

Key proposal characteristics - new proposal

Table 1: Summary of the proposal

Proposal title	Plantrite Nursery Expansion on Lot 88 Bingham Road, Bullsbrook
Proponent name	David Lullfitz, Managing Director of Plantrite (ABN 73 839 963 678)
Short description	<p>Plantrite is a wholesale nursery producing Australian Native Plants. The business is proposed to be expanded to meet increasing demand for “waterwise” native flora for a range of applications including commercial and domestic landscaping and for bushland rehabilitation.</p> <p>To this end, on 17 May 2016, David Lullfitz entered into an agreement with Mr Hassiotis and Ms Hassiotou of 21 Bingham Rd to lease an additional 130,000 kL per annum water entitlement from GWL 151965 (for the Perth Superficial aquifer) to support the expansion of the nursery.</p> <p>The nursery will be expanded in two stages. The first stage will be around 4.7 ha. If the sought allocation of 130,000 kL/annum is not fully used after completion of Stage 1, a secondary expansion area will be created. This area will be sized in accordance with the remaining volume of available water. The second stage will not exceed 6.2 ha.</p> <p>The proposed expansion areas are near a tumulus TEC. Issues of maintaining the hydrological character of the tumulus, and the threat of eutrophication are addressed in the Nutrient and Irrigation Management Plan accompanying the Development Application</p> <p>Routine groundwater level monitoring will be undertaken. If levels in DWER monitoring bore GN 24 fall below a level which is considered a threat to the tumulus, irrigation volumes will be reduced until the safe level in GN24 is returned.</p> <p>Routine groundwater quality will be monitored. Should phosphate and nitrate levels be found to increase to unacceptable levels, contingencies will be implemented to modify fertiliser use and irrigation methods.</p> <p>A further safeguard to prevent the possibility of nutrients entering sensitive environments on the site will be the rehabilitation of currently bare, hydraulically upgradient areas with endemic native wetland flora.</p>

Table 2: Location and proposed extent of physical and operational elements

Element	Location	Proposed extent
Physical Elements		
Installation of nursery beds within both Stage 1 and Stage 2	Figure 2	Removal of 20 shrubs within Stage 1 (Figure 3) Clearing will not be necessary within Stage 2
Access roadway to Stage 2	Figure 2	Removal of 11 shrubs (Figure 4)
Groundwater monitoring bores to be installed		Placement and design by agreement with DBCA.

Operational Elements		
Additional groundwater abstraction from bore PB1	Figure 2	Additional abstraction of no more than 130,000 kL/annum. The H2 studies satisfactorily indicate that impacts on the environment, other users, and the aquifer system can be managed acceptably.
Replanting native vegetation		Currently cleared areas between the nursery production areas and wetlands will be replanted with locally endemic wetland species, with the intention of capturing any nutrients which might leach from the production area.



Figure 1: Development envelope



Figure 2: Footprint



Figure 3: Shrubs to be removed within Stage 1



Figure 4: Shrubs to be removed within roadway area

