

**Residential rezoning, subdivision  
and development, Burns Beach, Stage 2**

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**Burns Beach Road, Burns Beach**

**Burns Beach Property Trust**

**Report and recommendations of the  
Environmental Protection Authority**

**Environmental Protection Authority**

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## **Introduction**

The Environmental Protection Authority has assessed a proposal by the Burns Beach Property Trust to rezone, subdivide and develop land between Connolly Drive and the proposed alignment of the Mitchell Freeway, and north of Burns Beach Road for residential purposes.

The proposal to develop the Burns Beach Estate was referred to the Environmental Protection Authority by the Burns Beach Property Trust's consultants. In recognition of the environmental concerns regarding the alignment of the proposed Freeway (and rail) in relation to Neerabup National Park, the level of assessment was set at Consultative Environmental Review.

## **Proposal**

The proposal affects land east of Connolly Drive and west of the Freeway alignment, and represents Stage 2 of the Burns Beach Estate residential development (see Figure 1).

To enable Stage 2 to be developed for residential purposes, rezoning of the land to Urban and Urban Development in the Metropolitan Region Scheme and the City of Wanneroo's Town Planning Scheme respectively, and subsequent subdivision and development approval is required.

The development would be serviced with water ,sewerage, power, telecom and roads, and a golf course is proposed in the southern portion of the Estate.

## **Consultation**

The Environmental Protection Authority received comments on the proposal from the following groups and agencies:

Quinns Rocks Environmental Research Group  
Greenforce  
Department of Planning and Urban Development  
Department of Conservation and Land Management  
Water Authority of Western Australia

## **Environmental assessment**

The Environmental Protection Authority considered that an issue which must be resolved before the Authority could finalise its assessment of Stage 2 of the Burns Beach development proposal was the transport requirements of the NW Corridor, in particular the alignment of the Mitchell Freeway and rapid transit system in relation to Neerabup National Park. The Authority did not consider locating the transport system through the National Park (as currently proposed) would be environmentally acceptable, and it was important that options for overcoming this were not lost by allowing urban development to proceed prematurely.

Two obvious options are relocation of the transport alignment westwards around the National Park, and adjustment of the National Park boundary so the current transport alignment becomes the western boundary of the Park.

Government has subsequently decided that planning and environmental assessment associated with the proposed rationalisation of the National Park boundary should be separate to the Clarkson-Butler urban development proposals, including the Burns Beach Estate. In regard to rationalisation of the National Park boundary, an implementation process has been agreed to which will include a public environmental review, Metropolitan Region Scheme amendment, and a Reserves and Land Revestment Bill. If implementation of the National Park rationalisation does not proceed, then the transport system (freeway and rail) will not be permitted to encroach on the National Park.

In view of the decision by Government, the Environmental Protection Authority has finalised its assessment of Stage 2 of the Burns Beach Estate development proposal, and concluded the proposal would be environmentally acceptable providing several issues relating to detailed design and development are adequately addressed. Specifically, those issues relate to Neerabup National Park (see proponent's commitments), water and nutrient balance, development controls, and setbacks.

### **Recommendation 1**

**The Environmental Protection Authority has concluded that the proposal, as described in the documentation submitted by the proponent, for development of Stage 2 of the Burns Beach Estate for residential purposes is environmentally acceptable and recommends that it could proceed subject to the Authority's recommendations in this Assessment Report, and the commitments given by the proponent.**

The Authority's experience is that it is common for details of a proposal to alter through the detailed design and construction phase. In many cases alterations are not environmentally significant or have positive effect on the environmental performance of the project. The Authority believes that such non-substantial changes, and especially those which improve environmental performance and protection, should be provided for.

### **Recommendation 2**

**The Environmental Protection Authority recommends that the proponent and the City of Wanneroo, in liaison with the Water Authority of WA, ensure the residential areas, golf course and school are designed, developed and managed to encourage reduced water consumption, increased water retention, and minimal nutrient application, to the satisfaction of the Environmental Protection Authority.**

### **Recommendation 3**

**The Environmental Protection Authority recommends that vegetation retention is maximised, to the satisfaction of the City of Wanneroo.**

### **Recommendation 4**

**The Environmental Protection Authority recommends that the subdivision design provides for adequate setback of residences from Connolly Drive, the proposed transport system (freeway and rail), Neerabup National Park (allowing for the Water Authority of WA pipe reserve along the northern boundary within the development area) and the proposed Water Authority of WA water treatment plant, to the satisfaction of the Environmental Protection Authority.**

### **Recommendation 5**

**The Environmental Protection Authority recommends that dust and noise are controlled during development of the site to the satisfaction of the City of Wanneroo.**

The Authority believes that any approval for the proposal based on this assessment should be limited to five years. Accordingly, if the proposal has not been substantially commenced within five years of the date of this report, then such approval should lapse. After that time, further consideration of the proposal should occur only following a new referral to the Authority.

