GOVERNMENT OF
WESTERN AUSTRALIA

CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

PERMIT DETAILS

Area Permit Number: 8281/1
File Number: DWERVT1872
Duration of Permit: 14 April 2019 to 14 April 2024

PERMIT HOLDER

Sebastiano Randazzo and Anthony Randazzo

LAND ON WHICH CLEARING IS TO BE DONE

Lot 8 on Diagram 33113, Oakford

AUTHORISED ACTIVITY

The Permit Holder must not clear more than 8.8 hectares of native vegetation within the area cross hatched yellow on attached Plan 8281/1.

CONDITIONS

1. Avoid, minimise and reduce the impacts and extent of clearing

In determining the amount of native vegetation to be cleared authorised under this Permit, the Permit Holder must have regard to the following principles, set out in 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.

2. Clearing not authorised

This Permit does not authorise the Permit Holder to clear *Corymbia calophylla* (marri) or *Melaleuca* species:

(a) that have a trunk diameter of greater than 150 millimetres when measured at a height of 1.2 meters above natural ground level; or
(b) that have a height of greater than 4 meters.

3. Dieback and weed control

When undertaking any clearing authorised under this Permit, the Permit Holder must take the following steps to minimise the risk of the introduction and spread of *dieback* and *weeds*:

(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. Soil management

The Permit Holder must not add fertiliser to the soil without the prior addition of a nutrient retentive material to minimise the risk of phosphorus export.

5. Records must be kept

The Permit Holder must maintain the following records for activities done pursuant to this Permit, in relation to the clearing of native vegetation authorised under this Permit:

(a) the location where the clearing occurred, recorded using a Global Positioning System (GPS) unit set to Geocentric Datum Australia 1994 (GDA94), expressing the geographical coordinates in Eastings and Northings or decimal degrees;
(b) the date that the area was cleared;
(c) the size of the area cleared (in hectares);
(d) actions taken to avoid, minimise and reduce the impacts and extent of clearing in accordance with condition 1 of this Permit;
(e) actions taken to minimise the risk of the introduction and spread of *dieback* and *weeds* in accordance with condition 3 of this Permit; and
(f) actions taken to minimise the risk of phosphorus export in accordance with condition 4 of this Permit.

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

The following meanings are given to terms used in this Permit:

CEO: means the Chief Executive Officer of the Department responsible for the administration of the clearing provisions under the *Environmental Protection Act 1986*;

dieback means the effect of *Phytophthora* species on native vegetation;

fill means material used to increase the ground level, or fill a hollow;

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;

weed/s 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 Regional Weed Rankings Summary, regardless of ranking; or
(c) not indigenous to the area concerned.

