

Peel Region Scheme

Western Australian Planning Commission

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

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Assessment No.

Summary and recommendations

The Western Australian Planning Commission (WAPC) has prepared a Region Scheme for the Peel Region, known as the Peel Region Scheme (PRS), pursuant to the Western Australian Planning Commission Act. The WAPC, the Responsible Authority, proposes to recommend to the Hon Minister for Planning that the PRS be submitted to Parliament for final approval. This report provides the Environmental Protection Authority's (EPA's) advice and recommendations to the Minister for the Environment on the environmental factors relevant to the proposed scheme amendment.

Section 48D of the *Environmental Protection Act 1986* requires the EPA to report to the Minister for the Environment on the environmental factors relevant to the PRS and on the conditions and procedures to which the PRS should be subject, if implemented. In addition, the EPA may make recommendations as considered necessary.

Relevant environmental factors

- (a) Regionally significant and specially protected flora and fauna
- (b) Watercourses, wetlands and estuaries (foreshore buffers)
- (c) Groundwater and surface water quality (nutrient export)
- (d) Buffer requirements (noise, air quality and risk)

Conclusion

The EPA has concluded that the PRS can be implemented to meet the EPA's objectives provided the conditions recommended in Section 5 and set out in detail in Appendix 7 are imposed and enforced. The EPA and WAPC have also provided advice important to the future environmental management of the Peel Region.

Recommendations

The EPA submits the following recommendations to the Minister for the Environment:

1. That the Minister notes that the scheme being assessed is the Peel Region Scheme.
2. That the Minister considers the report on the following issues and associated relevant environmental factors as set out in Section 3:
 - the environmental conditions set by the Minister for the Environment on the *Peel Inlet-Harvey Estuary Management Strategy* in 1989;
 - the environmental submissions received during the public consultation period;
 - "New zones" in the proposed Peel Region Scheme;
 - new transport reserves in the proposed Peel Region Scheme; and
 - other regionally significant environmental issues of concern to the EPA.
3. The Minister notes that the EPA has concluded that the EPA's objectives can be met, provided the recommended conditions summarised in Section 5 and set out in detail in Appendix 7 are incorporated by the Responsible Authority into the Scheme and implemented at the appropriate level of planning.
4. That the Minister in consultation with the Minister for Planning imposes the conditions recommended in Appendix 7 of this report.
6. The Minister notes the EPA's advice in Appendix 8 of this report.

7. That the Minister notes that the EPA has deferred the assessment of a number of environmental factors so that the EPA would have the opportunity to assess proposals, as shown in Appendix 3, impacting on these environmental factors in more detail at the appropriate stage of the planning process.
8. The Minister notes the EPA's endorsement of the WAPC's recommendations in relation to future studies and amendments to the Peel Region Scheme as outlined in Section 6.
9. That the Minister notes that where any future scheme amendment or development proposal complies with the Peel Region Scheme and raises no additional environmental factors and does not impact on the deferred factors, the scheme amendment or development proposal will not normally be subject to further assessment under Part IV of the *Environmental Protection Act 1986*. However, future development proposals will still be subject to the normal development approvals process, including works approval, licensing and pollution control conditions under the *Environmental Protection Act 1986* where applicable.

Conditions

Having considered the Responsible Authority's proposed environmental conditions and the information provided in the report, the EPA has developed a set of conditions which are generally consistent with the management measures originally proposed in the Environmental Review.

Matters addressed in the conditions include:

1. **Environmental Management Plan**
As a requirement for rezoning, subdivision or development, an environmental management plan shall be prepared and implemented to manage impacts on conservation areas.
2. **Drainage, Nutrient and Water Management Plan**
A drainage, nutrient and water management plan shall be prepared prior to rezoning and implemented in areas where the Average Maximum Groundwater Level is less than 1.2 metres below the natural ground surface, or where any proposed off-site drainage could lead to degradation of wetlands or waterways
3. **Biological survey**
A biological survey shall be undertaken prior to rezoning land where there is a potential to impact on regionally significant remnant vegetation.
4. **Connection to reticulated sewerage**
Developments and subdivisions shall be connect to reticulated sewerage where the land is:
 - (1) within the Peel-Harvey Coastal Catchment Area
 - (2) outside the Peel-Harvey Coastal Plain Catchment Area and has an Average Annual Maximum Groundwater Level of less than 1.2 metres below the natural ground surface; and
 - (3) within the groundwater catchment of Lake Clifton.
5. **Lake Clifton Environmental Management Plan**
As a requirement for rezoning or subdivision a management plan shall be prepared in accordance with the EPA's criteria for environmental acceptability for land use proposals within the catchment of Lake Clifton. Development within the Lake Clifton catchment should be in accordance with the EPA's criteria.

Other advice

In addition to the above environmental conditions the EPA provides advice and comment on the following matters.

Matters addressed in the advice include:

1. Deferred factors

A number of environmental factors have not been included (“deferred”) in the EPA’s assessment due to the broad scale of the assessment or because insufficient information is available at this stage of the planning process. The EPA has decided that these factors should be deferred to ensure that the EPA has the opportunity to assess future local government scheme amendments, subdivisions or development proposals in more detail when further information is available. Further information relating to these environmental factors will be required so that the amendment or proposal can be properly assessed by the EPA.

These deferred factors are:

- (a) Rural zone
Deferred factors - vegetation and wetlands
- (b) Rapid transit corridor
Deferred factors - vegetation, wetlands, noise and vibration.
- (c) Pinjarra Bypass
Deferred factors - vegetation and noise
- (d) South Western Highway and widening of Pinjarra Road
Deferred factor - noise
- (e) Point Morfitt, Madora (M107) and Lots 1 and 2 Dawesville
Deferred factor - vegetation
- (f) All land in the Peel Region Scheme
Deferred factor - site contamination

2. Areas of environmental significance

There are a number of areas of environmental significance in the Peel Region that need to be highlighted so that future proposals affecting these are considered by the EPA or are reserved for conservation. These areas are:

- All bushland in good condition and conservation category wetland vegetation on the eastern side of the Swan Coastal Plain has high conservation value. Any proposals that may impact on remnant vegetation in this area should be referred to the EPA for consideration unless appropriately managed through the recommended conditions or the the System 6 Update has been completed.
- There is regionally significant vegetation on Wellington Location 3167 Old Bunbury Road, Lake Clifton and Lot 3 Wellington Location 2942 Southern Estuary Road, Lake Clifton. Proposals to rezone or subdivide these areas should be referred to the EPA for consideration to ensure that the remnant vegetation is adequately protected.
- The remnant vegetation on Lot 52 Old Mandurah Road has been identified as having regional significance and should be protected to the satisfaction of the DEP. Consideration should be given to the inclusion of Lot 52 within the ROS reservation by way of a future amendment to the Peel Region Scheme.

3. Strategy to conserve regionally significant vegetation

A strategy to conserve regionally significant vegetation in the Peel Region should be prepared and implemented by way of a future amendment to the Peel Region Scheme as a matter of priority.

4. Catchment Management Plan

The Peel Region Scheme should be amended so that it is consistent with the objectives of a management plan for the Peel-Harvey coastal catchment once it has been prepared.

5. Mosquitoes

Prior to amending the local town planning scheme, or subdividing, or developing land (whichever is sooner), it is recommended that a mosquito and Ross River virus management programme be prepared and implemented. The Environmental Protection Authority's Draft Guidance for the "*Management of mosquitoes by land developers*" represents the Environmental Protection Authority's current views on management and requirements for the preparation of a management programme.

6. Agricultural land clearing

The Environmental Protection Authority's preliminary position statement on *Environmental Protection of Native Vegetation In Western Australia* (EPA 1999a) states that from an environmental perspective it is unreasonable to allow further clearing to be undertaken for agricultural purposes other than for new, very high value land uses on small areas of already degraded land.

7. Solid waste management

A regional waste management and resource recovery strategy should be prepared to the satisfaction of the Department of Environmental Protection. The Peel Region Scheme should be amended to reflect the objectives of the regional waste management and resource recovery strategy particularly in relation to the identification of regional waste management facilities.

8. Audit of environmental conditions

The WAPC shall monitor and report annually on compliance with the implementation of the environmental conditions. Where required enforcement action should be undertaken to ensure compliance is achieved.

9. WAPC recommendations concerning future studies and amendments

The EPA notes and endorses the WAPC's recommendations in relation to future studies and amendments to the Peel Region Scheme as outlined below:

- (a) The WAPC recommends that a System 6 update or "Bushplan" be prepared for the region to determine which bushland areas should be reserved as Regional Open Space.
- (b) The WAPC in conjunction with other relevant government agencies prepare a Management Plan for the Peel Region Park as a matter of high priority.
- (c) Consideration should be given to the preparation of a Strategic Waterways and Wetlands Resource Policy for the Peel Region Scheme after the *Environmental Protection (Peel Inlet - Harvey Estuary) Policy 1992* and the *Environmental Protection (Swan Coastal Plain Lakes) Policy 1992* have been completed.
- (d) Further investigations be undertaken by the Ministry for Planning, the Murrayfield Airpark owners and other relevant agencies, to determine an appropriate Special Control Area for the Airpark, to be incorporated into the Region Scheme by way of a future amendment to the Peel Region Scheme.

- (e) The Ministry for Planning to determine the required expansion of the Industrial zones for the Pinjarra and Wagerup refineries and the appropriate Special Control Areas for the required buffer areas, to be incorporated into the Region Scheme by way of a future amendment to the Peel Region Scheme.
- (f) The Ministry for Planning to undertake further investigations and consultations to determine whether it would be appropriate to widen the Regional Open Space reservation for a couple of small sections of the Harvey Estuary foreshore by way of a future amendment to the Peel Region Scheme.
- (g) The Ministry for Planning to undertake further investigations and consultations to determine whether it would be appropriate for small sections of Lots 11, 17, 18, 19 and Pt Lot 75 Leslie Street, Dudley Park to be proposed to be included within the Regional Open Space reservation by way of a future amendment to the Peel Region Scheme.
- (h) The Ministry for Planning to undertake further investigations and consultations to determine whether it would be appropriate for additional land, if any, between Road 'A' and the wetland at the end of Mulga Road, Parklands to be proposed to be included within Regional Open Space by way of a future amendment to the Peel Region Scheme.
- (i) The Ministry for Planning to undertake further investigations and consultations to determine whether it would be appropriate for Pt Lot 3 and Crown Reserve 41391 Waterside Drive, Dudley Park to be proposed to be included within Regional Open Space by way of a future amendment to the Peel Region Scheme.

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1. Introduction

The Western Australian Planning Commission (WAPC), the Responsible Authority, proposes to recommend to the Hon Minister for Planning that the Peel Region Scheme (PRS) be submitted to Parliament for final approval.

The PRS defines the broad pattern of land use for the City of Mandurah and the Shires of Murray and Waroona. The main purpose of the PRS is to provide the statutory basis for implementing the *Inner Peel Region Structure Plan* (WAPC,1997) to ensure that regional facilities such as regional open space and regional roads are provided. It includes regional reservations and broad land use zones (Appendix 1). It identifies sufficient future urban land for the next 25 to 30 years and about 15 years supply of industrial land, as well as the region's future transport network and regional open space system.

The Western Australian Planning Commission Act (Section 18) allows for statutory region schemes (similar to the Metropolitan Region Scheme) to be prepared for areas outside of Perth metropolitan region. The PRS will enable land reserved for purposes such as Regional Open Space (ROS) to be purchased, which will include land for conservation purposes.

The PRS was referred to the EPA by the Western Australian Planning Commission (WAPC) in September 1996. The EPA decided that the PRS should be formally assessed due to substantial areas of "new zoning", where the zoning shown in the PRS differs from that shown in the existing town planning schemes (Appendix 2). These "new zones" represent real changes in permitted land uses which have the potential for adverse environmental impacts.

The number of "new zones" in the PRS has been reduced since the preparation of the Environmental Review. This has occurred because the City of Mandurah's Town Planning Scheme No. 3 was finalised after the PRS was referred to the EPA. There are now only seven "new zones" in the PRS as described in Table 3. Not all of these "new zones" raise significant environmental issues.

In compiling this report, the EPA has considered the WAPC's Environmental Review, issues raised in public submissions, specialist advice from the Department of Environmental Protection (DEP) and other government agencies, the Responsible Authority's response to submissions and the EPA's own research and expertise.

Further details of the proposed Region Scheme are presented in Section 2 of this report. Section 3 discusses the main environmental issues raised by the proposed zonings in the PRS and by the PRS generally. Section 4 discusses issues relevant to the proposed Region Scheme. The conditions and procedures to which the Region Scheme should be subject, if the Minister determines that it may be implemented, are set out in Section 5. Section 6 provides the EPA's Other Advice, Section 7 presents the EPA's Conclusions and Section 8, the EPA's Recommendations.

A list of people and organisations that made submissions is included in Appendix 5. References are listed in Appendix 10 and recommended conditions are provided in Appendix 7. The EPA's advice is provided in Appendix 8.

Appendix 6 contains a summary of the public submissions and the Responsible Authority's responses. The summary of public submissions and the Responsible Authority's responses is included as a matter of information only and does not form part of the EPA's report and recommendations. The EPA has considered issues raised in public submissions when identifying and assessing relevant environmental factors.

2. Background

A summary of the key characteristics of the proposed Region Scheme is presented in Table 1. A description of the Region Scheme is provided in Section 1 of the Environmental Review document (WAPC, 1999).

Table 1: Key characteristics of proposed Peel Region Scheme

Element	Description
Local Government Authorities included in Region Scheme:	City of Mandurah Shire of Murray Shire of Waroona
Total area of new Urban zones: Total area of Urban Deferred: Total area of new Industrial zone: Total area of ROS:	70 hectares 700 hectares 110 hectares 33 023 hectares
"New zones" proposed in the Peel Region Scheme	<p>Urban</p> <ol style="list-style-type: none"> 1. Lots 203 & 204 Stock Road, Stakehill 2. Pt. Lot 55 Pinjarra Road, Barragup 3. Lots 20 7 106 Pinjarra Road, Ravenswood 4. Pt. Lot 109 Pinjarra Road, Ravenswood <p>Industrial</p> <ol style="list-style-type: none"> 1. Pt. Lots 1, 2, 25, 73, 250 & 602 Lots 275, 276 & 277 of Reserve 316 Pinjarra Road, West Pinjarra 2. Pt. lots 328 & 1482 & Lot 322 of Rserve 38648 Moores Road, Pinjarra 3. Pt. Lot 203 South Western Highway, Wagerup 4. Pt. Lot 203 & Lots 264 of Reserve 21411 & 194 of Reserve 22612 South Western Highway, Wagerup
Proposed environmental conditions:	<ol style="list-style-type: none"> 1. Environmental Management Plan As a requirement for rezoning, subdivision or development an environmental management plan shall be prepared and implemented to manage impacts on conservations areas. 2. Drainage, Nutrient and Water Management Plan A drainage, nutrient and water management plan shall be prepared and implemented in areas where the Average Maximum Groundwater Level is less than 1.2 metres below the natural ground surface, or where any proposed off-site drainage could lead to degradation of wetlands or waterways 3. Biological survey A biological survey shall be undertaken prior to rezoning land where there is a potential to impact on regionally significant remnant vegetation. 4. Connection to reticulated sewerage Developments and subdivisions shall be connect to reticulated sewerage where the land is: <ol style="list-style-type: none"> (i) within the Peel-Harvey Coastal Catchment Area (ii) outside the Peel-Harvey Coastal Plain Catchment Area and has an Average Annual Maximum Groundwater Level of less than 1.2 metres below the natural ground surface; and (iii) within the groundwater catchment of Lake Clifton. 5. Lake Clifton Environmental Management Plan As a requirement for rezoning, subdivision or development a management plan shall be prepared in accordance with the EPA's criteria for environmental acceptability for land use proposals within the catchment of Lake Clifton.
EPA recommended deferred factors	<ol style="list-style-type: none"> 1. Rural zone Deferred factors - vegetation and wetlands 2. Rapid transit corridor Deferred factors - vegetation, wetlands, noise and vibration. 3. Pinjarra Bypass Deferred factors - vegetation and noise 4. South Western Highway and widening of Pinjarra Road Deferred factor - noise 5. Point Morfitt, Madora (M107) and Lot 1 and 2 Dawesville Deferred factor - vegetation

Areas of regional significance:	<p>There are a number of areas of environmental significance in the Peel Region that need to be highlighted so that future proposals affecting these are considered by the EPA or are reserved for conservation. These areas are:</p> <ul style="list-style-type: none"> • All bushland in good condition and conservation category wetland vegetation on the eastern side of the Swan Coastal Plain has high conservation value. Any proposals that may impact on remnant vegetation in this area should be referred to the EPA for consideration unless appropriately managed through the recommended conditions or the the System 6 Update has been completed. • There is regionally significant vegetation on Wellington Location 3167 Old Bunbury Road, Lake Clifton and Lot 3 Wellington Location 2942 Southern Estuary Road, Lake Clifton. Proposals to rezone or subdivide these areas should be referred to the EPA for consideration to ensure that the remnant vegetation is adequately protected. • The remnant vegetation on Lot 52 Old Mandurah Road has been identified as having regional significance and should be protected to the satisfaction of the DEP. Consideration should be given to the inclusion of Lot 52 within the ROS reservation by way of a future amendment to the Peel Region Scheme.
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2.1 Scope of the EPA's assessment

The Instructions for the preparation of the Environmental Review were issued by the EPA, in November 1996. The scope of the EPA's assessment as outlined in the Instructions is to:

- focus on the "new zones" where the zoning shown in the PRS differs from that shown in the existing local government district zoning scheme and represents a real change in land use that has the potential for adverse environmental impacts;
- defer the assessment of development proposals on vegetation and wetlands within the Rural zone to later stages of the planning process;
- defer the assessment of noise and vibration associated with the rapid transit route to later stages of the planning process;

The EPA's assessment of the PRS does not include Scheme amendments or development proposals within the Peel Region that have already been assessed by the EPA pursuant to Division 1 or Division 3 of Part IV of the Environmental Protection Act. These proposals include:

- Harbour City Stage 2 (Bulletin 656, 1992)
- Murrayfield airpark and resort complex (Bulletin 713, 1993)
- Murray Lakes Golf Course Estate (Bulletin 844, 1997)
- South Yunderup (Bulletin 844, 1997)
- Residential development and drainage, Amarillo Farm, Karnup (Bulletin 862, 1997)
- Shire of Murray Town Planning Scheme No 4 Amendment No. 104 (Point Grey) (Bulletin 899, 1998)
- Peel Deviation (currently being assessed under Division 1 of Part IV of the Act)
- Shire of Waroona Town Planning Scheme No. 7 Amendment No. 5 - Rezoning from General farming to Rural Residential Part Wellington Location 3167 Old Bunbury Road. (currently being formally assessed under Division 3 of Part IV of the Act)
- Shire of Murray Town Planning Scheme No. 4 Amendment No. 41 - Rezoning from Rural to Industrial Development ("informally" assessed (advice given) under Division 3 of Part IV of the Environmental Protection Act).

There were environmental concerns raised in the public submissions in relation to a number of specific proposals that cannot be assessed by the EPA as part of the PRS. The reasons for this are described below:

- Point Grey urban development has already been assessed by the EPA pursuant to Section 48A of the Environmental Protection Act. The proposed zoning in the PRS is consistent with this assessment.
- The proposed development at Cape Bouvard is not a “new zone” in the proposed PRS. Therefore, the EPA is unable to assess the proposal as part of the PRS.
- Nambeelup Industrial Area is not a “new zone” in the proposed PRS. Therefore, the EPA is unable to assess the proposal as part of the PRS. The proposed amendment to the Shire of Murray’s Town Planning Scheme was informally assessed by the EPA in 1999.
- Pt Loc 1011 Willoughbridge Crescent, Erskine is not a “new zone” in the proposed PRS. Therefore, the EPA is unable to assess the proposal as part of the PRS. Concerns have been raised with the Minister for the Environment and were also raised in submissions to the WAPC that the wetland on the subject property should be reserved as Regional Open Space (ROS) rather than be zoned Urban. The proposed subdivision of the subject land was referred to the EPA in 1999 and the EPA set an informal level of assessment and provided informal advice including advice concerning the wetland. The EPA is satisfied that the environmental values of the wetlands will be adequately protected as part of the residential subdivision.

3. Environmental Factors

The EPA provided advice under Section 16(j) of the Environmental Protection Act on the *Inner Peel Region Structure Plan* in Bulletin 841 (EPA, 1996). This advice examined the Structure Plan in relation to the relevant environmental factors and their associated EPA objectives. The EPA’s advice essentially identified environmental factors and issues that should be addressed during the preparation and preliminary environmental assessment of the Peel Region Scheme. The preliminary environmental factors and issues identified in Bulletin 841 were:

- regionally significant vegetation
- regionally significant fauna and habitat
- regionally significant wetlands
- Peel-Harvey Estuary
- foreshore stability and dune protection
- groundwater quality for future public water supply area
- surface water quality
- air quality
- solid waste disposal
- risk and hazard
- noise and vibration
- regionally significant vegetation and wetlands in the rural areas

These issues were addressed in the Environmental Review document.

3.1 Relevant environmental factors

Section 48D of the *Environmental Protection Act 1986* requires the EPA to report to the Minister for the Environment on the environmental factors relevant to the proposed Scheme and on the conditions and procedures to which the proposed Scheme should be subject, if implemented. In addition, the EPA may make recommendations as considered necessary.

The EPA reviewed the environmental factors generated from the Environmental Review document, its earlier advice in relation to the *Inner Peel Region Structure Plan* (EPA, 1996), the public and government submissions and the WAPC's response to these submissions (Appendix 6) and considered alternative approvals processes which could ensure that the factors will be appropriately managed. It is the EPA's opinion that the following are the environmental factors relevant to the proposed Region Scheme:

- (a) Regionally significant and specially protected flora and fauna
- (b) Watercourses, wetlands and estuaries (foreshore buffers)
- (c) Groundwater and surface water quality (nutrient export)
- (d) Buffers requirement (noise, air quality and risk)

The EPA considers that other issues raised in the Environmental Review document and in the submissions do not require further evaluation by the EPA.

The relevant factors are summarised in Tables 3 and 4 and are discussed as they relate to the different zones and issues in Section 3.

The land the subject of this assessment is within the area affected by the proposed Peel Region Scheme.

4. Environmental Issues

There are a range of environmental issues of interest and concern to the EPA in the Peel-Harvey catchment. These issues and the associated relevant environmental factors are discussed below and include:

- the environmental conditions set by the Minister for the Environment on the *Peel Inlet-Harvey Estuary Management Strategy* in 1989 (Section 4.1);
- the environmental submissions received during the public consultation period (Section 4.2);
- "New zones" in the proposed Peel Region Scheme (Section 4.3);
- new transport reserves in the proposed Peel Region Scheme (Section 4.4); and
- other regionally significant environmental issues of concern to the EPA (Section 4.5).

A number of environmental factors have not been included ("deferred") in the EPA's assessment due to the broad scale of the PRS or because insufficient information is available at this stage of the planning process. The EPA has decided that these factors should be deferred to ensure that the EPA has the opportunity to assess future local government scheme amendments or subdivisions and development proposals in more detail when further information is available. These factors are listed in Section 6. Further information relating to these environmental factors will be required so that the amendment or proposal can be properly assessed by the EPA.

There are a number of areas of environmental significance in the Peel Region that need to be highlighted so that future proposals affecting them are considered by the EPA or are reserved for conservation. These areas are listed in Section 6.

4.1 Compliance with the environmental conditions set by the Minister for the Environment on the Peel Inlet - Harvey Estuary Management Strategy

In 1989 the Minister for the Environment set environmental conditions on the *Peel Inlet-Harvey Estuary Management Strategy* (Appendix 4). The planning procedures and policies that have been established to implement the 1989 conditions and measures that are proposed to ensure that the PRS is consistent with the 1989 conditions are discussed in this section and summarised in Table 2.

Table 2: Summary of measures taken to implement the Environmental Conditions on the Peel Inlet-Harvey Estuary Management Strategy

Relevant Peel Inlet - Harvey Estuary Management Strategy Environmental Conditions	Response to these conditions by the Peel Region Scheme
<p>The Ministers for Transport, Agriculture and Waterways are jointly responsible for the development and implementation of a comprehensive catchment management plan to ensure that all landuses in the Peel-Harvey coastal catchment are carried out in a manner that would enable the management targets (phosphorus loads and concentrations) to be met.</p>	<p>Recommended Environmental Condition •A Drainage, Nutrient and Water Management Plan is to be prepared and implemented in areas where the Average Maximum Groundwater Level is less than 1.2 metres below the natural ground surface, or where any proposed off-site drainage could lead to degradation of wetlands or waterways.</p> <p>EPA Advice •The EPA recommends that the PRS be amended where necessary to ensure that it is consistent with the objectives of the catchment management plan once it has been prepared.</p> <p>SPP Requirement •Proposals to develop land for intensive agriculture within the Peel-Harvey Coastal Plain Catchment are required to obtain formal development approval from the local government authority and to be developed in accordance with the Statement of Planning Policy No. 2 for the Peel-Harvey Coastal Plain Catchment.</p>
<p>The Ministers for Transport, Agriculture and Waterways shall ensure that the moratorium on clearing and drainage in the Peel Harvey coastal plain catchment continues until the Minister for the Environment is satisfied that these activities would be environmentally acceptable.</p>	<p>Recommended Environmental Condition Prior to any rezoning of land in a scheme which has the potential to impact on regionally significant native remnant vegetation or native fauna, the responsible authority may require a biological survey, including a search for Declared Rare Flora and Fauna, Priority Flora, Threatened Flora Communities and Threatened Fauna, to be undertaken.</p> <p>EPA Advice •A strategy to conserve regionally significant vegetation in the Peel Region, including a regional vegetation survey, should be prepared and implemented within 5 years of adopting the Peel Region Scheme.</p> <p>•in accordance with the EPA's position statement on <i>Environmental Protection of Native Vegetation In Western Australia</i> (EPA 1999a) the EPA reiterates its view that from an environmental perspective it is unreasonable to allow further clearing to be undertaken for agricultural purposes other than to establish new, very high value land uses on small areas of already degraded land. Furthermore, removal of remnant vegetation from urban areas should be in accord with the principles and objectives of the <i>National Strategy for the Conservation of Australia's Biological Diversity</i>.</p> <p>SPP Requirement The retention and rehabilitation of existing remnant vegetation is to be encouraged. A catchment target of 50% of land area shall be attempted.</p>
<p>Relevant decision making authorities shall ensure that all developments within 2km of the Peel Harvey Estuary System include appropriate nutrient attenuating waste disposal systems and management practices.</p>	<p>Recommended Environmental Condition Land is to be connected to reticulated sewerage when it part of an amendment to a local town planning scheme or proposal to subdivide or develop land for residential, special residential, commercial, industrial and tourist purposes.</p> <p>SPP Requirement •The Statement of Planning Policy requires that proponent must demonstrate that alternative treatment units will not pose a threat to the environment or public health.</p>

Catchment Management Plan

Ministerial Condition No. 4 (Appendix 4) states that:

“The Ministers for Transport, Agriculture and Waterways are jointly responsible for the development and implementation of a comprehensive catchment management plan to ensure that all landuses in the Peel-Harvey coastal catchment are carried out in a manner that would enable the management targets (phosphorus loads and concentrations) to be met.”

The environmental condition required this plan to be developed to the satisfaction of the EPA and stated that "the target date for the implementation of the catchment management plan shall be 31 December 1990". To date an integrated catchment management plan has not been prepared or implemented. This means that the primary mechanism for implementing the Peel Harvey Environmental Protection Policy has still not been developed. However, a Peel/Harvey Catchment Council has now been formed and that Council will give attention to a catchment management plan for the area.

The EPA recommends that once a catchment management plan has been prepared the PRS be amended where necessary to ensure that relevant regional landuse controls (zones or provisions) are included to assist in the implementation of the catchment plan. The EPA also recommends that the Environment and Natural Resources Management Committee of the WAPC investigate the role of the planning system in implementing catchment plans through mechanisms such as the PRS.

Although a catchment management plan has not been prepared, the WAPC is proposing to include a provision within the PRS to assist with the management of nutrient export as part of future development within the Peel-Harvey catchment. The provision requires a Drainage, Nutrient and Water Management Plan to be prepared and implemented in areas where the Average Maximum Groundwater Level is less than 1.2 metres below the natural ground surface, or where any proposed off-site drainage could lead to degradation of wetlands or waterways. The EPA recommends that this provision be made an environmental condition.

In addition to the above recommended condition the *Peel-Harvey Coastal Plain Catchment State of Planning Policy No. 2* (Peel-Harvey SPP) already includes a number of provisions to control and manage landuse within the Peel-Harvey Coastal Plain Catchment to avoid environmental damage.

Moratorium on Clearing and Drainage

Ministerial Condition No. 5 (Appendix 4) states that:

"The moratorium on clearing and drainage on the Peel-Harvey coastal plain catchment shall continue until the Minister for the Environment is satisfied that these activities are environmentally acceptable."

This condition was imposed as a result of evidence that phosphorus export is related to both the proportion of sub-catchments that have cleared and the density of drainage.

The moratorium on clearing has been in place since January 1989. It has been implemented by Agriculture WA (Soil and Land Conservation Act) and the EPA (Part IV of the Environmental Protection Act). The Peel-Harvey Coastal Plain Catchment Statement of Planning Policy No. 2 (WAPC, 1992) requires the retention and rehabilitation of existing remnant vegetation to be encouraged to a target of 50% of the catchment.

The moratorium on drainage has been in place since 1985, when the Water Authority of Western Australia ceased to construct new major public drains. Regulations covering other private drainage under the Soil and Land Conservation Act have still not been gazetted.

The PRS proposes about 70ha of new Urban areas and 110ha of new Industrial areas within the Peel-Harvey catchment. Approximately 24,000 additional people are expected to be living in the catchment by 2021. The PRS does not propose any measures (zones or provisions) to prevent clearing in Rural or Urban zones. The proposed PRS may result in some areas of remnant vegetation being cleared in proposed Urban zones within the Peel-Harvey catchment, contrary to the intentions of the moratorium. However, the EPA is recommending a condition requiring that a biological survey be undertaken prior to rezoning which may impact on regionally significant vegetation.

