 9(a), until either:

(i) the individual(s) have, after being encouraged to disperse by the permit holder, moved into adjacent habitat ahead of the *clearing* activity; or

(ii) the individual(s) have been removed and relocated by a suitably qualified fauna handler to suitable habitat.

PART III - RECORD KEEPING AND REPORTING

10. 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 Geocentric Datum Australia 2020 (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); (e) actions taken to avoid, minimise, and reduce the impacts and extent of *clearing* in accordance with *condition* 4; (f) actions taken to minimise the risk of the introduction and spread of *weeds* and *dieback* in accordance with *condition* 5; (g) weed management actions taken in accordance with *condition* 6; (h) directional clearing actions taken in accordance with *condition* 7; (i) western swamp tortoise records and subsequent management undertaken in accordance with *condition* 8; and (j) fauna management actions undertaken in accordance with *condition* 9.

11. Reporting

The permit holder must provide to the *CEO* the records required under *condition* 10 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 *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*.
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.
EP Act	means the *Environmental Protection Act 1986* (WA)
fauna specialist	means a person who holds a tertiary qualification specialising in environmental science or equivalent, and has a minimum of 2 years work experience in fauna identification and surveys of fauna native to the region being inspected or surveyed, or who is approved by the *CEO* as a suitable fauna specialist for the bioregion, and who holds a valid fauna licence issued under the *Biodiversity Conservation Act 2016*.
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.

native fauna	means (under the BC Act – broadly native species) a vertebrate species:
	- that is indigenous to Australia or an external Territory; or
	- that is indigenous to the seabed of the coastal sea of Australia or an external Territory; or
	- that is indigenous to the continental shelf; or
	- that is indigenous to the exclusive economic zone; or
	- members of which periodically or occasionally visit
	  o Australia or an external Territory; or
	  o the exclusive economic zone; or
	  o that was present in Australia or an external Territory before 1400.

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

Term	Definition
western swamp tortoise habitat	ephemeral, shallow freshwater wetlands on clay soils, characterised by seasonal inundation and bordered by dense sedge communities, grasses and Melaleuca (paperbark) woodland vegetation that provides food, shelter, and aestivation sites.

END OF CONDITIONS



Ray Carvalho
A/MANAGER
NATIVE VEGETATION REGULATION

Officer delegated under Section 20 of the Environmental Protection Act 1986

31 July 2026

Schedule 1

The boundary of the areas authorised to be cleared for *Typha orientalis* removal is shown in the maps below (Figures 1-21).



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



Figure 2: Map of the boundary of the area within which clearing may occur (cross-hatched yellow).