S. Weighell

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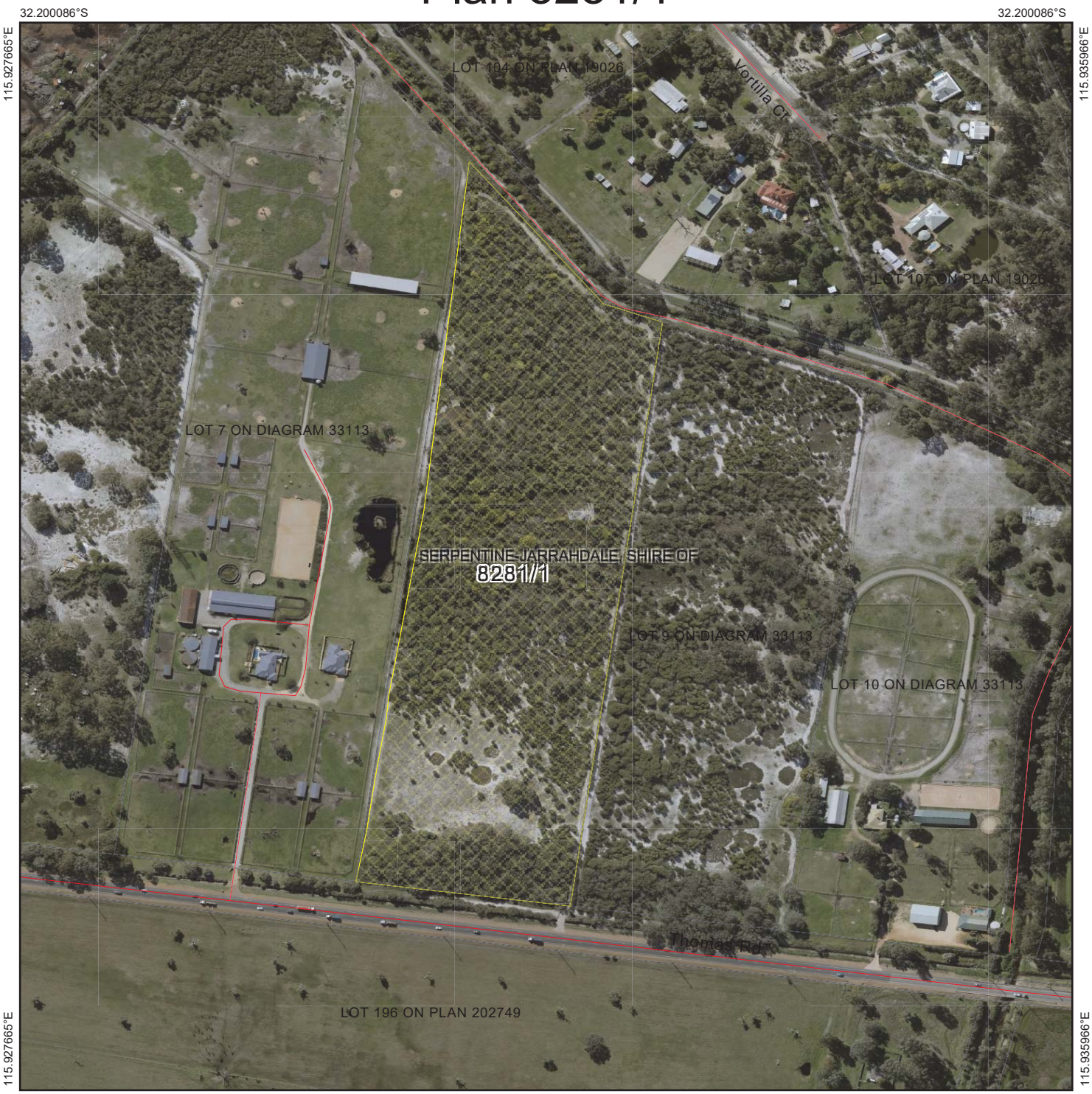
Simon Weighell
MANAGER
NATIVE VEGETATION REGULATION

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

15 March 2019

Plan 8281/1



Legend

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

N

0 200m

1:4,146

(Approximate when reproduced at A4)

GDA 94 (Lat/Long)

Geocentric Datum of Australia 1994

..... Date 15/3/19

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

GOVERNMENT OF WESTERN AUSTRALIA

Government of Western Australia
Department of Water and Environmental Regulation

Clearing Permit Decision Report

1. Application details

1.1. Permit application details

Permit application No.: CPS 8281/1
Permit type: Area Permit

1.2. Applicant details

Applicant's name: Sam Randazzo and Anthony Randazzo
Application received date: 03 December 2018

1.3. Property details

Property: Lot 8 on Diagram 33113, Oakford
Local Government Authority: Shire of Serpentine-Jarrahdale
Localities: Oakford

1.4. Application

Clearing Area (ha)	No. Trees	Method of Clearing	Purpose category:
8.8		Mechanical Removal	Grazing and pasture

1.5. Decision on application

Decision on Permit Application: Grant
Decision Date: 15 March 2019
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*, and it has been concluded that the proposed clearing is at variance to principles (f), (g) and (i), and is not likely to be at variance to the remaining clearing principles.

The Delegated Officer determined that the proposed clearing followed by the proposed land use has a high risk of resulting in off-site eutrophication. To minimise the risk of offsite eutrophication, management measures are discussed in this descision report and the Clearing Permit has been conditioned accordingly.