The WAPC has proposed a number of provisions in the PRS to manage nutrient export and minimise clearing of regionally significant vegetation. The EPA is recommending a number of environmental conditions based on these provisions. These conditions require:

- the preparation and implementation of a Drainage, Nutrient and Water Management Plan (DNWMP) to ensure that there is no net increase in nitrogen export to the Peel-Harvey Estuary as a result of development within the Peel Region, and that the export of phosphorus and nitrogen to the Peel Harvey Estuary complies with the *Environmental Protection (Peel-Harvey Estuarine System) Policy 1992*;
- the provision of reticulated sewerage; and
- the preparation of a biological survey prior to rezoning of land in the PRS which has the potential to impact on regionally significant native remnant vegetation or native fauna. The biological survey should include a search for Declared Rare Flora and Fauna, Priority Flora, Threatened Flora Communities and Threatened Fauna.

These conditions will enable drainage, nutrient export, water quality and regionally significant vegetation and fauna to be consistently managed throughout the Peel Region.

In addition to the above conditions the EPA advises that:

- a strategy to conserve regionally significant vegetation should be prepared and implemented within the Peel Region as a matter of priority; and
- from an environmental perspective it is unreasonable to allow further clearing to be undertaken for agricultural purposes other than to establish new, very high value land uses on small areas of already degraded land. Furthermore, removal of remnant vegetation from urban areas should be in accord with the principles and objectives of the *National Strategy for the Conservation of Australia's Biological Diversity*. This is in accordance with the EPA's position statement on *Environmental Protection of Native Vegetation In Western Australia* (EPA 1999a)

Nutrient Attenuating Waste Disposal Systems

Ministerial Condition No. 6 (Appendix 4) states that:

"Relevant decision making authorities shall ensure that all developments within 2km of the Peel-Harvey Estuary System shall include appropriate nutrient attenuating waste disposal systems and management practices."

To ensure that the objectives of the EPA's condition concerning waste disposal are met, the EPA recommends that an environmental condition be imposed on the PRS requiring development to be connected to reticulated sewerage where the land is part of an amendment to a local town planning scheme or proposal to subdivide or develop land for residential, special residential, commercial, industrial and tourist purposes. This condition is based on a management measure proposed by the WAPC and reflects the intent of the WAPC's *Statement of Planning Policy No. 2 The Peel Harvey Coastal Plain Catchment*.

4.2 Environmental submissions received during the public consultation period

There were 296 written submissions received on the PRS during the public consultation period, 177 (60%) of these were concerned with environmental matters. The EPA has been advised that the analysis of the submissions has been one of the most comprehensive, detailed and lengthy submission analysis exercises undertaken by the WAPC.

Objections to the Regional Open Space (ROS) proposals in the PRS was the most frequently raised issue in the submissions. Twenty eight per cent (28%) of the submissions raised

objections to ROS boundaries. Most of the submissions objecting to the proposed ROS were made by owners directly affected by the reservation.

About 10% of the submissions recommended the ROS reservation be extended to include more properties than proposed in the PRS. In response to the concerns raised in the submissions, particularly in relation to implications that proposed ROS would have on specific properties, further detailed investigations were undertaken by the MfP over a period of 8 months. The amount of ROS was reduced from 33,180ha to 33,023ha after careful consideration of the issues by the WAPC. Only a few relatively small areas were added to ROS following a review of the submissions by the MfP and the WAPC.

In response to public and landowner concerns raised about the management of the ROS the EPA supports the WAPC's recommendation that a management plan for the Peel Region Park be prepared as a matter of priority.

Appendix 6 summarises the environmental issues raised in the environmental submissions and documents the WAPC's analysis and the EPA's recommendation in relation to each issue.

The WAPC has also provided additional advice in relation to future studies and amendments that should be initiated to deal with the environmental issues raised in the submissions (Section 6).

4.3 "New zones" in the proposed Peel Region Scheme

There are 7 "new zones" in the PRS. The environmental issues raised by the proposed "new zones" are summarised in Table 3.

The "new zone" with the most significant potential environmental impacts is:

Madora Urban Deferred zoning

The EPA's System 6 recommendations for Conservation Reserves for Western Australia (DCE, 1983) states that land in the vicinity of Madora (M107) has "extensive coastal dunes which are very valuable for their coastal vegetation and for recreational and aesthetic reasons". The System 6 Report recommends that buffer zones of uncleared land should be left to preserve some segments of the scenery and vegetation near the main Mandurah Road and between areas of housing. These buffer zones would restrict housing to west of the dune ridge, and provide east-west links of vegetation between Mandurah Road and the coast.

The PRS proposes to zone land in Madora to Urban Deferred. Over 30 submissions were received on the PRS requesting that the east-west wedge between Madora and Singleton be included as ROS. This was on the basis that the open space wedges reflect System 6 recommendations and would protect wildlife habitats and remnant vegetation. The DEP advises that a large portion of the System 6 area (M107) has been degraded through grazing. The WAPC has advised that although the open space wedges are an important issue to the local community it is considered that they can be provided through the provision of local open space and appropriate residential subdivision design. The EPA supports this view and recommends that prior to the lifting of the Urban Deferment in Madora by the WAPC, measures be put in place to ensure that the landscape and vegetation values will be maintained as part of future subdivision and development.

4.4 New transport reserves in the proposed Peel Region Scheme

There are 3 new transport reserves in the PRS. The environmental issues raised by the proposed new transport reserves are summarised in Table 3.

Table 3: Assessment of the “new zones” and new transport reserves raised by the Peel Region Scheme

Subject	Regionally significant and specially protected flora and fauna	Watercourses, wetlands and estuaries (foreshore buffers)	Groundwater and surface water quality (nutrient export)	Buffers requirements (noise, air quality and risk)	DEP assessment and recommendation
New Zones					
Madora Urban Deferred	significant impacts	NA	minor	NA	Prior to the lifting of the Urban Deferment in Madora/Singleton measures should be in place to ensure that the landscape and vegetation values will be maintained as part of future subdivision and development.
Ravenswood Urban Deferred	nil	minor	minor	NA	No objections to proposed Urban Deferment
Pinjarra Urban Deferred	nil	NA	minor	NA	No objections to proposed Urban Deferment
Pinjarra industrial area	minor	N/A	minor	nil	Can be managed through inclusion of appropriate TPS provisions
New transport reserves					
Peel Deviation	significant	significant	nil	To be determined before construction	<p>The EPA formally assessed the Peel Deviation pursuant to Division 1 of Part IV of the <i>Environmental Protection Act</i>. The EPA has resolved that the current alignment for Peel Deviation could be made environmentally acceptable if a vegetation impact mitigation program is developed and implemented to ensure that areas of conservation significance are protected to off-set the impacts on the biological values of the proposed National Park (including McLarty and Clifton MPA's).</p> <p>However, if an adequate off-set package cannot be prepared then the EPA expects the Peel Deviation to be realigned to as far as practicable, avoid or minimise impacts on the Clifton and McLarty Management Priority Areas. In the event that the Peel Deviation is required to be realigned then the Peel Region Scheme will also need to be amended to include the revised alignment.</p>
Rapid transit corridor	significant	significant	NA	NA	The proposed alignment and reservation for the Rapid Transit Route is environmentally acceptable, however, the EPA advises that the alignment should be reviewed in an effort to provide a greater buffer to Paganoni Swamp. It is recommended that the assessment of vegetation, wetlands, noise and vibration be deferred so that the EPA can assess these issues in more detail at a later stage of the planning process.

Pinjarra Bypass	minor	minor	nil	to be determined before construction	Proposed alignment and reservation is environmentally acceptable. However, it is recommended that assessment of the potential impacts on remnant vegetation associated with the Pinjarra Bypass be deferred until the design phase to allow the EPA to ensure that the Pinjarra 1 Threatened Ecological Community is protected. It is also recommended that the assessment of noise also be deferred to allow this factor to be assessed in more detail during later planning stages.
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The new transport reserve with the most significant potential environmental impacts is:

Peel Deviation

The Peel Deviation will bypass traffic to the east of Mandurah Peel-Harvey Estuary. The intention is to extend the Kwinana Freeway to link with the Old Coast Road.

Objections to the alignment of the proposed Peel Deviation were raised in the submissions, with the majority objecting to the preferred alignment and recommended alternative alignments.

The EPA formally assessed the Peel Deviation pursuant to Division 1 of Part IV of the *Environmental Protection Act*. The EPA has resolved that the current alignment for Peel Deviation (south of the Harvey River) could be made environmentally acceptable if a vegetation impact mitigation program is developed and implemented to ensure that areas of conservation significance are protected to off-set the impacts on the biological values of the proposed National Park (including McLarty and Clifton MPA's).

However, if an adequate off-set package cannot be prepared then the EPA expects the Peel Deviation to be realigned to, as far as practicable, avoid or minimise impacts on the Clifton and McLarty Management Priority Areas. In the event that the Peel Deviation is required to be realigned then the Peel Region Scheme will also need to be amended to include the revised alignment.

Rapid Transit Corridor

The proposed reservation for the Rapid Transit Route is environmentally acceptable, however, the EPA advises that the alignment should be reviewed in an effort to provide a wider environmental buffer to Paganoni Swamp. It is recommended that that the assessment of vegetation, wetlands, noise and vibration be deferred so that the EPA can assess these issues in more detail at a later stage of the planning process.

Pinjarra Bypass

The proposed reservation is environmentally acceptable. However, it is recommended that assessment of the potential impacts on remnant vegetation associated with the Pinjarra Bypass be deferred until the design phase to allow the EPA to ensure that the Pinjarra 1 Threatened Ecological Community is protected. It is also recommended that the assessment of noise also be deferred to allow this factor to be assessed in more detail during later planning stages.

4.5 Other regionally significant environmental issues of concern to the EPA

As mentioned above the intention of the EPA's assessment of the PRS is to focus on the regionally significant environmental issues raised by the "new zones". However, it is considered that the EPA's assessment should not be limited to the "new zones" and should also

consider other relevant and regionally significant environmental issues. The other environmental issues raised by the PRS are summarised in Table 4.

The EPA has provided advice in relation to some significant environmental issues where an environmental condition is not appropriate. The WAPC should consider the best means of achieving the EPA's recommendations in relation to these issues in the Peel Region.

Point Morfitt

Approximately 100ha of land in the vicinity of Point Morfitt is proposed to be zoned Urban in the PRS. This land has already been zoned for residential purposes in the City of Mandurah's Town Planning Scheme No. 3. Town Planning Scheme No. 3 was initiated prior to the promulgation of the *Planning Legislation Amendment Act 1996* on 4 August 1996.

An Outline Development Plan (ODP) was prepared in April 1997 to facilitate the subdivision of the land. The environmental report for the Outline Development Plan (RDG, 1997) concludes that the proposed development will not result in loss of a vegetation complex which is rare or not well represented in the adjacent Yalgorup Park. No Declared Rare Flora was identified on the site. The report also states that the vegetation which currently exists within the site will be retained wherever practical. This will be achieved by maintaining remnant vegetation in POS where practicable and restricting clearing outside of building envelopes.

The DEP advised the City of Mandurah in February 1998 that the proposed ODP would have an adverse impact on the conservation values of the area if more attention is not paid to the site's values. The DEP recommended that a comprehensive biological survey be undertaken (in addition to the environmental report mentioned above) to identify the areas of most significant bushland for retention. Subject to the results of the survey it was suggested that the ODP be revised to retain the southern portion of Location 644.

The EPA acknowledges that the subject land is zoned for residential purposes in the City of Mandurah's Town Planning Scheme No. 3 and that the environmental report mentioned above considers that the subdivision will not cause any significant environmental impacts. However, it is recommended that assessment of the potential impacts on remnant vegetation associated with the proposed urban development be deferred until the subdivision stage to allow the EPA the opportunity to assess the detailed design of the subdivision to ensure that significant vegetation is adequately protected within the subdivision design. This is also discussed in Section 6 under Other Advice.

Paganoni Swamp

Urban development is planned for land surrounding Paganoni Swamp which is comprised of a number of lakes protected by the *Environmental Protection (Swan Coastal Plain Lakes) Policy* (Lakes EPP). The PRS proposes to rezone 175ha (32%) of the Paganoni Swamp catchment from Rural to Urban, while 120ha (22%) of the catchment is within ROS.

The majority of the EPP Lakes are included in ROS (although one Resource category EPP Lake is included within the Urban zone). The EPA is satisfied that adequate buffers have been included as ROS around the lakes and that the environmental values of the wetlands can be protected from potential impacts of urban development through the provision of regional and local open space.

Lake Clifton

Lake Clifton is one of the most environmentally significant wetlands in Western Australia (EPA, 1998d). Much of the land within the eastern part of the lake is privately owned and is subject to increasing development pressures.

The EPA recommends that an environmental condition be imposed through the PRS to ensure that the environmental objectives and management criteria in the EPA's Guidance Statement No. 28 "*Protection of the Lake Clifton Catchment*" (EPA, 1998d) will be met. The condition requires the preparation and implementation of an Environmental Management Plan as part of an amendment to a scheme, or condition of subdivision to manage the possible impacts of the proposed subdivision or development on Lake Clifton. The management plan should be prepared in accordance with the EPA's Guidance for the Protection of the Lake Clifton Catchment No. 28.

Lots 1 and 2 Dawesville Road, Dawesville

Lots 1 and 2 are proposed to be zoned Urban in the PRS. This land has already been zoned for urban purposes in the City of Mandurah's Town Planning Scheme No. 3. Town Planning Scheme No. 3 was initiated prior to the promulgation of the *Planning Legislation Amendment Act 1996* on 4 August 1996.

The DEP has advised that the Tuart/Banksia woodland and Peppermint shrubland on this land provides a link between the coast and the Harvey Estuary. The vegetation can be managed through inclusion of appropriate scheme provisions in the City of Mandurah's Town Planning Scheme No. 3 and subdivision conditions and design to retain remnant vegetation.

The EPA acknowledges that the subject land is zoned for residential purposes in the City of Mandurah's Town Planning Scheme No. 3. However, it is recommended that assessment of the potential impacts on remnant vegetation associated with the proposed urban development be deferred until the subdivision stage to allow the EPA the opportunity to assess the detailed design of the subdivision to ensure that significant vegetation is adequately protected within the subdivision design. This is also discussed in Section 6 under Other Advice.

Mosquitoes

The disease risk from Ross River virus associated with mosquitoes is a major concern to residents living near the salt marsh breeding areas in the Peel Harvey Estuary. Without a management strategy this risk is also likely to occur in the new urban zones proposed by the PRS. In recognition of the risk caused by mosquitoes the EPA has finalised a Guidance Note for the "*Management of mosquitoes by land developers*" (EPA, 2000d) which requires measures to be developed to manage mosquitoes. The DEP is also working with the Health Department and MfP to prepare a policy on managing mosquitoes.

The EPA recommends that a mosquito management programme be prepared by proponents prior to rezoning or subdividing land for residential purposes. (It is acknowledged that it would be appropriate for mosquito management programmes to be prepared as part of amendment to town planning schemes rather than the Peel Region Scheme). This is also discussed in Section 6 under Other Advice.

Air quality

A Regional Air Quality Study (WAPC, 1999) was conducted as part of the Environmental Review because the EPA was concerned that continued urbanisation in the Peel Region could cause air quality to deteriorate in the Peel and Metropolitan Regions.

The study results indicate that Peel emissions do not significantly impact on the Perth metropolitan area in terms of peak ozone concentrations. There is, however, potential for emissions from the Peel Region to have an incremental effect on ozone levels in Perth, leading to an increase in the number of people exposed to ozone levels exceeding the current guideline.

The air quality modelling results suggest that the Peel Region may occasionally experience summer time smog events caused by the transport of pollutants from the Perth Region. The

ozone levels within the Peel Region on these smog days are comparable to current ozone guidelines adopted by the EPA.

The model results also indicated that changes in motor vehicle emission control technology (and resultant emissions) caused only small differences in ozone levels. These results show that the formation of smog is a complex and non-linear process, and that effective control strategies are not straightforward and require consideration of a number of inter-related factors.

The Regional Air Quality Study concluded that the PRS could have limited influence over managing regional atmospheric pollution levels. Emissions and pollution levels from prescribed premises situated in the Peel Region will continue to be managed under Part V of the *Environmental Protection Act*.

Retaining regionally significant remnant vegetation

A number of the submissions requested the provision of additional areas of remnant vegetation to be included within ROS. The EPA recommends that a System 6 update be prepared for the Peel Region and where determined to be appropriate additional areas should be proposed to be included as reserves in the PRS by way of a future amendment, as a matter of priority. This is also discussed in Section 6 under Other Advice.

Managing Regional Open Space

Concerns regarding the management of ROS around the Peel-Harvey Estuary were raised in the submissions. The foreshores areas around the Peel-Harvey Estuary are held within various land tenures including vacant Crown lands, unvested reserves, reserves with inappropriate purposes or vestings and privately owned land. The foreshore areas were included in the Peel Regional Park so that they can be managed. The Regional Park includes System 6 areas C50, C51 and C52. A large proportion of the Peel Regional Park has been included within Regional Open Space in the PRS.

The Peel-Harvey Estuary foreshore will require increasing levels of management as population and recreation pressures in the region increase. The WAPC has acknowledged the urgent need for a Regional Park Management Plan to be prepared jointly by the relevant government agencies, with input from the public. The EPA supports this view.

Solid Waste Disposal

The population of the Peel Region area is forecast to grow by approximately 110% by the year 2021. Even if the rate of waste generation per capita reduced over time, the total volume generated each year would be expected to increase over the current level. The current and proposed waste arrangements for the City of Mandurah and the Shires of Murray and Waroona are expected to be adequate for the next 20 to 30 years. (WAPC, 1999)

The EPA recommends that a regional waste management and resource recovery strategy be prepared to the satisfaction of the DEP. The Peel Region Scheme should be amended to reflect the objectives of the regional waste management and resource recovery strategy particularly in relation to the identification of regional waste management facilities.

Peel Inlet -Harvey Estuary water quality

The Water and Rivers Commission has advised that consideration should be given to the preparation of a Strategic Waterways and Wetlands Resource Policy for the PRS after the review of the *Environmental Protection (Peel Inlet - Harvey Estuary) Policy 1992* and the *Environmental Protection (Swan Coastal Plain Lakes) Policy 1992* have been completed. The EPA supports this view.

Site contamination

The management of contaminated sites is a complex and significant environmental issue, with the potential to directly impact on human health and the environment. Site contamination has not been considered by the EPA during the assessment of the Peel Region Scheme. Contaminated sites issues should be considered before any approvals are issued to subdivide or develop land. Planning authorities are responsible for ensuring that the issue of site contamination is considered in the planning process. The DEP is responsible for deciding if investigations or remedial programs are adequate.

The EPA recommends that assessment of site contamination be deferred until later stages of the planning process to allow the EPA the opportunity to assess more detailed information concerning previous contaminating land uses and site assessment. This is also discussed in Section 6 under Other Advice.

Table 4: Assessment of other regionally significant environmental issues raised by the Peel Region Scheme.

Subject	Regionally significant and specially protected flora and fauna	Watercourses, wetlands and estuaries (foreshore buffers)	Groundwater and surface water quality (nutrient export)	Buffers requirement (noise, air quality and risk)	DEP assessment and recommendation
Regionally significant environmental issues					
Urban zoning near Point Morfitt	significant	minor	minor	NA	<p>An Outline Development Plan (ODP) was prepared in April 1997 to facilitate the rezoning of the of land in the City of Mandurah's Town Planning Scheme No 3. The environmental report for the Outline Development Plan (BBG, 1997) concludes that the proposed development will not result in loss of a vegetation complex which is rare or not well represented in the adjacent Yalgorup Park. No Declared Rare Flora was identified on the site. The report also states that the vegetation which currently exists within the site will be retained wherever practical. This will be achieved by maintaining remnant vegetation in POS where practicable and restricting clearing outside of building envelopes.</p> <p>The DEP advised the City of Mandurah in February 1998 that the proposed ODP would have an adverse impact on the conservation values of the area if more attention is not paid to the site's values. The DEP recommended that a comprehensive biological survey be undertaken (in addition to the environmental report mentioned above) to identify the areas of most significant bushland for retention. Subject to the results of the survey it was suggested that the ODP be revised to retain the southern portion of Location 644.</p> <p>The EPA acknowledges that the subject land is zoned for residential purposes in the City of Mandurah's Town Planning Scheme No. 3 and that the environmental report mentioned above considers that the subdivision will not cause any significant environmental impacts. However, it is recommended that assessment of the potential impacts on remnant vegetation associated with the proposed urban development be deferred until subdivision to allow the EPA the opportunity to assess the detailed design of the subdivision to ensure that regional vegetation is adequately protected within the subdivision design.</p>
Urban zoning around Paganoni Swamp	minor		What are the impacts	NA	<p>The EPA is satisfied that adequate buffers have been included as ROS around the lakes and that the environmental values of the wetlands can be protected from potential impacts of urban development through the provision of regional and local open space.</p>

Lots 1 & 2 Dawesville Road, Dawesville	significant	NA	minor	nil	<p>The DEP has advised that the Tuart/Banksia woodland and Peppermint shrubland on this land provides a link between the coast and the Harvey Estuary. The vegetation can be managed through inclusion of appropriate scheme provisions in the City of Mandurah's Town Planning Scheme No. 3 and subdivision conditions and design to retain remnant vegetation.</p> <p>The EPA acknowledges that the subject land is zoned for residential purposes in the City of Mandurah's Town Planning Scheme No. 3. However, it is recommended that assessment of the potential impacts on remnant vegetation associated with the proposed urban development be deferred until the subdivision stage to allow the EPA the opportunity to assess the detailed design of the subdivision to ensure that significant vegetation is adequately protected within the subdivision design.</p>
Lake Clifton	NA	NA	NA	NA	<p>The EPA recommends that an environmental condition be imposed through the PRS to ensure that the environmental objectives and management criteria in the EPA's Guidance Statement No. 28 "<i>Protection of the Lake Clifton Catchment</i>" (EPA, 1998d) will be met. The management plan should be prepared in accordance with the EPA's Guidance for the Protection of the Lake Clifton Catchment No. 28.</p>
Mosquitoes	NA	NA	NA	NA	<p>The EPA recommends that a mosquito management programme be prepared by proponents prior to rezoning or subdividing land for residential purposes. (It is acknowledged that it should be a requirement for mosquito management programmes to be prepared as part of amendment to town planning schemes rather than the Peel Region Scheme).</p>
Air quality	NA	NA	NA	NA	<p>The Regional Air Quality Study concluded that the PRS could have limited influence over managing regional atmospheric pollution levels. Emissions and pollution levels from prescribed premises situated in the Peel Region will continue to be managed under Part V of the <i>Environmental Protection Act</i>.</p>
Retaining regionally significant remnant vegetation	NA	NA	NA	NA	<p>The EPA recommends that a System 6 update be prepared for the Peel Region and where determined to be appropriate additional areas should be proposed to be included as reserves in the PRS by way of a future amendment, as a matter of priority.</p>
Managing Regional Open Space	NA	NA	NA	NA	<p>The Peel-Harvey Estuary foreshore will require increasing levels of management as population and recreation pressures in the region increase. The WAPC has acknowledged the urgent need for a Regional Park Management Plan to be prepared jointly by the relevant government agencies, with input from the public. The EPA supports this view.</p>
Solid waste disposal					<p>A regional waste management and resource recovery strategy should be prepared to the satisfaction of the Department of Environmental Protection. The Peel Region Scheme should be amended to reflect the objectives of the regional waste management and resource recovery strategy particularly in relation to the identification of regional waste management facilities.</p>
Peel Inlet - Harvey Estuary water quality	NA	NA	NA	NA	<p>The Water and Rivers Commission has advised that consideration should be given to the preparation of a Strategic Waterways and Wetlands Resource Policy for the PRS after the review of the <i>Environmental Protection (Peel Inlet - Harvey Estuary) Policy 1992</i> and the <i>Environmental Protection (Swan Coastal Plain Lakes) Policy 1992</i> have been completed. The EPA supports this view.</p>

Site contamination	NA	NA	NA	NA	The EPA recommends that assessment of site contamination be deferred until later stages of the planning process to allow the EPA the opportunity to assess more detailed information concerning previous contaminating land uses and site assessment.
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5. Conditions

Section 48D of the Environmental Protection Act 1986 requires the EPA to report to the Minister for the Environment on the environmental factors relevant to the PRS and on the conditions to which the PRS should be subject. In addition, the EPA may make recommendations as it sees fit.

In developing recommended conditions, the EPA's preferred course of action is to have the Responsible Authority provide an array of management measures and/or environmental conditions to ameliorate the impacts of the PRS on the environment. The management measures are considered by the EPA as part of its assessment of the PRS and, following discussion with the Responsible Authority the EPA may seek additional management measures or environmental conditions.

5.1 Recommended conditions

Having considered the Responsible Authority's proposed environmental conditions and the information provided in the report, the EPA has developed a set of conditions which are generally consistent with the management measures originally proposed in the Environmental Review. One new environmental condition concerning Lake Clifton (Section 4.5) has been added during the assessment process. The conditions are discussed in Section 4 and presented in detail in Appendix 7.

Matters addressed in the conditions include:

1. Environmental Management Plan

As a requirement for rezoning, subdivision or development, an environmental management plan shall be prepared and implemented to manage impacts on conservation areas.

2. Drainage, Nutrient and Water Management Plan

A drainage, nutrient and water management plan shall be prepared prior to rezoning and implemented in areas where the Average Maximum Groundwater Level is less than 1.2 metres below the natural ground surface, or where any proposed off-site drainage could lead to degradation of wetlands or waterways

3. Biological survey

A biological survey shall be undertaken prior to rezoning land where there is a potential to impact on regionally significant remnant vegetation.

4. Connection to reticulated sewerage

Developments and subdivisions shall be connected to reticulated sewerage where the land is:

- (1) within the Peel-Harvey Coastal Catchment Area
- (2) outside the Peel-Harvey Coastal Plain Catchment Area and has an Average Annual Maximum Groundwater Level of less than 1.2 metres below the natural ground surface; and
- (3) within the groundwater catchment of Lake Clifton.

5. Lake Clifton Environmental Management Plan

As a requirement for rezoning or subdivision a management plan shall be prepared in accordance with the EPA's criteria for environmental acceptability for land use proposals within the catchment of Lake Clifton. Development within the Lake Clifton catchment should be in accordance with the EPA's criteria.

6. Other advice

In addition to the recommended environmental conditions (Section 5.1) the EPA provides advice and comment on the following matters. This advice is discussed in Section 4 and presented in detail in Appendix 8.

Matters addressed in the advice include:

1. Deferred factors

A number of environmental factors have not been included ("deferred") in the EPA's assessment due to the broad scale of the assessment or because insufficient information is available at this stage of the planning process. The EPA has decided that these factors should be deferred to ensure that the EPA has the opportunity to assess future local government scheme amendments, subdivisions or development proposals in more detail when further information is available (Appendix 3). Further information relating to these environmental factors will be required so that the amendment or proposal can be properly assessed by the EPA.

These deferred factors are:

- (a) Rural zone
Deferred factors - vegetation and wetlands
- (b) Rapid transit corridor
Deferred factors - vegetation, wetlands, noise and vibration.
- (c) Pinjarra Bypass
Deferred factors - vegetation and noise
- (d) South Western Highway and widening of Pinjarra Road
Deferred factor - noise
- (e) Point Morfitt, Madora (M107) and Lots 1 and 2 Dawesville
Deferred factor - vegetation
- (f) All land in the Peel Region Scheme
Deferred factor - site contamination

2. Areas of environmental significance

There are a number of areas of environmental significance in the Peel Region that need to be highlighted so that future proposals affecting these are considered by the EPA or are reserved for conservation. These areas are:

- All bushland in good condition and conservation category wetland vegetation on the eastern side of the Swan Coastal Plain has high conservation value. Any proposals that may impact on remnant vegetation in this area should be referred to the EPA for consideration unless appropriately managed through the recommended conditions or the System 6 Update has been completed.
- There is regionally significant vegetation on Wellington Location 3167 Old Bunbury Road, Lake Clifton and Lot 3 Wellington Location 2942 Southern Estuary Road, Lake Clifton. Proposals to rezone or subdivide these areas should be referred

to the EPA for consideration to ensure that the remnant vegetation is adequately protected.

- The remnant vegetation on Lot 52 Old Mandurah Road has been identified as having regional significance and should be protected to the satisfaction of the DEP. Consideration should be given to the inclusion of Lot 52 within the ROS reservation by way of a future amendment to the Peel Region Scheme.

3. Strategy to conserve regionally significant vegetation

A strategy to conserve regionally significant vegetation in the Peel Region should be prepared and implemented by way of a future amendment to the Peel Region Scheme as a matter of priority.

4. Catchment Management Plan

The Peel Region Scheme should be amended so that it is consistent with the objectives of a management plan for the Peel-Harvey coastal catchment once it has been prepared.

5. Mosquitoes

Prior to amending the local town planning scheme, or subdividing, or developing land (whichever is sooner), it is recommended that a mosquito and Ross River virus management programme be prepared and implemented. The Environmental Protection Authority's Draft Guidance for the "*Management of mosquitoes by land developers*" represents the Environmental Protection Authority's current views on management and requirements for the preparation of a management programme.

6. Agricultural land clearing

The Environmental Protection Authority's preliminary position statement on *Environmental Protection of Native Vegetation In Western Australia* (EPA 1999a) states that from an environmental perspective it is unreasonable to allow further clearing to be undertaken for agricultural purposes other than for new, very high value land uses on small areas of already degraded land.

7. Solid waste management

A regional waste management and resource recovery strategy should be prepared to the satisfaction of the Department of Environmental Protection. The Peel Region Scheme should be amended to reflect the objectives of the regional waste management and resource recovery strategy particularly in relation to the identification of regional waste management facilities.

8. Audit of environmental conditions

The WAPC shall monitor and report annually on compliance with the implementation of the environmental conditions. Where required enforcement action should be undertaken to ensure compliance is achieved.

9. WAPC recommendations concerning future studies and amendments

The EPA notes and endorses the WAPC's recommendations in relation to future studies and amendments to the Peel Region Scheme as outlined below:

- (a) The WAPC recommends that a System 6 update or "Bushplan" be prepared for the region to determine which bushland areas should be reserved as Regional Open Space.
- (b) The WAPC in conjunction with other relevant government agencies prepare a Management Plan for the Peel Region Park as a matter of high priority.