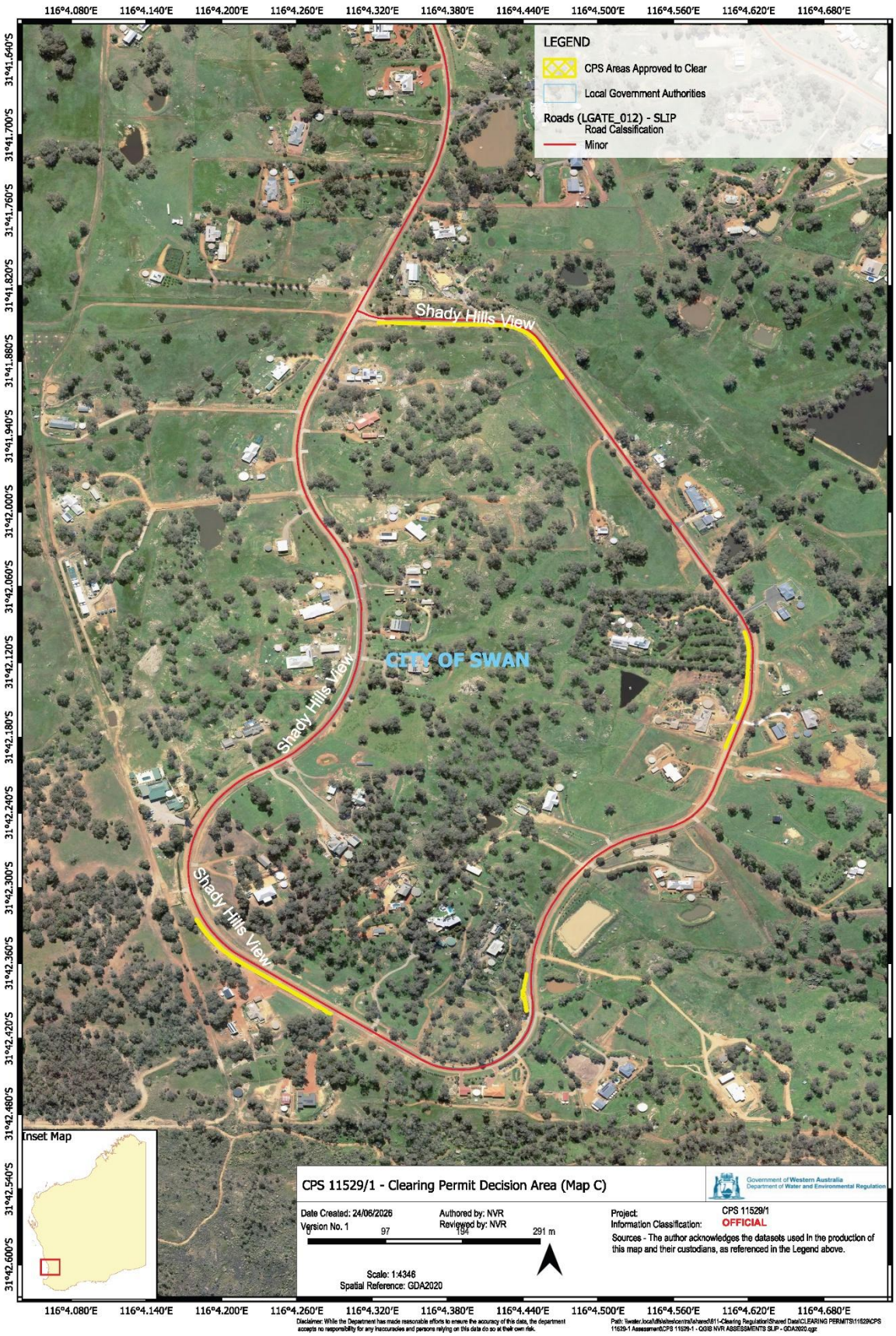


Figure 3: Map of the boundary of the area within which clearing may occur (cross-hatched yellow).



Figure 4: Map of the boundary of the area within which clearing may occur (cross-hatched yellow).



Figure 5: Map of the boundary of the area within which clearing may occur (cross-hatched yellow).

