



## **CLEARING PERMIT**

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

### **PERMIT DETAILS**

Area Permit Number: 2919 / 1

File Number: DEC10176

Duration of Permit: From 21 June 2009 to 21 June 2011

### **PERMIT HOLDER**

Perth Market Authority

### **LAND ON WHICH CLEARING IS TO BE DONE**

Lot 1002 on Plan 16227 Bannister Road, Canning Vale

### **AUTHORISED ACTIVITY**

Clearing of up to 11 hectares of native vegetation within the area cross-hatched yellow on attached Plan 2919/1.

### **CONDITIONS**

Nil.

A handwritten signature in blue ink, reading "Keith Claymore", written over a horizontal line.

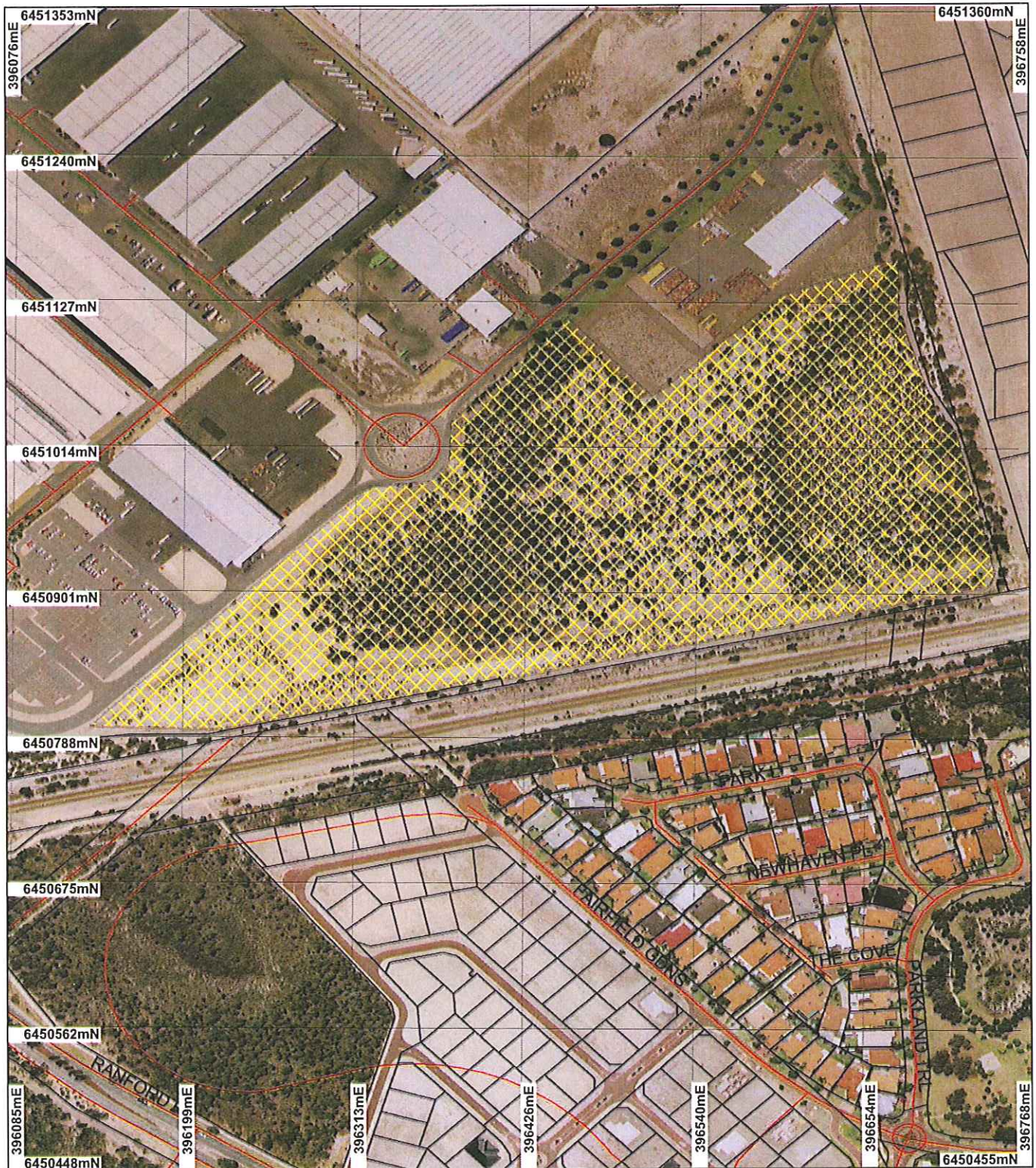
Keith Claymore  
A/ ASSISTANT DIRECTOR  
NATURE CONSERVATION DIVISION

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

21 May 2009



# Plan 2919/1



## LEGEND

- Clearing Instruments
- Areas Approved to Clear
- Road Centrelines
- Cadastral

Perth Metropolitan Area  
Central 20cm Orthomosaic  
Landgate 2007

0 100m  
Scale 1:4000  
(Approximate when reproduced at A4)

Geocentric Datum Australia 1994

Note: the data in this map have not been projected. This may result in geometric distortion or measurement inaccuracies.