- (c) Consideration should be given to the preparation of a Strategic Waterways and Wetlands Resource Policy for the Peel Region Scheme after the *Environmental Protection (Peel Inlet - Harvey Estuary) Policy 1992* and the *Environmental Protection (Swan Coastal Plain Lakes) Policy 1992* have been completed.
- (d) Further investigations be undertaken by the Ministry for Planning, the Murrayfield Airpark owners and other relevant agencies, to determine an appropriate Special Control Area for the Airpark, to be incorporated into the Region Scheme by way of a future amendment to the Peel Region Scheme.
- (e) The Ministry for Planning to determine the required expansion of the Industrial zones for the Pinjarra and Wagerup refineries and the appropriate Special Control Areas for the required buffer areas, to be incorporated into the Region Scheme by way of a future amendment to the Peel Region Scheme.
- (f) The Ministry for Planning to undertake further investigations and consultations to determine whether it would be appropriate to widen the Regional Open Space reservation for a couple of small sections of the Harvey Estuary foreshore by way of a future amendment to the Peel Region Scheme.
- (g) The Ministry for Planning to undertake further investigations and consultations to determine whether it would be appropriate for small sections of Lots 11, 17, 18, 19 and Pt Lot 75 Leslie Street, Dudley Park to be proposed to be included within the Regional Open Space reservation by way of a future amendment to the Peel Region Scheme.
- (h) The Ministry for Planning to undertake further investigations and consultations to determine whether it would be appropriate for additional land, if any, between Road 'A' and the wetland at the end of Mulga Road, Parklands to be proposed to be included within Regional Open Space by way of a future amendment to the Peel Region Scheme.
- (i) The Ministry for Planning to undertake further investigations and consultations to determine whether it would be appropriate for Pt Lot 3 and Crown Reserve 41391 Waterside Drive, Dudley Park to be proposed to be included within Regional Open Space by way of a future amendment to the Peel Region Scheme.

7. Conclusions

The EPA has concluded that the Peel Region Scheme can be implemented to meet the EPA's objectives provided the conditions set out in Appendix 7 are imposed and enforced.

In addition to the above environmental conditions the Environmental Protection Authority has provided advice in relation to a number of issues where an environmental condition would not be appropriate at this stage of the planning process. This advice is presented in detail in Appendix 8.

8. Recommendations

The EPA submits the following recommendations to the Minister for the Environment:

1. That the Minister notes that the scheme being assessed is the Peel Region Scheme.
2. That the Minister considers the report on the following issues and associated relevant environmental factors as set out in Section 3:

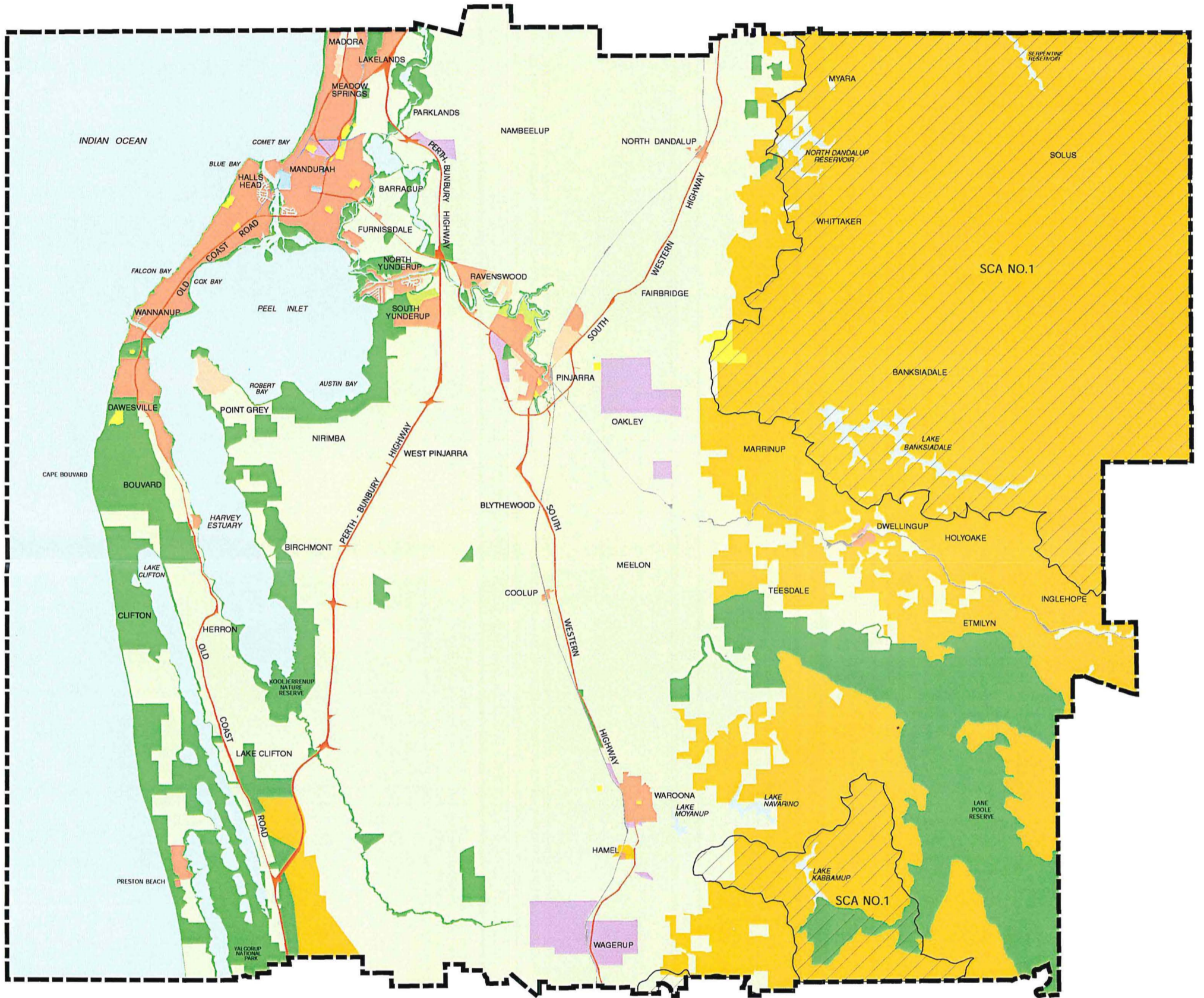
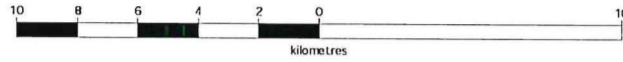
- the environmental conditions set by the Minister for the Environment on the *Peel Inlet-Harvey Estuary Management Strategy* in 1989;
 - the environmental submissions received during the public consultation period;
 - “New zones” in the proposed Peel Region Scheme;
 - new transport reserves in the proposed Peel Region Scheme; and
 - other regionally significant environmental issues of concern to the EPA.
3. The Minister notes that the EPA has concluded that the EPA’s objectives can be met, provided the recommended conditions summarised in Section 5 and set out in detail in Appendix 7 are incorporated by the Responsible Authority into the Scheme and implemented at the appropriate level of planning.
 4. That the Minister in consultation with the Minister for Planning imposes the conditions recommended in Appendix 7 of this report.
 6. The Minister notes the EPA’s advice in Appendix 8 of this report.
 7. That the Minister notes that the EPA has deferred the assessment of a number of environmental factors so that the EPA would have the opportunity to assess proposals, as shown in Appendix 3, impacting on these environmental factors in more detail at the appropriate stage of the planning process.
 8. The Minister notes the EPA’s endorsement of the WAPC’s recommendations in relation to future studies and amendments to the Peel Region Scheme as outlined in Section 6.
 9. That the Minister notes that where any future scheme amendment or development proposal complies with the Peel Region Scheme and raises no additional environmental factors and does not impact on the deferred factors, the scheme amendment or development proposal will not normally be subject to further assessment under Part IV of the *Environmental Protection Act 1986*. However, future development proposals will still be subject to the normal development approvals process, including works approval, licensing and pollution control conditions under the *Environmental Protection Act 1986* where applicable.

Appendix 1

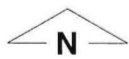
Peel Region Scheme map (provisional)

PEEL REGION SCHEME

(PROVISIONAL)



LEGEND



Produced by the Ministry for Planning,
Geographic and Planning Information Branch,
Perth, Western Australia

This map shall not be reproduced
without the permission of the Manager
Geographic and Planning Information Branch,
Ministry for Planning

NOTE: This map does not show all details
of the Peel Region Scheme.
It is a simplification only



RESERVED LANDS

- REGIONAL OPEN SPACE
- RAILWAYS
- STATE FORESTS
- WATERWAYS
- PUBLIC PURPOSES
- PRIMARY REGIONAL ROADS
- OTHER REGIONAL ROADS

ZONES

- URBAN
- URBAN DEFERRED
- REGIONAL CENTRE
- INDUSTRIAL
- RURAL
- PRIVATE RECREATION



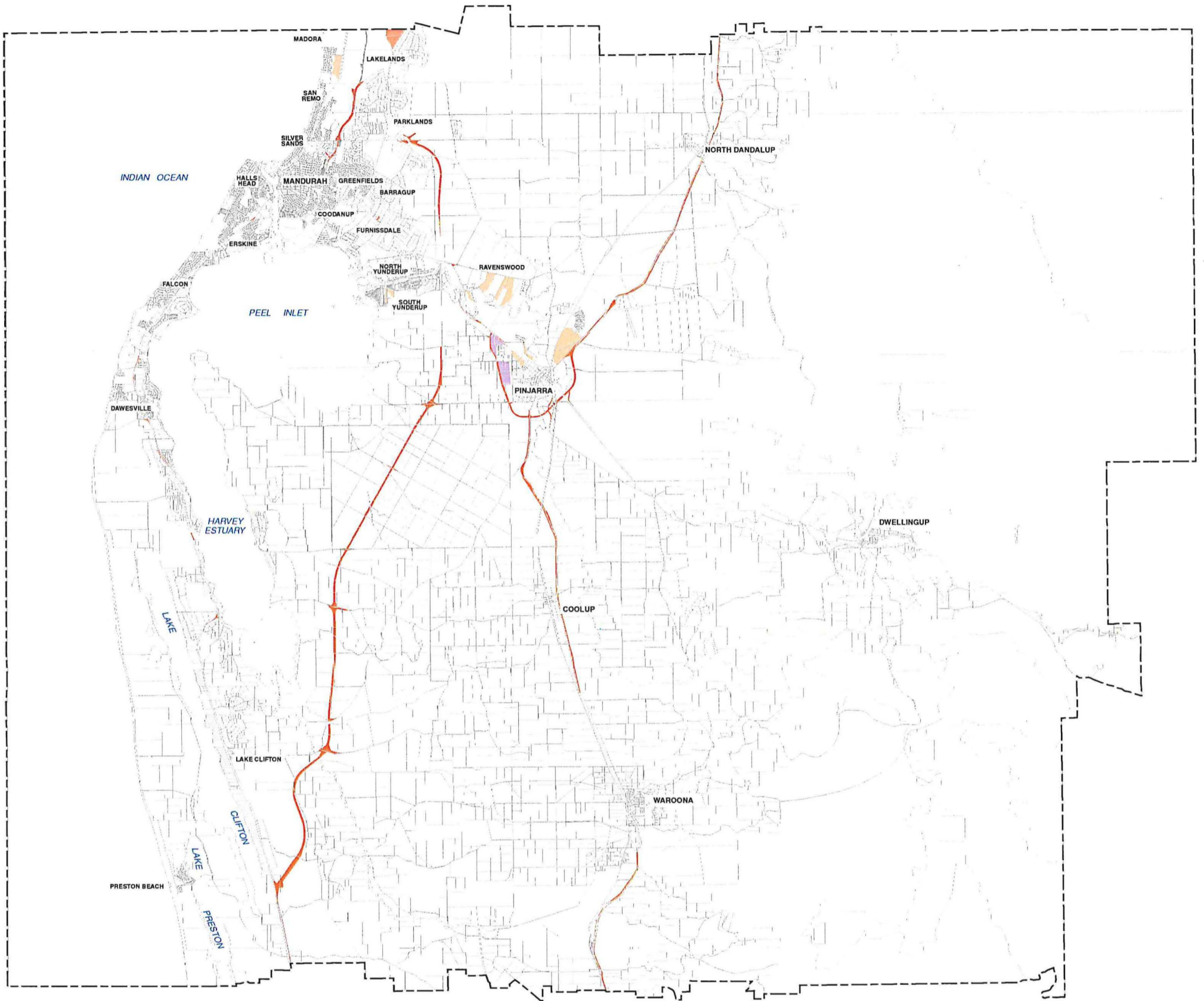
SPECIAL CONTROL AREAS
DENOTED AS FOLLOWS:

SCA NO.1 WATER CATCHMENTS

--- SCHEME BOUNDARY

Appendix 2

Map of “new zones” in the Peel Region Scheme



"NEW" ZONING PROPOSALS IN THE PEEL REGION SCHEME



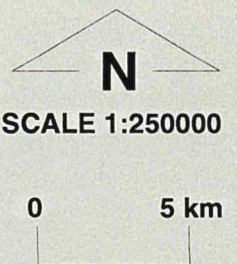
NOTE: All Dimensions are in Metres.
 Filename: zone_chngs.dgn
 Produced By Statutory Mapping Section
 Geographic and Planning Information Branch, Ministry for Planning

REZONINGS AND NEW RESERVATIONS
 PROPOSED UNDER THE SCHEME
 (EXCLUDING ROS RESERVATIONS)

- INDUSTRIAL
- PRIMARY REGIONAL ROADS
- URBAN
- URBAN DEFERRED

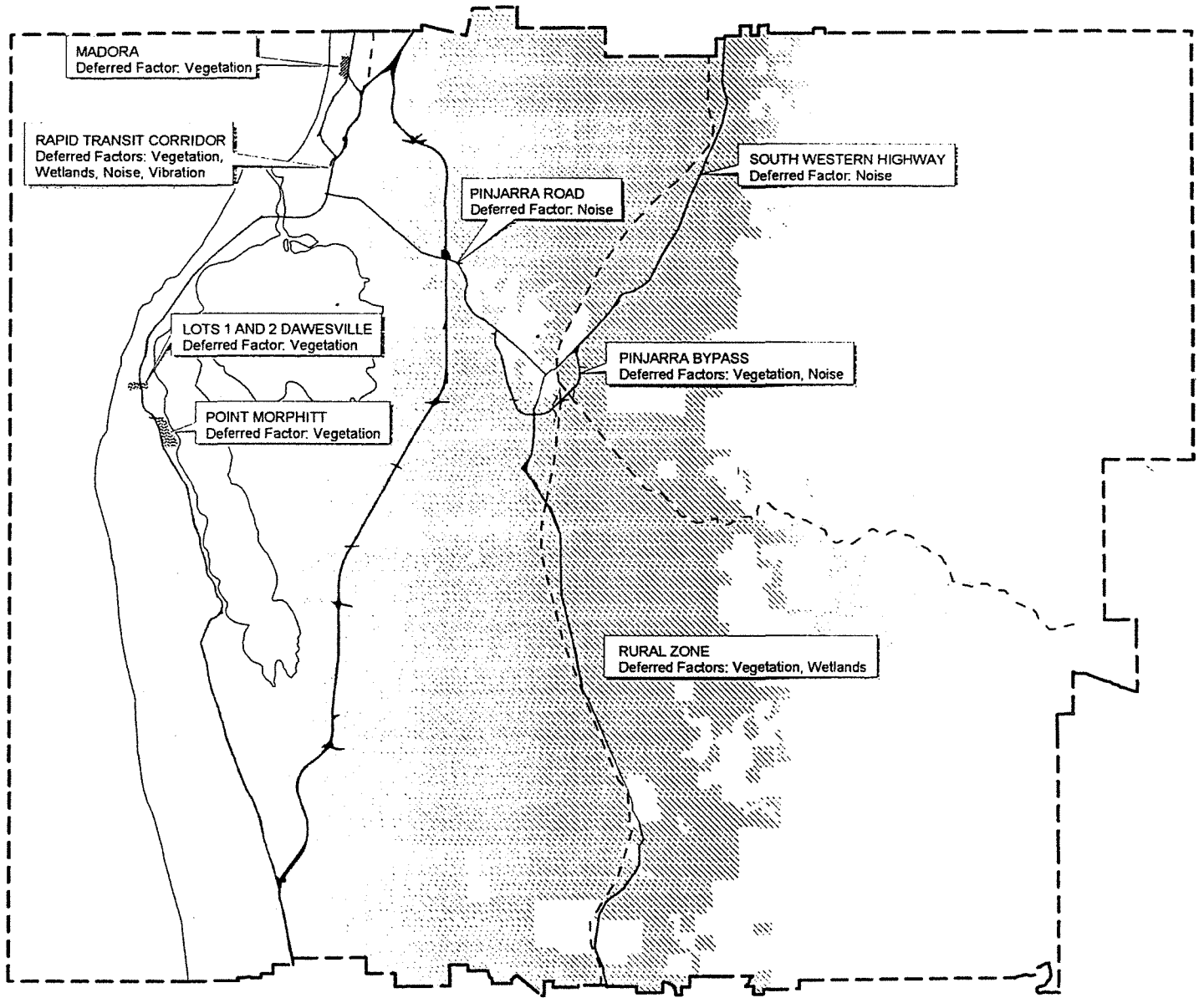
LEGEND

- WATERWAYS
- RAILWAYS
- PEEL REGION SCHEME BOUNDARY



Appendix 3

Map of area of deferred factors



- PEEL REGION SCHEME BOUNDARY
- RAILWAYS
- PRIMARY REGIONAL ROADS
- URBAN
- URBAN DEFERRED
- RURAL

Peel Region Scheme Areas of Deferred Factors



0 2 4 6 8 10 Kilometers
1:250000

Data supplied by the Ministry for Planning,
Land Information Branch, Statutory Mapping Section.
Produced by Department of Environmental
Protection, Evaluation Division.



Appendix 4

**Environmental conditions set by the Minister for the Environment
on the Peel Inlet - Harvey Estuary Management Strategy**



MINISTER FOR ENVIRONMENT

ALC(NDP)

STATEMENT THAT A PROPOSAL MAY BE IMPLEMENTED (PURSUANT TO THE PROVISIONS OF THE ENVIRONMENTAL PROTECTION ACT 1986)

PEEL INLET-HARVEY ESTUARY MANAGEMENT STRATEGY - STAGE 2

MINISTER FOR TRANSPORT
MINISTER FOR AGRICULTURE
MINISTER FOR WATERWAYS

This proposal may be implemented subject to the following conditions:

1. The proponents shall adhere to the proposal as assessed by the Environmental Protection Authority and shall fulfil the commitments made and listed in Appendix 2 of Environmental Protection Authority Bulletin 363, as amended (copy of commitments attached).
2. The proponents shall develop proposals for control of phosphorus through catchment management, to the satisfaction of the Environmental Protection Authority, and shall implement them as rapidly as possible so that, in conjunction with the Davesville Channel, the following objective is met:

the Peel-Harvey System becomes clean, healthy and resilient.

To achieve this objective, the following interim targets should be used:

- (1) annual phosphorus input to the system shall not exceed 85 tonnes in more than four years out of ten (on average) and shall not exceed 165 tonnes in more than one year out of ten (on average). [These are based on 60 and 90 percentile loads]; and
- (2) average phosphorus concentration in estuary water shall not exceed 0.2 milligrams per litre in nine years out of ten (on average).

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Published on

4 JAN 1988

These target figures shall be reviewed by the Environmental Protection Authority after 3 years or sooner if environmental conditions dictate, in the light of measured performance of the System and may subsequently be varied by the Environmental Protection Authority.

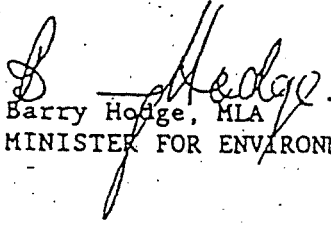
3. The proponents shall jointly prepare an Environmental Protection Policy for the Peel-Harvey catchment in consultation with such persons and agencies as Government may specify, to the satisfaction of the Environmental Protection Authority, in accordance with the objective and targets specified in Condition 2 above. The target date for the Draft Policy (under Section 26 of the Environmental Protection Act 1986) is 31 December 1989.
4. The proponents shall develop in consultation with such persons and agencies as Government may specify, an integrated catchment management plan designed to meet the objective and targets specified in Condition 2 above, to the satisfaction of the Environmental Protection Authority, and which shall be in accordance with the principles to be developed in the Environmental Protection Policy for the area pursuant to Condition 3. The target date for the implementation of the integrated catchment management plan shall be 31 December 1990.
5. The proponents shall ensure that the moratorium on clearing and drainage in the Peel-Harvey coastal plain catchment proposed in the Stage 2 Environmental Review and Management Programme (Commitment 3.6) continues until the Minister for Environment is satisfied that these activities would be environmentally acceptable.
6. Relevant decision-making authorities shall ensure that all developments within 2 kilometres of the Peel-Harvey Estuary System (as defined in the Estuarine and Marine Advisory Committee Report to the Environmental Protection Authority, Department of Conservation and Environment Bulletin 88, March 1981.) include appropriate nutrient-attenuating waste disposal systems and management practices, to the satisfaction of the Environmental Protection Authority.
7. Prior to construction, a dredging and spoil disposal management plan for the Dawesville Channel shall be prepared by the proponents, to the satisfaction of the Environmental Protection Authority. Dredging not already forming part of the proposals in the Stage 2 Environmental Review and Management Programme shall be the subject of separate assessment by the Environmental Protection Authority.
8. The proponents shall ensure that weed harvesting and control is continued and increased as necessary to manage the expected initial increase in the occurrence of nuisance macroalgae.

9. Decisions on developments which may release phosphorus or nitrogen to the environment in the Peel-Harvey Estuary area and coastal plain catchment area should be conservative until the new assimilative capacity of the Peel-Harvey Estuary System is determined and the effects of the management elements have been measured or are being managed. To this end, such proposals for development in these areas shall be referred to the Environmental Protection Authority for assessment. These developments include new and expansion of existing intensive horticultural and intensive animal industries.
10. The Peel-Harvey regional park concept, as originally proposed in the System 6 Redbook report (Conservation Reserves for Western Australia: The Darling System - System 6, Department of Conservation and Environment Report 13, Parts I and II, October 1983.) shall be implemented within such time as to be determined by the Minister for Environment.
11. If the Dawesville Channel is constructed, the proponents shall be responsible for ensuring that mosquito management is effective and is carried out in an environmentally acceptable manner, to the satisfaction of the Minister for Environment and the Minister for Health.
12. The proponents shall be jointly responsible for the environmental aspects of:
 - (1) the construction, operation, monitoring and maintenance of the Dawesville Channel and its impacts within the estuaries and within the immediate marine environment;
 - (2) the management and required monitoring of the catchment, and collection of data necessary for the development of the integrated catchment management plan for the Peel-Harvey catchment; and
 - (3) all in-estuary monitoring and management, including weed harvesting.

All of the above shall be carried out to the satisfaction of the Environmental Protection Authority.


13. Prior to the construction of the Dawesville Channel, the proponents shall prepare in stages, a monitoring and management programme, to the satisfaction of the Environmental Protection Authority. This programme shall include:
 - (1) essential additional baseline monitoring required to be in place as soon as possible and prior to construction commencing;

- (2) construction stage impacts and monitoring, prior to construction; and
- (3) operational and long-term monitoring, in stages, to be determined by the Environmental Protection Authority.


Barry Hodge, MLA
MINISTER FOR ENVIRONMENT

- 14. Proposals which may release nitrogen or phosphorus to the environment shall not be referred to the Environmental Protection Authority provided that they are consistent with the draft Statement of Planning Policy for the Peel-Harvey Coastal Catchment. Proposals not consistent with the draft Statement of Planning Policy for the Peel-Harvey Coastal Catchment shall be referred to the Environmental Protection Authority.

This Condition will apply to the final Statement of Planning Policy for the Peel-Harvey Coastal Catchment when it is gazetted.


Bob Pearce, MLA
MINISTER FOR THE ENVIRONMENT

2 OCT 1991

Appendix 5

List of submitters

List of Submitters: Peel Region Scheme

Submission Number	CRN	Title	Firstname	Surname	Company	Representing	Address1	Address2
6			Michael St Barbe & Valma	More			6 Rhodes Place	MAIDA VALE WA 6057
25		Mr	James	Hill-Warner			172 South West Highway	WAROONA WA 6215
26								
27		Mr	Stephen	Webster	Department of Resources Development	South West Division (A/Manager)	168-179 St George's Terrace	PERTH, WA 6000
29			John Anthony & Patricia Elsie	Wittmer			Lot 175 Riverside Drive	FURNISSDALE WA 6210
37			Wilbur Frederich & Yvonne Gloria	Towler			26 Correas Street	NORTH YUNDERUP WA 6208
38			Mike & Margaret	O'Brian			Lot 100, Nairn Road	MANDURAH WA 6210
42			B.R. & H.R.	Chapman			Lot 905 Lakes Road East	STAKE HILL WA 6210
44		Mr	Simon	Bain	SJB Town Planners	Tom Morgan	Chatsworth House, 16 Chatsworth Road	HIGHGATE WA 6003
47		Mr	Simon	Bain	SJB Town Planners	Dick O'Neill	Chatsworth House, 16 Chatsworth Road	HIGHGATE WA 6003
52			Janice F Mangano & Grant W Evans	Mangano & Evans			38 Roscommon Road	FLOREAT WA 6014
54		Mr	Peter Giuseppe	Varischetti			P.O. Box 8	YARLOOP WA 6218
56		Ms	Rosemary Anne	O'Neill			526 South Road	KURRALTA PARK SA 5037
57		Mr	John	Rogers			4 Estuary Heights Place	Bouvard WA 6210
58		Ms	Sonia	Perry		Southern Coastal Community Association	21 Rainbow Way	DAWESVILLE WA 6210
59		Mr	Ron	Armstrong			Lot 18 Old Coast Road	LAKE CLIFTON WA 6215
64		Mr	David Herbert	Webster			P.O. Box 295	MANDURAH WA 6210
65		Ms	Sandra	Jones			18 Paterson Road	PINJARRA WA 6208

Submission Number	CRN	Title	Firstname	Surname	Company	Representing	Address1	Address2
67			John & Patricia	Mason			17 Blue Gum Way	MURRAY LAKES WA 6208
68			Donald Desmond & Jennifer Gaye	Colum			Lot 5 Bore Swamp Road	COOLUP WA 6208
69			W.R & E.M.	McLarty			Lot 40 Williams Road	PINJARRA WA 6208
70		Ms	Nancy	Furдин			RMB 671	WAROONA WA 6215
71			Mavis Ann & Leon Albert	Dilley			Lot 452 Carrabungup Road	WEST PINJARRA WA 6208
74			Chairperson Strata Council			Riverglades Resort Strata Council	601 Pinjarra Road	FURNISSDALE WA 6210
80		Ms	Sue	Stubley		Madora Ratepayers and Residents Association	C/-2 Caroline Way	MADORA WA 6211
82			Maureen & Ross	Campbell			25 Foreshore Cove	SOUTH YUNDERUP WA 6208
83		Mr	Peter	Goff	Mitchell Goff & Associates	Lanstal Pty Ltd	26 Mayfair Street	WEST PERTH WA 6005
84		Mr	Peter	Webb	Peter D Webb and Associates	New Generation Enterprises Pty Ltd	Unit 2, 19 York Street	SUBIACO WA 6008
85			L.G.D. & R.L.	Brown			Lot 500 Old Coast Road	FALCON WA 6210
91		Mr	Laurie	Collett			Lot 19 Lakes Road	MANDURAH WA 6210
94		Mr	Jason	Byrne			106 Cooper Street	MANDURAH WA 6210
97		Mr	Richard	Elliot	Landstart - Ministry of Housing		99 Plain Street	EAST PERTH WA 6004
98			Denys	Warren	Warren Properties Pty Ltd		68 Slade Street	BAYSWATER WA 6053
99			Ronald James	Webb			34 Johnson Street	BRUCE ROCK WA 6418
100			Margaret Olive & Edward Campbell	Ashworth			8 Bedingfeld Road	PINJARRA WA 6208
102			J.G	Hulbert			16 Ainslie Court	KARDINYA WA 6163
103		Mrs	Winifred	Murray			11 Cornwallis Road	MADORA BAY WA 6211
104		Ms	Mary	Vaughan			35 Wittenoom road	HIGH WYCOMBE WA 6057

Submission Number	CRN	Title	Firstname	Surname	Company	Representing	Address1	Address2
105			Councillor David Templeman & Sydney Wilson	Councillor Templeman & Councillor Wilson			2 Spruce Court	MANDURAH WA 6210
106		Mr	Peter Paul	Janzekovic			62 Ipsen Street	MANJIMUP WA 6258
109		Mr	David	Allnutt			P.O. Box 150	WAROONA WA 6215
111		Ms	Griselda	Hitchcock	Peel Preservation Group Inc		Lotteries House, 7 Anzac Place	MANDURAH WA 6210
114			Marion	Marsh			753 Pinjarra Road	NORTH YUNDERUP WA 6208
115		Mr	Guy	Ox			46 Challenger Road	MADORA WA 6210
116			Phyllis	Bentley			5 Queen Street	CLAREMONT WA 6010
118			Jean	Laing			189 Nicholson Road	SHENTON PARK WA 6008
120			Alexander & Betty	Reid			54 Challenger Road	MADORA WA 6211
121			Tom & Deonne	Kingsford			Lot 1 Williams Road	PINJARRA WA 6208
123			S.P & M/F	Telford			11 Townsend Street	ARMADALE WA 6112
124		Ms	Norah	Brockman			53/20 Dean Street	CLAREMONT WA 6010
125			Ian & Johanna	Doran			4 Tranby Street	MADORA WA 6210
126			R.C. & D.C.	McIntyre	Westmac Pty Ltd		P.O. Box 273	MELVILLE WA 6156
127			Ernest James & Elizabeth Dulcie	Hogan			1 Roe Avenue	PINJARRA WA 6208
129			E.J.	Hogan		Stephanie Elizabeth McLarty	P.O. Box 20	PINJARRA WA 6208
130		Ms	Monika	Tropiano			36 Camp Road	PINJARRA WA 6208
131		Mr	Roy	Vickers			Lot 16 Blue Gum Way	MURRAY LAKES WA 6208
132		Ms	Maria	Maso			2B Warren Road	YOKINE WA 6060
134			John & Diane	Low			Lot 176 Riverside Drive	FURNISSDALE WA 6210
136		Mr	Peter	Wilmont	Lake Mealup Preservation Society		P.O. Box 240	NORTHBRIDGE WA 6865
138		Mrs	Kerry	Hitchins	Peel Employment Advisory Committee		P.O. Box 1113	MANDURAH WA 6210