In determining to grant a clearing permit subject to conditions, the Delegated Officer determined that the proposed clearing is not likely to have any unacceptable impacts to environmental values.

2. Site Information

Clearing Description The application is for the proposed clearing of 8.8 hectares of native vegetation within Lot 8 on Diagram 33113, Oakford for the purpose of grazing and hay growing. The application area is shown as Figure 1.

Vegetation Description The vegetation within the application area is mapped as Bassendean Complex – Central and South, which is described as vegetation that ranges from woodland of *Eucalyptus marginata* (Jarrah) - *Allocasuarina fraseriana* (sheoak) - *Banksia* species to low woodland of *Melaleuca* species, and sedgelands on the moister sites. This area includes the transition of *Eucalyptus marginata* (Jarrah) to *Eucalyptus todtiana* (pricklybark) in the vicinity of Perth (Heddle et al. 1980).

A site inspection was conducted by Department of Water and Environmental Regulation (DWER) staff on 6 February 2019 (DWER, 2019) which identified three vegetation types within the application area:

- Vegetation type 1:*Corymbia calophylla* over *Kunzea glabrescens* with an understorey devoid of native species in a completely degraded (Keighery, 1994) condition (DWER, 2019) (Figure 2 below)
- Vegetation type 2: *Kunzea glabrescens* over *Carpobrotus edulis** in a completely degraded (Keighery, 1994) condition. No native species were observed within the understorey. The understorey was significantly impacted by past land uses. This vegetation type accounted for a majority of the application area (DWER, 2019) (Figure 3 below). * indicates exotic species.
- Vegetation type 3: *Melaleuca* sp. over *Acacia longifolia**, *Kunzea glabrescens*, *Pelargonium capitatum** and *Carpobrotus edulis** in a completely degraded condition. The introduced species *A. longifolia** and *Carpobrotus edulis** have formed very thick stands that have smothered out native vegetation. This vegetation type was present around a manmade soak within the north of the application area (DWER, 2019) (Figure 4 below). * indicates exotic species.

Vegetation Condition	The condition and description of the vegetation within the application area was determined via a site inspection (DWER, 2019).The vegetation within the application area was identified as being in a completely degraded (Keighery, 1994) condition, described as; no longer intact, completely/almost completely without native species (Keighery, 1994).
Soil Description	The application area occurs within the Bassendean B6 Phase – sandplain and broad extremely low rises with imperfectly drained deep or very deep grey siliceous sands (Schoknecht et al., 2004).
Comments	The local area referred to in the assessment of this application is defined as a 10 kilometre radius measured from the perimeter of the application area. The application area has previously been cleared and used to graze livestock and grow hay (Randazzo, 2018). A selection of historical aerial photos are provided at Figures 5-8 below (Landgate, 2019). It is estimated that the property was largely maintained as cleared from around the late 1960s to early 1990s.

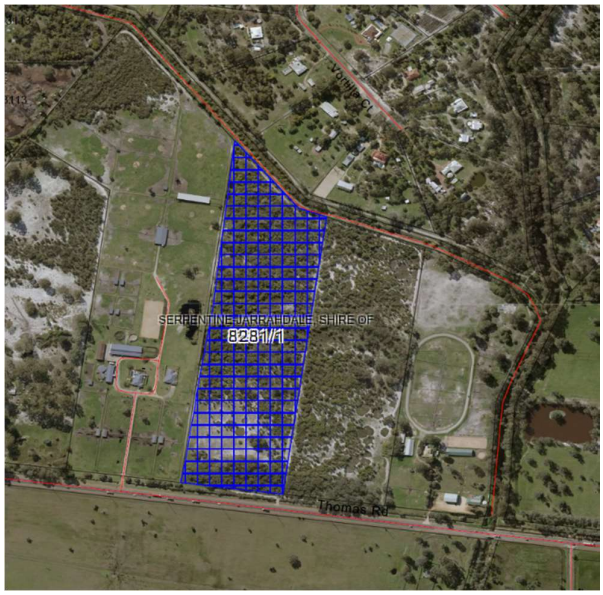


Figure 1: Application area (hatched blue)