*Kirsty Jones* 28/1/09  
K. Claymore

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.



Department of  
Environment and Conservation

WA Crown Copyright 2002





## 1. Application details

### 1.1. Permit application details

Permit application No.: 2919/1

Permit type: Area Permit

### 1.2. Proponent details

Proponent's name: Perth Market Authority

### 1.3. Property details

Property: LOT 1002 ON PLAN 16227 (280 BANNISTER ROAD, CANNING VALE 6155)

Local Government Area: City Of Canning

Colloquial name: Perth Market Authority Site

### 1.4. Application

Clearing Area (ha)	No. Trees	Method of Clearing	For the purpose of:
11		Mechanical Removal	Building or Structure

## 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
<p>Beard Vegetation Association:</p> <p>1001 - Medium very sparse woodland; jarrah, with low woodland; banksia &amp; casuarina. (SAC BIO Datasets 24/02/2009).</p> <p>Hedde: Vegetation Complexes:</p> <p>Bassendean Complex - Central and South - Vegetation ranges from woodland of <i>E. marginata</i> - <i>C. fraseriana</i> - Banksia spp. to low woodland of <i>Melaleuca</i> species, and sedgelands on the moister sites. This area includes the transition of <i>E. marginata</i> to <i>E. totiana</i> in the vicinity of Perth. (Hedde et al. 1980).</p>	<p>The proposal is to clear 11 hectares of native vegetation for the proposed expansion of buildings and infrastructure of the Perth Markets.</p> <p>The majority of the vegetation under application is dominated by <i>Adenanthos cygnorum</i> over <i>Chamelaucium uncinatum</i> (Geraldton Wax), limited <i>Jacksonia</i> spp, <i>Conostylis</i> spp, Sedges and large expanses of non-native grasses and bare sand. The vegetation is considered to be degraded condition.</p>	<p>Degraded: Structure severely disturbed; regeneration to good condition requires intensive management (Keighery 1994)</p>	<p>The condition of the native vegetation under application was based on DEC site inspection conducted on 17/02/2009 and Flora Report conducted by Ecoscape (2008).</p>

## 3. Assessment of application against clearing principles

### Comments

The vegetation under application has low species diversity and is dominated by *Adenanthos cygnorum* over *Chamelaucium uncinatum* (Geraldton Wax) and sparse *Jacksonia* spp, *conostylis* spp, sedges, invasive non-native grasses and expanses of bare sand. Given the degraded condition of the vegetation and the lack of understorey species, the applied area is not considered likely to comprise a high level of biological diversity or to provide significant habitat for fauna.

There are 3 species of rare flora and 7 species of priority flora found within the local area (~5km radius). Of the identified rare flora and priority flora, only *Caladenia huegelii*, *Eremophila glabra* subsp. *chlorella*, *Drakaea micrantha*, *Tripterococcus paniculatus* and *Eidipta* sp. Perth are found within the same vegetation complex and soil type as that found within the applied area. Given the degraded and modified nature of the vegetation on

site, the vegetation to be cleared is not considered likely to include or be necessary for the continued existence of rare flora.

There are two known occurrences of Threatened Ecological Communities (TEC) with the local area (5km radius). The closest TEC identified as FCT08: Herb rich shrublands in clay pans, is located approximately 3.4km northeast of the applied area. Given the degraded condition of the vegetation under application and that the identified TEC is found within a different vegetation complex and soil type to that found in the applied area, the vegetation applied to be cleared is not considered likely to represent a Threatened Ecological Community or be considered significant as a remnant of native vegetation.

There are no wetlands or watercourses mapped within the area under application, with the closest water bodies being a Resource Enhancement Wetland and the Canning River which are respectively located approximately 60m south and 4.2km north of the applied area. Given the distance to the nearest wetland and watercourse, and that no wetland dependant vegetation was observed on site (DEC, 2009), it is not considered likely that the vegetation under application is growing in, or in association with a watercourse or wetland.

The chief soils mapped within the area under application are described as leached sands (Northcote et al, 1968) which are generally considered to have a low risk of water erosion and water logging. There is a low salinity risk within the applied area except for small pockets in the western and eastern portion of the applied area which have a salinity risk. Given that the vegetation under application is in degraded condition and the area of salinity risk is limited to 0.9 hectares, it is not considered likely that the proposed clearing would result in salinity.