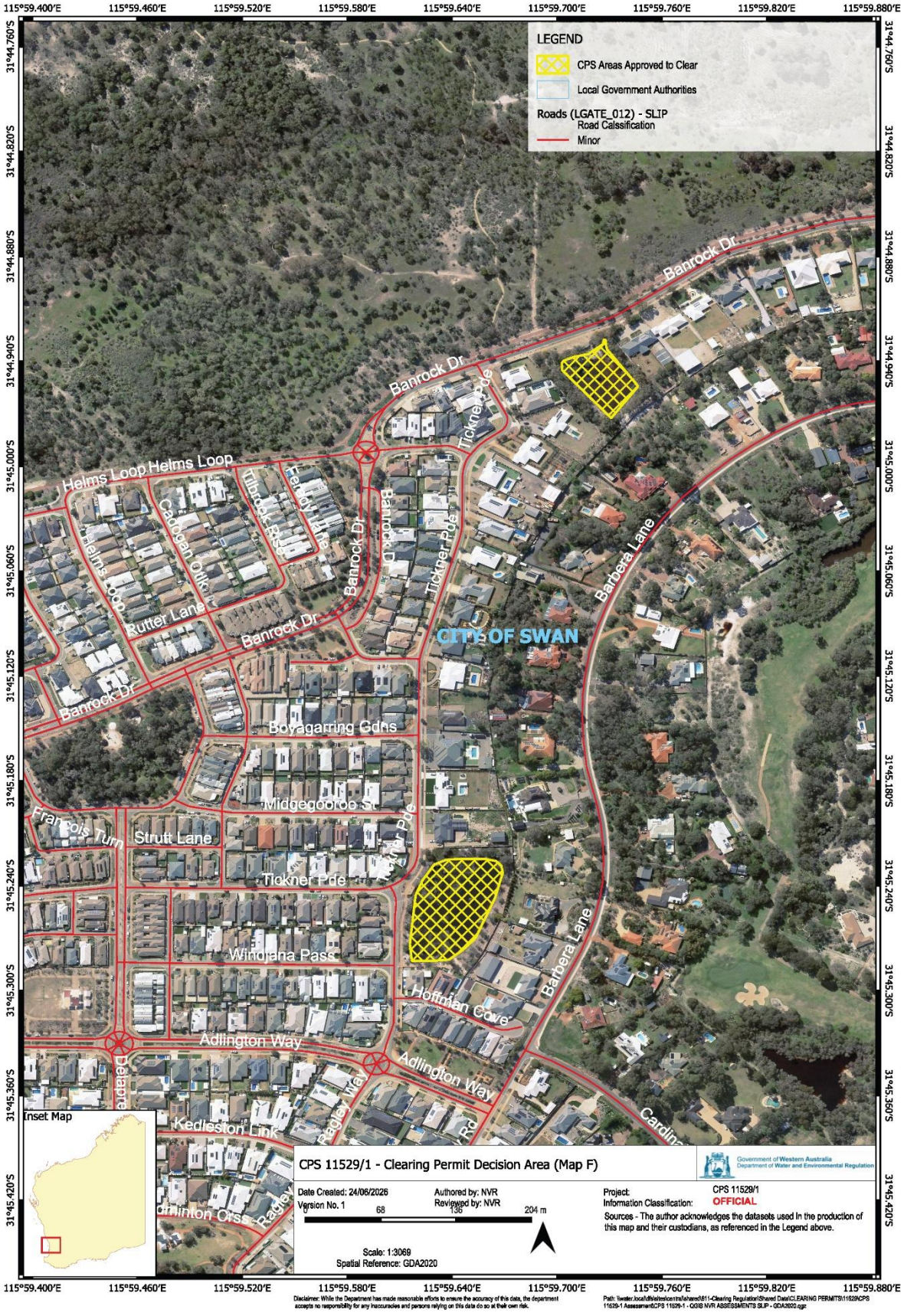


Figure 6: Map of the boundary of the area within which clearing may occur (cross-hatched yellow).

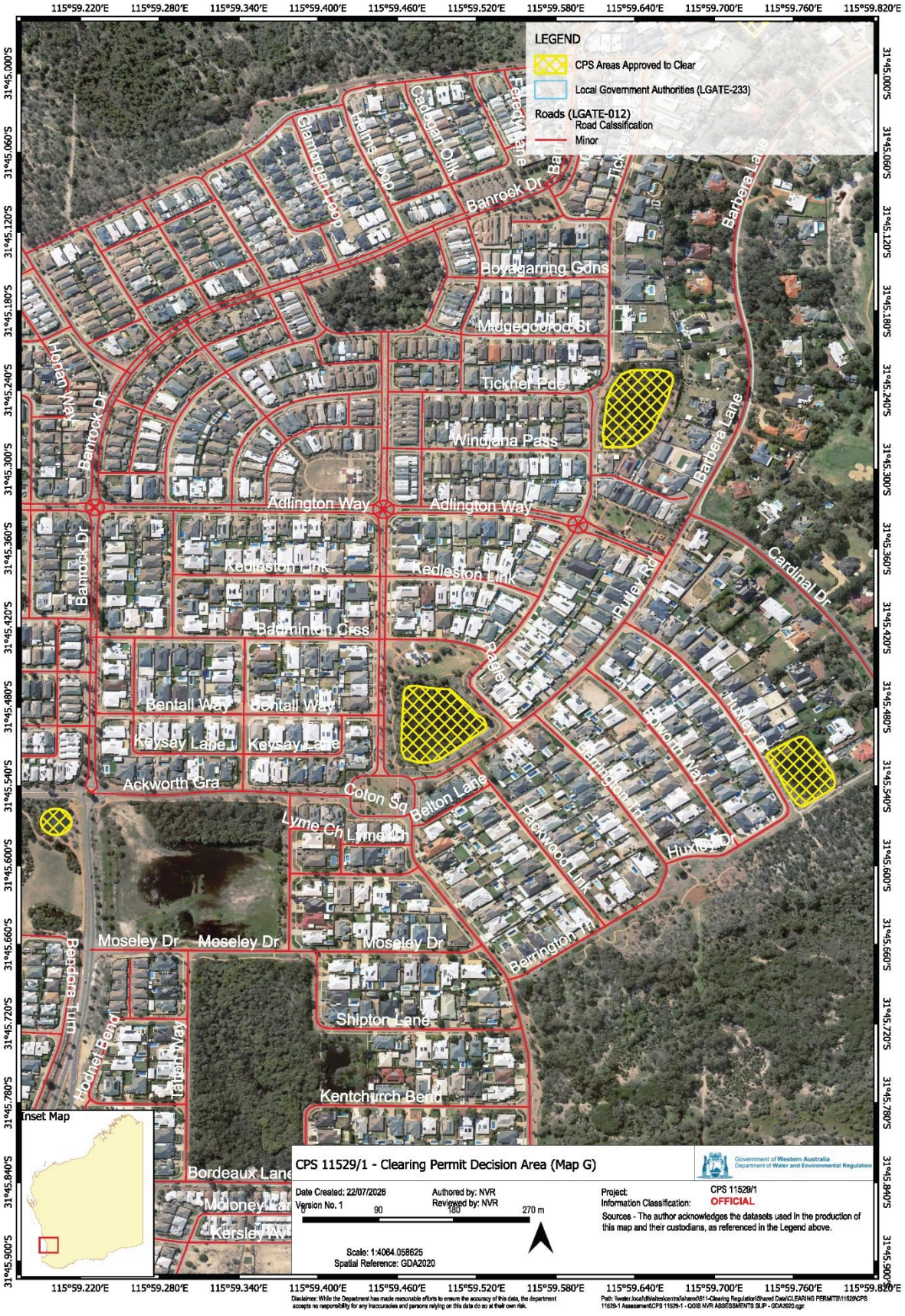


Figure 7: Map of the boundary of the area within which clearing may occur (cross-hatched yellow).