Submission Number	CRN	Title	Firstname	Surname	Company	Representing	Address1	Address2
139			Darryl Francis & Jennifer Kelly	Francis & Kelly			Lot 1 Pinjarra Road	RAVENSWOOD WA 6208
140		Mr	Scott	Kerr	Whelans Town Planning Colsultants	Basildon Pty Ltd	P.O. Box 99	MOUNT HAWTHORN WA 6016
141		Mr	John	Chapman	Chapman Glendinning & Associates	Ministry of Housing	P.O. Box 1130	SUBIACO WA 6008
142		Mr	David	McLarty	McLarty Nominees Pty Ltd	McLarty Family Trust & Kennedy Pty Ltd	P.O. Box 154	PINJARRA WA 6208
143			Kirsten	Tullis	Urban Bushland Council		P.O. Box 326	WEST PERTH WA 6872
145		Ms	Jackie	Bouter			67 Wilson Road	PINJARRA WA 6208
147		Mr	L.C.	Ranford	Department of Minerals and Energy		Mineral House, 100 Plain Street	EAST PERTH WA 6004
148		Mr	Roberta G.	Varnes			P.O. Box 3123	MANDURAH WAST WA 6210
149		Mr	Paul	McQueen	Phillips Fox Lawyers	Ungava Nominees Pty Ltd	The Quadrant, 1 William Street	PERTH WA 6000
153		Mr	Gary	Payne	Gary Payne Nominees Pty Ltd		P.O. Box 397	PINJARRA WA 6208
154			Roy & Adele	Adam			17 Ravenswood Road	RAVENSWOOD WA 6208
156		Ms	Joan	Payne	Conservation Council of WA Inc		79 Stirling Street	PERTH WA 6000
158		Mr	Shane	Kelliher			RMB 238	WEST PINGELLY WA 6308
159		Mr	Graham	Larke			"Jim Jam" Pinjarra Road	RAVENSWOOD WA 6208
160			S.R.	Kelliher		Kelliher Bros, McKay Family Trust & R.H. Mannion	RMB 238	WEST PINJARRA WA 6308
161			Michael & Maria	Agnew			7 Culeenup Road	NORTH YUNDERUP WA 6208
162		Mrs	J	Cammack		Waterbird Conservation Group Inc	7 Carson Court	GOSNELLS WA 6110
163			Ross & Robyn	Batty			Lot 4 Joice Road	PINJARRA WA 6208

Submission Number	CRN	Title	Firstname	Surname	Company	Representing	Address1	Address2
165			Bouvard Group Mandurah Coastcare				27 Ayrton Street	MELROS BEACH WA 6210
168			Lois	Higgins			202 Banksia Terrace	SOUTH YUNDERUP WA 6208
169		Mr	J.F.	Trembath			17 Blackwood Parade	MANDURAH WA 6210
170		Mr	Allen James	Stacey			3 Forrest Street	PINJARRA WA 6208
171		Ms	Margaret A	Stacey			49 James Street	PINJARRA WA 6208
172		Mr	Mark	Morfitt			Lot 13 Lakes Road	MANDURAH WA 6210
173		Mr	Scott	Wells			8 Balwina Road	MANDURAH WA 6210
174			Peter & Nathalie	Pires			9 White Hill Road	BOUVARD, SOUTH MANDURAH WA 6210
175		Mr	Chris	Elliot			1 Treasure Road	SINGLETON WA 6175
176		Mr	Daniel	Arndt	City of Mandurah		P.O. Box 210	MANDURAH WA 6210
177			Ellen	Gude	Shire of Waroona		52 Hesse Street	WAROONA WA 6215
178			R.D.	McKay			Windsor Park, Pinjarra Road	NORTH YUNDERUP WA 6210
179			Marie P & Ralph R.	Lake			P.O. Box 742	CLAREMONT WA 6910
180		Mr	Eric	Wright	Agriculture Western Australia		Harvey Office, P.O. Box 507	HARVEY WA 6220
181		Mr	Frank	Husband			9 Service Street	MANDURAH WA 62101
182			Niel Lewis & Jennifer Ann	Fitch			12 Bedingfeld Road	PINJARRA WA 6208
185		Ms	Coral	Richards			91 Wyeree Road	MANDURAH WA 6210
186		Mr	John	Cowdell MLC	Legislative Council Western Australia	Member for the South West	199 Mandurah Terrace	MANDURAH WA 6210
188			Pietro	Ferrano			20 Hesse Street	WAROONA WA 6215
189			Perry & Jillian	McMahon			6 Foreshore Drive	SINGLETON WA

Submission Number	CRN	Title	Firstname	Surname	Company	Representing	Address1	Address2
								6175
190			Councillor David Templeman & Tracy Bennett	Councillor Templeman & Ms Bennett			2 Spruce Court	MANDURAH WA 6210
191		Mr	Andrew	Gulliver	Custom Composts		Nambeelup Road	NAMBEELUP WA 6208
193			S.G.	Biggar	Bunbury Diocesan Trustees		P.O. Box 15	BUNBURY WA 6230
194			Stephan & Dianne	Brown			Lot 29 Pinjarra Road	MANDURAH WA 6210
195			A.R. & M.F.	Worthington			Lot 1221 South West Highway	COOLUP WA 6214
196		Ms	Patricia Margaret	Coghlan			47 Roy Road	COODANUP WA 6210
197			Robert & Jacqueline	Carlyon			31 Treasure Road	SINGLETON WA 6175
198			James Frederick Dachtler & Joan Elizabeth Reed	Mr Dachtler & Ms Reed			6 Balwina Road	MANDURAH WA 6210
201		Mr	William Charles	Powell			29 Cavender Street	SINGLETON WA 6175
202		Mr	Robert Allen	Franchina			30 Treasure Road	SINGLETON WA 6175
203			Elizabeth & Neville	Sayers			4 Glew Street	SINGLETON WA 6175
204			Frederick John & Catherine May	Wallwork			28 Foreshore Drive	SINGLETON WA 6175
205			D & G	Ford			23 Treasure Road	SINGLETON WA 6175
206			Lynn & Graham	Berriman			12 Glew Street	SINGLETON WA 6175
207			Kay & Ian	Baker			20 Wenn Road	SINGLETON WA 6175
208			Nicole Badham & Terry Alaimo	Ms Badham & Mr Alaimo			14 Treasure Road	SINGLETON WA 6175
209			Paul & Bridget	Sanders			58 Foreshore Drive	SINGLETON WA 6175

Submission Number	CRN	Title	Firstname	Surname	Company	Representing	Address1	Address2
210		Mr	Darryl Wiltshire	Butler			45 James Street	PINJARRA WA 6208
211		Mr	John	Bradshaw MLA	Legislative Assembly of WA		93 Uduc Road	HARVEY WA 6220
212		Mr	Paul	Mason			8 Whitehill Road	BOUVARD WA 6210
213		Mr	Mark	Mason			8 Sutherland Street	MELROS WA 6210
214		Mr	Brad	Mason			8 Whitehill Road	BOUVARD WA 6210
216			Jude	Allan	Department of Conservation & Land Management		50 Hayman Road	COMO WA 6152
217		Dr	R.H.	Wilson	Wandalup Farms		P.O. Box 642	MANDURAH WA 6210
218		Mr & Mrs	M.	Peters			11 Raywood Road, WHITEHILLS	SOUTH MANDURAH WA 6210
220		Mr	Greg	Davis	Water & Rivers Commission		P.O. Box 6740	EAST PERTH WA 6892
221		Mr	Graham	Meredith	Development Planning Strategies	Town & Country Land Holdings Limited	Level 2a, The Colonnade Corporate Centre, 388 Hay Street	SUBIACO WA 6008
222		Mr	Gary	Skewes	Scott & Kaminickas		27 Parry Street	FREMANTLE WAS 6160
225		Mr	Peter	Webb	Peter D Webb and Associates	GWN Carpets Pty Ltd	P.O. Box 920	SUBIACO WA 6904
229			P.M.	Goff	Mitchell Goff & Associates	LandCorp	26 Mayfair Street	WEST PERTH WA 6005
230		Mr	Bernard	Christensen			14 Paterson Road	PINJARRA WA 6208
231		Mr	Leonard G	Snell			Box 28	WAROONA WA 6215
233			Frank & Anne	Cordingley			15 Nardina Crescent	DALKEITH WA 6009
234			L.J & J.R.	Maunder			39 Lisle Street	Mt CLAREMONT WA 6010
235		Mr	Alexander	Langridge			P.O. Box 53	PINJARRA WA 6208
237		Dr	K.E.	Creed			5A Macrae Road	APPLECROSS WA 6153
239		Ms	Nancy	Fardin			77A Hardy Road	ASHFIELD WA 6054
240			Kevin & Judith Ann	Kestel			55 Cavender Street	SINGLETON WA 6175
242			Jacqueline Mallard & Wayne Saxton	Ms Mallard & Mr Saxton			2 Tallangatta Place	BOUVARD WA 6210

Submission Number	CRN	Title	Firstname	Surname	Company	Representing	Address1	Address2
243		Ms	Margaret	Watson			47 Bedingfeld Road	RIVERSIDE GARDENS WA 6210
244			E.J.	Styants	Peel Development Commission		P.O. Box 543	MANDURAH WA 6210
245			Bruce McKellar & Marharet Austin	Mr McKellar & Ms Austin			Lot 63 Pinjarra Road	PINJARRA WA 6208
248			David James & Bryony Frémlin	Me James & Ms Fremlin			284 Commercial Road	FORRESTDAL WA 6112
249			B.G.	Flugge	Shire of Murray		P.O. Box 21	PINJARRA WA 6208
252			Russel & Lindsey Linfoot	Linfoot			32 Gilroy Way	LESMURDIE WA 6067
255			John Peter & Frances Cornell	Prince			Lot 2 Pinjarra Road	RAVENSWOOD WA 6208
256			A.J. & A	Woodhill			142 Marine Terrace	SOUTH FREMANTLE WA 6162
257			Colin James & Naomi Maria	Barton			Lot 92 Greenwood Way	BARRAGUP WA 6210
260		Mr	Nick	Belyea	Department of Transport - Aviation		441 Murray Street	PERTH WA 6000
261			Kendra	Morgan	Raw Materials Project Manager	Alcoa of Australia	No address provided	
262			Gary & Patricia	Payne			P.O. Box 397	PINJARRA WA 6208
263		Mr	Gene	Koltasz	Koltasz Smith & Partners	The Mandurah & Quarry Farm Operation Syndicate	P.O. Box 760	SOUTH PERTH WA 6951
264		Mr	Phillip	Bayley	Bowman Bishaw Gorham	Town & Country Landholdings Py Ltd	1298 Hay Street	WEST PERTH WA 6005
265		Mr	David	Tucker	GHD Pty Ltd	Peel Rise Pty Ltd	239 Adelaide Terrace	PERTH WA 6004
266		Mr	Michael	Glendinning	Cedar Woods Properties Limited	Esplanade (Mandurah) Pty Ltd	Level 16, The Quadrant, No 1 William Street	PERTH WA 6000
267		Mr	Ben	De Marchi	Taylor Burrell Town Planning & Design	Tatham Road Land Owners Association	P.O. Box 503	WEST PERTH WA 6872
269		Ms	Sally	Lake			51 Chatsworth Road	HIGHGATE WA 6003
270			Secretary		Singleton Progress Association		C/- 96 Foreshore Drive	SINGLETON WA 6175
271		Mr	Russell	Nelson	Water Corporation		629 Newcastle Street	LEEDERVILLE WA 6007

Submission Number	CRN	Title	Firstname	Surname	Company	Representing	Address1	Address2
272			John Alfred & Marcene Ann	Williams			7 Balwina Road	MANDURAH WA 6210
273			A.R. & M.A.	Paterson			Windrush	PINGARRA 6208
274			A.A.	Wilkie	A.A. Wilkie	K & N Wren	25 Wheatley Street	GOSNELLS WA 6110
275			Philip John & Janice	Coumbe			Lot 5 Balwina Road	MANDURAH WA 6210
276			Freshmeadows Pty Ltd				Suite 14/6 Leigh Street	BURSWOOD WA 6100
278		Mr	David	Caddy	The Planning Group	Congdon Holdings Pty Ltd	Central Park, 152-158 St George's Terrace	PERTH WA 6000
279		Mr	David	Caddy	The Planning Group	Cape Bouvard Investments Pty Ltd	Central Park, 152-158 St George's Terrace	PERTH WA 6000
280		Mr	Ben	De Marchi	Taylor Burrell	Murray Lakes Pty Ltd	187 Roberts Road	SUBIACO WA 6008
281		Ms	Samantha	Thompson	Taylor Burrell	Peet Mandurah Syndicate Limited	187 Roberts Road	SUBIACO WA 6008
284		Mr	Bob	Ferguson	Ferguson Fforde	JW Kelliher and the McKay Family Trust	23 Yalabee Crescent	WANNEROO WA 6065
285		Mr	Erwin	Roberts	Roberts Day Group	Plunkett Pty Ltd	P.O. Box 1498	WEST PERTH WA 6872
286		Mr	Brian	Fleay			59 View Street	NORTH PERTH WA 6006
287			William Richard & Jean Catherine	Lyons			51 Murdoch Drive	SINGLETON WA 6175
288			Bradley John & Johanna Rosalind	Hall			8 Glew Street	SINGLETON WA 6175
289			David & Elaine	Waucer			13 Singleton Beach Road	SINGLETON WA 6175
290			Craig & Charmone	Rudge			26 Wenn Road	SINGLETON WA 6175
291		Mr	Fred	Ferrante	Greg Rowe & Associates	Owners of Lot 20, 21 and 22 Old Mandurah Rd, Ravenswood	24-26 Wickham Street	EAST PERTH WA 6004
293			P.M.	Goff	Mitchell Goff & Associates	Dirki Pty Ltd	26 Mayfair Street	WEST PERTH WA 6005
294		Mr	Daniel	Arndt	City of Mandurah		P.O. Box 210	MANDURAH WA 6210
295		Ms	K.G.	McKay			Windsor Park, Pinjarra Road	NORTH YUNDERUP

Submission Number	CRN	Title	Firstname	Surname	Company	Representing	Address1	Address2
								WA 6210
END								

Appendix 6

Summary of submissions and the Environmental Protection Authority's response to submissions

No.	EPA SUMMARY OF SUBMISSIONS	WAPC COMMENT	WAPC DETERMINATION	EPA COMMENT
1. BIOPHYSICAL				
1.1 Terrestrial Flora				
Vegetation Communities				
<i>EPA Objective: Maintain the abundance, species diversity, geographic distribution and productivity of vegetation communities.</i>				
1	Recommends additional areas of land in the rural and coastal areas be included within Regional Open Space. Feels the coastal Regional Open Space areas from Perth to Dawesville are inadequate. (18)	The Region Scheme, as modified, proposes to reserve substantial areas of private land as Regional Open Space, which is in addition to approximately 30,560 ha of existing National Park and recreation areas within the region. The Region Scheme will facilitate the creation of the Peel Regional Park. Having regard to the coastal areas of Regional Open Space, the Region Scheme generally reflects existing foreshores in developed areas and proposed foreshores in approved local structure plans. Accordingly, it would not be appropriate or justifiable to include additional coastal land within Regional Open Space where residential areas have been established or are in the process of being developed. For further information on the Regional Open Space proposals in the Region Scheme see section 2.2 of the <i>Report on Submissions</i> . Overall, it is considered that sufficient areas of Regional Open Space are provided for through the Region Scheme. Notwithstanding this, there will be the opportunity to include additional areas within Regional Open Space where appropriate and following further planning studies through future amendments to the Region Scheme.	Dismissed.	Agree with WAPC comment and determination. Future studies recommended to determine regional conservation requirements.
2	Objects to the proposed reservation of Loc 1181 Lake Mealup Road, West Pinjarra. (20a)	The majority of Loc 1181 Lake Mealup Road, Nirimba is included within the Rural zone, with less than 1 ha of the north-eastern corner of the 40 ha property being proposed to be included within Regional Open Space. The portion of Loc 1181 that is to be included within Regional Open Space contains fringing vegetation for Lake Mealup. Lake Mealup is currently owned and managed by the Lake Mealup Preservation Association as a private conservation reserve and is also proposed to be included within Regional Open Space. The proposed reservation of the north-eastern corner of Loc 1181 will provide a minimum wetland buffer for the lake of about 50 m and provide the opportunity in the future for it to be acquired and managed as part of proposed larger conservation area for Lake Mealup. This proposed reservation is also consistent with the Regional Open Space proposals in the draft and final <i>Inner Peel Region Structure Plans</i> .	Dismissed.	Agree with WAPC comment and determination. No further evaluation required.

No.	EPA SUMMARY OF SUBMISSIONS	WAPC COMMENT	WAPC DETERMINATION	EPA COMMENT
3	Notes that Pt Lot 1 Williams Road will be severed by the proposed Regional Open Space and Primary Regional Roads reservations. Questions whether land would be required to be ceded as part of subdivision. (20b)	It is now considered that the proposed Regional Open Space reservation for the watercourse can be rationalised at the northern side of the property, so as to coincide with the current Crown Reserve 33281 for the watercourse. Proposed rationalisation will result in less than 1 ha of parkland cleared land being excluded from the Regional Open Space reservation. The ceding of any land free of cost would be determined as part of any subdivision.	Noted and agree to a rationalisation of the Regional Open Space reservation for the watercourse that traverses Pt Lot 1 Williams Road, Blythewood.	Agree with WAPC comment and determination. The remnant vegetation on the subject lot is not regionally significant. No further evaluation required.
4	Objects to the proposed Regional Open Space reservation at the rear of Lots 4 & 5 Paterson Road, Pinjarra. (20c)	In the draft <i>Inner Peel Region Structure Plan</i> a Regional Open Space reservation was not identified for the rear portions of the residential lots along Paterson Road in the Pinjarra townsite. In the review of the draft Structure Plan it was considered a deficiency in the proposed Regional Open Space system for the Murray River that this particular section of the river had no proposed reservation, when land to the north and south had proposed reservations as well as the land on the other side of the river. Accordingly, in the final Structure Plan a Regional Open Space foreshore was proposed over the rear portions of these properties, which linked the proposed foreshores for the land to the north and south. The Region Scheme, as advertised, included this section of Regional Open Space. Following a reassessment of the Regional Open Space reservation at the rear of the properties along Paterson Road, in response to submissions from affected landowners, it was concluded that the reservation could be reduced. However, it was still considered appropriate for a reservation to be retained along this section of the river foreshore to generally include the lower levels of the embankment. The reason is that for the long-term management of the river foreshores, it would be more appropriate to ultimately include the lower levels of the embankment within public ownership, particularly as this section of the river will be subject to increasing public use pressures which will in turn result in the need for the implementation of a comprehensive foreshore management plan in the medium to long term. Under the revised Regional Open Space proposal there will be only a narrow reservation at the rear of Lots 4 & 5.	Upheld in part, with the Regional Open Space reservation over Lots 4 and 5 Paterson Road, Pinjarra being reduced in width by approximately 15 m at the northern boundary of Lot 5 and by approximately 20 m at the southern boundary of Lot 4 to what was shown in the draft Region Scheme.	Agree with WAPC comment and determination. No further evaluation required.
5	Objects to the proposed reservation of Lot 93 Greenwood Way, Barragup in Regional Open Space. Landowners consider they have been penalised as the property has not been cleared, whereas the proposed reservations for the properties to the north are substantially smaller as they have been cleared. (28)	Proponent advised that he had approval from the Shire of Murray for the development of a 2000 m ² lake on a portion of the land that is proposed to be reserved. Following the hearing, a Ministry for Planning officer inspected the subject property at the end of November 1999. The site inspection revealed that it would be reasonable to reduce the proposed reservation by some 5000 m ² to enable the development of the artificial lake that was approved by the Shire of Murray in May 1999.	Upheld in part, with the Regional Open Space reservation being reduced from approximately 2.2 ha to 1.7 ha.	Agree with WAPC comment and determination. No further evaluation required.

No.	EPA SUMMARY OF SUBMISSIONS	WAPC COMMENT	WAPC DETERMINATION	EPA COMMENT
6	Objects to the proposed reservation of Lots 175 and 176 Riverside Drive, Furnissdale in Regional Open Space. Notes more than half of the property is included within the reservation which is greater than nearby properties. (29, S/M)	Since the preparation of the draft Region Scheme the properties north and south of Lot 175 have been completely filled, in accordance with approvals issued by the Shire of Murray. A site inspection of the properties during the public submission period for the Region Scheme has confirmed that as a result of the filling on Lots 176 and 174, it would not be feasible or appropriate to include the very small area of samphire flats remaining on Lot 175. Accordingly, it is considered that the proposed Regional Open Space reservations affecting Lot 175, as well as adjoining Lots 176 and 174, be deleted. The existing Crown foreshore reserves at the rear of these properties would provide sufficient public access along this section of the Serpentine River which would still be retained in the Regional Open Space reservation.	Upheld.	Agree with WAPC comment and determination. The remnant vegetation on the subject lot has been modified and has no regional conservation value. No further evaluation required.
7	Requests that the proposed Regional Open Space reservation affecting Lot 118 James Street, Pinjarra be reduced, noting the reservation boundary would cut across a steep incline on the property and, therefore, the proposed reservation boundary and area is not practical. (40)	The proposed Regional Open Space reservation over the rear of the property is approximately 10 m in width and generally only includes the low-lying land adjacent to the Murray River. Most of the steep incline on Lot 118 is not included within the proposed reservation. Therefore, it is considered that the reservation is appropriate.	Dismissed.	Agree with WAPC comment and determination. No further evaluation required.
8	Objects to the proposed reservation as it affects Lot 905 Lakes Road (East), Stake Hill for the Perth-Bunbury Highway. Also points out that adjoining Lot 907 contains one of the few remaining areas of remnant bushland on the eastern side of the Serpentine River and should be preserved instead of bisected by the proposed Perth-Bunbury Highway. (42)	Since the release of the draft Region Scheme, Main Roads WA has had discussions with the owner of Lot 905 and has agreed to reduce the land requirements required from Lot 905 from approximately 3,980 m ² to 128 m ² . The vegetation and flora along the Peel Deviation corridor project area were surveyed for the Public Environmental Review for the Peel Deviation (ecologia, 1997). This included a detailed vegetation survey of bushland in this locality (Site No.11, Figure 5a) Accordingly, the impact of the Peel Deviation proposals on remnant vegetation on Lots 905 and 907 has been addressed through the Public Environmental Review process.	Upheld in part, as a reduced Primary Regional Roads reservation for Lot 905 Lakes Road, Stakehill is agreed to.	The EPA is satisfied the potential impacts of the northern section of the Peel Deviation on regionally significant vegetation have been minimised. Refer to Section 4.4 for further comment.
9	Objects to the proposed reservation of Lot 314 Salter Street, Pinjarra in Regional Open Space. Notes the property was purchased as public access between the residence and the river is limited. Questions why such a small area of land would be required for Regional Open Space. (43)	Under the Shire of Murray Town Planning Scheme No. 4, Lot 314 and the adjoining Crown Reserve C32583 which contains a sewerage pump station is reserved for Public Purposes - Drainage. It was included in the Regional Open Space reservation under the draft and final <i>Inner Peel Region Structure Plans</i> as well as the Region Scheme on the basis that the land was reserved for Public Purposes. Lot 314 is in private ownership and has been developed as part of a residential property; therefore, it would be appropriate to exclude Lot 314 Salter Street from the Regional Open Space reservation in the Region Scheme.	Upheld.	Agree with WAPC comment and determination. There are no regionally significant environmental values on the subject land. No further evaluation required.

No.	EPA SUMMARY OF SUBMISSIONS	WAPC COMMENT	WAPC DETERMINATION	EPA COMMENT
10	<p>Objects to the proposed reservation of Wellington Loc 2320 Southern Estuary Road, Lake Clifton in Regional Open Space as wishes to subdivide the property into 15 x 2 ha lots with a 30 m foreshore reserve. (47, 56)</p>	<p>Under the draft and final <i>Inner Peel Region Structure Plans</i> Loc 2320 was included within the Regional Open Space for the Peel Regional Park. Following an inspection of the property and further discussions with the Water and Rivers Commission and the Department of Conservation and Land Management, it was concluded that, given the property had been parkland cleared, the entire property did not need to be included within Regional Open Space. However, it was considered that the western portion of the property, which is generally low-lying and forms part of a degraded wetland area, as well as sections of the property along the existing foreshore reserve for the Harvey River should be retained within Regional Open Space. It was determined appropriate to have a substantial foreshore reservation (50 m+) along the northern portion of the property, given the low-lying nature of that area of land. Under the modified Regional Open Space proposal, approximately 12.6 ha (31%) of Loc 2320 will be reserved under the Region Scheme.</p>	<p>Upheld in part, with the Regional Open Space reservation being reduced to cover approximately 12.6 ha of Loc 2320 Southern Estuary Road, Lake Clifton.</p>	<p>Agree with WAPC comment and determination.</p> <p>The remnant vegetation on the subject lot has been modified and has no regional conservation value.</p> <p>No further evaluation required.</p>
11	<p>Objects to the proposed reservation of Murray Loc 252 Lake Mealup Road, Birchmont in Regional Open Space. As the land was cleared 15 years ago, all vegetation is regrowth and no studies have been undertaken to determine the conservation significance. A more appropriate zoning would be Rural-Residential. (52)</p>	<p>Almost all of the property is covered with vegetation, the majority of which is regrowth. The south-eastern portion of the property contains the northern portion of a wetland which extends into the McLarty Nature Reserve, which is to the south of Loc 252. The property is currently zoned rural in the Shire of Murray Town Planning Scheme No. 4. Under the draft and final <i>Inner Peel Region Structure Plans</i> the property was identified for Regional Open Space, which was subsequently reflected in the Region Scheme. The assessment of the environmental attributes of Loc 252 was undertaken as part of the investigations for the System 6 Report, which resulted in Loc 252 being included within System 6 Area C52. Furthermore, in response to the landowner making a submission of objection to the inclusion of the property within Regional Open Space under the draft <i>Inner Peel Region Structure Plan</i>, an officer from the Ministry for Planning inspected the property. However, following the site inspection and consideration of the submission it was still determined to retain the property within Regional Open Space.</p>	<p>Dismissed.</p>	<p>Agree with WAPC comment and determination.</p> <p>No further evaluation required.</p>

No.	EPA SUMMARY OF SUBMISSIONS	WAPC COMMENT	WAPC DETERMINATION	EPA COMMENT
12	<p>Recommends a system of controls for vegetation clearance within residential estates. (57)</p>	<p>The application of vegetation clearing controls to residential subdivisions is beyond the scope of the Region Scheme. Vegetation clearing controls for subdivisions are usually implemented through the local government town planning schemes. Normally no vegetation clearing controls are required for conventional residential sized lots (e.g. 2,000 m² or less). They are usually applied to Special Residential and Special Rural lots, which generally range in size from 2,000 m² to 2 ha.</p>	<p>Noted.</p>	<p>It is recommended that a bushland strategy be prepared and implemented via the Peel Region Scheme, similar to Perth's Bushplan..</p> <p>An Environmental condition requiring a biological survey prior to land being rezoned that may impact on regionally significant vegetation.</p>
13	<p>Objects to the Regional Open Space reservation over part of Loc 1209 Southern Estuary Road, Lake Clifton. Considers there is already sufficient Regional Open Space within the Peel region and the proposed Regional Open Space reservations will cause problems with management issues as a result of increased access, particularly for private landowners. (59)</p>	<p>All of the property is within the System 6 Area C51 which relates to the southern half of the Harvey Estuary. Under the Region Scheme it is proposed to include the eastern portion of the property, which is subject to seasonal inundation, within Regional Open Space. An area along the northern boundary of the property, varying in width from about 40 m to 90 m, is also proposed to be included within Regional Open Space so as to provide additional foreshore area at the southern end of the Harvey Estuary. The southern portion of the Estuary, including sections of foreshore (generally being 30 m or less in width), is currently contained within Crown Reserve 23756. However, it is considered that the current Crown reserve does not provide a foreshore reserve of sufficient width around the southern section of the Estuary, particularly at the north-western corner of the Loc 1209, where Crown Reserve 23756 does not provide for any foreshore reserve.</p> <p>While there are several existing conservation and recreational reserves around the Peel Inlet and Harvey Estuary, it has been recognised for several years that these reserves would not be sufficient to protect all of the environmental qualities of these waterways and associated habitats, as well as cater for the recreational requirements for the projected future population of the region. The proposed additional Regional Open Space in this locality will ultimately be combined with the existing Crown reserves and managed as part of the Peel Regional Park.</p>	<p>Dismissed.</p>	<p>Agree with WAPC comment and determination.</p> <p>No further evaluation required.</p>

No.	EPA SUMMARY OF SUBMISSIONS	WAPC COMMENT	WAPC DETERMINATION	EPA COMMENT
14	Objects to the proposed reservation of Locs 1536 & 120 Preston Beach in Regional Open Space. Notes the reservation includes native flora and fauna. (62)	The proposed Regional Open Space reservations that affects these properties are required to provide a continuous wetland buffer area around Lake Pollard, which is immediately to the east of the subject properties and is contained within the Yalgorup National Park. The proposed reservation includes remnant vegetation on the properties adjacent to Lake Pollard and will ultimately become part of the Yalgorup National Park. The areas required from for Regional Open space from the properties are 7,000 m ² from Loc 1536 (approximately 185 ha) and 9.5 ha from Loc 120 (approximately 181 ha). The proposed reservation is consistent with the <i>Inner Peel Region Structure Plan</i> (WAPC, 1997) and the <i>Coastal and Lakelands Planning Strategy</i> (WAPC, 1999).	Dismissed.	Agree with WAPC comment and determination. No further evaluation required.
15	Objects to the proposed reservation of Lot 75 Fowler Road, Stakehill in Regional Open Space as the landowner believes the land will be developed for urban purposes in the future and was purchased for this purpose. (64, S/M)	During the preparation of the draft Region Scheme, the Regional Open Space proposals for the property were reviewed and it was decided to include only the northern portion of the property which was within the floodway for the Serpentine River and contains vegetation in good condition. The southern portion of the property, which contained property improvements and disturbed vegetation, was included within the Rural zone of the draft Region Scheme. The Shire of Murray recommended in its submission (refer to Submission 249) that the Regional Open Space reservation over Lot 75 be reduced. However, as the portion of the property to be reserved contains vegetation in good condition it is considered that the reservation should be retained, except for a very small cleared area (119 m ²).	Dismissed but agree to a very small area of cleared land (approximately 119 m ²) at the western extremity of the property being excluded from the Regional Open Space reservation and included within the Rural zone.	Agree with WAPC comment and determination. No further evaluation required.
16	Objects to the proposed reservation of Lot 17 Blue Gum Way, Murray Lakes in Regional Open Space as there appears to be no rationale to the reservation, does not take into account any topographical features and the properties on the eastern side are not affected by a reservation. Notes the land is weed infested, has no environmental, recreational, public or agricultural value. (67)	Under the draft <i>Inner Peel Region Structure Plan</i> (WAPC, 1996) the proposed Regional Open Space for the watercourse at the rear of the property reflected the floodway defined in the Murray River Flood Study (1983). This resulted in the rear portions of the Special Rural lots backing onto the drainage reserve being included within Regional Open Space. In response to public submissions received on the draft Structure Plan, the extent of proposed Regional Open Space for this watercourse was substantially reduced. The revised Regional Open Space proposal, which was reflected in the final Structure Plan and draft Region Scheme, only affected Lots 15 to 18 Blue Gum Way so as to include vegetation associated with the watercourse. In relation to Lot 17, the proposed reservation varies in width from 20 m to 28.5 m. Upon further review of the Regional Open Space reservation proposal affecting Lots 15 to 18, it is considered that the proposed reservation is not essential as the 50 m wide drainage reserve is sufficient to contain the natural watercourse and further development of the lots is limited by the Special Residential zoning under the Shire of Murray Town Planning Scheme No. 4. Accordingly, it is considered that the Regional Open Space reservation affecting Lots 15, 16 (Submission No. 131 refers), 17 and 18 Blue Gum Way should be deleted. However, the reservation over the existing drainage reserve should be retained.	Upheld.	Agree with WAPC comment and determination. No further evaluation required.