The main land degradation risk associated with the identified soil type is wind erosion. Given that the proposed land use is for the construction of buildings and expansion of access roads and parking bays, the sealing of exposed surfaces would minimise the risk of wind erosion; and is not considered likely to result in significant land degradation.

The closest conservation areas to the area under application are Bush Forever site 388 (Jandakot Airport Area) which is listed on the Register of National Estate and identified as a System 6 conservation reserve; and Bush Forever site 467 (Gosnells Golf Course Bushland) which are respectively located approximately 269m south and 2.8km south of the applied area. Given the distance and fragmentation to the nearest conservation area, it is not considered likely that the proposed clearing would have an impact on the environmental values of the conservation area.

The area under application is located approximately 60 metres north of a Resource Enhancement Wetland and approximately 4.2km south of the Canning River, at an elevation of between 25-30 metres. Given the distance to the nearest wetland and watercourse and the high infiltration of the sandy soils on site, it is not considered likely that the proposed removal of vegetation would cause deterioration in the quality of surface or underground water; or impact on peak flood height or duration.

#### Methodology

##### References:

- DEC (2009)
- Ecoscape (2008)
- Brown et al (1998)

##### GIS Databases:

- Bushforever
- CALM Managed Lands and Waters
- Geomorphic Wetlands (Classification), Swan Coastal Plain
- Hydrography, linear (hierarchy)
- Register of National Estate
- Soils, Statewide
- SAC BIO Datasets - accessed 24/02/2009
- Soils, Statewide
- Submission, Direct Interest Submission, 16/02/2009. TRIM Ref: DOC
- System 6 Conservation Reserves
- Topographic Contours, Statewide

#### Planning instrument, Native Title, Previous EPA decision or other matter.

##### Comments

Lot 1002 on Plan 16227 is freehold land and is zoned general industrial under the local Town Planning Scheme and is zoned industrial under the Metropolitan Regional Scheme.

Development Approval has not yet been obtained from the City of Canning.

A submission was received from the City of Canning in relation to rare flora, the maintenance of a vegetated buffer to the rail reserve, the spread or introduction of dieback and minimising the period between clearing and land development (TRIM Ref: DOC77264). These issues were considered as part of the assessment.



**Methodology** GIS Databases:  
- Town Planning Scheme Zones  
- Metropolitan Regional Scheme

#### 4. Assessor's comments

##### Comment

The assessable criteria have been addressed and the clearing as proposed is not likely to be at variance to the Principles.

#### 5. References

Brown A., Thomson-Dans C. and Marchant N.(1998). Western Australia's Threatened Flora, Department of Conservation and Land Management, Western Australia.

DEC (2009) Site Inspection Report for Clearing Permit Application CPS2919/1, 280 Bannister Road, Canning Vale. Site inspection undertaken 17/02/2009. Department of Environment and Conservation, Western Australia (TRIM Ref. DOC77335).

Department of Agriculture (2005) AgMaps Land Manager CD-rom for the Shires of Serpentine-Jarrahdale, Kwinana, Rockingham, Mandurah, Murray, Boddington, Waroona and Harvey. Department of Agriculture, Western Australia. ISSN: 1448-235X.

Ecoscape (Australia) Pty Ltd (2008) Perth Market Authority ? Clearing Permit Application. Unpublished Report.

EPA (2006) Guidance for the Assessment of Environmental Factors - Level of Assessment for Proposals Affecting Natural Areas Within the System 6 Region and Swan Coastal Plain Portion of the System 1 Region. Guidance Statement No 10. Environmental Protection Authority, Western Australia.

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.

Northcote, K. H. with Beckmann G G, Bettenay E., Churchward H. M., van Dijk D. C., Dimmock G. M., Hubble G. D., Isbell R. F., McArthur W. M., Murtha G. G., Nicolls K. D., Paton T. R., Thompson C. H., Webb A. A. and Wright M. J. (1960-68): 'Atlas of Australian Soils, Sheets 1 to 10, with explanatory data'. CSIRO and Melbourne University Press: Melbourne.

Shepherd, D.P. (2007). Adapted from: 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. Includes subsequent updates for 2006 from Vegetation Extent dataset ANZWA1050000124.

Submission, Direct Interest Submission for CPS2919/1, 16 February 2009, TRIM Ref: DOC77264.

#### 6. Glossary

Term	Meaning
BCS	Biodiversity Coordination Section of DEC
CALM	Department of Conservation and Land Management (now BCS)
DAFWA	Department of Agriculture and Food
DEC	Department of Environment and Conservation
DEP	Department of Environmental Protection (now DEC)
DoE	Department of Environment
DoIR	Department of Industry and Resources
DRF	Declared Rare Flora
EPP	Environmental Protection Policy
GIS	Geographical Information System
ha	Hectare (10,000 square metres)
TEC	Threatened Ecological Community
WRC	Water and Rivers Commission (now DEC)