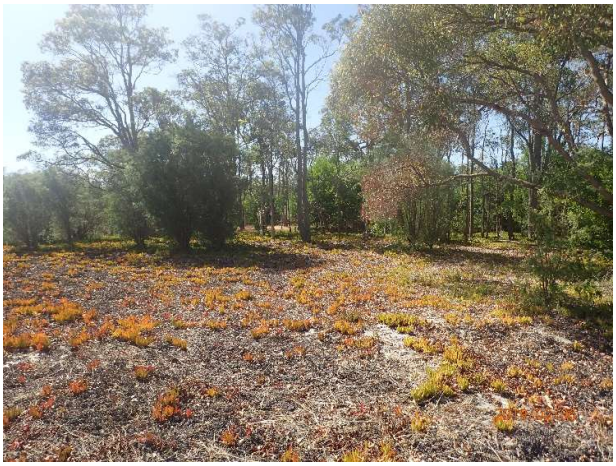


Figure 2: Vegetation within the application area representative of vegetation type 1

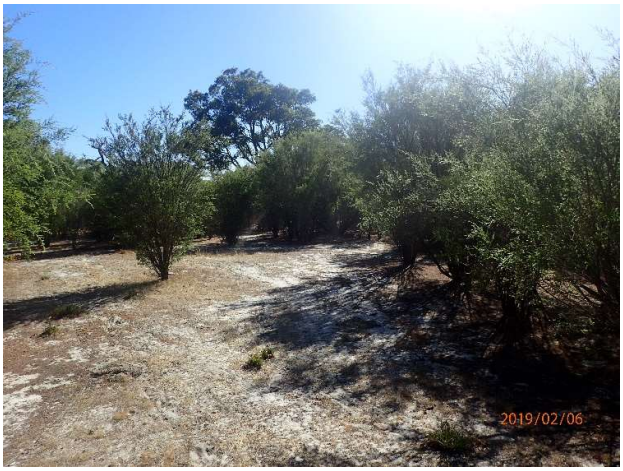


Figure 3: Vegetation within the application area representative of vegetation type 2

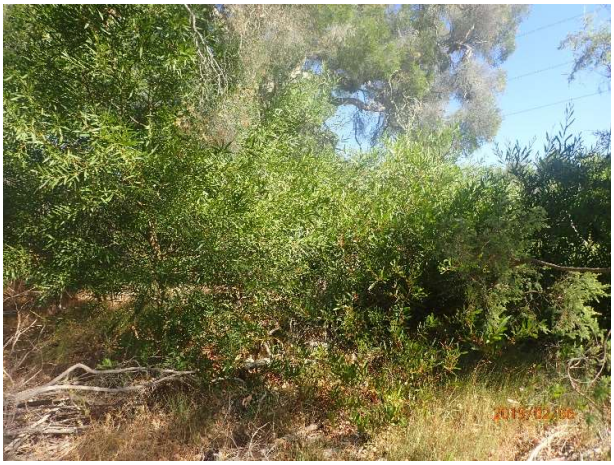


Figure 4: Vegetation within the application area representative of vegetation type 3