No.	EPA SUMMARY OF SUBMISSIONS	WAPC COMMENT	WAPC DETERMINATION	EPA COMMENT
17	<p>Objects to the proposed reservation of Loc 750 McSwann Road, West Pinjarra in Regional Open Space as the land has no conservation value and it is not necessary for road reserve as there is already an assigned area this purpose. (68, S/M)</p>	<p>Under the draft <i>Inner Peel Region Structure Plan</i> (WAPC, 1996) a district distributor was proposed to link Greenlands Road and Fishermans Road. This proposed road was to extend northwards from Birch Drive across the western portion of Loc 750. Under the draft Structure Plan the Regional Open Space system for Lake Mealup and Lake McLarty extended to the proposed road alignment on Loc 750. This resulted in approximately 5.2 ha of Loc 750 being proposed to be included within Regional Open Space.</p> <p>A total of 13 submissions received on the draft <i>Inner Peel Region Structure Plan</i> objected to the proposed district distributor road. Accordingly, this road proposal was reviewed and it was determined that such a road was not considered necessary and, therefore, it was deleted from the final Structure Plan (WAPC, 1997). Logically, the proposed Regional Open Space affecting Loc 750 should also have been deleted with the deletion of the proposed road under the final Structure Plan. While the draft Region Scheme reflected this Regional Open Space proposal, it would now be appropriate to delete the reservation affecting Loc 750 as the proposed district distributor road is now not to be proceeded with and portion of the property affected by the reservation has been cleared.</p>	Upheld.	<p>Agree with WAPC comment and determination.</p> <p>The remnant vegetation on the subject lot has been modified and has no regional conservation value.</p> <p>No further evaluation required.</p>
18	<p>Objects to the proposed residential development of Wellington Locs 2240, 2275, 2657 and 3045, west of Lake Clifton. Recommends the area be conserved, including it within Regional Open Space, as the proposed residential development may impact on existing vegetation. (70, 82, PPG, CC, WCG, 165, 174, C/M, 212- 214, 219, 239, 242, PDC)</p>	<p>In August 1999 CBI requested the City of Mandurah to initiate an amendment to its Town Planning Scheme No. 3 and submitted an Outline Development Plan and other supporting documentation as part of this request. In September 1999 the Council resolved to not approve the Outline Development Plan and did not initiate an amendment for the development. CBI lodged a submission on the Region Scheme seeking to have various areas of its property holdings west of Lake Clifton included within the Urban zone for the proposed residential development. For further information on the CBI development proposal see section 2.6.3 of the <i>Report on Submissions</i> and the planning comments in response to CBI submission (No. 279).</p>	Noted.	<p>Noted.</p> <p>The subject land is not being rezoned as part of the Peel Region Scheme and does not require EPA assessment.</p> <p>Subsequent amendments to the Region Scheme concerning the subject land will be assessed by EPA pursuant to Part IV of the Act.</p>
19	<p>Objects to the rezoning land to the north and south of Madora from Open Space - Conservation under the <i>Inner Peel Region Structure Plan</i> to Urban under the Region Scheme. The proposed rezoning would have a negative impact on the preservation of coastal heathland and vegetation communities within System 6 M107. (80, MRRA, PPG, 115, 120, 148, CC, 175, C/M, 189, 197, 201 - 209, WRC, 227, 240, PDC, 247, SPA, 270, 287, 288, 289, 290)</p>	<p>Section 2.2.3 of the <i>Report on Submissions</i> addresses this issue.</p>	Dismissed.	<p>Prior to the Urban deferment in Madora/Singleton being lifted by the WAPC measures should be in place to ensure that the landscape vegetation values will be maintained as part of future subdivision development.</p>

No.	EPA SUMMARY OF SUBMISSIONS	WAPC COMMENT	WAPC DETERMINATION	EPA COMMENT
20	All bushland areas in the Peel Regional Park should have interim protection to prohibit further clearing of native vegetation. (82, CC, WCG)	When the Region Scheme is finalised, landowners who wish to clear areas of vegetation within the Regional Open Space reservation will have to seek the approval of the WAPC. There would be a general presumption against any clearing of vegetation within the Regional Open Space reservation. Furthermore, prior to the finalisation of the Region Scheme, under the <i>Soil and Land Conservation Act, 1945</i> , any proposal to clear more than 1 ha of native vegetation in agricultural areas must be referred to the Commissioner for Soil Conservation for approval. Also, a Memorandum of Understanding signed in 1997 between the Commissioner for Soil and Land Conservation, the EPA, DEP, AGWEST, CALM and WRC established a process for assessing clearing proposals.	Dismissed.	Remnant vegetation in Rural zones is not being assessed as part of the Peel Region Scheme. Proposed clearing in the Rural zone will require assessment in accordance with the Land Clearing MOU. The EPA is recommending that a strategy to conserve vegetation, similar to Perth's Bushplan, be prepared for the Peel Region.
21	Supports the reservation of Lot 2 Old Mandurah Road, Ravenswood in Regional Open Space as it contains significant vegetation which should be protected. (82, CC, 162, PPG, WCG)	Support for the inclusion of bushland within Regional Open Space on Lot 2 Old Mandurah Road, Ravenswood is noted; however, it has been determined in response to the landowners' submissions and following further investigations to exclude the bushland from the Regional Open Space reservation and include it within the Rural zone. For further information refer see 22 below.	Noted.	Agree with WAPC comment and determination. No further evaluation required.
22	Objects to the proposed reservation of 26.5 ha of land on Lot 2 Old Mandurah Road, Ravenswood, in Regional Open Space. A recently completed flora and vegetation survey has concluded there is no rare priority flora in the area as, although the bush is well reserved, the botanic values have diminished due to past grazing of the land by cattle. (153, 211, S/M, 262)	Under the draft <i>Inner Peel Region Structure Plan</i> the very southern portion of the property that is within the defined floodway for the Murray River was included within Regional Open Space. In response to public submissions received on the draft Structure Plan, the criteria used for defining the extent of the Regional Open Space was reviewed. Consequently, in the final Structure Plan the main objective that was adopted for determining the Regional Open Space areas along the Murray River was the provision of a foreshore reservation of a minimum of 50 m either side of the river, with variations in response to local topography, significant vegetation, old river channels, wetlands and residences. The revised criteria for determining the proposed Regional Open Space areas in the final Structure Plan resulted in substantial reductions in the areas required from the majority of the properties along the Murray River. However, in relation to Lot 2 some additional land was included within Regional Open Space to enable the inclusion of the edge of the river valley. During the preparation of the draft Region Scheme and Environmental Review, in light of advice received from the WAPC's environmental consultants regarding particular areas of vegetation, there was a need to make some judgements regarding the need to protect significant areas of vegetation on land identified as Future Urban in the Structure Plan. The substantial area of vegetation on Lot 2 Old Mandurah Road, Ravenswood was one of these areas. It was considered that the	Upheld in so far as it is agreed to exclude the 24 ha of very degraded bushland on Lot 2 Old Mandurah Road, Ravenswood from the Regional Open Space reservation and include such land within the Rural zone and also agree to the Regional Open Space reservation along the river frontage of Lot 2 being the reduced slightly in front of the residence and to the east of the residence.	Agree with WAPC comment and determination. The remnant vegetation on the subject lot has been modified and has no regional conservation value. No further evaluation required.

No.	BPA SUMMARY OF SUBMISSIONS	WAPC COMMENT	WAPC DETERMINATION	BPA COMMENT
		<p>significant area of vegetation on Lot 2 could not be addressed through subsequent local structure planning and subdivision processes. Accordingly, it was decided that the vegetated area on Lot 2 be included within Regional Open Space and the balance of the property, except the north-eastern portion which is affected by the easements for the Western Power transmission lines, be included within the Urban Deferred zone.</p> <p>Following a vegetation assessment of the bushland on Lot 2 by Mattiske Consulting Pty Ltd in June 1999, and subsequent site inspections by officers from the Ministry for Planning, CALM and the Department of Environmental Protection, it was confirmed that the 24 ha of bushland was very degraded and offered little in terms of biodiversity. Furthermore, no Declared Rare or Priority Flora were located during the vegetation survey by Mattiske. Accordingly, it was concluded that the inclusion of the degraded bushland within Regional Open Space was not warranted or appropriate and that the bushland should be included within the Rural zone.</p>		
23	<p>Supports the reservation of Barragup Swamp Pinjarra Road, Barragup in Regional Open Space as it contains significant vegetation which should be protected. (82, CC, 162, PPG, WCG)</p>	<p>The support for particular Regional Open Space proposals is noted.</p>	<p>Noted.</p>	<p>Noted.</p>
24	<p>Supports the reservation of Lot 215 Dunkerton Road in Regional Open Space as it contains significant vegetation which should be protected. (CC, WCG, PPG)</p>	<p>The support for particular Regional Open Space proposals is noted.</p>	<p>Noted.</p>	<p>Noted.</p>
25	<p>Objects to the proposed reservation of Pt Lots 1 and 4 Paterson Road, Pinjarra in Regional Open Space. Notes the floodplain plays an important role in the agricultural practices for stock feed and water supplies and the reservation would divide the property. (83)</p>	<p>Under the draft <i>Inner Peel Region Structure Plan</i> substantial areas of Pt Lots 1 and 4, as well as the properties to the north, were proposed to be included within Regional Open Space on the basis they were within the defined floodway for the Murray and Dandalup Rivers. In response to submissions of objections received on the draft Structure Plan Regional Open Space proposals for these sections of the Dandalup and Murray Rivers were substantially reduced, to principally include the water courses and associated riverine vegetation and topographical features. The Region Scheme reflected the Regional Open Space proposals in the final Structure Plan.</p>	<p>Dismissed, however, the Regional Open Space boundaries for these sections of the Dandalup and Murray Rivers should be simplified and the Regional Open Space be realigned slightly near Paterson Road to include a small section of the Dandalup River.</p>	<p>Agree with WAPC comment and determination. No further evaluation required.</p>

No.	EPA SUMMARY OF SUBMISSIONS	WAPC COMMENT	WAPC DETERMINATION	EPA COMMENT
26	<p>Supports the reservation of the western part of the Threatened Flora Community known as 'Pinjarra 1' and the Threatened Flora Community known as 'Clifton 1' in Regional Open Space as it contains significant vegetation which should be protected. (CC, UBC)</p>	<p>One of the objectives of the Environmental Review prepared for the Region Scheme was to identify and assess regionally significant vegetation which may be suitable to include within Regional Open Space. As documented within the Environmental Review, 'Clifton 1' was not assessed as a part of the Region Scheme as it was not affected by a proposed rezoning under the Region Scheme. It is anticipated that this area will be assessed as a part of the bushplan for the Peel Region to determine its regional significance. Also, the threatened flora community known as 'Pinjarra 1' has not been reserved under Regional Open Space in its entirety. The western portion of the property is in poor condition and is included within the Industrial zone under the Shire of Murray Town Planning Scheme No. 4, currently being used as a BMX track. Therefore, it was not considered appropriate to reserve that portion within Regional Open Space.</p>	Dismissed.	<p>Agree with WAPC comment and determination.</p> <p>No further evaluation required.</p>
27	<p>Supports the inclusion of Murray Locs 727, 277, 252, 1115, 1154, 350, 1181, 427, 431, 306, 504 and 750 in the Peel Regional Park form an essential part of a corridor of native vegetation along the eastern side of the Harvey Estuary. (82, 104, 116, 118, 123, 124, 136, 179, 237, 248, 269)</p>	<p>Murray Locs 727, 277, 252, 1155, 1154, 350, 1181, 427, 431, 306, 504 and 750 Lake Mealup Road, Point Grey / Birchmont are situated near Mealup Point on the eastern side of the Harvey Estuary. Murray Locs 1154, 427, 431, 306 and 504 generally contain wetland areas and associated vegetation. The properties are currently zoned Rural under the Shire of Murray Town Planning Scheme No. 4. Under the draft and final <i>Inner Peel Region Structure Plans</i> the areas were identified for Regional Open Space, which has been subsequently reflected in the Region Scheme.</p> <p>The majority of Murray Loc 1155, Pt Lot 350 and Loc 750, Lake Mealup Road, Birchmont have been extensively cleared. The properties are currently zoned Rural in the Shire of Murray Town Planning Scheme No. 4. Under the draft and final <i>Inner Peel Region Structure Plans</i> the areas were retained as Rural, which has been subsequently reflected in the Region Scheme.</p> <p>The majority of Loc 1181 Lake Mealup Road, West Pinjarra, is included within the Rural zone, with less than 1 ha of the north-eastern corner of the 40 ha property being proposed to be included within Regional Open Space. The portion of Loc 1181 that it is to be included within Regional Open Space contains fringing vegetation for Lake Mealup. Lake Mealup is currently owned and managed by the Lake Mealup Preservation Association as a private conservation reserve. (A submission from the affected landowners was received on the Regional Open Space proposal affecting Loc 1181 - refer to Submission No. 20a.)</p> <p>The northern portion (53.4 ha) of Loc 277 Lake Mealup Road, Point Grey was proposed to be included within Regional Open Space. This proposed reservation was consistent with the final <i>Inner Peel Region Structure Plan</i>. However, it is now proposed to exclude approximately</p>	Noted.	Noted.

No.	EPA SUMMARY OF SUBMISSIONS	WAPC COMMENT	WAPC DETERMINATION	EPA COMMENT
		<p>9 ha of land that has been partly cleared. (A submission from the affected landowner was received on this proposal - refer to Submission No. 168).</p> <p>Loc 252 Lake Mealup Road, Birchmont is approximately 51 ha and almost all of the property is covered with vegetation. The south-eastern portion of the property contains the northern portion of a wetland which extends into the McLarty Nature Reserve, which is to the south of Loc 252. The property is currently zoned rural in the Shire of Murray Town Planning Scheme No. 4. Under the draft and final <i>Inner Peel Region Structure Plans</i> the property was identified for Regional Open Space, which was subsequently reflected in the Region Scheme. (A submission from the affected landowners was received on this proposal - refer to Submission No. 52)</p> <p>Approximately 40% of Loc 727 Lake Mealup Road North, Birchmont is included within the Rural zone, with 169.3 ha of the northern portion and south-western corner being proposed to be included within Regional Open Space. The proposed reservation for the northern portion of the property is larger than the Regional Open Space area depicted on the draft and final <i>Inner Peel Region Structure Plans</i>, so as to include a ridge line. The proposed reservation within the south-western corner contains an area of vegetation in good condition.</p>		
28	Supports the minimisation of the Urban Deferred zone over Point Grey as the area includes important nature reserves. (179, 269)	See section 2.6.2 of the <i>Report on Submissions</i> .	Dismissed.	<p>The amendment to the Shire of Murray's town planning scheme to rezone Point Grey for urban development was formally assessed by the EPA pursuant to Part IV of the EP Act. The Region Scheme is consistent with the EPA's objectives and recommendations</p> <p>No further evaluation required.</p>
29	Objects to the development proposal for Point Grey within Amendment 104 in the Shire of Murray Town Planning Scheme No. 4. (123)	Refer to section 2.6.2 of the <i>Report on Submissions</i> in relation to the proposed Urban Deferred zoning under the Region Scheme for Point Grey and section 2.2.5 of the <i>Report on Submissions</i> for information relating to the foreshore reserves at Point Grey.	Noted.	<p>The amendment to the Shire of Murray's town planning scheme to rezone Point Grey for urban development was formally assessed by the EPA pursuant to Part IV of the EP Act. The Region Scheme is consistent with the EPA's objectives and recommendations</p> <p>No further evaluation required.</p>

No.	EPA SUMMARY OF SUBMISSIONS	WAPC COMMENT	WAPC DETERMINATION	EPA COMMENT
30	Objects to the Urban Deferred zone for Point Grey and the proposed development of the area. (82, 248, 269, 292)	Refer to section 2.6.2 of the <i>Report on Submissions</i> in relation to the proposed Urban Deferred zoning under the Region Scheme for Point Grey.	Noted.	The amendment to the Shire of Murray's town planning scheme to rezone Point Grey for urban development was formally assessed by the EPA pursuant to Part IV of the EP Act. The Region Scheme is consistent with the EPA's objectives and recommendations No further evaluation required.
31	Objects to the proposed deletion of the 'Regional Open Space' from low-lying areas to the south-east of Point Grey, the foreshore reservation on the western side of the Point Grey Peninsula, and the linkages of reserve 7502 with Murray Loc 727 and Reserve 2707 as would contribute to the deletion of land for wildlife corridors along the southern Peel Inlet and eastern Harvey Estuary. (104, 118, 123, 124, 136, CC, 179, 248, 269, PPG, WCG)	See section 2.2.5 of the <i>Report of Submissions</i> .	Dismissed.	The amendment to the Shire of Murray's town planning scheme to rezone Point Grey for urban development was formally assessed by the EPA pursuant to Part IV of the EP Act. The Region Scheme is consistent with the EPA's objectives and recommendations No further evaluation required.
32	Supports an increase in the Regional Open Space reservations at Point Grey. (82, WCG, CC)	Refer to section 2.2.5 of the <i>Report on Submissions</i> for information relating to the foreshore reserves at Point Grey.	Dismissed.	The amendment to the Shire of Murray's town planning scheme to rezone Point Grey for urban development was formally assessed by the EPA pursuant to Part IV of the EP Act. The Region Scheme is consistent with the EPA's objectives and recommendations No further evaluation required.
33	Conservation of a corridor of land north of Mandurah, between Fremantle-Mandurah Road and the coast is proposed. This area includes Quindalup Dunes and coastal heathland designated for conservation. (82, CC, WCG)	Refer to 19 above.	Dismissed.	Prior to the Urban Deferment in Madora being lifted by the WAPC measures should be in place to ensure that the landscape and vegetation values will be maintained as part of future subdivision and development.

No.	EPA SUMMARY OF SUBMISSIONS	WAPC COMMENT	WAPC DETERMINATION	EPA COMMENT
34	<p>Objects to the proposed reservation of Pt Lot 193 Fiegert Road, Barragup in Regional Open Space as the conservation values of the remnant vegetation in the eastern portion can be adequately protected by development control guidelines without rezoning the whole area to ROS. The majority of the eastern portion of the land has high capability for sewer residential development and should be zoned to allow development in an environmentally sensitive manner. (84, S/M)</p>	<p>Under the draft <i>Inner Peel Region Structure Plan</i> the western portion (approximately 14.7 ha) of the property, which is flood-prone and contained part of the wetland, was proposed to be included within Regional Open Space. The width of Regional Open Space varied from 150 m at the northern property boundary to 400 m at the southern property boundary. In the draft Structure Plan document it noted that the vegetation on the property was in reasonable to good condition, but it was decided not to include the whole property in order to reduce land acquisition costs. It was also acknowledged that if special rural development was allowed over the balance of the lot, building envelopes and clearing constraints should be applied. In response to correspondence received from the landowner advising of the development intentions for the land, the property was inspected by a Ministry for Planning officer in March 1997. A comprehensive review of the Regional Open Space proposals contained in the draft Structure Plan was undertaken, particularly in light of the submissions of objections received regarding the Regional Open Space proposals for the Murray River and the conservation groups identifying areas they considered should be protected. This resulted in a different set of criteria being used to determine the Regional Open Space in the final Structure Plan. For the majority of the properties along the Murray River this resulted in a substantial reduction of the Regional Open Space; however, due to increased emphasis being place on the protection of land containing natural vegetation in the final Structure Plan, for some properties within the region the extent of Regional Open Space was actually increased.</p> <p>In relation to Lot 193, this process resulted in the entire property being included within Regional Open Space, as it contained natural vegetation in reasonable to good condition. The overall reduction of the Regional Open Space also provided the opportunity to review the previous position regarding the ultimate acquisition of all of Lot 193. This was seen to be more desirable than relying on the partial protection of the vegetation through the special rural development.</p>	Dismissed.	<p>Agree with WAPC comment and determination.</p> <p>No further evaluation required.</p>
35	<p>Supports the Regional Open Space reservation for Pt Lot 193 Fiegert Road Barragup. Notes the land supports three remnant native vegetation complexes of regional significance and is a valuable fauna habitat. Objects to the current rezoning application due to the need to clear native vegetation. (82, CC, 162, PPG, 248, WCG)</p>	<p>The support for the reservation of the property within Regional Open Space is noted.</p> <p>Refer to No. 34 above.</p>	Noted.	Noted.

No.	EPA SUMMARY OF SUBMISSIONS	WAPC COMMENT	WAPC DETERMINATION	EPA COMMENT
36	<p>Objects to the proposed Regional Open Space reservation over Lot 500 Old Coast Road, Falcon. Requests reservation be altered as the current reservation boundary impacts upon the existing residence and the suggested boundary is in line with the improvements on the property and existing protection areas. (85)</p>	<p>There is a small existing foreshore reserve between the property and the actual Harvey Estuary, which varies in width from 5 m on the northern side to approximately 30 m on the southern side. Under the draft <i>Inner Peel Region Structure Plan</i> an area of Regional Open Space, varying in width from 60 m on the northern side to 20 m on the southern side, was proposed over western part the property, which was in addition to the reserve. In response to the submission lodged by the landowner on the draft Structure Plan, the area of Regional Open Space was reduced to set the reservation back from the existing residence on the property. However, in the preparation of the draft Region Scheme, the Regional Open Space boundary from the draft Structure Plan was used instead of the final Structure Plan boundary. Accordingly, it would be appropriate for the reservation on Lot 500 to be reduced generally in accordance with the landowner's submission.</p>	Upheld.	<p>Agree with WAPC comment and determination.</p> <p>No further evaluation required.</p>
37	<p>Objects to the proposed reservation of Lots 17, 18 and 19 Lakes Road, Mandurah in Regional Open Space. Recommends the reservation be removed from the Region Scheme as it does not follow the contour of the land, includes landscaped garden and lawns, would intrude upon privacy and could increase environmental hazard and disturbance of wildlife. (91)</p>	<p>Lots 17, 18 & 19 are Rural Residential lots on Lakes Road (South), Greenfields adjacent to Crown Reserve 26351 containing Goegrup Lake. Reserve 26351 does not provide a suitable foreshore reserve for Goegrup Lake, as the portion of the reserve at the rear of these lots is subject to inundation up to the rear of the subject lots. Accordingly, in the draft and final versions of the <i>Inner Peel Region Structure Plan</i> the portions of these properties within the floodway for the Serpentine River were included within Regional Open Space. This reservation proposal would ultimately enable the creation of a 50 m wide foreshore reserve linking the more substantial areas of wetland vegetation contained in Crown reserves immediately to the north and south of the lots.</p> <p>It is acknowledged that when the reserved land is acquired and transferred to public ownership, this may slightly reduce privacy and security of the residence on Lot 19. However, the proposed reservation boundary is setback approximately 20 m from the residence on Lot 19 and public access can be managed by the provision of walk trails and property fences. Accordingly, the creation of a public reserve in the longer term should have minimum impact on the privacy and security of the existing residence. It is also acknowledged that the public access may have to be restricted in order to minimise any adverse impact on wetland vegetation.</p>	Dismissed, but agree to rationalise the number of line segments in the proposed Regional Open Space boundary.	<p>Agree with WAPC comment and determination.</p> <p>No further evaluation required.</p>
38	<p>Concerned Regional Open Space reservations will not necessarily protect riparian vegetation. Recommends all riparian vegetation be protected. The failure to protect riparian vegetation would result in harm to the ecosystem, loss of biodiversity and degradation of watercourse values. (94, CC, WRC)</p>	<p>The Region Scheme proposes to include within the Regional Open Space reservation substantial areas of riparian vegetation along the Serpentine and Murray Rivers, as well as around the Peel Inlet - Harvey Estuary, in Regional Open Space. Notwithstanding this, it is acknowledged that some small sections of the foreshores for the Peel Inlet - Harvey Estuary may have to be increased slightly in the future following further planning investigations and public consultations. For more information on this issue see the planning comments in</p>	Dismissed.	<p>The EPA is satisfied that regionally significant conservation values are adequately protected by the regional open space.</p> <p>No further evaluation required.</p>

No.	EPA SUMMARY OF SUBMISSIONS	WAPC COMMENT	WAPC DETERMINATION	EPA COMMENT
		<p>response to the City of Mandurah's submission (Submission No. 294a). Furthermore, the inclusion of the upper reaches of the Murray and Dandalup Rivers within Regional Open Space could be the subject of future amendments to the Region Scheme following further planning investigations and public consultations.</p> <p>Environmental Management Measure No. 4 proposed in the Environmental Review requires a Vegetation Survey to be undertaken prior to any rezoning of land where there is riparian vegetation or more than 1 ha of native vegetation. The survey findings will be required to be taken into account when considering proposals for rezoning, subdivision and development.</p> <p>The EPA objective within the Instructions for the Environmental Review was to adequately protect riparian vegetation along substantial streamlines. To achieve this objective, Regional Open Space reservations have been provided, where practical and appropriate, around the Peel Inlet - Harvey Estuary. Accordingly, given the current measures to protect riparian vegetation and the EPA objectives, it is considered appropriate that consideration of any further protection of riparian vegetation be considered through future amendments to the Region Scheme.</p>		
39	Suggests the need to consider alternatives to reservation in order to protect riparian vegetation and wetlands in private ownership. (94, WRC)	This issue is addressed in section 2.2.7 of the <i>Report on Submissions</i>	Dismissed.	Noted.
40	Recommends Lots 295 and 296 Alderson Street and Hampton Road be rezoned to Urban Deferred to allow housing development. Adequate conservation measures can be incorporated and land set aside to protect the remnant vegetation. (97)	<p>Under the draft <i>Inner Peel Region Structure Plan</i> Lot 295 was identified as Future Urban Category B (constrained long-term urban land), with a couple of natural drainage lines traversing the property being reflected as "Open Space Drainage". Most of Lot 296 was identified as Open Space Drainage given the natural drainage line across the northern portion of the property. The southern portion of the Lot 296 was included within the Future Urban Category A2 (medium to long-term urban area). However, due to the low-lying nature of the land and the remnant vegetation on the properties, it was decided to include these properties within a Natural Resource Protection Area in the final <i>Inner Peel Region Structure Plan</i>, where further planning and environmental investigations were required.</p> <p>The <i>Pinjarra Urban Expansion Strategy</i> prepared by BSD consultants for the Shire of Murray in July 1998 does identify the subject lots for future residential development. However, it also stipulates that prior to the development of these lots a Resource Protection Study should be carried out to enable the protection of remnant vegetation over the lots.</p>	Dismissed.	No further evaluation required.