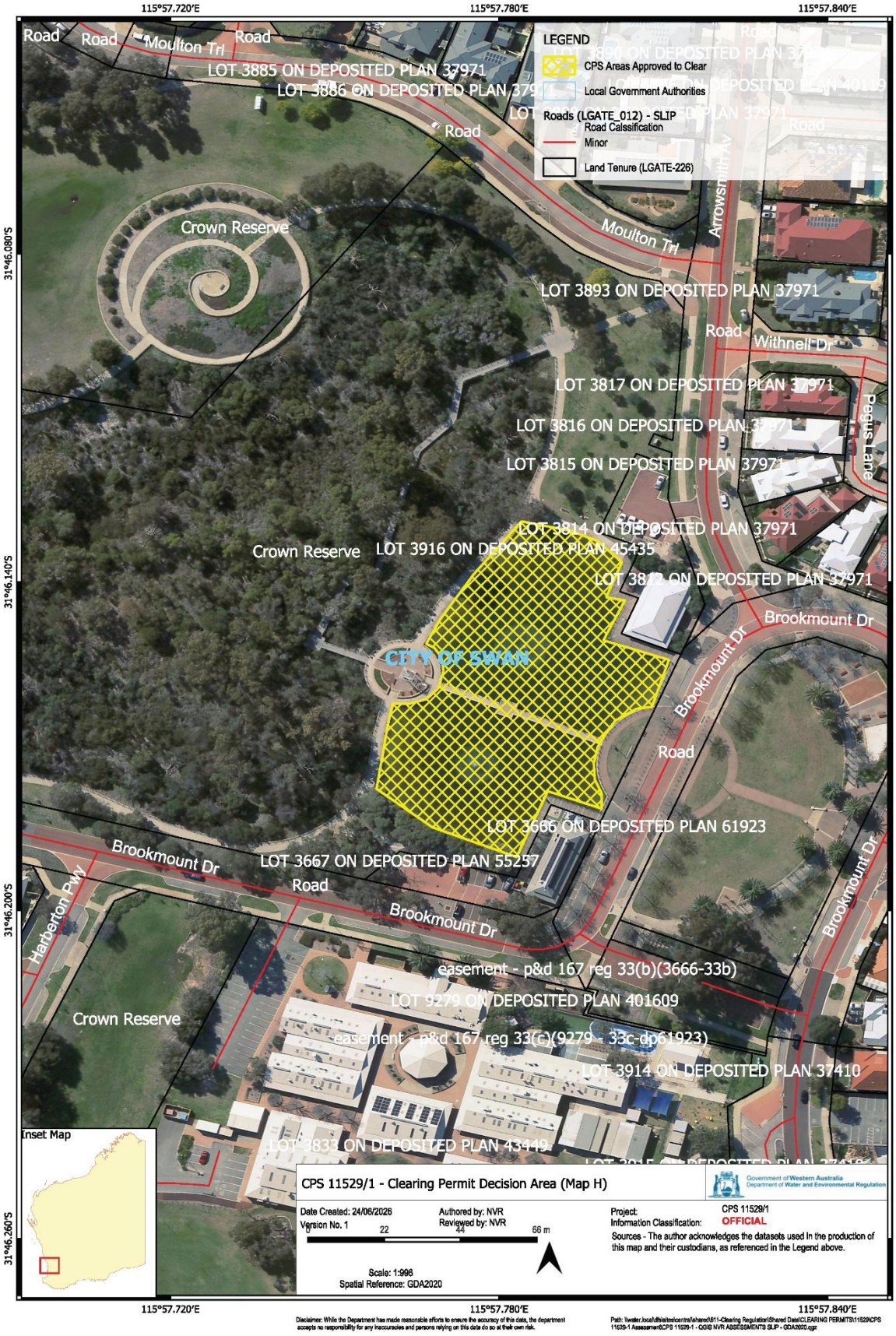


Figure 8: Map of the boundary of the area within which clearing may occur (cross-hatched yellow).



Figure 9: Map of the boundary of the area within which clearing may occur (cross-hatched yellow).



Figure 10: Map of the boundary of the area within which clearing may occur (cross-hatched yellow).



Figure 11: Map of the boundary of the area within which clearing may occur (cross-hatched yellow).