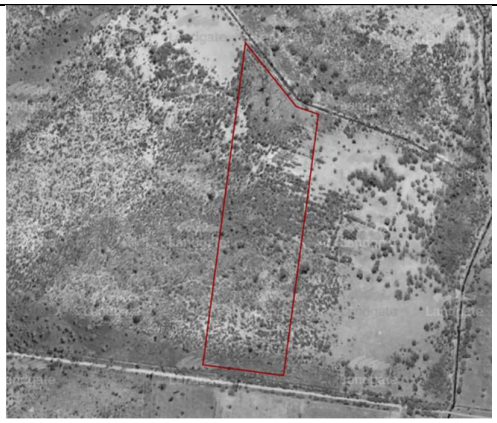


Figure 5: Aerial imagery 1953

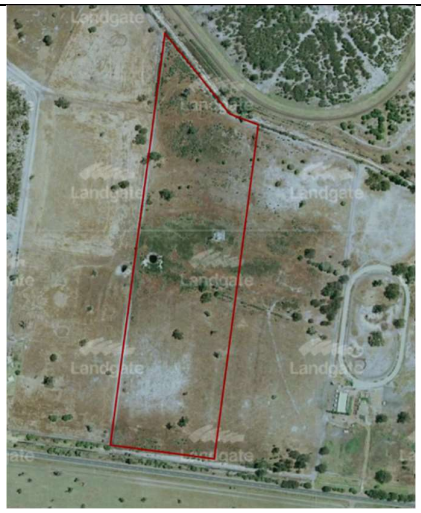


Figure 6: Aerial imagery 1989

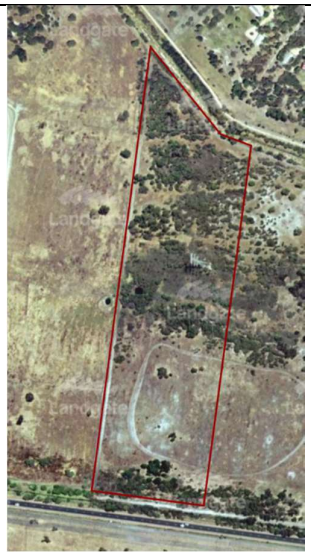


Figure 7: Aerial imagery 2002

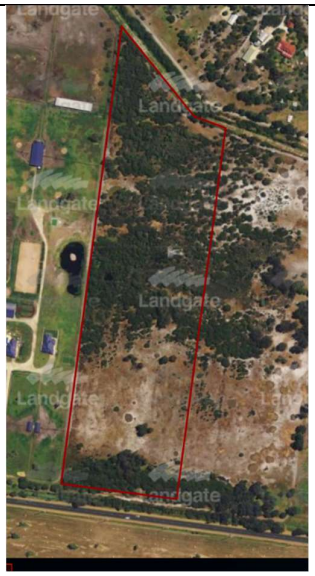


Figure 8: Aerial imagery 2009

3. Minimisation and mitigation

The applicant has noted that all mature marri (*Corymbia calophylla*) and paperbark (*Melaleuca* species) will be retained (Randazzo, 2018). This commitment has been conditioned in the Permit.

4. Assessment of application against clearing principles

As noted in Section 2 above, the vegetation within the application area is identified to contain three vegetation types (DWER, 2019), all of which are considered to be in completely degraded (Keighery, 1994) condition.

According to available datasets, 15 threatened fauna species, 18 fauna species protected under international agreement, one Priority 2, five Priority 3, nine Priority 4 and two specially protected fauna species have been recorded within the local area (Department of Biodiversity Conservation and Attractions, 2007-). The application area is mapped as possible breeding and foraging habitat for Threatened black cockatoo species, however, from the site inspection (DWER, 2019) it was determined that although *Corymbia calophylla* species occur within the application area, none of the trees contain any hollows suitable for the threatened black cockatoo species (DWER, 2019). As noted above in Section 3, the applicant has advised that all mature *Corymbia calophylla* trees will be retained which may support cockatoo roosting and foraging habitat, this commitment has been conditioned in the Clearing Permit. The structure in the lower storey of the application area is not likely to provide habitat for ground dwelling species as it consists of mostly introduced flora species which may be attributable to the previous land use as pasture. Given the above, no significant habitat for conservation significant fauna species is likely to occur within the application area.