No.	EPA SUMMARY OF SUBMISSIONS	WAPC COMMENT	WAPC DETERMINATION	EPA COMMENT
		<p>Given that Lots 295 and 296 were included within a Natural Resource Protection Area in the final Structure Plan and it was considered that there was a need to undertake vegetation surveys prior to the rezoning of the land, it was decided to include these lots within the Rural zone of the Region Scheme. Lot 295 is also situated approximately 100 m east of the proposed expanded East Pinjarra Industrial Area. Therefore, it would also be appropriate to determine the appropriate buffer area requirements for the industrial area prior to any proposal for rezoning Lot 295 for residential purposes.</p>		
41	<p>Objects to the proposed reservation of Lot 3 Murray Bend Drive, Ravenswood in Regional Open Space. Notes the property has been managed in a responsible manner while in private ownership and requests the property be excluded from the reservation given the inaccuracy of the floodplain mapping used, the minimal development pressures being faced and the current restrictions relating to development in the floodway. (98)</p>	<p>Essentially all of Lot 3 is included within the defined floodway for the Murray River. There is an old residence on the eastern portion of the property, which is approximately 10 m to 15 m from the edge of the river. The balance of the property is parkland cleared. All of the property was proposed to be included within Open Space - Conservation under the draft <i>Inner Peel Region Structure Plan</i>. The landowners did make a submission objecting to the inclusion of the property within Regional Open Space; however, it was dismissed and accordingly; the property was retained within Open Space under the final Structure Plan. Likewise, the draft Region Scheme included the entire property within the Regional Open Space reservation.</p> <p>While existing residential properties along the Murray River in North Yunderup have not been included within Regional Open Space, significant wetland areas, as well as existing foreshores along the Murray River in North and South Yunderup have been included within Regional Open Space.</p>	Dismissed.	<p>Agree with WAPC comment and determination.</p> <p>No further evaluation required.</p>
42	<p>Objects to the proposed reservation over the eastern portion of Lot 94 Greenwood Way, Barragup in Regional Open Space. Considers the reservation is inappropriate given the clearance of vegetation and the construction of a bung wall on the property. (99)</p>	<p>Under the draft <i>Inner Peel Region Structure Plan</i> the eastern half of the property was proposed to be included within Regional Open Space, as the boundary was based on the former fringing wetland vegetation. The landowner made a submission of objection on the draft Structure Plan. Accordingly, under the final Structure Plan the property was excluded from Regional Open Space as the remnant vegetation had been removed and a bung wall constructed at the eastern end of the property. In the preparation of the Region Scheme, it was considered that it was not appropriate for the foreshore of Lot 94 to not be reserved when the properties to the north and south of the property were subject to foreshore reservations. Accordingly, a 40 m wide reservation was identified for Lot 94 which was consistent with the reservation width for the properties to the north. This would provide the potential for the inclusion of the edge of Black Lake and provide public access to the area in the future.</p>	<p>Upheld in part, with the Regional Open Space foreshore reservation for Lot 94 (and for Lots 95 & 96) Greenwood Way, Barragup being reduced from a maximum width of 40 m to 30 m.</p>	<p>Agree with WAPC comment and determination.</p> <p>There are no regionally significant environmental values on the subject land.</p> <p>No further evaluation required.</p>

No.	EPA SUMMARY OF SUBMISSIONS	WAPC COMMENT	WAPC DETERMINATION	EPA COMMENT
		In November 1998 the Minister for Planning upheld an appeal against a decision of the WAPC to refuse a two lot subdivision application for the land. A condition of the appeal was that a 30 m wide foreshore reserve be ceded free of cost. Given this appeal decision, it would be appropriate that the Regional Open Space foreshore reservation for Lot 94, as well as for Lots 95 and 96 to the north, be reduced from a maximum width of 40 m to 30 m.		
43	Objects to the proposed reservation of Lots 12, 13 & 14 Bedingfeld Road, Pinjarra in Regional Open Space. Questions the need to include substantial areas of privately owned land within Regional Open Space. (100, 211)	The western portions of the properties, which are outside the defined floodway for the Murray River, are zoned Residential Development in the Shire of Murray Town Planning Scheme No. 4 with the balance of the properties being included within the Rural zone. Under the draft <i>Inner Peel Region Structure Plan</i> the portions of the properties within the floodway were included within Regional Open Space. In response to a submission of objection received from the landowners on the draft Structure Plan, the extent of the Regional Open Space in the final Structure Plan was slightly reduced to exclude some cleared land and part of the orchard on Lot 14. Consequently, only the river valley is included within the proposed Regional Open Space.	Upheld in part, with the Regional Open Space reservation boundary on Lot 14 being moved further east to bring it into alignment with the reservation boundary over Lot 15.	Agree with WAPC comment and determination. There are no regionally significant environmental values on the subject land. No further evaluation required.
44	Objects to the proposed reservation over Lot 44 Stock Road, Stakehill in Regional Open Space as it is considered to be excessive. (102)	The proposed Regional Open Space reservation covers approximately 9.5 ha of the 15 ha property. The proposed reservation boundary reflects the edge of the wetland area on the eastern side of the property. The wetland generally is considered to be of regional significance as it is protected under <i>Environmental Protection (Swan Coastal Plain Lakes) Policy, 1992</i> (subject to review). Upon further examination of the aerial photography it was concluded that it would be logical to move the proposed Regional Open Space boundary approximately 10 m further east to coincide with the edge of the wetland vegetation and internal fence line.	Upheld in part, as it is agreed to move the proposed Regional Open Space boundary through Lot 44 Stock Road, Stakehill 10 m further to the east, to coincide with the edge of the wetland vegetation and internal fence line.	Agree with WAPC comment and determination. There are no regionally significant environmental values on the subject land. No further evaluation required.
45	Objects to the proposed Regional Open Space reservation over Pt Lot 32 Culceenup Road, North Yunderup. Notes surrounding properties are included within the Urban zone. (106)	Pt Lot 32 Culceenup Road, North Yunderup is a 1.6 ha property of a battleaxe lot configuration that is zoned rural in the Shire of Murray Town Planning Scheme No. 4. Pt Lot 32 is vacant and parkland cleared. There are residential properties east, west and south of the property, which are all within the defined floodway for the Murray River. Under the draft <i>Inner Peel Region Structure Plan</i> all of the property, except for the 20 m wide access leg, was included within Regional Open Space. Under the final Structure Plan all of the property was included within Regional Open Space. Given that the property has been essentially cleared and is situated between existing residential lots, it is agreed that the reservation should be deleted from the property.	Upheld, with Pt Lot 32 Culceenup Road, North Yunderup being excluded from the Regional Open Space reservation and included within the Rural zone.	Agree with WAPC comment and determination. There are no regionally significant environmental values on the subject land. No further evaluation required.

No.	EPA SUMMARY OF SUBMISSIONS	WAPC COMMENT	WAPC DETERMINATION	EPA COMMENT
46	The Riverglades Caravan Park (Furnissdale) should be removed from the designated floodway and the area revegetated with samphire. (PPG)	The Riverglades Resort Strata Council on behalf of all owners and residents of Riverglades Resort lodged a submission of objection to the Regional Open Space reservation proposed for their property (refer to Submission No. 74). In the determination of this submission it was considered appropriate to exclude the caravan/boat holding yard, tennis court and bowling green from the Regional Open Space reservation, but the samphire flat areas behind these facilities would be retained, which is in addition to the existing 50 m wide foreshore within the Regional Open Space.	Dismissed.	Agree with WAPC comment and determination. No further evaluation required.
47	Wide foreshore reserves with native vegetation rehabilitation should be applied to Wilgie Creek, North Yunderup to protect the integrity of the creek and to act as a buffer for odour and mosquito problems. (PPG)	It is understood that the Shire of Murray, in consultation with the Water and Rivers Commission, is in the process of preparing a management plan for the Wilgie Creek area, which would address the type of management issues raised within this submission.	Noted.	Agree with WAPC comment and determination. No further evaluation required.
48	Supports the inclusion of Lot 216 Fiegert Road in Regional Open Space. (PPG)	Support for particular Regional Open Space proposals noted.	Noted.	Noted.
49	Supports the inclusion of Ravenswood Paperbark Swamp and Marlee Road Reserve in Regional Open Space. (PPG)	Support for particular Regional Open Space proposals noted	Noted	Noted.
50	Objects to the proposed Perth-Bunbury Highway (Peel Deviation) as would lead to further pressures on the environment, which would impact on wildlife corridors and habitat and cause degradation of wetlands and the Estuary east of the Harvey Estuary. Concerned about the potential effect the Highway will have on rural land and bushland. Supports the widening of the South Western Highway as an alternative. (82, 89, 116, 118, 123, 124, 136, WCG, 179, 237, 248)	Section 2.3.2 of the Report on Submissions outlines information in relation to the Perth-Bunbury Highway (Peel Deviation).	Dismissed.	The EPA has resolved that the current alignment for Peel Deviation could be made environmentally acceptable if a vegetation impact mitigation program is developed and implemented (south of the Harvey River) to ensure that areas of conservation significance are protected to offset the impacts on the biological values of the proposed National Park (including McLarty and Clifton MPA's). However, if an adequate off-set package cannot be prepared then the EPA expects the Peel Deviation (south of the Harvey River) to be realigned to as far as practicable, avoid or minimise impacts on the Clifton and McLarty Management Priority Areas. In the event that the Peel Deviation is required to be

No.	EPA SUMMARY OF SUBMISSIONS	WAPC COMMENT	WAPC DETERMINATION	EPA COMMENT
51	<p>Objects to the proposed northern alignment of the Perth-Bunbury Highway (Peel Deviation) due to adverse affect on Lots 187 to 192, Lots 202 to 209, Lots 1 to 4 and Lot 225. Notes there are many pockets of remnant vegetation on the land which provides a sanctuary for many species of native fauna and wildlife, surrounding the Goegrup Lakes. The proposed Highway will have a significant impact on this natural environment. Suggests the alignment of the northern portion of the Perth-Bunbury Highway (Peel Deviation) be realigned reflecting the proposed Northern Option 3. (146, 158, 160, 178, 284)</p>	<p>See section 2.3.2 of the <i>Report on Submissions</i>.</p>	<p>Dismissed.</p>	<p>realigned then the Peel Region Scheme will also need to be amended to include the revised alignment.</p> <p>The EPA is satisfied the potential impacts of the northern section of the Peel Deviation on regionally significant vegetation have been minimised.</p> <p>Refer to Section 4.4 for further comment.</p>
52	<p>Objects to the proposed Regional Open Space reservation over part of Lot 34 Old Coast Road, Herron as will change the appeal of the property. Considers the conservation values of the property will still be protected through the reservation although public access could destroy these values. (126)</p>	<p>Under the draft and final <i>Inner Peel Region Structure Plans</i> a foreshore reserve was proposed over the eastern portion of the property, being part of Regional Open Space for the Peel Regional Park. The Regional Open Space reservation in the Region Scheme is consistent with what was shown in the Structure Plan. According to cadastral boundaries, the reservation varies in width from 5 m to 60 m, however, the reservation will actually result in a foreshore containing a strip of dry land of approximately 20 m in width. It should be noted that the City of Mandurah in its submission (No. 294a) recommended that where foreshore reservations for the Harvey Estuary are less than 50 m in width they should be examined in further detail.</p> <p>The main purpose for the foreshore reservation around the Harvey Estuary is ultimately to provide continuous public access along the foreshores of the Estuary. While it is commendable that the landowners have revegetated the property, the inclusion of all of the Harvey Estuary foreshores within public ownership will also provide the opportunity for such foreshores to be effectively managed in accordance with an overall management plan for the Peel Regional Park. Some of the foreshore areas will be managed as public recreational areas, with appropriate public facilities being provided (e.g. car parking areas), whereas other areas will be managed principally for conservation purposes, where public access will be limited (e.g. restricted to defined walk trails only).</p>	<p>Dismissed.</p>	<p>Agree with WAPC comment and determination.</p> <p>No further evaluation required.</p>

No.	EPA SUMMARY OF SUBMISSIONS	WAPC COMMENT	WAPC DETERMINATION	EPA COMMENT
53	<p>Objects to the proposed reservation of Lot 9 Camp Road, Pinjarra in Regional Open Space, questioning how the reservation was determined and raising concerns with the potential impacts on the habitat of local flora and fauna due to public access, noting they have maintained the river bank in its natural state. (130)</p>	<p>Lot 9 Camp Road, Pinjarra is situated on the western side of the Murray River within the Pinjarra townsite. The 1.8 ha property contains a residence and approximately half of the property is within the floodway for the Murray River. Under the Shire of Murray Town Planning Scheme No. 4 the portion of the property within the floodway is zoned Rural and the balance of the land is zoned Residential Development.</p> <p>Under the draft <i>Inner Peel Region Structure Plan</i> the portion of the property within the floodway was included within Regional Open Space; however, in the final Structure Plan the proposed Regional Open Space area over the property was substantially reduced. The Region Scheme reflected the final Structure Plan, with the Regional Open Space reservation ranging in width from 10 m to 30 m. Generally the land outside of the floodway has been included within the Urban zone of the Region Scheme.</p>	Dismissed.	<p>Agree with WAPC comment and determination.</p> <p>No further evaluation required.</p>
54	<p>Objects to the proposed reservation of Lot 16 Blue Gum Way, Murray Lakes in Regional Open Space. Questions why property has been included, particularly when land on the eastern side of the drain has not been included. Questions why the land is required as the drain is a swamp in the winter, with tiger snakes in summer and is not maintained. Notes there is no possibility for recreational pursuits and the landowner has no intentions of clearing the rear portion. It also has no a distinctive landscape value. (131)</p>	<p>The property is one of seven properties on Blue Gum Way that backs onto an existing drain reserve, which is approximately 50 m in width and contains a natural drainage watercourse. A significant portion of the vegetation along this watercourse has been retained.</p> <p>Under the draft <i>Inner Peel Region Structure Plan</i> the proposed Regional Open Space for the watercourse at the rear of the property reflected the floodway defined in the 1983 Murray River Flood Study. This resulted in the rear portions of the Special Rural lots backing onto the drainage reserve being included within Regional Open Space. In response to public submissions received on the draft Structure Plan, the extent of proposed Regional Open Space for this watercourse was substantially reduced. The revised Regional Open Space proposal, which was reflected in the final Structure Plan and draft Region Scheme, only affected Lots 15 to 18 Blue Gum Way so as to include vegetation associated with the watercourse. In relation to Lot 16, the proposed reservation varies in width from 11.5 m to 20 m.</p> <p>Upon further review of the Regional Open Space reservation proposal affecting Lots 15 to 18, it is considered that the proposed reservation is not essential as the 50 m wide drainage reserve is sufficient to contain the natural watercourse and further development of the lots is limited by the Special Residential zoning under the Shire of Murray Town Planning Scheme No. 4. Accordingly, it is considered that the Regional Open Space reservation affecting Lots 15, 16, 17 and 18 Blue Gum Way should be deleted. However, the reservation over the existing drainage reserve should be retained. (Submission No.67 also relates to this proposal.)</p>	Upheld.	<p>Agree with WAPC comment and determination.</p> <p>No further evaluation required.</p>

No.	EPA SUMMARY OF SUBMISSIONS	WAPC COMMENT	WAPC DETERMINATION	EPA COMMENT
55	<p>Objects to reservation of Lots 16 and 12 Paterson Road, Pinjarra in Regional Open Space. Notes the land has been farmed continuously for about 150 years with the only remaining remnant vegetation being large trees adjacent to the river. Also disputes the accuracy of using floodplain data as the property has not been flooded in the last 150 years. The proposed zoning would impinge on the security, privacy and amenity of the two existing residences while protecting an area with limited conservation values. (142, S/M)</p>	<p>Under the draft <i>Inner Peel Region Structure Plan</i> all of Pt Lot 12 and Lot 13 and the majority of Pt Lot 16 was included within Regional Open Space as most of the land contained within the properties was included within the floodway for the Murray River. The landowners made a submission objecting to the Regional Open Space proposals contained in the draft Structure Plan. In response to the landowners' submission and a subsequent site inspection, the Regional Open Space proposals for the subject properties in the final <i>Inner Peel Region Structure Plan</i> were reduced to a foreshore reservation along the Murray River, which ranged in width from approximately 50 m to 200 m. The draft Region Scheme reflected the Regional Open Space proposals contained in the final Structure Plan.</p> <p>It is acknowledged that the land proposed to be reserved in the Region Scheme has been predominantly cleared; however, it considered appropriate to provide a foreshore reservation of sufficient width to enable the river foreshores to eventually be revegetated and provide for public access along river. While the subject section of foreshore, by being within the floodway for the Murray River, will be protected from more intensive development, the reservation of the foreshore land is required in order to provide public access in the future and enable the foreshore areas to be managed as part of proposed Peel Regional Park.</p> <p>The existing residence and the larger rural sheds will be in excess of 15 m from the proposed reservation boundary. It is considered that when the reserved land is obtained, suitable fencing and appropriate siting of any dual use paths would minimise any potential security or privacy problems for the residence and sheds.</p> <p>Notwithstanding this, following an inspection of the property after the public submission period for the Region Scheme, it was concluded that the Regional Open Space reservation near the residence on Pt Lot 16 could be reduced slightly without compromising regional planning objectives.</p>	<p>Dismissed, but agree to the Regional Open Space boundary being simplified by reducing the number of boundary line segments and agree to a small reduction to the Regional Open Space reservation near the residence on Pt Lot 16 Paterson Road, Pinjarra.</p>	<p>Agree with WAPC comment and determination.</p> <p>No further evaluation required.</p>
56	<p>Objects to the proposed clearing of the following areas:</p> <ul style="list-style-type: none"> • about 86 ha of Cottesloe - Central and South Complex vegetation (8 ha), Yoongarillup Complex vegetation (77 ha), and Karrakatta - Central and South Complex vegetation (1 ha) at Lakelands; 	<ul style="list-style-type: none"> • The objection to the anticipated clearance of Cottesloe Complex vegetation is noted. However, it is considered that the Cottesloe Complex is generally not in good condition as most of the land in the locality has been cleared already. Likewise, the Karrakatta Complex in the area is only minor and under the Region Scheme over 10% of this Complex in this area is to be reserved under Regional Open Space. 	<ul style="list-style-type: none"> • Dismissed. 	<p>Prior to the Urban Deferment in Madora being lifted by the WAPC measures should be in place to ensure that the landscape and vegetation values will be maintained as part of future subdivision and development.</p>

No.	EPA SUMMARY OF SUBMISSIONS	WAPC COMMENT	WAPC DETERMINATION	EPA COMMENT
	<ul style="list-style-type: none"> • about 45 ha of Yoongarillup Complex vegetation (27 ha) and Cottesloe - Central and South Complex vegetation (18 ha) at Melros; and • about 70 ha of Karrakatta - Central and South Complex vegetation (1 ha) at Point Morfitt. (UBC, CC, WCG) 	<ul style="list-style-type: none"> • The concern raised in relation to the anticipated clearing of the Yoongarillup Complex at Melros is noted; however, an Outline Development Plan for the area was approved in July 1999. Also, more than 10% of the Yoongarillup and of the Cottesloe Complexes are to be reserved in Regional Open Space. • The proposed Urban zoning for Point Morfitt under the Region Scheme reflects the inclusion of the Urban Development zone in the City of Mandurah Town Planning Scheme No. 3. Also, an Outline Development Plan has been approved for the development of the area. 	<ul style="list-style-type: none"> • Dismissed. • Dismissed. 	
57	<p>Objects to the proposed reservation of Lot 67 Wilson Road, Pinjarra in Regional Open Space. The foreshore area, which is the subject of the rezoning, has no conservation values or distinctive landscapes. Furthermore, if the foreshore did have values and was to be adequately protected access by the public would also need to be restricted. (145)</p>	<p>Lot 67 Wilson Road, Pinjarra is a 2.2 ha rural property on the southern side of the Murray River within the Pinjarra townsite. Under the draft <i>Inner Peel Region Structure Plan</i> the portion of Lot 67 that was within the floodway for the Murray River was proposed to be included within Regional Open Space. Under the final Structure Plan the area of Regional Open Space was reduced to a foreshore, varying in width from 30 m to 60 m. The draft Region Scheme reflected this Regional Open Space boundary and included the balance of the property within the Urban Deferred zone.</p> <p>The submission refers to the brief definition given for Regional Open Space in the Summary Brochure for the draft Region Scheme. The criteria used for defining the proposed Peel Regional Park, which is to include the reserved portion of Lot 67, are outlined in the final <i>Inner Peel Region Structure Plan</i>. The principal criteria used for defining the Region Open Space along the Murray River was to provide a foreshore of a minimum width of 50 m with variations in response to particular physical features, property improvements and environmental considerations..</p>	<p>Dismissed in that the landowners' proposals are not agreed to, but agree to the reservation being reduced slightly for Lot 67 Wilson Road, Pinjarra, in conjunction with a reduction of the reservation over the adjoining Lot 66 so as to exclude property improvements, such as a swimming pool, on that lot.</p>	<p>Agree with WAPC comment and determination.</p> <p>No further evaluation required.</p>
58	<p>Objects to the proposed reservation of Pt Lot 170A and Pt Lot 171, Furnissdale in Regional Open Space. Considers there is no apparent relationship between the proposed zoning and any vegetation lines, existing waterways, permanent waterbodies, EPP Wetlands, threatened communities, declared rare and endangered species or System 6 recommendations. (149)</p>	<p>The brochure for the proposed Peel Regional Park contained in the draft <i>Inner Peel Region Structure Plan</i> report presented the rationale used to determine the proposed reservation boundary over Pt Lots 170A and 171. The boundary for the Regional Open Space in the locality included Tonkin Drive, local dune topography and a track running along the foreshore of the Serpentine River. However, an inspection of the property after the hearing for the submission revealed that the proposed Regional Open Space boundary across Pt Lot 171 cut through a samphire/wetland area.</p>	<p>Upheld in part, with it being agreed to exclude the foreshore areas (approximately 1.45 ha) within the northern portions of Pt Lot 170A and Pt Lot 171 from the Regional Open Space reservation and include within the Rural zone. In conjunction with this it was also determined that</p>	<p>Agree with WAPC comment and determination.</p> <p>The remnant vegetation on the subject lot has been modified and has no regional conservation value.</p> <p>No further evaluation required.</p>

No.	EPA SUMMARY OF SUBMISSIONS	WAPC COMMENT	WAPC DETERMINATION	EPA COMMENT
		<p>Furthermore, the inspection of the property revealed that the northern portions of Pt Lot 170A and Pt Lot 171 have extensive landscaping, buildings and other property improvements which have significantly altered the natural shoreline. Therefore, it was considered appropriate to exclude this section of the foreshore from the Regional Open Space reservation. It was also concluded, with the landowner's agreement, to increase the reservation over Pt Lot 171 north of Tonkin Drive by some 1.66 ha to include all the samphire area west of an existing sand track.</p>	<p>approximately 1.66 ha of samphire area west of an existing sand track and north of Tonkin Drive on Pt Lot 171 be excluded from the Rural zone and included within the Regional Open Space reservation.</p>	
59	<p>Objects to the proposed reservation of Pt Lot 183 Culeenup Road, North Yunderup in Regional Open Space. Notes the property was cleared about 80 years ago for farming purposes and the wetland is under wetland protection. Considers the lot has no conservation value. (161)</p>	<p>Pt Lot 183 Culeenup Road, North Yunderup is a 53.3 ha rural property with a relatively narrow frontage to the western end of Culeenup Road, North Yunderup and extends northwards to Tonkin Drive. There is a residence on the portion of the property fronting Culeenup Road and a significant wetland situated in the centre of the property. The wetland is considered to be of regional significance as it is protected under the <i>Environmental Protection (Swan Coastal Plain Lakes) Policy 1992</i>. Most of the property, including the residence, is within the defined floodway for the Murray River, with only the northern portion of the property being within the floodfringe.</p> <p>In both the draft and final <i>Inner Peel Region Structure Plans</i> Pt Lot 183 was included within the proposed Regional Open Space for the Peel Regional Park. It is proposed that Pt Lot 183 and the relatively large rural properties to the east and west be included within Regional Open Space to protect an extensive wetland area and associated vegetation, most of which is within the floodway for the Murray River. The proposed main boundaries for this area of Regional Open Space is generally Tonkin Drive (northern boundary), Yunderup Road North (eastern boundary), the rear of the residential properties along Culeenup Road (southern boundary) and the Peel Inlet (western boundary).</p> <p>It is acknowledged that sections of the property have been cleared; however, most of the wetland and vegetation areas are still in reasonable condition. A site inspection was undertaken of the property following the hearings for the Region Scheme. The site inspection confirmed that there is a small area of dry land, on which the vegetation has been also substantially modified, in the north-eastern corner of the property. However, it was considered that it would not be appropriate to exclude such a small portion, as Tonkin Drive and the existing lot boundaries at the northern end of the property would provide practical management boundaries for the proposed Regional Open Space area. At the southern end of the property it was concluded that an area of dry land that had been substantially cleared and the land containing the existing residence could be excluded from Regional Open Space and included within the Rural zone.</p>	<p>Upheld in part, with it being agreed that the very southern section of Pt Lot 183 Culeenup Road, North Yunderup, which is approximately 1.77 ha in area be excluded from the Regional Open Space reservation and included within the Rural zone.</p>	<p>Agree with WAPC comment and determination. No further evaluation required.</p>

No.	EPA SUMMARY OF SUBMISSIONS	WAPC COMMENT	WAPC DETERMINATION	EPA COMMENT
60	<p>Objects to the proposed reservation of Loc 277 Lake Mealup Road North, West Murray in Regional Open Space. Notes remnant vegetation is already protected in the vicinity by the Lake Mealup Preservation Society; and WRC and CALM have requested limited access to the eastern side of the estuary due to the fragility of the area. (168, S/M, 211)</p>	<p>Although a substantial Regional Open Space linkage is proposed south of Loc 277 between the Harvey Estuary and Lake McLarty, it is considered appropriate to also have a substantial reservation protecting the remnant vegetation on Loc 277 and providing a linkage between Harvey Estuary and Lake Mealup. Such a reservation would be principally for conservation purposes and therefore public access would be restricted. Notwithstanding the above, approximately 9 ha of the north-eastern portion of the property has been partly cleared and therefore it can be excluded from the Regional Open Space reservation without compromising the provision of a linkage to Lake Mealup or significantly compromising the EPA's objective relating to regionally significant vegetation.</p>	<p>Upheld in part, with it being agreed that approximately 9 ha of the north-eastern portion of the property that has been partly cleared be excluded from the Regional Open Space reservation and included within the Rural zone.</p>	<p>Agree with WAPC comment and determination.</p> <p>The remnant vegetation on the subject lot has been modified and has no regional conservation value.</p> <p>No further evaluation required.</p>
61	<p>Objects to the proposed reservation of Loc 295, 842, 1262 Reserve Road Pinjarra West in Regional Open Space. Notes the property has the potential to be developed for use as an equestrian park which would require the owners to maintain the natural environment. (181)</p>	<p>Locs 295, 842 and 1262 Reserve Road, Nirimba (West Pinjarra) make up a 250 ha rural property situated near Austin Bay of the Peel Inlet. The property is predominately uncleared and abuts the Austin Bay Nature Reserve. All of the property was included within System 6 C50 which relates to the Peel Inlet. Under the draft and final <i>Inner Peel Region Structure Plans</i> all of the property was included within Regional Open Space as part of the proposed Peel Regional Park.</p> <p>The property may not be required for Regional Open Space until the long term; therefore, the landowner could continue the current lawful use of the property and current environmental management of the property. However, given the vegetation on the property and its close proximity to existing conservation reserves and waterbird habitats, it is considered that the environmental attributes of the property would be better protected in the longer term if it was ultimately included within and managed as part of the proposed Peel Regional Park. Accordingly, further development of the property would most likely have detrimental impacts on the environmental qualities of the property.</p>	<p>Dismissed.</p>	<p>Agree with WAPC comment and determination.</p> <p>No further evaluation required.</p>
62	<p>The urban bushland bounded by Allnutt Street, Stirling Grove and the Mandurah Bypass Road in Mandurah contains a significant stand of Tuart trees and other species on the site. This site is proposed for development for the Mandurah Railway Station; therefore adequate provisions must be made to protect the native flora. (186, 190)</p>	<p>It will be part of a management plan at the time of the construction that any native fauna on the site will be captured and relocated safely under the control of CALM. It should also be noted that the proposed Railway terminus will not occupy the entire site, so there may be the opportunity to protect some stands of tuart trees. It is not considered necessary to include any specific provisions in the Region Scheme regarding the protection of the fauna and flora on this particular site.</p>	<p>Noted.</p>	<p>Agree with WAPC comment and determination.</p> <p>No further evaluation required.</p>

No.	EPA SUMMARY OF SUBMISSIONS	WAPC COMMENT	WAPC DETERMINATION	EPA COMMENT
63	Objects to the proposed reservation of Pinjarra Lot G in Regional Open Space as it does not contain remnant vegetation or any other feature of conservation value. (193)	Under both the draft and final <i>Inner Peel Region Structure Plans</i> the entire property, along with the adjacent land containing the historic church and school buildings were included within Regional Open Space. The inclusion of the property within Regional Open Space was considered appropriate as it would create a sizeable foreshore recreation area between the boat launching ramp and associated car park area and Memorial Park to the east. It would also complement this historic precinct of the town.	Dismissed.	Agree with WAPC comment and determination. No further evaluation required.
64	Objects to the proposed regional road reservation over Lot 1221 South Western Highway, Coolup. Design of alignment will result in the destruction of trees and shrubs on both sides of the road. (195)	Under the draft Region Scheme it was proposed to widen this section of the South Western Highway from the existing 20 m wide reserve to a reserve with a nominal width of 90 m, which would enable in the long term the construction of a second carriageway on the eastern side of the existing carriageway. In view of the issues raised in the submission from the owner of Lot 397 (on the eastern side of the highway) and the need to minimise any future road widening requirements from Crown reserve A20585 (System 6 Area C53) to the south, Main Roads WA has agreed to a revised widening requirement from Loc 397 which tapers from 66.3 m at the northern boundary down to 30 m at the southern boundary. Given the second carriage is to be constructed on the eastern side of the existing carriageway and the widening from Lot 195 is principally to allow for some improvements to the existing carriageway and increase to the verge width, most of the existing trees on the western side of the highway can be retained.	Dismissed.	Agree with WAPC comment and determination. The remnant vegetation on the subject lot has been modified and has no regional conservation value. No further evaluation required.
65	Objects to the proposed reservation of Lot 6 Balwina Road, Greenfields in Regional Open Space. Notes it is the least intrusive boundary; however, public access would result in the degradation of the fragile sedge and marshes. (198)	Lot 6 Balwina Road, Greenfields is a 2 ha Special Rural property which abuts Goegrup Lake. Under the draft <i>Inner Peel Region Structure Plan</i> approximately half of the property, which is within the defined floodway for the Serpentine River, was proposed to be included within Regional Open Space as part of the Peel Regional Park. The landowners lodged a submission of objection on the proposal and an officer from the Ministry for Planning subsequently inspected the property. As a result of this, the Regional Open Space reservation was reduced to include only the rear portion of the property that has been fenced off and contains part of a wetland area of Goegrup Lake and associated fringing remnant vegetation. Consequently, the reservation varies in width from approximately 14.5 m to 35 m. The reservation in the draft Region Scheme reflects the revised Regional Open Space proposal in the final Structure Plan. It is anticipated that public access to this section of land reserved under the Region Scheme will be limited when the land is actually acquired, given the environmental sensitivity of the wetland area.	Dismissed.	Agree with WAPC comment and determination. No further evaluation required.