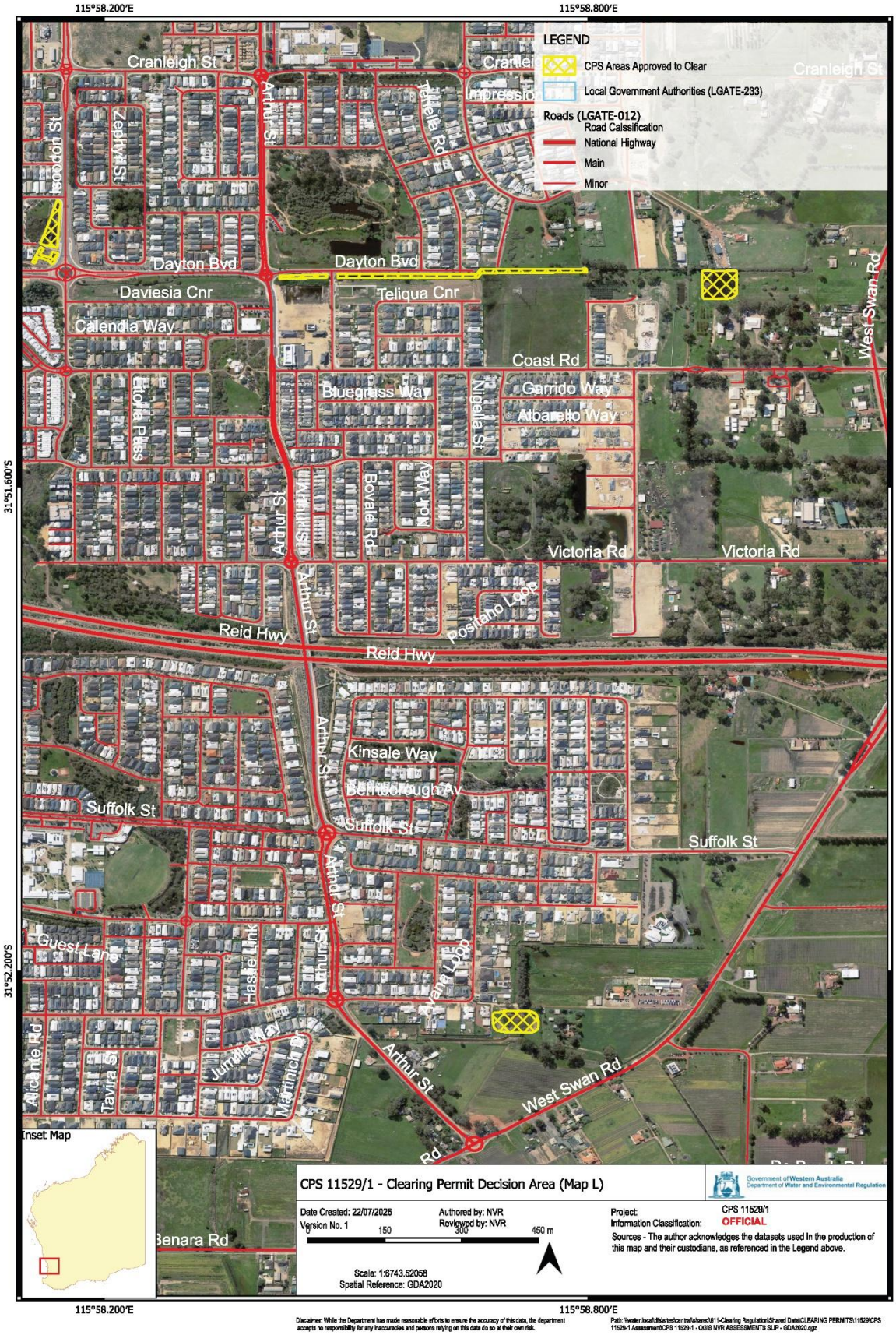


Figure 12: Map of the boundary of the area within which clearing may occur (cross-hatched yellow).