According to available datasets, 12 threatened flora species and 27 priority flora species have been recorded within the local area (Western Australian Herbarium, 1998-). None of these records occur within the application area. While some of these flora species have been recorded on similar mapped soil and vegetation types to the application area, a site inspection (DWER, 2019) has confirmed the vegetation within the application area is in a completely degraded (Keighery, 1994) condition, and contains a minimal understory

which consists mostly of introduced species and is not representative of the mapped vegetation type. The site inspection (DWER, 2019) also found that the vegetation within the application area did not appear to contain the structure, type or diversity of vegetation consistent with recordings of threatened or priority flora species recorded within the local area. No species of conservation significance were observed in the site inspection (DWER, 2019). Noting this, the application area is not likely to impact on priority flora, or include, or be necessary for the continued existence of, threatened flora.

Part of the application area is mapped as Banksia Dominated Woodlands of the Swan Coastal Plain IBRA Region, a Threatened Ecological Community (TEC), however a site visit (DWER, 2019) confirmed the vegetation within the application area is not representative of this TEC. In addition to this, some of the adjoining lots to the application area are also mapped as Banksia Dominated Woodlands of the Swan Coastal Plain IBRA Region, but were confirmed by the site visit (DWER, 2019) not to be representative of this TEC. Given the distance between the application area and the nearest TEC or Priority Ecological Community (PEC), the proposed clearing is not likely to impact on Banksia Dominated Woodlands of the Swan Coastal Plain IBRA TEC or any other TECs or PECs.

The national objectives and targets for biodiversity conservation in Australia has a target to prevent clearance of ecological communities with an extent below 30 per cent of that present pre-1750 (i.e. pre-European settlement) (Commonwealth of Australia, 2001). This is the threshold level below which species loss appears to accelerate exponentially at an ecosystem level. The application area is located within the Swan Coastal Plain Interim Biogeographic Regionalisation of Australia bioregion, which retains approximately 38 per cent of the pre-European vegetation extent. The application area is also mapped as Bassendean Complex – Central and South which retains approximately 27 per cent of its pre-European vegetation extent within the bioregion (Government of Western Australia, 2018). The local area retains 23 per cent vegetation cover. Noting the local area retains less than 30 per cent pre-European vegetation extent, the application area is considered to be within an extensively cleared landscape. However, noting the completely degraded (Keighery,1994) condition of the vegetation under application, and the absence of significant flora, fauna and ecological community values, the application area is not considered to be significant as a remnant of native vegetation in an extensively cleared landscape.

According to available datasets, no watercourses intersect the application area. The closest watercourse is a major drain located adjacent to the application area. The proposed clearing is mapped within a multiple use wetland, the Armadale Palusplain. Multiple use category wetlands have few remaining important attributes and functions and the protection of these wetlands is the lowest priority. The site inspection (DWER, 2019) confirmed the presence of *Melaleuca* and *Kunzea* which are known to grow in association with wetland environments. Given this the proposed clearing is at variance to this principle, however, no significant impacts to the environmental values of the wetland are expected noting the application area is in completely degraded (Keighery, 1994) condition.

The closest conservation area to the application area is a Bushforever site which is located over 600 meters from the application area. Considering the distance from the application area, it is not likely that the proposed clearing would have an impact on the environmental values of any adjacent or nearby conservation areas.

The chief soils mapped within the application area are Bassendean B6 Phase; sandplain and broad extremely low rises with imperfectly drained deep or very deep grey siliceous sands (Schoknecht et al., 2004) which are not prone to wind or water erosion. The proposed clearing and resulting land use has a high risk of causing off-site eutrophication as parts of the application area are close to the water table and nutrients applied to the soil may enter the groundwater through the soil and be transported into the local drainage system in the absence of nutrient retaining vegetation (DPIRD, 2019). Given this, the proposed clearing is at variance to principles (g) and (i). The risk of off-site eutrophication can be managed with a suitable soil amendment with a nutrient retentive material to reduce phosphorus loss (DPIRD, 2019), and the permit has been conditioned to reflect this. The retention of marri and *Melaleuca* will also assist in minimising the risk of eutrophication.

The proposed clearing is not considered likely to be of a scale that would result in significant flooding impacts.