No.	EPA SUMMARY OF SUBMISSIONS	WAPC COMMENT	WAPC DETERMINATION	EPA COMMENT
66	<p>Objects to the proposed foreshore reservation of Lots 9, 10 & 11 Paterson Road, Pinjarra and similar areas in Regional Open Space as the land floods in winter and is steep and therefore unsuitable for public access. (65, 211, 230)</p>	<p>There are ten residential lots along Paterson Road within the Pinjarra townsite that back onto the Murray River. Lots 9, 10 and 11 are three of these lots. Generally the residences and associated buildings are situated on the high portions of these lots near Paterson Road, with there being a moderate to steep drop at the rear of these lots down to the edge of the Murray River.</p> <p>Following a reassessment of the Regional Open Space reservation at the rear of the properties along Paterson Road, in response to submissions from affected landowners it was concluded that, while the reservation could be reduced, it was appropriate for a reservation to be retained to generally include the lower levels of the embankment. The reason was that for the long-term management of the river foreshores, it would be more appropriate to ultimately include the lower levels of the embankment within public ownership, particularly as this section of the river will be subject to increasing public use pressures which will in turn result in the need for a comprehensive foreshore management plan, in the medium to long term. The revised Regional Open Space reservation at the rear of Lots 9 & 10 is now less than 20 m in width.</p>	<p>Upheld in part, with the Regional Open Space reservation over Lots 9 and 10 Paterson Road, Pinjarra being reduced in width by approximately 14 m to 15 m compared to what was shown in the draft Region Scheme. The Regional Open Space reservation over Lot 11 Paterson Road, Pinjarra being reduced from approximately 1118 m² to 551 m².</p>	<p>Agree with WAPC comment and determination.</p> <p>The remnant vegetation on the subject lot has been modified and has no regional conservation value.</p> <p>No further evaluation required.</p>
67	<p>Objects to the reservation of Lot 11 Pinjarra Road, Coodanup proposed as Regional Open Space as it contains no significant conservation resources, no distinctive landscapes and no recreational value. The property was initially denuded of most vegetation and there was some degree of soil erosion from road run-off. The owner has since planted in excess of 250 trees in an attempt to rehabilitate the area. (222)</p>	<p>Under both the draft and final <i>Inner Peel Region Structure Plan</i> a Regional Open Space foreshore of approximately 20 m to 30 m in width was proposed along the eastern side of the property where it abuts the Serpentine River and an associated water course. In the final Structure Plan, though, the portion of the property within the floodway was included within the Floodway Protection Policy Area.</p> <p>Given the development pressures in the locality and that the portion of the property outside of the floodway is zoned Urban Development in the City of Mandurah Town Planning Scheme No. 3, in the preparation of the Region Scheme it was decided to include all of the land within the floodway within the Regional Open Space reservation. Such land in the long term has the potential to be developed as a recreational area and function as a buffer for the wetland areas to the south. However, it would be appropriate to rationalise the Regional Open Space boundary over the western portion of Lot 11 as part of the rationalisation of this section of Regional Open Space so as to exclude recent development on adjoining Lot 20. This will involve a slight reduction in the reservation. The number of line segments in the proposed reservation boundary should be rationalised.</p>	<p>Dismissed, but agreed to rationalise the Regional Open Space boundary over the western portion of Lot 11 Pinjarra Road, Coodanup as part of the rationalisation of this section of Regional Open Space so as to exclude recent development on adjoining Lot 20. The number of line segments in the proposed reservation boundary should also be rationalised.</p>	<p>Agree with WAPC comment and determination.</p> <p>No further evaluation required.</p>

No.	EPA SUMMARY OF SUBMISSIONS	WAPC COMMENT	WAPC DETERMINATION	EPA COMMENT
68	<p>Seeks the inclusion of Lot 52 Old Mandurah Road, Ravenswood within the Urban Deferred zone, rezoning from Rural. Recommends the regional significance of the vegetation on the property be determined at a later date.</p> <p>Notes the commissioning of a scientific evaluation of the land for consideration of inclusion within Regional Open Space. Preliminary assessment indicates the property was cleared approximately 30 years ago, therefore remaining vegetation is mainly regrowth; the rear portion is in moderate condition, but area is heavily affected by die-back disease; the western portion of the property is in good condition, with a dense understorey of shrubs; and the northern portion of the property is in good condition, with weeds mainly restricted to the edge of tracks and areas also affected by die-back disease. (223)</p>	<p>It is acknowledged that under both the draft and final <i>Inner Peel Region Structure Plan</i> Lot 52 was included within the Future Urban - Category B zone and the potential for development of the site was also acknowledged within the Shire of Murray Local Rural Strategy. However, while many of the areas in the Future Urban-Category B zone in the Structure Plan were included in the Urban Deferred zone of the Region Scheme, it was not considered appropriate to include Lot 52 within the Urban Deferred zone due to the need to assess regional significance of the vegetation on the property.</p> <p>It is not considered appropriate to include Lot 52 within the Urban Deferred zone so as to provide increased certainty regarding the future use of the land for the landowners, given the potential regional significance of the vegetation on the property needs to be determined. Whether the land is proposed to be included within the Urban Deferred zone or the Urban zone, such rezoning proposals would have to be referred to the EPA for environmental assessment. It would be through this environmental assessment process for any proposal to rezone Lot 52 for urban purposes that it would be determined whether such a rezoning proposal would be environmentally acceptable. Further environmental and planning investigations may also determine that additional areas of Lot 52 to what is currently proposed in the Region Scheme should be included within Regional Open Space.</p> <p>In recognition that the vegetation on Lot 52 could potentially be of regional significance Mattiske Consulting Pty Ltd was appointed by the WAPC to undertake a flora and vegetation assessment of remnant vegetation on Lot 52. Some of the main findings and conclusions of the assessment by Mattiske are summarised below:</p> <ul style="list-style-type: none"> i) no Declared Rare Flora and Priority Flora Species were found; ii) four plant communities were recorded on the property; and iii) "despite the occurrence of introduced flora and fauna, dieback and vehicular activity, the local and regional significance of Lot 52 is emphasised given it supports an area of native vegetation, albeit modified, that is representative of the structure and floristics of the natural vegetation of the Peel Region" (Mattiske Consulting Pty Ltd 1999:7) <p>Given the findings of the Mattiske assessment, it is considered that further environmental and planning investigations are required, in consultation with CALM, the Department of Environmental Protection, Ministry for Planning, Shire of Murray and the landowners regarding the protection of the conservation values of the bushland on the property and any potential land use proposals for the property</p>	Dismissed.	<p>Agree with WAPC comment and determination.</p> <p>Future studies recommended to determine regional conservation requirements.</p>

No.	EPA SUMMARY OF SUBMISSIONS	WAPC COMMENT	WAPC DETERMINATION	EPA COMMENT
69	<p>Objects to the proposed Regional Open Space reservation for Pt Lot 393 South Yunderup Road, South Yunderup. Notes the property has already been significantly degraded through the movement of vehicles and farm machinery and the land has lost most of the significant vegetation. (225)</p>	<p>The property has not been cleared; however, the vegetation on the northern and eastern portions of the property is degraded. There is a distinct wetland, which has been modified, on the northern portion of the property. However, it is not protected under the <i>Environmental Protection (Swan Coastal Plain Lakes) Policy</i> 1992. The southern 5.8 ha of the property is within the defined floodway for the Murray River.</p> <p>Following the public submission period for the Region Scheme, officers from the Ministry for Planning and the Water and Rivers Commission inspected Pt Loc 393. The site inspection confirmed that the wetland areas and associated vegetation on the northern half of the property were substantially modified and degraded. Therefore, it was considered that the inclusion of most of the property within Regional Open Space was not warranted or appropriate. Furthermore, it was considered appropriate to review the Regional Open Space boundary proposed in the draft Region Scheme in view of the following:</p> <ul style="list-style-type: none"> i) since the release of draft <i>Inner Peel Region Structure Plan</i> in 1996, the Lot 1 (which is still zoned Rural in the Shire of Murray Town Planning Scheme No. 4) and Lot 4 (which has been rezoned to Residential R5), west of Pt Loc 393, have been filled, which has interface implications for any Regional Open Space on Pt Loc 393; and ii) the desirability of rationalising the Urban Deferred boundary over Pt Loc 393 given the Urban Deferred zone boundary for Lot 2, to the west, and Urban zone boundary for Pt Lot 1 (Murray Lakes Golf Course Estate) to the east, and in light of further investigations on the condition of the vegetation on the property. <p>Given the above it was considered that the proposed Regional Open Space reservation for Pt Loc 393 should be reduced to the portion of the property within the defined floodway for the Murray River. That portion of the property that is to be excluded from the Regional Open Space reservation should be retained in the Rural zone pending completion of further environmental and planning investigations for the property and the preparation of an Outline Development Plan, indicating how the development of the property could be integrated with the development of the adjoining lots. When such investigations have been completed, then the WAPC could give consideration to initiating an amendment to the Region Scheme to the transfer the portion of the property within the Rural zone into the Urban Deferred zone</p>	<p>Upheld in part, in that it is agreed to reduce the Regional Open Space reservation to the portion of Pt Loc 393 South Yunderup Road, South Yunderup within the floodway for the Murray River, with the balance of the land that was proposed to be included within Regional Open Space being retained in the Rural zone.</p>	<p>Agree with WAPC comment and determination.</p> <p>The remnant vegetation on the subject lot has been modified and has no regional conservation value.</p> <p>No further evaluation required.</p>

No.	EPA SUMMARY OF SUBMISSIONS	WAPC COMMENT	WAPC DETERMINATION	EPA COMMENT
70	<p>Seeks the inclusion of Lot 91 Lakes Road, Stakehill in the Industrial zone, noting the environmental analysis of the property indicates drainage requirements and the protection of the wetland can be addressed within subdivision design. The vegetation along the eastern strip can be retained for a buffer and the vegetation remnants cannot be regarded as regionally significant given their small size and disturbed condition. (LC)</p>	<p>Only a very preliminary environmental analysis has been undertaken by LandCorp's environmental consultants for the proposed Stakehill industrial area. While the EPA did not require a formal environmental assessment for Amendment No. 141 to the Shire of Murray Town Planning Scheme No. 4, it did advise that there were some key environmental issues associated with the proposed rezoning which needed to be addressed through the preparation of an ODP and the preparation of a Drainage and Nutrient Management Plan. Also see 72 below for further details on this matter.</p>	<p>Dismissed, but it is recommended that the WAPC consider initiating a future amendment to the Region Scheme to rezone Lot 91 Lakes Road, Stakehill from Rural to Industrial, following the preparation of an overall Outline Development Plan for the proposed Stakehill/ Nambelup industrial area.</p>	<p>The EPA has assessed the proposed amendment to the Shire of Murray's Town Planning Scheme pursuant to the Environmental Protection Act.</p>
71	<p>Supports the Industrial zoning at Lakes Road; however, questions the adequacy of the land for this land use. Recommends the Industrial zone be enlarged to include Lots 21, 91, 219 & 299, noting the need for more Industrial land in the future. (138, S/M)</p>	<p>Under the Region Scheme approximately 174 ha of land was included within the Industrial zone at Stakehill, which generally reflected the Future Industrial area shown in the Structure Plan. It was considered appropriate to include only land identified for Future Industry in the Structure Plan within the Industrial zone of the Region Scheme as this would provide sufficient area to demonstrate how the land, which is subject to high groundwater levels and poor natural drainage, could be developed for industrial purposes while complying with EPA's environmental requirements. The long-term industrial land was retained in the Rural zone of the Region Scheme.</p> <p>In September 1999 the Shire of Murray initiated Amendment 141 to its District Zoning Scheme to rezone for industrial purposes not only the 174 ha of land proposed to be included within the Industrial zone in the Region Scheme but also an additional 193 ha, being half of Lot 21 and all of Lot 91 Lakes Road. In December 1999 the WAPC granted consent to advertise the amendment subject to the area of the proposed local rezoning being reduced to reflect the proposed Industrial zone in the draft Peel Region Scheme. Following further discussions between the Shire of Murray and the Ministry for Planning it was agreed that it would be appropriate to prepare an Outline Development Plan (ODP) for the proposed Stakehill/Nambelup Industrial area, given there is a need to address further planning and environmental issues, particularly relating to the rezoning of additional land to what was proposed in the Region Scheme. Accordingly, it was considered appropriate that the proposal to rezone additional land should be subject to an amendment to the Region Scheme. Also see Submissions No. 229 and No. 249 and section 2.6.4 of the <i>Report on Submissions</i>.</p>	<p>Dismissed, but it is recommended that the WAPC consider initiating a future amendment to the Region Scheme for the expansion of the Industrial zone at Stakehill/Nambelup, following the preparation of an overall Outline Development Plan for the proposed Stakehill /Nambelup industrial area.</p>	<p>Noted.</p> <p>Proposed rezoning to the Shire of Murray's Town Planning Scheme has been assessed by the EPA.</p>

No.	EPA SUMMARY OF SUBMISSIONS	WAPC COMMENT	WAPC DETERMINATION	EPA COMMENT
72	<p>Objects to the proposed Regional Open Space reservation over Lots 9 & 10 Paterson Road, Pinjarra. Questions the reasons for the reservation given that canal properties further downstream are not affected by reservations and that no reasons were given as to why land along this section of the Murray River was acquired. (230)</p>	<p>In the draft <i>Inner Peel Region Structure Plan</i> a Regional Open Space foreshore was not proposed for the rear portions of the residential lots along Paterson Road in the Pinjarra townsite. In the review of the draft Structure Plan this was considered a deficiency in the proposed Regional Open Space system along the Murray River, particularly when there were proposed foreshores to the north and south, and on the other side of the river. Accordingly, in the final Structure Plan a Regional Open Space foreshore was shown over the rear portions of these properties, including Lots 9 and 10, which linked the proposed foreshores for the land to the north and south. The draft Region Scheme reflected this proposed Regional Open Space reservation which ranged in width from approximately 20 to 30 metres.</p> <p>Following a reassessment of the Regional Open Space reservation at the rear of the properties along Paterson Road, in response to submissions from affected landowners it was concluded that, while the reservation could be reduced, it was considered appropriate for a reservation to be retained to generally include the lower levels of the embankment. The reason was that for the long-term management of the river foreshores, it would be more appropriate to ultimately include the lower levels of the embankment within public ownership, particularly as this section of the river will be subject to increasing public use pressures which will in turn result in the need for a comprehensive foreshore management plan, in the medium to long term. The revised Regional Open Space reservation at the rear of Lots 9 & 10 is now less than 20 m in width.</p>	<p>Upheld in part, with the Regional Open Space reservation over Lots 9 and 10 Paterson Road, Pinjarra being reduced in width by approximately 14 to 15 m to what was shown in the draft Region Scheme.</p>	<p>Agree with WAPC comment and determination.</p> <p>There are no regionally significant environmental values on the subject land.</p> <p>No further evaluation required.</p>
73	<p>Objects to the proposed Regional Open Space reservation for Lot 10 Bens Road and Lot 11 Grey Road, South Yunderup for 'Regional Open Space'. (235)</p>	<p>The properties have essentially been cleared for cattle grazing. There is also a residence of the eastern portion of Lot 10 and a substantially modified wetland on the western portion of Lot 10 and on the north-western portion of Lot 11. This wetland extends into the adjoining Austin Bay Nature Reserve where it has been protected in its natural state.</p> <p>Lot 10 Bens Road and Lot 11 Beacham Road, South Yunderup are rural properties, situated immediately west of the Austin Bay Nature Reserve. The areas of Lot 10 and Lot 11 are 40 ha and 41.5 ha respectively. The properties have essentially been cleared for cattle grazing. There is also a residence of the eastern portion of Lot 10 and a substantially modified wetland on the western portion of Lot 10 and on the north-western portion of Lot 11. This wetland extends into the adjoining Austin Bay Nature Reserve where it has been protected in its natural state.</p>	<p>Upheld insofar as that it is agreed to include the western portion (approximately 31.8 ha) of Lot 10 Bens Road, South Yunderup within the Regional Open Space reservation, as suggested by the landowner at the submission hearing, and agree to the Regional Open Space reservation for Lot 11 Beacham Road, South Yunderup being reduced to 3.3 ha.</p>	<p>Agree with WAPC comment and determination.</p> <p>There are no regionally significant environmental</p> <p>No further evaluation required.</p>

No.	EPA SUMMARY OF SUBMISSIONS	WAPC COMMENT	WAPC DETERMINATION	EPA COMMENT
		<p>While in the written submission on the Region Scheme one of the landowners objected to the proposed reservation of Lot 10 Bens Road, at the submission hearing he withdrew his objection on the basis that the reservation be extended to cover approximately 30 ha of the property. A subsequent site inspection by Ministry for Planning and CALM officers confirmed that it would be appropriate to extend the Region Open Space reservation over Lot 10 as proposed by the landowner and that the reservation over Lot 11 Beacham Road could be reduced from 8.6 ha to 3.3 ha to exclude cleared dryland.</p>		
74	<p>Objects to Regional Open Space reservation over Lot 92 Greenwood Way, Barragup if it means the land will be taken from them. Purchased property due to natural values and want to see it remain that way. (257)</p>	<p>Lot 92 Greenwood Way, Barragup is a 4.4 ha Special Rural property situated on the western side of Black Lake. Under the draft <i>Inner Peel Region Structure Plan</i> it was proposed that the 75% of the property (3.3 ha) which is seasonally inundated and contains wetland vegetation be included within Regional Open Space for the proposed Peel Regional Park. Following further investigations by Ministry for Planning officers in the area, the reservation was rationalised, with the final Structure Plan proposing a Regional Open Space area over 2.6 ha (59%) of the property. The reservation of the rear half of the property for the Peel Regional Park will protect the natural attributes of the land. However, it is anticipated that the portion of property reserved under the Region Scheme will not be required until the long term; therefore, the reserved land could be retained by the landowner for the foreseeable future.</p>	Dismissed.	<p>Agree with WAPC comment and determination.</p> <p>No further evaluation required.</p>
75	<p>Objects to the proposed Regional Open Space reservation over Pt Lot 169 Beacham Street, Coodanup as it would adversely affect the eastern boundary of the property and the reservation boundary does not appear to be based upon any planning, environmental or engineering rationale. Also, notes the foreshore reservation is excessive, being increased since the Structure Plan. (265)</p>	<p>An inspection of the property by officers from the Ministry for Planning and the Water and Rivers Commission after the public submission period for the Region Scheme confirmed that the Regional Open Space reservation proposals did not adequately take into account the physical characteristics and environmental attributes of the property. Furthermore, it was acknowledged that the narrow Regional Open Space reservation north of Peel Parade on the south-eastern portion of the property would not serve any useful purpose, given that Peel Parade already forms an established foreshore boundary and there are no wetlands areas on this portion of the property. Accordingly, following further discussions with the landowner's new planning consultants (Taylor and Burrell) a revised Regional Open Space reservation was determined. The revised Regional Open Space reservation overall does represent a reduction in the area of Regional Open Space to what was previously proposed; however, the revised Regional Open Space reservation has regard to the physical characteristics and environmental attributes of the property.</p>	<p>Upheld in so far as it is agreed that the Regional Open Space reservation over the northern portion of Pt Lot 169 Beacham Street, Coodanup be re-configured: that the boundary of the Regional Open Space reservation over the south-western portion of Pt Lot 169 Beacham Street, Coodanup be modified slightly; and that the Regional Open Space reservation over the south-eastern portion of the Pt Lot 169 Beacham Street, Coodanup be deleted and such land be included within the Urban zone.</p>	<p>Agree with WAPC comment and determination.</p> <p>No further evaluation required.</p>

No.	EPA SUMMARY OF SUBMISSIONS	WAPC COMMENT	WAPC DETERMINATION	EPA COMMENT
76	Objects to the proposed reservation of Lot 7 Balwina Road, Greenfields in Regional Open Space. Notes the landowners are in the best position to care for their property and reservation may result in damage to the existing environment. (272)	The Regional Open Space reservation for Lot 7 under the draft Region Scheme reflects the proposals within the final Structure Plan. The reservation for each of the Special Rural lots in the locality does vary, as the boundary of the reservation has been determined having regard to the extent to which the lots intrude into the wetland area, the remnant vegetation on the properties and any significant property improvements. Consequently, the reservation over Lot 7 is wider than the other lots as it extends further into the wetland area and contains a significant area of remnant vegetation, with the width of the proposed reservation at the rear of the property ranging from approximately 64 m to 90 m in width. The reservation over Lot 6, immediately south of Lot 7, reflects the portion of Lot 6 that has been fenced off and contains part of a wetland area and associated vegetation. Accordingly, the current reservation area for Lot 7 is considered appropriate and should not be reduced as recommended by the landowner.	Dismissed.	Agree with WAPC comment and determination. No further evaluation required.
77	Objects to the proposed reservation of Lot 93 Fowler Road, Stakehill in Regional Open Space as the property has no significant conservation value. Notes the property is comprised of pasture and trees and has no distinctive landscapes with the exception that the Serpentine River divides the property into two parts. Wishes to use the property for rural uses or a private golf course. (276)	In response to the submission of objection received from the landowner, officers from the Ministry for Planning and the Water and Rivers Commission inspected the property. Following the site inspection and further consultations with CALM and the Department of Environmental Protection, it was determined that the proposed Regional Open Space reservation for Lot 93 could be reduced by 18 ha so as to exclude cleared land and a few small pockets of bushland that have been disturbed by past livestock grazing activities. However, it was still considered appropriate to retain the Serpentine River foreshore areas and associated wetlands (including the two EPP Lakes) and their buffer areas within Lot 93 within the Regional Open Space reservation. Such areas would ultimately be acquired and managed as part of the proposed Peel Regional Park.	Upheld in part, with it being agreed to reduce the proposed Regional Open Space reservation for Lot 93 Fowler Road, Stakehill from 128 ha to approximately 110.5 ha, so as to exclude cleared land and a few small pockets of bushland that have been disturbed by past livestock grazing activities.	Agree with WAPC comment and determination. No further evaluation required.
78	Objects to the proposed reservation of Lot 3 Old Mandurah Road, Ravenswood in Regional Open Space. Notes the part of the property adjacent to the foreshore is heavily vegetated, although there have been no studies to determine the specific conservation value of the land. (278)	While there has been no site-specific study on the conservation values of land proposed to be reserved nor detailed investigations to determine appropriate public access arrangements for Pt Lot 3, the main criteria used to determine the boundaries of the Regional Open Space along the Murray River are outlined in the final <i>Inner Peel Region Structure Plan</i> . Notwithstanding this, it is considered that the proposed foreshore reservations for Pt Lot 3, generally being a minimum of 50 m in width, is sufficient to provide public access to most of the foreshore upon the acquisition of the reserved land.	Dismissed, but agreed to a very minor reduction to the Region Open Space reservation on the north eastern portion of the property to provide a reasonable clearance between the existing residences on that portion of the property and the Regional Open Space boundary.	Agree with WAPC comment and determination. No further evaluation required.

No.	EPA SUMMARY OF SUBMISSIONS	WAPC COMMENT	WAPC DETERMINATION	EPA COMMENT
79	<p>Recommends inclusion of various portions of Wellington Locs 2275, 2240, 2657 and 3045, Bouvard in the Urban zone, with the balance (85%) included in the Rural zone. Notes the preparation of an Outline Development Plan which demonstrates the ecologically sustainable nature of the proposal, including water sensitive design and preservation of the coastal environment through building form and energy systems as well as protection of vegetation, coastal foreshores and wetlands through buffers and careful locations of developments. Also notes detailed investigations have been completed for the proposal in relation to the vegetation, landforms, hydrology and groundwater, access, fire control, foreshore management and Aboriginal heritage. (279)</p>	<p>See section 2.6.3 of the Report of Submissions.</p>	<p>Dismissed.</p>	<p>Noted.</p> <p>The subject land is not being rezoned as part of the Peel Region Scheme and does not require EP assessment.</p> <p>Subsequent amendments to the Region Scheme concerning the subject land will be assessed by the EPA pursuant to Part IV of the Act.</p>
80	<p>Objects to the proposed reservation of Pt Lot 1 Murray Loc 17, South Yunderup in Regional Open Space due to proposal to construct an artificial lake in the area. Notes the land supports two types of vegetation: namely, tree parklands of planted pastures and native vegetation in the Vasse Vegetation Complex, although much of the land has been cleared of native vegetation and only small patches of vegetation are retained on the site. (280)</p>	<p>During the preparation of the Region Scheme it was recognised that the proposed artificial lake would be included within this area of Regional Open Space. However, it was considered that the development of an artificial recreation lake would be compatible with the Regional Open Space reservation for the land. The <i>Background Report</i> for Region Scheme specifically mentioned that this section of Regional Open Space was proposed to be developed as an artificial recreation lake as part of the Murray Lakes Golf Course and Lakes Estate. While the reservation of the land will require the landowner to obtain approval from the WAPC for the development of the artificial lake, this should not pose any difficulties as the development has environmental approval and is in accordance with an approved Outline Development Plan. However, to alleviate the landowner's concerns regarding the inclusion of the land for the proposed artificial lake within Regional Open Space, it is considered that the WAPC should enter into a written agreement regarding the development of the artificial lake within the proposed Regional Open Space reservation. Given this, it is considered that the land should still be retained within the Regional Open Space reservation as it will ultimately form part of the proposed Peel Regional Park.</p>	<p>Dismissed, but recommend the WAPC enter into a written agreement with Murray Lakes Pty Ltd regarding the development of the proposed artificial recreation lake within the south-western portion of the proposed Regional Open Space reservation over the Murray Lakes Pty Ltd property.</p>	<p>Agree with WAPC comment and determination.</p> <p>No further evaluation required.</p>

No.	EPA SUMMARY OF SUBMISSIONS	WAPC COMMENT	WAPC DETERMINATION	EPA COMMENT
81	Supports the inclusion of part of the property at Point Grey in the Urban zone as property developers have received environmental approval from the EPA and the Minister for the Environment for development of the 1,200 ha site. Notes the proposed development of Point Grey has carefully incorporated protection of the surrounding estuarine environment and remnant vegetation and habitat in the foreshore reserves and private conservation, recreation and residential areas. Also supports the deletion of Regional Open Space reservations along the foreshore. (285, S/M)	Section 2.6.2 of the <i>Report on Submissions</i> outlines information in relation to the proposed development at Point Grey. For additional planning comment see Submission 285 and 249(S/M). Refer to section 2.2.5 of the <i>Report on Submissions</i> for further information on the Regional Open Space proposals for Point Grey.	Dismissed.	Noted. No further evaluation required.
82	Supports the proposed inclusion of Lots 20 and 21 Old Mandurah Road, Ravenswood within the Urban zone. Requests that Lot 22 Old Mandurah Road, Ravenswood be included within the Urban zone and opposed to the Urban Deferred zone given the International Raceway is to be relocated. Notes approximately 95% of the vegetation has been cleared and remnant vegetation exists only in the south-western corner of the site. Isolated stands or single trees occur randomly across the site; however some are dead or dying due to ring barking by stock. There are no wetlands on site except for an "L" shaped dam, which persists throughout the year and is used for reticulation of summer pastures. There is no native fauna on the property given that the property has been cleared for agricultural purposes. (291)	Support for the inclusion of Lots 20 and 21 within the Urban zone is noted. Lot 22 Old Mandurah Road, Ravenswood is a 53 ha rural property situated to the west of the Ravenswood International Raceway. Given Lot 22 was subject to significant noise levels as a result of being in close proximity to the Raceway, it was considered that Lot 22 should be retained within the Urban Deferred zone. While the Raceway has now ceased operating, it is considered that the subject land can be transferred from the Urban Deferred zone to the Urban zone after the Region Scheme has been finalised.	Noted.	Noted No further evaluation required until an amendment to the Peel Region Scheme is initiated by the WAPC to rezone the land to Urban.
83	Recommends all Threatened Ecological Communities (specifying some C Class reserves) and remnant vegetation be reserved as Regional Open Space. (CALM)	It is anticipated that the identification of which additional areas of remnant vegetation and Threatened Ecological Communities should be included within Regional Open Space will be done as part of a comprehensive bushplan and System 6 Update for the Peel Region.	Dismissed.	Agree with WAPC comment and determination. The EPA is recommending that a strategy to conserve vegetation, similar to Perth's Bushplan, be prepared for the Peel Region.

No.	EPA SUMMARY OF SUBMISSIONS	WAPC COMMENT	WAPC DETERMINATION	EPA COMMENT
84	Questions the methods used to determine Regional Open Space reservations and suggests establishing a process for the consideration of additional areas in Regional Open Space. (CALM)	It is anticipated that the identification of which additional areas of remnant vegetation should be included in Regional Open Space will be done as part of a comprehensive bushplan and System 6 update for the Peel Region.	Noted.	Noted. The EPA is recommending that a strategy to conserve vegetation, similar to Perth's Bushplan, be prepared for the Peel Region.
<p><u>System 6</u></p> <p><i>EPA Objective:</i></p> <ul style="list-style-type: none"> • Ensure that the conservation values of System 6 recommended areas are not compromised. • Ensure that regionally significant flora and vegetation communities in System 6 is adequately protected 				
1	Supports the continuation of protection of System 6 areas C50, C51 and C52 through their inclusion in the Peel Regional Park. (CC, WCG)	Support for particular Regional Open Space proposals noted.	Noted.	Noted.
2	Supports the inclusion of System 6 area M108 in the Peel Regional Park noting the importance of the area for waterbirds and bushbirds. (WCG)	Refer to section 2.2.3 of the Report of Submissions	Noted.	Noted.
3	Recommends the System 6 area M107 be included within the Rural zone as depicted in the <i>Inner Peel Region Structure Plan</i> or within Regional Open Space. (WRC, CC)	Both the draft and final <i>Inner Peel Region Structure Plans</i> included portions of System 6 Area M107 within urban areas. The development of System 6 M107 has also been allowed under previous approval determinations by the Minister for the Environment. Furthermore, sections of M107 within San Remo and Madora are already zoned Urban Development in the City of Mandurah's Town Planning Scheme No. 3. Refer to section 2.2.3 of the <i>Report on Submissions</i> for further information regarding the planning proposals for Madora.	Dismissed.	Prior to the Urban Deferment in Madora/Singleton being lifted by the WAPC measures should be in place to ensure that the landscape and vegetation values will be maintained as part of future subdivision and development.
4	Land along the northern border of the City of Mandurah should be included within Regional Open Space as it was a recommended System 6 area (M107). (175)	This issue is addressed within section 2.2.3 of the <i>Report on Submissions</i> .	Dismissed.	Prior to the Urban Deferment in Madora/Singleton being lifted by the WAPC measures should be in place to ensure that the landscape and vegetation values will be maintained as part of future subdivision and development.