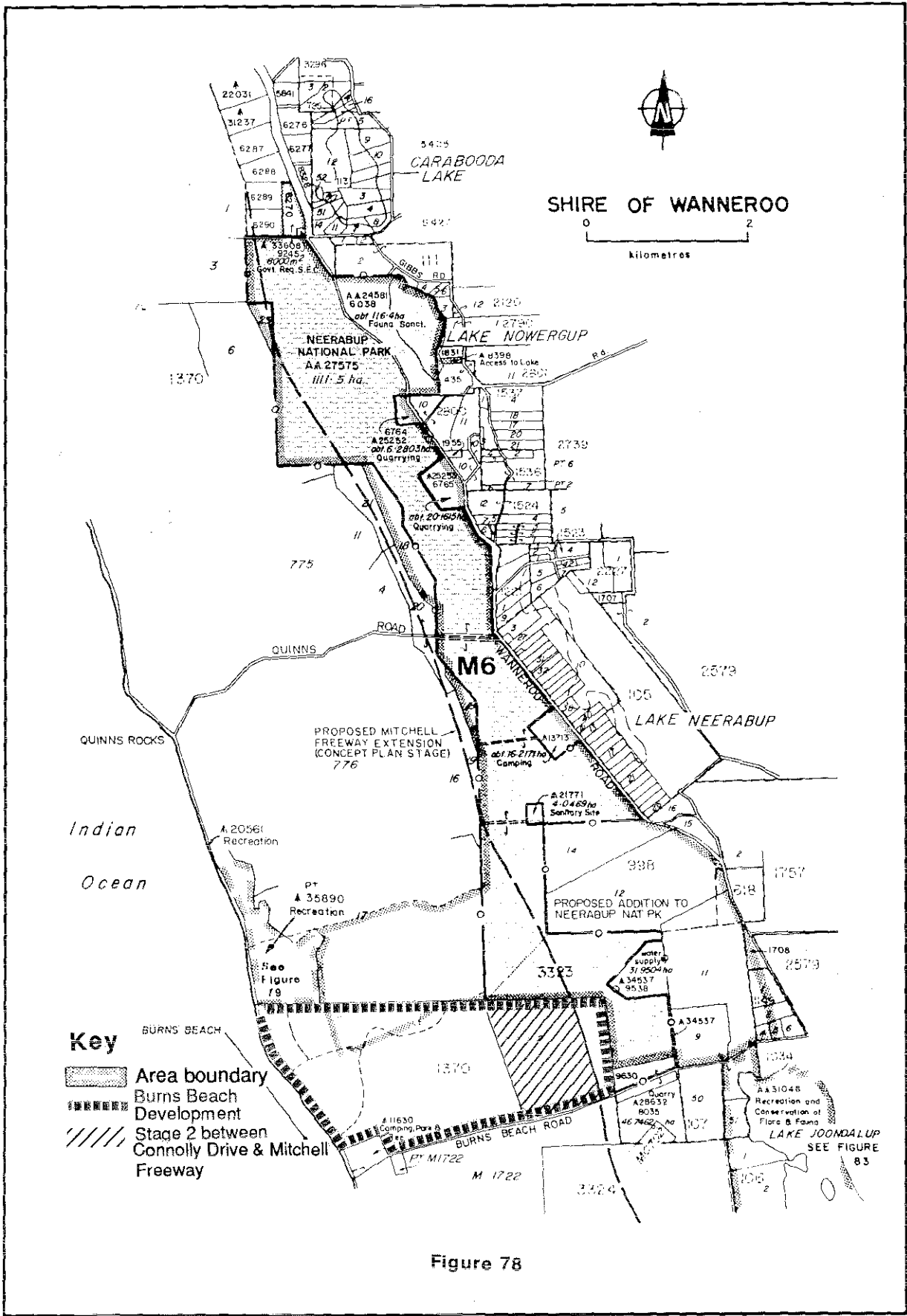


Figure 1: Location of Burns Beach Estate.



# **Appendix 1**

## **Proponent's Commitments**





## **Proponent's Commitments**

1. The subdivision pattern for the area adjacent to the National park proposes a series of roads and public accessways adjacent to the Park boundary. No lot will abut the National Park. In this manner the fire risk to residents will be reduced and dumping of rubbish will be controlled.
2. In order to restrict dogs from the Park and preclude vehicular access, our client agrees to erect a suitable 1.2m high ring lock fence on the boundary between the Park and the residential development. The fence will include a gate to provide access for emergency vehicles and styles for pedestrian access.
3. Signs will be erected advising the land is part of the Neerabup National Park which is under the control of CALM.
4. The cost of a fuel reduction programme within that part of the National Park adjacent to the proposed residential area will be met (approximately \$2000).