



1. Application details

1.1. Permit application details

Permit application No.: 1958/1
 Permit type: Area Permit

1.2. Proponent details

Proponent's name: Water Corporation

1.3. Property details

Property: LOT 1 ON DIAGRAM 71887 (Lot No. 1 TEMPLE PICTON 6229)
 LOT 44 ON PLAN 232805 (Lot No. 44 TEMPLE PICTON 6229)
 Local Government Area: Shire Of Dardanup
 Colloquial name: Water Treatment plant and pipeline

1.4. Application

Clearing Area (ha)	No. Trees	Method of Clearing	For the purpose of:
2.82		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
Beard Vegetation Association 1000 (Bassendean): Mosaic: Medium forest; jarrah-marri / Low woodland; banksia / Low forest; tea-tree (Melaleuca spp.) (Hopkins et al. 2001, Shepherd et al. 2001). Heddle Vegetation Complex: Southern River Complex: Open woodland of marri-jarrah-banksia on the elevated areas and a fringing woodland of E. rudis - M. raphiophylla along the streams (Heddle et al. 1980).	The proposed clearing consists of 2.82 ha of native vegetation to be cleared for the purpose of constructing a water treatment plant. The vegetation under application comprises an area of jarrah-marri-banksia woodland over shrubs of Xanthorrhoea gracilis, Xanthorrhoea preissii, Macrozamia reidlei; an area of Kunzea-Eucalyptus rudis thicket with the occasional Eucalyptus rudis; and a jarrah-peppermint-Banksia attenuata open woodland (DEC Site Visit, 2007; GHD, 2007). The applied area has been disturbed through the impacts of past clearing activities, grazing, vehicle use and rubbish dumping (DEC Site Visit, 2007). The surrounding land use is agriculture on the west, south and east; however land to the north has been preserved, with the vegetation in excellent condition (DEC Site Visit, 2007; GHD, 2007).	Good: Structure significantly altered by multiple disturbance; retains basic structure/ability to regenerate (Keighery 1994)	Description and condition of the vegetation under application was determined from a site inspection, conducted by DEC officers on 30 August 2007.

(c) Native vegetation should not be cleared if it includes, or is necessary for the continued existence of, rare flora.

Comments Proposal is not likely to be at variance to this Principle

A floristic survey conducted in relation to the Preston Industrial Park survey (EPA, 2008) found no species of rare Flora within the proposed clearing area. Additionally, a survey carried out by the proponents consultant, GHD found no rare flora. It is therefore unlikely that the proposed clearing is at variance to this principle.

Methodology EPA, 2008
 GHD, 2007
 DEC Site Visit (2007)(TRIM Ref: DOC38659);
 GIS Databases:
 - SAC Bio datasets - 5/6/07 - reaccessed 5 May 2008
 - Bunbury 50cm ORTHOMOSAIC - DLI04

(d) Native vegetation should not be cleared if it comprises the whole or a part of, or is necessary for the maintenance of a threatened ecological community.

Comments Proposal is not likely to be at variance to this Principle

The Preston Industrial Park Survey with Bulletin 1282 (EPA, 2008) has not identified any Threatened Ecological Communities (TEC), however, the report does state that further floristic analysis is required to confirm this. The report advises that those areas recommended for retention, which includes the proposed clearing area, are the most likely to have a TEC occurrence.

Given that no communities have, as yet, been recorded in the proposed clearing area and habitat characteristics are not obviously identifiable as possible TEC occurrences, the proposed clearing is not likely to be at variance to this principle.

Methodology EPA, 2008
 GIS Databases:
 - SAC Bio datasets - 5/6/07 - re accessed 5 May 2008
 - Bunbury 50cm ORTHOMOSAIC - DLI04

(e) Native vegetation should not be cleared if it is significant as a remnant of native vegetation in an area that has been extensively cleared.

Comments Proposal is at variance to this Principle

The State government is committed to the National Objective Targets for Biodiversity Conservation, which includes targets that prevent the clearing of ecological communities with an extent below 30% of that present pre-1750 (EPA 2000).

Vegetation within the area under application is identified as a component of Beard Vegetation Association 1000 and Heddle Vegetation Complex Southern River Complex. Both these vegetation communities are below the 30% threshold, with 24.6% and 19.8% respectively remaining of their pre-European extent (Shepherd 2006; EPA 2006).

