



CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

PERMIT DETAILS

Area Permit Number: 6533/1

File Number: DER2015/000163-1

Duration of Permit: From 1 August 2015 to 1 August 2017

PERMIT HOLDER

Lakelands Country Club Inc

LAND ON WHICH CLEARING IS TO BE DONE

Lot 6 on Plan 5992, Gnangara

Lot 7 on Plan 5992, Gnangara

AUTHORISED ACTIVITY

The Permit Holder shall not clear more than 0.5 hectares of native vegetation within the areas hatched yellow on attached Plan 6533/1.

CONDITIONS

Nil.

A handwritten signature in cursive script, appearing to read "M Warnock", written over a horizontal line.

M Warnock
SENIOR MANAGER
CLEARING REGULATION

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

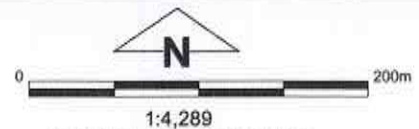
2 July 2015

Plan 6533/1



Legend

-  Roads
-  Imagery
-  Clearing Instruments Activities
-  Local Government Authority



(Approximate when reproduced at A4)

GDA 94 (Lat/Long)

Geocentric Datum of Australia 1994

M Warnock Date *2/7/15*
M Warnock

Officer with delegated authority under Section 20 of the Environmental Protection Act 1986

Information derived from this map should be confirmed with the data custodian acknowledged by the agency acronym in the legend.





1. Application details

1.1. Permit application details

Permit application No.: 6533/1
Permit type: Area Permit

1.2. Proponent details

Proponent's name: Lakelands Country Club Inc

1.3. Property details

Property: LOT 7 ON PLAN 5992, GNANGARA
LOT 6 ON PLAN 5992, GNANGARA
Colloquial name:
Local Government Authority: WANNEROO, CITY OF
DER Region: Greater Swan
DPaW District: SWAN COASTAL
LCDC:
Localities: GNANGARA

1.4. Application

Clearing Area (ha)	No. Trees	Method of Clearing	For the purpose of:
0.5		Mechanical Removal	Landscaping

1.5. Decision on application

Decision on Permit: Granted
Application:
Decision Date: 2 July 2015

2. Site Information

2.1. Existing environment and information

2.1.1. Description of the native vegetation under application

Vegetation Description	Clearing Description	Vegetation Condition	Comment
The vegetation under application has been mapped as Beard Vegetation Association 949 which is described as low woodland; banksia (Shepherd et al 2001).	The clearing of 0.5 hectares of native vegetation within Lots 6 and 7 on Plan 5992, Gnangara is for the purpose of landscaping.	Completely Degraded; No longer intact, completely/almost completely without native species (Keighery, 1994).	The description and condition of the vegetation has been determined through a site inspection undertaken by the Department of Environment Regulation (DER 2015).

3. Assessment of application against clearing principles

Comments The application is to clear 0.5 hectares of native vegetation within Lots 6 and 7 on Plan 5992, Gnangara, for the purpose of landscaping.

The area under application is in a completely degraded (Keighery) condition. The majority of the application consists of individual trees with some limited understorey and regrowth species including *Melaleuca* species, *Xanthorrhoea* and *Macrozamia* (DER 2015).

Numerous rare and priority flora have been recorded within the local area (10 kilometre radius). Given the completely degraded (Keighery 1994) condition of the vegetation under application that has been impacted by the current land use, the clearing as proposed is not likely to impact upon priority flora or be necessary for the maintenance of, or include rare flora.

Given the completely degraded (Keighery 1994) condition of the vegetation under application is unlikely to contain significant habitat for fauna, nor is it considered to be a significant remnant. A site inspection undertaken by DER (2015) did not identify significant habitat for fauna within the area under application.

Three multiple use wetlands are mapped adjacent to the area under application. A drain intersects the area under application and runs through the centre of the golf course, linking the wetlands within the vicinity of the application area. A site inspection identified some *melaleuca* sp. that may be considered to be growing in association with these wetlands and drain. The clearing 0.5 hectares of vegetation in a completely degraded (Keighery 1994) condition over a larger footprint area is not considered to have a significant impact on the environmental values of these wetlands or watercourse and is not likely to cause deterioration in the quality of surface water.

No conservation areas or threatened ecological communities are located within the vicinity of the application area.

The clearing of 0.5 hectares of native vegetation in a completely degraded (Keighery 1994) condition is not likely to cause measurable deterioration in the quality of groundwater, cause appreciable land degradation or exacerbate flooding.

The clearing as proposed may be at variance to principle (f) and is not likely to be at variance to the remaining clearing principles.

Methodology References:
- DER (2015)
- Keighery (1994)

GIS Databases:
- Parks and Wildlife Tenure
- Geomorphic wetlands, Swan Coastal Plain
- Groundwater salinity
- Hydrography, linear
- Soils, statewide
- SAC Bio datasets (Accessed May 2015)

Planning instruments and other relevant matters.

Comments The City of Wanneroo (2015) granted the proponent Planning Approval for private recreation additions (landscaping) on 25 May 2015.

Seven submissions have been received in relation to this application which raise a number of concerns including impacts on vegetation associated with a wetland, reduction of trees, impacts to fauna habitat, errors in mapping and impacts on conservation areas. The above issues have been assessed in this application and have been taken into consideration.

No Aboriginal Sites of Significance have been recorded within the application area.

Methodology References:
- City of Wanneroo (2015)

GIS Databases:
- Aboriginal Sites of Significance

4. References

- City of Wanneroo (2015) Planning Approval Lot 72 D:95399, 120 Clubhouse Lane Gnangara. Western Australia. DER Ref: 924947
- DER (2015) Site Inspection Report for CPS 6533/1. 120 Clubhouse Lane Gnangara. Department of Environment Regulation. Western Australia. DER Ref: A924940
- Keighery, B.J. (1994) Bushland Plant Survey: A Guide to Plant Community Survey for the Community. Wildflower Society of WA (Inc). Nedlands, Western Australia.
- Shepherd, D.P., Beeston, G.R., and Hopkins, A.J.M. (2001), Native Vegetation in Western Australia. Technical Report 249. Department of Agriculture Western Australia, South Perth.