Given the above, the proposed clearing is at variance to principles (f), (g) and (i), 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 clearing permit application was originally advertised for public submissions on the Department of Water and Environmental Regulation's website in December 2018 for the clearing of 6.7 hectares. Two public submissions were received in relation to this application as detailed below. The clearing permit application was re-advertised on 7 March 2019 for an additional one week period as the original advertisement for the proposed clearing of 6.7 hectares was incorrect. The actual proposed clearing is 8.8 hectares as re-advertised.

One public submission objecting to the application raised the following concerns;

- Questioned if a fire assessment has been conducted to justify the claim that the understorey represents a fire hazard
- Whether the applicant had considered the stocking rate of the property
- Requirements to fence any remnant vegetation within the application area prior to restocking
- Consideration of weed removal for cape tulip. Physical removal is not recommended for cape tulip
- Quantification of trees to be retained and the potential for foraging and roosting for black cockatoos.

The first three concerns raised were considered to be beyond the scope of the assessment noting the application is essentially for re-establishing historical fire hazard and stocking/grazing levels. The potential foraging and roosting habitat for black cockatoos has been addressed in the assessment above (Section 4). The permit has been conditioned to retain mature *Corymbia calophylla* which provides the primary black cockatoo habitat values. The permit also contains conditions for weed management to prevent weed spread offsite.

A second public submission does not support the application based on the following concerns;

- The presence of Banksia TEC in the application area would require assessment under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act)
- The aerial images appear more significant than what is detailed in the application, in addition the presence of *Kunzea glabrescens* is an important colonising species
- Vegetation within the application area may support significant foraging habitat for black cockatoo species and is part of regional ecological linkage.

The presence of Banksia TEC and retention of black cockatoo habitat values has been addressed in the assessment above (Section 4). In relation to the importance of Kunzea glabrescens as a colonising species it is considered that the application area is too degraded to regenerate naturally.

The Shire of Serpentine-Jarrahdale noted that a planning application from the Shire would be required for the removal of any native species with a height greater than 4 meters or a diameter greater than 150 millimetres measured at a height of 1.2 meters above the natural ground level under the Shire of Serpentine-Jarrahdale's Town Planning Scheme 2- Clause 7.12.3.

5. References

Commonwealth of Australia (2001) National Objectives and Targets for Biodiversity Conservation 2001-2005, Canberra

Department of Biodiversity, Conservation and Attractions (DBCA) (2007-) NatureMap: Mapping Western Australia's Biodiversity. Department of Parks and Wildlife. URL: http://naturemap.dpaw.wa.gov.au/.

Department of Primary Industries and Regional Development (DPIRD) (2019) Land Degradation Assessment Report CPS 8281/1. DWER Ref: A1757658 and A1771999

Department of Water and Environmental Regulation (DWER) (2019) CPS 8281/1 Site Inspection. DWER ref: A1767303

Government of Western Australia (2018) 2017 South West Vegetation Complex Statistics. Current as of October 2017. WA Department of Biodiversity, Conservation and Attractions.

Heddle, 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

Randazzo, A and Randazzo, S (2018) Clearing Permit Application CPS 8281/1. DWER ref: A1744370

Schoknecht, N., Tille, P. and Purdie, B. (2004) Soil-landscape mapping in South-Western Australia – Overview of Methodology and outputs' Resource Management Technical Report No. 280. Department of Agriculture.

Western Australian Herbarium (1998-) FloraBase-the Western Australian Flora. Department of Biodiversity, Conservation and Attractions. https://florabase.dpaw.wa.gov.au/ (accessed January 2019).

Western Australian Land Information Authority, Landgate (2019), Aerial imagery. https://maps.landgate.wa.gov.au/maps-landgate/registered/ (accessed March 2019)

GIS Datasets:
-Aboriginal Sites of Significance
-DBCA Managed Estate
-Directory of Important Wetlands
-Geomorphic wetlands
-Groundwater salinity
-Hydrography, hierarchy
-Hydrography, linear
-Land Degradation datasets
-Remnant vegetation
-SAC bio datasets (accessed December 2018)
-Soils, Statewide
-Topographic contours
-Wetlands