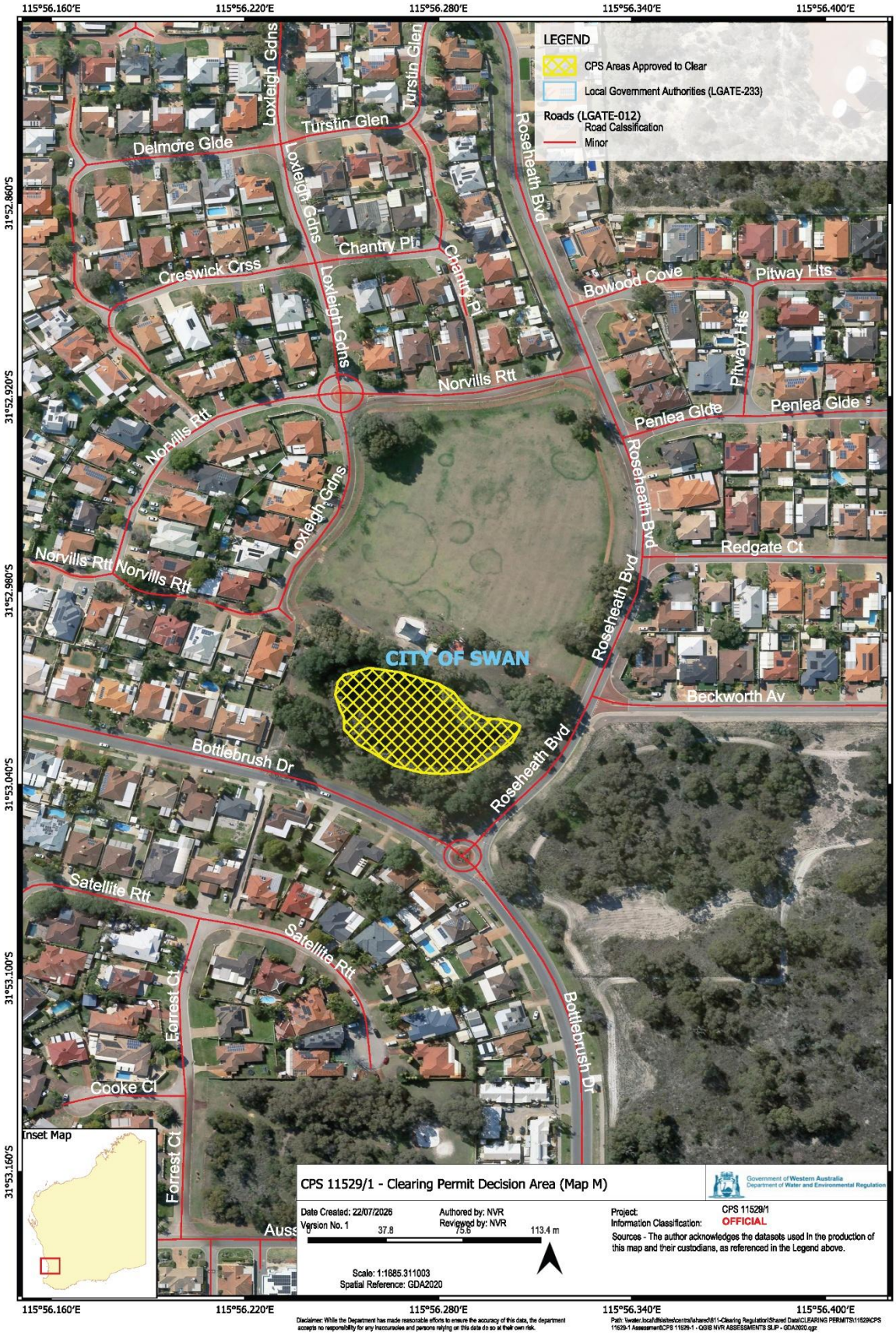


Figure 13: Map of the boundary of the area within which clearing may occur (cross-hatched yellow).



Figure 14: Map of the boundary of the area within which clearing may occur (cross-hatched yellow).



Figure 15: Map of the boundary of the area within which clearing may occur (cross-hatched yellow).



Figure 16: Map of the boundary of the area within which clearing may occur (cross-hatched yellow).



Figure 17: Map of the boundary of the area within which clearing may occur (cross-hatched yellow).