	Pre-European	Current area (ha)	Remaining % extent (ha)	% in reserves/DEC-managed land
Swan Coastal Plain	1,529,235	657,450	38.1*	-
Shire of Dardanup	53,995	28,182	52.2*	-
Beard vegetation association 1000	275,380	32,451	24.6**	8.9
Heddle vegetation complex Southern River Complex	57,979	11,501	19.8***	1.9

** (Shepherd 2006)

*** (EPA, 2006)

The proposed clearing of 2.82 ha is zoned rural under the Greater Bunbury Region Scheme (WAPC, 2000). The area is also within the McLarty/ Kemerton/ Twin Rivers/ Preston River/ Gwindinup North South Ecological linkage, as recognised by the EPA (2003).

Vegetation within the proposed clearing area has been identified as being of conservation significance in EPA Bulletin 1282 (2008) on the Preston Industrial Park. The Bulletin states that vegetation within the application area is recommended to be retained as it meets 4 categories for regionally significant vegetation, namely diversity, rarity, maintenance of ecological processes and wetland processes. The proposed clearing is therefore at variance to this principle. Offset conditions will be imposed to mitigate the impacts of clearing.

Methodology WAPC (2000)

- CALM Managed Lands and Waters - CALM 1/6/04;
- System 6 Conservation Reserves - DEP 6/95;
- Bunbury 50cm ORTHOMOSAIC - DLI04

(i) Native vegetation should not be cleared if the clearing of the vegetation is likely to cause deterioration in the quality of surface or underground water.

Comments Proposal is not likely to be at variance to this Principle

Soil mapping of the applied area identifies the landscape as comprising sandy dunes with intervening sandy and clayey swamp flats (Northcote et al. 1960-68). Soils on site were observed to primarily consist of grey sands on the upper slope to clayey on the lower slopes (DEC Site Visit, 2007).

The applied area is located upslope from a conservation category wetland (CCW) and the local area comprises a series of several winter-wet damplands (multiple use) that incorporate the applied area.

The applied area has been identified as having a nil to low risk of salinity and having a moderate to low risk of ASS occurring within 3 metres of the current soil surface.

Given the size and nature of the proposed clearing, it is considered unlikely to contribute to increased salinity or eutrophication leading to deterioration in the quality of surface or groundwater.

Methodology Northcote et al. (1960-68);
DEC Site Visit (2007) (TRIM Ref: DOC38659);

GIS Databases:

- Hydrography, linear - DOE 01/02/04;
- Hydrography, linear (hierarchy) - DOW;
- Hydrographic Catchments, Sub-catchments - DOE 01/07/03;
- Public Drinking Water Source Areas (PDWSAs) - DOW;
- Evaporation Isopleths - BOM 09/98;
- Isohyets - BOM 09/98;
- Salinity Risk LM 25m - DOLA 00

(j) Native vegetation should not be cleared if clearing the vegetation is likely to cause, or exacerbate, the incidence or intensity of flooding.

Comments Proposal is not likely to be at variance to this Principle

Due to the scale and nature of the proposal, flooding impacts are unlikely to occur as a result of the proposed clearing.

Methodology GIS database:
- Topographic Contours, Statewide - DOLA 12/09/02

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

Comments

The proposed clearing is for construction of a water treatment facility, funded project by the Water Corporation. The facility will be the second in the area to enable a greater capacity of water to be treated for use by the surrounding residents (GHD, 2007).

The area under application is zoned Rural under the Shire of Dardanup TPS No.3; the southern extension of the pipeline is located within the City of Bunbury and is zoned General Industry under the TPS No.6. The applied area is also zoned Rural under the Greater Bunbury Region Scheme (WAPC, 2000b). Neither Shire has provided comment on the proposal.

The area applied to be cleared has been identified as regionally significant and identified as a future conservation area (EPA, 2008). Within Bulletin 1282 the EPA recommends that the area of proposed clearing be retained due to the significance of vegetation.

There are no Registered Sites of Aboriginal Significance recorded within the area under application.

There is no required RIWI Act Licence or EPA Act Licence that affects the area under application. A Development application will need to be submitted by the proponent to the Shire of Dardanup.

Methodology No public submissions have been received for the proposal.
GHD (2007);
WAPC (2000b);
EPA (2008)