



GOVERNMENT OF
WESTERN AUSTRALIA

CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

PERMIT DETAILS

Area Permit Number: 7852/1

File Number: 2015/000163-1

Duration of Permit: From 18 February 2018 to 18 February 2020

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 0.05 hectares of native vegetation within the area hatched yellow on attached Plan 7852/1.

CONDITIONS

Nil.

A handwritten signature in blue ink, appearing to read 'Mathew Gannaway', written over a horizontal line.

Mathew Gannaway

MANAGER

CLEARING REGULATION

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

18 January 2018

Plan 7852/1



Legend

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



1:7,437

(Approximate when reproduced at A4)
GDA 94 (Lat/Long)
Geocentric Datum of Australia 1994

 Date 18/01/2018
M. Gannaway

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



Clearing Permit Decision Report

1. Application details

1.1. Permit application details

Permit application No.: 7852/1
Permit type: Area Permit

1.2. Applicant details

Applicant's name: Lakelands Country Club Inc.
Application received date: 06 November 2017

1.3. Property details

Property: Lot 7 on Plan 5992, Gnangara
Lot 6 on Plan 5992, Gnangara
Local Government Authority: Wanneroo, City of
Localities: Gnangara

1.4. Application

Clearing Area (ha)	No. Trees	Method of Clearing	Purpose category:
0.05		Cutting	Landscaping

1.5. Decision on application

Decision on Permit Application: Grant
Decision Date: 18 January 2018
Reasons for Decision: The clearing permit application has been assessed against the clearing principles, planning instruments and other matters in accordance with section 51O of the *Environmental Protection Act 1986* (EP Act). It has been concluded that the proposed clearing may be at variance to principle (f) and is not likely to be at variance to the remaining principles.

It has been determined that the proposed clearing will result in minimal environmental impacts.

Given the above, the Delegated Officer decided to grant a clearing permit subject to no conditions.

2. Site Information

Vegetation Description	Clearing Description	Vegetation Condition	Comment
One mapped Heddle vegetation complex occurs within the application area. Bassendean Complex – Central and South is described as woodland to low woodland and sedgeland (Heddle et al., 1980).	The clearing of 0.05 hectares of native vegetation within Lot 6 and 7 on Plan 5992, Gnangara is for the purpose of landscaping/ golf course redevelopment.	Completely Degraded: No longer intact; completely/almost completely without native species (Keighery, 1994).	The condition and description of the vegetation was determined by aerial imagery and description provided by applicant (Lakelands Country Club Inc., 2017).

3. Assessment of application against clearing principles

The application is to clear up to 0.05 hectares of native vegetation over three sites for the purpose of landscaping/golf course redevelopment. The vegetation within the application area consists of individual trees/plants including one *Melaleuca preissiana*, two *Macrozamia riedlei* and seven *Xanthorrhoea preissii* over limited understorey and is considered to be in a completely degraded (Keighery, 1994) condition (Lakelands Country Club Inc., 2017).

Given the completely degraded (Keighery, 1994) condition of the vegetation, lack of understorey species, lack of hollow bearing trees and the relatively small size of the application area, the proposed clearing is not likely to impact on rare or priority flora, a priority or threatened ecological community, conservation reserves within the local area or significant fauna habitat and is not likely to be classified as clearing a significant remnant within a highly cleared landscape.

Three multiple use wetlands are mapped within Lot 6 and 7 and occur within 150 metres of the areas under application. One *Melaleuca preissiana* tree occurs within the area under application and is considered a wetland species and may be considered to be growing in association with these wetlands. The clearing 0.05 hectares of vegetation in a completely degraded (Keighery 1994) condition over three separate areas 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.

Given the relatively small size of the application area the proposed clearing is not likely to contribute to or cause land degradation and is not likely to cause or exacerbate flooding.

Given the above, clearing the vegetation under application may be at variance to principle (f) and is not likely to be at variance to the remaining clearing principles.

Planning instruments and other relevant matters

No Aboriginal sites of significance have been mapped within the application area.

The application area is zoned rural under the Perth Metropolitan Scheme.

The clearing permit application was advertised on the DWER website on 18 December 2017 with a 21 day submission period. No public submissions have been received in relation to this application.

4. References

Hedde, E. M., Loneragan, O. W., and Havel, J. J. (1980) Vegetation Complexes of the Darling System, Western Australia. In Department of Conservation and Environment, Atlas of Natural Resources, Darling System, Western Australia.

Keighery, B.J. (1994) Bushland Plant Survey: A Guide to Plant Community Survey for the Community. Wildflower Society of WA (Inc). Nedlands, Western Australia.

Lakelands Country Club Inc (2017) CPS 7852/1 - Clearing permit application and supporting documentation - Lot 6 and 7 on Plan 5992, Gnangara. DWER ref A1564075