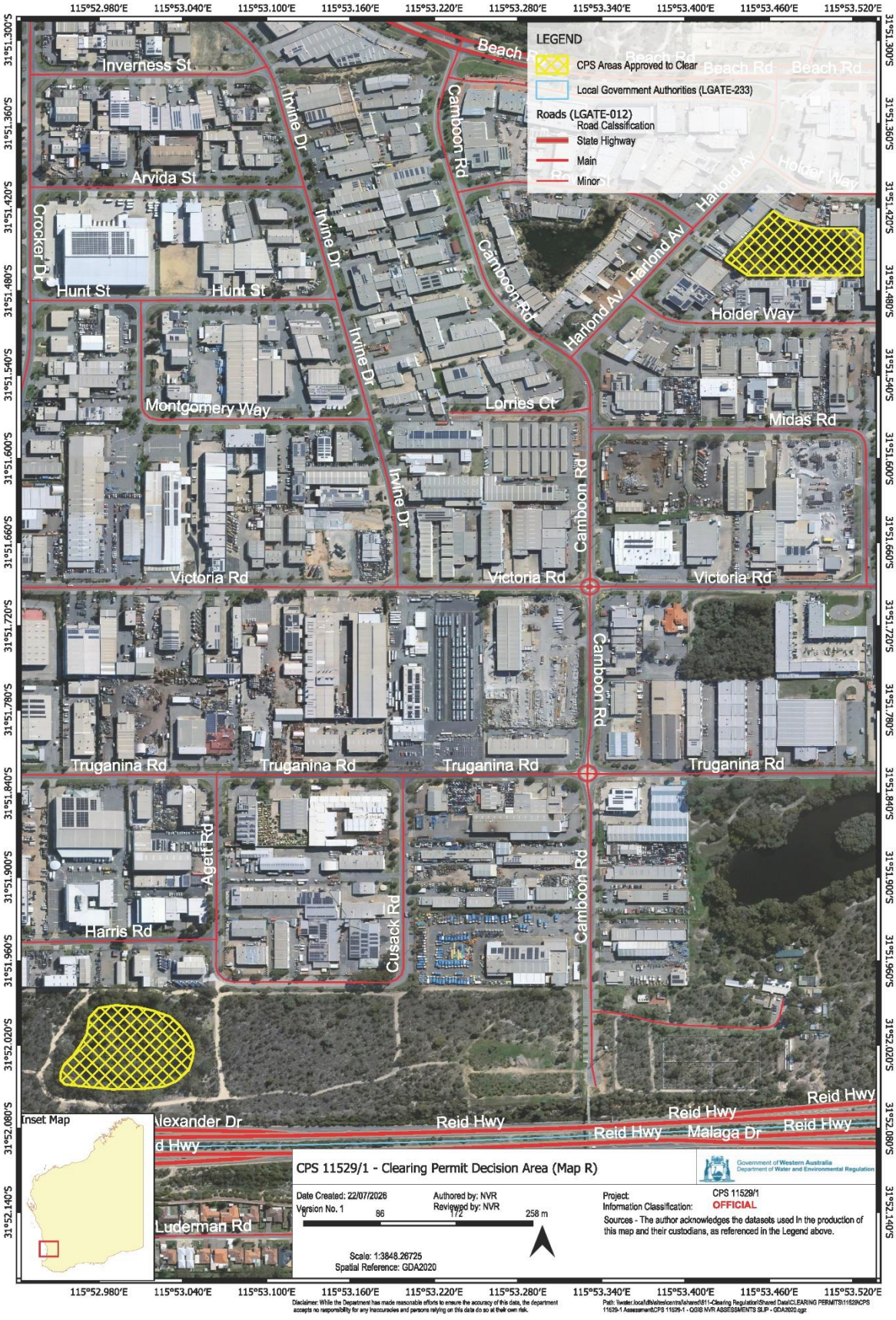


Figure 18: Map of the boundary of the area within which clearing may occur (cross-hatched yellow).



Figure 19: Map of the boundary of the area within which clearing may occur (cross-hatched yellow).



Figure 20: Map of the boundary of the area within which clearing may occur (cross-hatched yellow).

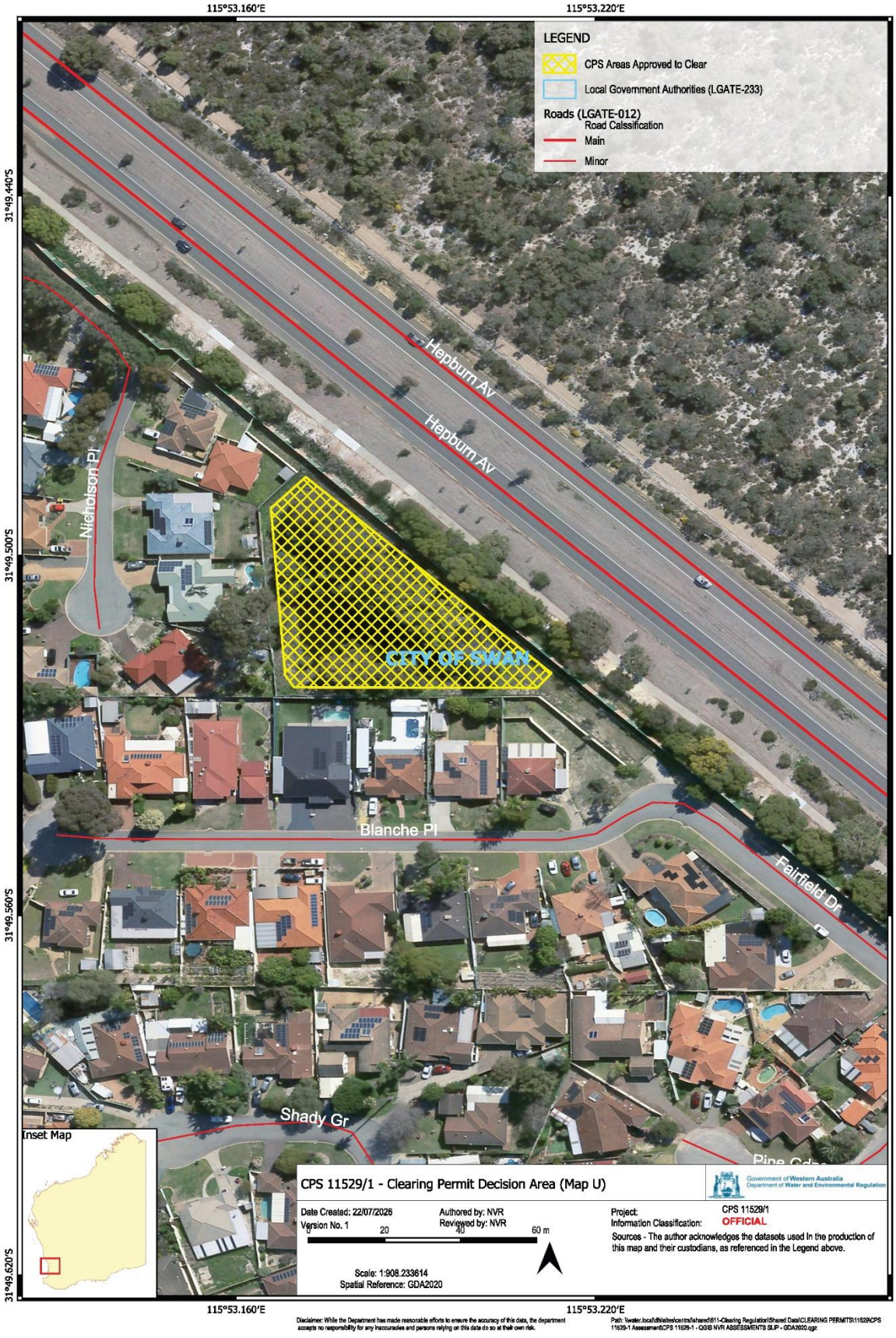


Figure 21: Map of the boundary of the area within which clearing may occur (cross-hatched yellow).

Schedule 2

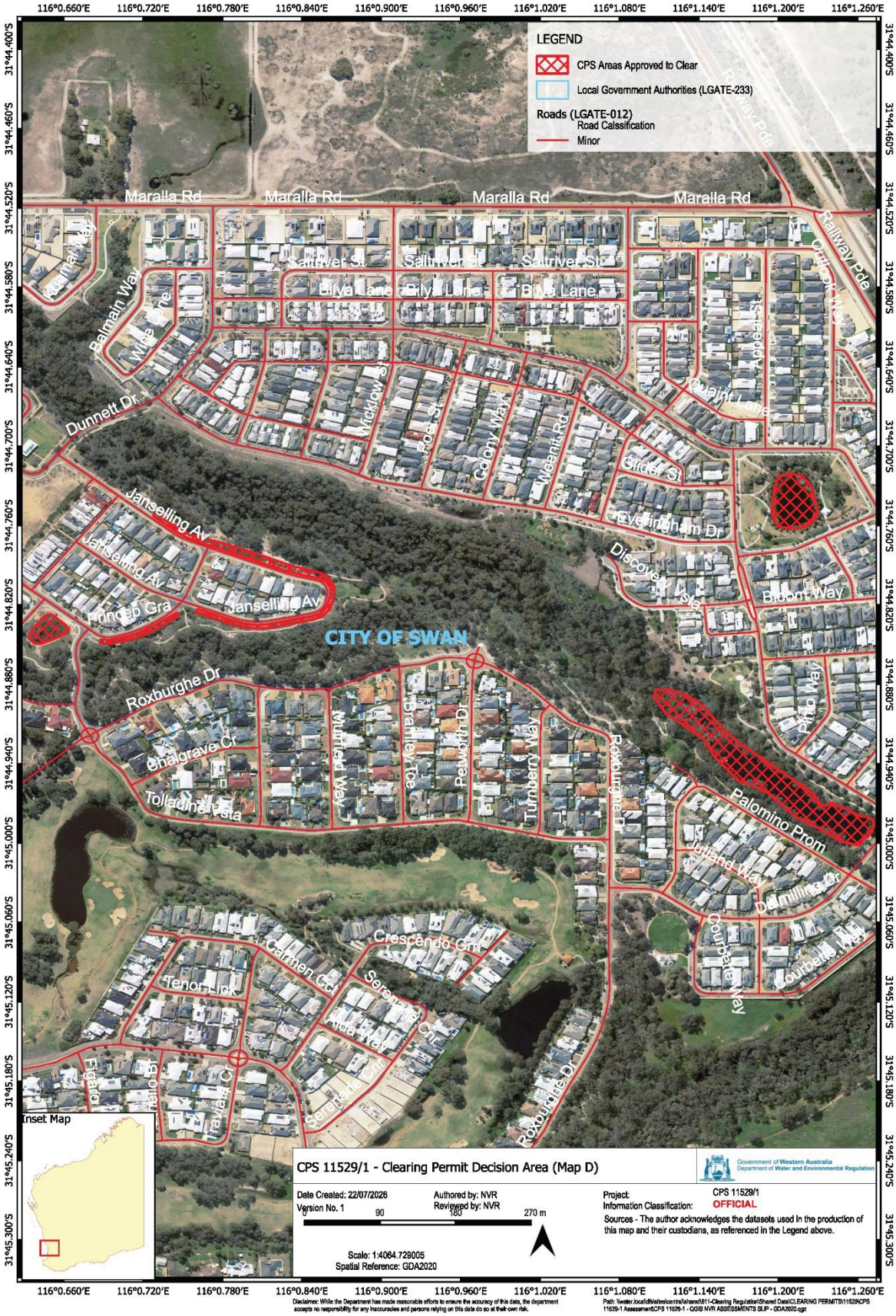


Figure 1: Map of the boundary of the area to which condition 8 applies (cross-hatched red).



Figure 2: Map of the boundary of the area to which condition 8 applies (cross-hatched red).