No.	EPA SUMMARY OF SUBMISSIONS	WAPC COMMENT	WAPC DETERMINATION	EPA COMMENT
5	Recommend the Region Scheme aim to be proactive in relation to rural bushland management. Recommend the Region Scheme take into consideration the State Government Urban Bushland Strategy. (WRC)	Consideration was given to the <i>Urban Bushland Strategy</i> in the preparation of the Region Scheme. With the proposed preparation of a bushplan for the Peel Region and the review of System 6 it is considered that the Region Scheme is being proactive in relation to bushland management and will continue to protect regionally significant vegetation through the Region Scheme.	Dismissed.	The EPA is recommending that a strategy to conserve vegetation, similar to Perth's Bushplan, be prepared for the Peel Region.
6	Supports the extension of <i>Perth's Bushplan</i> to the Peel Region and the System 6 review. (UBC, PPG)	It is acknowledged that a review is required of the vegetation within the Peel Region and it is expected that this will be undertaken as a bushplan for the region in association with the System 6 Update, following the finalisation of the Region Scheme.	Noted.	Noted. The EPA is recommending that a strategy to conserve vegetation, similar to Perth's Bushplan, be prepared for the Peel Region.
7	Recommends the Region Scheme not receive final endorsement until the System 6 update and a Bushplan for the Peel Region have been completed. (WRC)	In subsequent discussions with Water and Rivers Commission, it was agreed that it would be inappropriate for the finalisation of the Region Scheme to be delayed until the System 6 update and a bushplan have been completed for the Peel Region.	Dismissed.	Noted. The EPA is recommending that a strategy to conserve vegetation, similar to Perth's Bushplan, be prepared for the Peel Region.
8	The Perth-Bunbury Highway (Peel Deviation) alignment should not be permitted to cross the environmentally sensitive McLarty Management Priority Area in the southern section. (PPG)	Refer to section 2.3.2 of the <i>Report on Submissions</i> .	Dismissed.	The EPA has resolved that the current alignment for Peel Deviation could be made environmentally acceptable if a vegetation impact mitigation program is developed and implemented (south of the Harvey River) to ensure that areas of conservation significance are protected to off-set the impacts on the biological values of the proposed National Park (including McLarty and Clifton MPA's). However, if an adequate off-set package cannot be prepared then the EPA expects the Peel Deviation (south of the Harvey River) to be realigned to as far as practicable, avoid or minimise impacts on the Clifton and McLarty Management Priority Areas. In the event that the Peel Deviation is required to be realigned then the Peel Region

No.	EPA SUMMARY OF SUBMISSIONS	WAPC COMMENT	WAPC DETERMINATION	EPA COMMENT
<p>Declared Rare and Priority Flora <i>EPA Objective: Protect Declared Rare and Priority Flora, consistent with the provisions of the Wildlife Conservation Act, 1950.</i></p>				
1	<p>The Hamel State Forest should be retained as a heritage area as the forest contains rare tree species including English Oak, large Bunya Pines, Kangaroo Paws and other tall and stately pine trees. (25)</p>	<p>Under the Region Scheme the Hamel State Forest Area (No. 60) is included within the State Forests reservation, which is consistent with the current use of the land. The Region Scheme does not have a zoning or reservation specifically for "Heritage Areas" as such. Any heritage significance of a particular area of State Forest would have to be addressed by the Department of Conservation and Land Management (CALM) in a management plan for this State Forest area. However, it should be noted that CALM have commenced the process of revoking State Forest No. 60 to enable the land to be used for other purposes. If approval is granted to the revocation of State Forest No. 60, then an amendment would be required to the Region Scheme for the rezoning of the land.</p>	Noted.	<p>To be reserved for State Forest. No further evaluation required until an amendment to the Peel Region Scheme is initiated by the WAPC to enable the land to be used for other purposes.</p>
2	<p>Objects to the proposed reservation for the Perth-Bunbury Highway (Peel Deviation) as it affects Lot 905 Lakes Road (East), Stakehill. Lot 905 may contain species of the rare Hammer Orchid. (42)</p>	<p>The vegetation and flora along the Peel Deviation corridor project area were surveyed for the Public Environmental Review for the Peel Deviation (ecologia, 1997). This included a detailed vegetation survey of bushland in this locality (Site No.11, Figure 5a) Accordingly, the impact of the Peel Deviation proposals on remnant vegetation on Lot 905 has been addressed through the Public Environmental Review process. Notwithstanding this, the construction of a staggered tee intersection should have minimal impact on bushland on Lot 905, particularly as Main Roads WA has now agreed to a reduced land requirement of only 128 m².</p>	Upheld in part, as a reduced Primary Regional Roads reservation for Lot 905 Lakes Road, Stakehill is agreed to.	<p>The EPA is satisfied the potential impacts of the northern section of the Peel Deviation on regionally significant vegetation have been minimised.</p> <p>Refer to Section 4.4 for further comment.</p>
3	<p>The proposed residential development of land west of Lake Clifton (Wellington Locations 2275, 2240, 2657 and 2045), within the Yalgorup National Park, may impact on Yalgorup Lake containing stromatolites (microbiolites) and thrombolites, which are unique in the Southern Hemisphere. (70, 212, 213, 214, CALM, 219, 239, 242, PDC)</p>	<p>The environmental sensitivity of the Lake Clifton area was recognised within the <i>Coastal and Lakelands Planning Strategy</i> (WAPC, 1999) which also provided detailed guidelines for any future development in the area. As required under Clause 2.1 of the Region Scheme Text, as modified, the WAPC determinations made under the Region Scheme are also required, where possible, to be consistent with the Planning Strategy. Furthermore, any development that would potentially impact on Lake Clifton or Yalgorup National Park would require a formal environmental assessment, as outlined in EPA Bulletin 864.</p> <p>For further information on the Cape Bouvard residential development proposed refer to section 2.6.3 of the <i>Report on Submissions</i>.</p>	Noted.	<p>Noted</p> <p>The subject land is not being rezoned as part of the Peel Region Scheme and does not require EPA assessment.</p> <p>Subsequent amendments to the Peel Region Scheme concerning the subject land will be assessed by the EPA pursuant to Part IV of the EP Act.</p>

No.	EPA SUMMARY OF SUBMISSIONS	WAPC COMMENT	WAPC DETERMINATION	EPA COMMENT
4	Notes some of the Policy Areas for the <i>Strategic Mineral and Basic Raw Materials Resource Policy</i> contain remnant vegetation and are situated close to Declared Rare Flora. Recommends the conservation value of these areas be determined when considering mining proposals. (CALM)	The proximity of the Policy Areas for the <i>Strategic Minerals and Basic Raw Materials Resource Policy</i> to significant flora and Lake Clifton is noted. Any mining or extractive industry operations within these Policy Areas would require environmental assessment.	Noted.	Noted. Proposal to clear remnant vegetation in Rural zones will require assessment in accordance with the Land Clearing MOU.
1.2 Terrestrial Fauna				
Terrestrial Fauna				
<i>EPA Objective: Maintain the abundance, species diversity and geographical distribution of terrestrial fauna.</i>				
1	The Hamel State Forest should be retained for conservation purposes as the lake and lagoon areas contain a community of long neck turtles. (25)	Ref to No. 1.1 above - Declared Rare and Priority Flora.	Noted.	Proposed to be reserved for State Forest. No further evaluation required until an amendment to the Peel Region Scheme is initiated by the WAPC to enable the land to be used for other purposes.
2	Support the proposed reservation of Lot 193 Fiegert Road, Barragup in Regional Open Space as it is a significant area comprising important fauna habitat. (82, PPG)	The support for the reservation of the property within Regional Open Space is noted. However, refer to section 1.1 - No. 34 for more information on this proposal.	Noted.	Noted.
3	Raise concerns relating to the environmental impact if the proposed development of the Amarillo Township on the Serpentine River goes ahead, including the loss of amphibians, insects, birds and fish population from deleterious effects of mosquito spraying. (PPG, 286)	Conditional environmental approval has been granted to the Amarillo project. Notwithstanding this, it is considered that further structure planning work and other planning investigations are required for the proposal. For further information on the Amarillo project, refer to the planning comments in response to a submission received from the Ministry for Housing in relation to the Amarillo project (Submission No. 141).	Noted.	The proposed development of Amarillo has been assessed by the EPA. No further evaluation required.
4	Developments at Point Grey should be restricted to minimise impact on bird life and native fauna. (116, 248)	Refer to section 2.6.2 of the <i>Report on Submissions</i> .	Noted.	The amendment to the Shire of Murray's town planning scheme to rezone Point Grey was formally assessed by the EPA pursuant to Part IV of the EP Act. The Region Scheme is in accordance with the EPA's assessment and does not require reassessment.

No.	EPA SUMMARY OF SUBMISSIONS	WAPC COMMENT	WAPC DETERMINATION	EPA COMMENT
5	Objects to the proposed reservation of Loc 277 Lake Mealup Road North, West Murray in Regional Open Space as any upgrading of Lake Mealup Road North to encourage public use would place the wildlife, namely kangaroos, emus, bobtail lizards, Goulds lizards and other creatures in the locality, in danger. (168)	Although a substantial Regional Open Space linkage is proposed south of Loc 277 between the Harvey Estuary and Lake McLarty, it is considered appropriate to also have a substantial reservation protecting the remnant vegetation on Loc 277 and providing a linkage between Harvey Estuary and Lake Mealup. Such a reservation would be principally for conservation purposes and therefore public access would be restricted. Notwithstanding the above, approximately 9 ha of the north-eastern portion of the property has been partly cleared and therefore it can be excluded from the Regional Open Space reservation without compromising the provision of a linkage to Lake Mealup or significantly compromising the EPA's objective relating to regionally significant vegetation.	Upheld in part, with it being agreed that approximately 9 ha of the north-eastern portion of the property that has been partly cleared be excluded from the Regional Open Space reservation and included within the Rural zone.	Agree with WAPC comment and determination. No further evaluation required.
6	The urban bushland bounded by Allnutt Street, Stirling Grove and the Mandurah Bypass Road in Mandurah is home to a significant colony of bandicoots. As well, it is visited by mountain ducks. This site is proposed for development of the Mandurah Railway Station; therefore, adequate provisions must be made to protect the native fauna. (186, 190, CALM)	The capture and relocation of any native fauna on the site will be addressed within a management plan for the terminus in association with CALM. Also, as the proposed Railway terminus will not occupy the entire site there may be the opportunity to protect some stands of Tuart trees.	Noted.	Agree with WAPC comment and determination. No further evaluation required.
7	Protected areas and reserves need to be expanded and maintained so that native fauna remains undisturbed, in particular, water birds and aquatic species. (252)	The significance of the Peel Region as an important waterbird habitat, including species listed in JAMBA and CAMBA, was recognised in the Environmental Review prepared as a part of the development of the Region Scheme. Accordingly, under the Region Scheme it is proposed to include various significant bird habitats within Regional Open Space. The management of these areas will be primarily the responsibility of CALM. Within the management of the Peel Regional Park important bird habitats will be set aside for conservation purposes. Also, within the management of these areas it is anticipated CALM will also address issues such as pollution control and monitoring programs.	Dismissed.	Agree with WAPC comment and determination. Future studies recommended to determine regional conservation requirements.
8	Objects to the proposed reservation of Lot 7 Balwina Road, Mandurah in Regional Open Space, noting the value of the property for native fauna (including bandicoots, wild ducks, blue wrens, kingfishers, mistletoe birds, bronze wing pigeons and reptiles) particularly given the subdivision of surrounding properties. The landowners consider they are in the best position to care for their property. (272)	The Regional Open Space reservation for Lot 7 under the draft Region Scheme reflects the proposals within the final Structure Plan. The reservation for each of the Special Rural lots in the locality does vary, as the boundary of the reservation has been determined having regard to the extent to which the lots intrude into the wetland area, the remnant vegetation on the properties and any significant property improvements. Consequently, the reservation over Lot 7 is wider than the other lots as it extends further into the wetland area and contains a significant area of remnant vegetation, with the width of the proposed reservation at the rear of the property ranging from approximately 64 m to 90 m in width. The reservation over Lot 6, immediately south of Lot 7, reflects the portion of Lot 6 that has been fenced off and contains part of a wetland area and associated vegetation. Accordingly, the	Dismissed.	Agree with WAPC comment and determination. No further evaluation required.

No.	EPA SUMMARY OF SUBMISSIONS	WAPC COMMENT	WAPC DETERMINATION	EPA COMMENT
		current reservation area for Lot 7 is considered appropriate and should not be reduced as recommended by the landowner.		
9	Supports the inclusion of Murray Locs 727, 277, 252, 115, 350, 1154, 1181, 427, 431, 306, 504 and 750 in Regional Open Space as they form an essential part of a corridor of native vegetation along the eastern side of the Harvey Estuary. (82, 104, 116, 118, 123, 124, 136, 179, 237, 248, 269)	Refer to No. 1.27 above.	Noted.	Agree with WAPC comment and determination. No further evaluation required.
10	Objects to the deletion of the Regional Open Space from low-lying areas to the south-east of Point Grey, the foreshore reservation on the western side of the Point Grey Peninsula, and the linkages of reserve 7502 with Murray Loc 727 and Reserve 2707 as would contribute to the deletion of land for wildlife corridors along the southern Peel Inlet and eastern Harvey Estuary. (82, 104, 118, 123, 124; 136, CC, 179, 248, 269, PPG, WCG)	Refer to section 2.6.2 of the <i>Report on Submissions</i> in relation to the proposed Urban Deferred zoning under the Region Scheme for Point Grey and section 2.2.5 of the <i>Report on Submissions</i> for information relating to the foreshore reserves at Point Grey.	Dismissed.	The amendment to the Shire of Murray's town planning scheme to rezone Point Grey was formally assessed by the EPA pursuant to Part IV of the EP Act. The Region Scheme is in accordance with the EPA's assessment and does not require reassessment.
11	Recommends planning processes within the Region Scheme include provision for wildlife corridors, noting the need to establish and enhance extensive wildlife corridors or greenways. (UBC)	The Region Scheme has incorporated Regional Open Space reservations around the estuaries and waterways to provide contiguous wildlife corridors. Also, various major Regional Open Space linkages are proposed in the Region Scheme, for example between the Harvey Estuary and Lake Mealup.	Noted.	Future studies recommended to determine regional conservation requirements.
<p>Specially Protected (Threatened) Fauna</p> <p><i>EPA Objectives:</i></p> <ul style="list-style-type: none"> • <i>Protect Specially Protected (Threatened) Fauna, consistent with the provisions of the Wildlife Conservation Act, 1950.</i> • <i>Protect Threatened Fauna and Priority Fauna species and their habitats, consistent with the provisions of the Wildlife Conservation Act, 1950.</i> 				
1	Lake Clifton in the Yalgorup National Park contains a rare species of Black Bream fish, which may be affected by the proposed developments west of the lake. (242)	It is assumed that this submission is referring to the proposed development of Cape Bouvard Investments' landholdings adjacent to the Yalgorup National Park, that have been included within the Rural zone of the Region Scheme. Refer to section 2.6.3 of the <i>Report on Submissions</i> . Concern relating to the potential impact on the Black Bream fish from development proposals is noted.	Noted.	Noted The subject land is not being rezoned as part of the Peel Region Scheme and does not require EPA assessment. Subsequent amendments to the Peel Region Scheme concerning the subject land will be assessed by the EPA pursuant to Part IV of the EP Act.

No.	EPA SUMMARY OF SUBMISSIONS	WAPC COMMENT	WAPC DETERMINATION	EPA COMMENT
2	Notes the use of the Peel Region by migratory birds and recommends these habitats be expanded and maintained to ensure fauna remain undisturbed. (252, WCG)	The significance of the Peel Region as an important waterbird habitat, including species listed in JAMBA and CAMBA, was recognised in the Environmental Review prepared as a part of the development of the Region Scheme. Accordingly, under the Region Scheme it is proposed to include various significant bird habitats within Regional Open Space. The management of these areas will be primarily the responsibility of CALM. Within the management of the Peel Regional Park, important bird habitats will be set aside for conservation purposes. Also, within the management of these areas it is anticipated CALM will also address issues such as pollution control and monitoring programs.	Dismissed.	Future studies recommended to determine regional conservation requirements
1.3 Wetlands				
Wetlands <i>EPA Objectives:</i> <ul style="list-style-type: none"> • <i>Maintain the integrity, functions and environmental values of wetlands</i> • <i>Ensure Environmental Protection Policy (EPP) lakes are protected and their key ecological functions are maintained</i> 				
1	The proposed subdivision of land west of Lake Clifton, within the Yalgorup National Park, for residential development may impact on the Ramsar wetlands surrounding Lake Clifton, which is a bird sanctuary. (70, 239, 242)	This issue is addressed in section 2.6.3 of the Report on Submissions.	Noted.	Noted The subject land is not being rezoned as part of the Peel Region Scheme and does not require EPA assessment. Subsequent amendments to the Peel Region Scheme concerning the subject land will be assessed by the EPA pursuant to Part IV of the EP Act.
2	Concerned with the EPA Instructions regarding the assessment of wetlands within the Rural zone as they refer only to the protection for new zonings. (94)	The EPA Instructions for the Environmental Review specified that regionally significant wetlands were lakes protected under the <i>Environmental Protection (Swan Coastal Plain Lakes) Policy 1992</i> , as well as wetlands of international importance and important wetlands identified by the Australian Nature Conservation Agency. Given that most of these wetlands within the Rural zone of the Region Scheme are protected by the EPP, it is not considered necessary or appropriate at this stage to provide additional protection to these wetlands through the Region Scheme. It should be noted that, at the time of writing, the EPP was being reviewed.	Dismissed.	The Instructions limited the scope of the Environmental Review to the new zones on the basis that the scheme is allowing landuse change to occur in these areas. This landuse change may have potential environmental impacts. Assessment of wetlands and vegetation in the Rural zone has been deferred to allow

No.	EPA SUMMARY OF SUBMISSIONS	WAPC COMMENT	WAPC DETERMINATION	EPA COMMENT
3	The proposed Serpentine Cove development (<i>Lot 123 Tuart Road, Greenfields</i>) should not be allowed to proceed within the 100-year flood boundary. The proposed works are likely to diminish species diversity around the ephemeral wetlands. (PPG)	The proposed Serpentine Cove development is outside the 1 in 100 year floodway. However, the Urban and Regional Open Space proposals for Lot 123 Tuart Road, Greenfields are to be modified to reflect the approved subdivision for the land.	Dismissed, but the Urban and Regional Open Space proposals in the Region Scheme for Lot 123 Tuart Road, Greenfields be modified to reflect the approved subdivision for the land.	development of subdivision and development in this area. There are no regionally significant environmental values on the subject land. No further evaluation required.
4	Objects to the reduction of Area B of the Creery Wetlands. (PPG)	In the draft <i>Inner Peel Region Structure Plan</i> (WAPC, 1996) generally only the southern portion of the Creery wetlands (know as Area C) was included within Regional Open Space. However, in response to public submissions on the draft Structure Plan the Areas B and C were included within Regional Open Space in the final Structure Plan (WAPC, 1997). This represented an increase of some 20 ha in Regional Open Space. This resulted in reducing the development area for which the proponents had already received environmental approval. The revised Regional Open Space boundary for the Creery Wetlands then formed the basis of a legal agreement between the City of Mandurah, the proponents and the Minister for Planning regarding the protection of the wetlands and management of the area. The Regional Open Space boundary for the Creery Wetlands in the draft Region Scheme essentially reflected the boundary defined in that legal agreement and the City of Mandurah Town Planning Scheme No. 3. The Regional Open Space boundary for Creery Wetlands has now been defined by survey and the surveyed boundary has been reflected in the final Region Scheme Map.	Dismissed.	Agree with WAPC comment and determination. No further evaluation required.
5	All wetlands in the Hamel State Forest No. 60 and two associated wetlands, subjected to <i>Environmental Protection (Swan Coastal Plain lakes) Policy 1992</i> , on Lot 156 South Western Highway should be reserved as Waterways. (S/W)	Most of the Waterways reservations in the Region Scheme are based on defined High Water Marks on cadastral mapping. Although the wetlands in the Hamel State Forest No. 60 and on Lot 156 South Western Highway, Hamel are included within the <i>Environmental Protection (Swan Coastal Plain Lakes) Policy 1992</i> , they are not identified on cadastral mapping and therefore were not included within the Waterways reservation on the Region Scheme.	Dismissed.	No further evaluation required until an amendment to the Peel Region Scheme is initiated by the WAPC to enable the land to be used for other purposes.
6	Seeks the inclusion of Lot 91 Lakes Road, Stakehill in the Industrial zone, noting the environmental analysis of the property indicates drainage requirements and the protection of the wetland can be addressed within subdivision design. Environmental analysis also concluded that the wetland within the property, although protected under the EPP Lakes under Conservation category C and R, is severely degraded.	Only a very preliminary environmental analysis has been undertaken by LandCorp's environmental consultants for the proposed Stakehill/ Nambeelup industrial area. While the EPA did not require a formal environmental assessment for Amendment No. 141 to the Shire of Murray Town Planning Scheme No. 4, it did advise that there were some key environmental issues associated with the proposed rezoning which needed to be addressed through the preparation of an ODP and the preparation of a Drainage and Nutrient Management Plan.	Dismissed, but it is recommended that the WAPC consider initiating a future amendment to the Region Scheme to rezone Lot 91 Lakes Road, Stakehill from Rural to Industrial, following the preparation of an overall Outline Development Plan	Noted. Proposed rezoning to the Shire of Murray's Town Planning Scheme has been assessed by the EPA.

No.	EPA SUMMARY OF SUBMISSIONS (LC)	WAPC COMMENT	WAPC DETERMINATION for the proposed Stakehill/ Nambelup industrial area.	EPA COMMENT
7	Objects to the proposed reservation of Lot 183 Culeenup Road, North Yunderup in Regional Open Space. Notes the property was cleared about 80 years ago for farming purposes and the wetland is under wetland protection. Considers the lot has no conservation value. (161)	Pt Lot 183 Culeenup Road, North Yunderup is a 53.3 ha rural property with a relatively narrow frontage to the western end of Culeenup Road, North Yunderup and extends northwards to Tonkin Drive. There is a residence on the portion of the property fronting Culeenup Road and a significant wetland situated in the centre of the property. The wetland is considered to be of regional significance as it is protected under the <i>Environmental Protection (Swan Coastal Plain Lakes) Policy 1992</i> . Most of the property, including the residence, is within the defined floodway for the Murray River, with only the northern portion of the property being within the floodfringe.	Upheld in part, with it being agreed that the very southern section of Pt Lot 183 Culeenup Road, North Yunderup, which is approximately 1.77 ha in area be excluded from the Regional Open Space reservation and included within the Rural zone.	The remnant vegetation on the subject lot has been modified and has no regional conservation value. No further evaluation required.
8	Notes the Peel Region is included within Ramsar wetlands and incorporates part of the Swan Catchment area. Concerned wetlands will not be preserved if public recreation allowed within Regional Open Space reservations. Recommends the use of specified buffer areas around wetlands within which development is not permitted. (252)	It is acknowledged that sections of the property have been cleared; however, most of the wetland and vegetation areas are still in reasonable condition. A site inspection was undertaken of the property following the hearings for the Region Scheme. The site inspection confirmed that there is a small area of dry land on which the vegetation has also been substantially modified, in the north-eastern corner of the property. However, it was considered that it would not be appropriate to exclude such a small portion as Tonkin Drive and the existing lot boundaries at the northern end of the property would provide practical management boundaries for the proposed Regional Open Space area. At the southern end of the property it was concluded that an area of dry land that had been substantially cleared and the land containing the existing residence could be excluded from Regional Open Space and included within the Rural zone. As outlined in section 2.2.6 of the <i>Report on Submissions</i> , a Management Plan will be prepared for the Peel Regional Park. This Management Plan will identify those areas of the Park that are to be managed for public recreation purposes and which areas will be managed for conservation purposes. When determining which areas should be managed for conservation purposes, consideration would be given to the need to protect key wetland areas and provide appropriate buffers from any incompatible recreation activities or facilities.	Noted.	Agree with WAPC comment and determination. No further evaluation required.
9	Since the construction of the Dawesville Channel, the seasonal wetland on Pt Lot 182 Culeenup Road, North Yunderup is no longer a fresh/brackish wetland but a seasonally inundated salt water lake. Any environmental value has since been lost or greatly diminished; therefore, the property should not be reserved for Regional Open Space. Portion of the property should be included within the Urban zone. (256)	Pt Lot 182 Culeenup Road, North Yunderup is a 48.6 ha rural property. There is a residence on the portion of the property fronting Wargoorlup Branch of the Murray River and a significant wetland is situated in the centre of the property. Most of the property, including the residence, is within the defined floodway for the Murray River. The reservation of most of Pt Lot 182 is required to protect one of the few remaining significant estuarine wetland areas and associated vegetation on the western side of the Peel Inlet that has not been substantially degraded. The wetland is of regional environmental significance, being identified as a "Conservation" wetland in the second volume of the Water and Rivers Commission's <i>Wetlands of the</i>	Dismissed.	Agree with WAPC comment and determination. No further evaluation required.

No.	EPA SUMMARY OF SUBMISSIONS	WAPC COMMENT	WAPC DETERMINATION	EPA COMMENT
		<p><i>Swan Coastal Plain</i> series (Hill <i>et al.</i>, 1996) and protected under the <i>Environmental Protection (Swan Coastal Plain Lakes) Policy 1992</i>. A significant area of proposed Regional Open Space has been proposed in this locality in order to provide sufficient protection to the wetland and associated vegetation from encroachment from any future development and incompatible land uses. Furthermore, most the land is within the defined floodway for the Murray River, so the land is not suitable for further intensive development.</p>		
10	<p>Recommends the reservation of the wetland on Pt Lot 1011 Old Coast Road, Erskine in Regional Open Space. The wetland remains undisturbed with 100% cover of high quality remnant vegetation and has a high fauna habitat value supporting a range of water birds including Pacific Black Ducks, Swamp Hens and Herons. The owners propose a wetland buffer zone around the wetland in accordance with the EPA's requirements where the wetland and the buffer zone will become Regional Open Space, as part of the proposed development of Bridgewater South housing estate. (WRC, 221, 264, C/M)</p>	<p>The subject wetland is on land (Pt Lot 1011 Old Coast Road, Erskine) that is proposed to be developed as part of the Bridgewater South housing estate. The property, including the wetland, is within the Urban Development zone of the City of Mandurah Town Planning Scheme No. 3. In 1992 an Outline Development Plan, which proposed the wetland be partly developed and partly included within Public Open Space, was approved for the land. The proponents have had discussions regarding a revised Outline Development Plan with the City of Mandurah and other relevant government agencies which is based on the inclusion of the wetland within Regional Open Space. The subject wetland was not included within Regional Open Space under the draft or final <i>Inner Peel Region Structure Plans</i>. Following further discussions with CALM and the Water and Rivers Commission and given that the wetland and associated buffer area is currently zoned Urban Development in the City of Mandurah Town Planning Scheme No. 3, it was determined that it would not be appropriate to include the wetland within Regional Open Space. Also see Submission 264.</p>	Dismissed.	<p>The EPA has assessed the subdivision on the subject land and agrees with WAPC's comments.</p> <p>No further assessment is required.</p>
11	<p>Supports the inclusion of Paganoni Swamp (Lot 41 Mandurah Road, Lakelands) in Regional Open Space, noting it is a protected wetland within the EPA's Environmental Protection Lakes Policy. Notes there are discrepancies between the Outline Development Plan for the property and the proposed reservation in relation to the buffer zone (50 m) around the wetland. (281)</p>	<p>The boundaries for the Regional Open Space reservation for Paganoni Wetlands were taken from the previous approved ODP for Centennial Park. It is agreed that the reservation boundaries for Paganoni Wetlands should be modified to reflect the latest ODP.</p>	<p>Upheld in relation to the request that the boundaries of the Regional Open Space reservation for Paganoni Wetlands be modified to reflect the latest approved ODP for Centennial Park.</p>	<p>Agree with WAPC comment and determination.</p> <p>No further evaluation required.</p>
12	<p>Recommends Pt Lot 170 John Street, Coodanup be included within Regional Open Space due to wetland over property. Recommends the adjoining Lot 100 Nairn Road be included within the Urban zone as the wetland does not cover any portion of Lot 100. (C/M)</p>	<p>In the preparation of the Region Scheme and associated Environmental Review, it was considered appropriate that Lot 100 and Pt Lot 170 be retained within the Rural zone. Further detailed planning and environmental investigations were required to address the potential impacts urban development on Lot 100 could have on the EPP Lake on the adjoining Pt Lot 170. There was also a need to determine the appropriate land uses for the portion of Lot 100 that is within the floodway for the Serpentine River. Pt Lot 170 was retained in the Rural zone as it contained the EPP Lake. However, it is acknowledged that further investigations and consultations should be undertaken to determine whether the EPP Lake on Pt Lot 170, or portion thereof,</p>	<p>Dismissed, but recommend that the WAPC request the Ministry for Planning to undertake further investigations and consultations to determine whether it would be appropriate to rezone Lot 100 Nairn Road, Coodanup, or portion thereof, from</p>	<p>The remnant vegetation on the subject land has been modified and has no regional conservation value.</p> <p>No further evaluation required.</p>

No.	EPA SUMMARY OF SUBMISSIONS	WAPC COMMENT	WAPC DETERMINATION	EPA COMMENT
		<p>should be included within Regional Open Space by way of a future amendment to the Region Scheme.</p> <p>In relation to EPP Lakes, under one of the Environmental Instructions issued by the EPA for the Region Scheme there was a requirement to identify such wetlands and appropriate protection measures, including the provision of adequate buffers. Accordingly, given the close proximity of Lot 100 to the EPP Lake on Pt Lot 170, it was considered that there was a need to identify an appropriate buffer for any urban development on Lot 100 prior to rezoning. It should be noted that other EPP Lakes in close proximity to Urban zones in the Region Scheme have generally been included within Regional Open Space. It was not recommended within the Environmental Review that the EPP Lake on Pt Lot 170 be included within Regional Open Space as the <i>Environmental Protection (Swan Coastal Plain Lakes) Policy 1992</i> provides protection over the property.</p>	<p>Rural to Urban and whether it would be appropriate to propose that the EPP Lake on Pt Lot 170 John Street, Coodanup be included within the Regional Open Space reservation by way of future amendment to the Region Scheme</p>	
13	<p>Objects to the Perth-Bunbury Highway (Peel Deviation) as it threatens wetlands and would facilitate the urbanisation of palusplain wetlands on the eastern side of the Harvey Estuary. (89, 118, WCG)</p>	<p>See section 2.3.2 of the <i>Report on Submissions</i>.</p>	<p>Dismissed.</p>	<p>The EPA is satisfied that the alignment of the Peel Deviation meets the EPA's environmental objectives for wetlands.</p> <p>The EPA has resolved that the current alignment for Peel Deviation could be made environmentally acceptable if a vegetation impact mitigation program is developed and implemented (south of the Harvey River) to ensure that areas of conservation significance are protected to off-set the impacts on the biological values of the proposed National Park (including McLarty and Clifton MPA's).</p> <p>However, if an adequate off-set package cannot be prepared then the EPA expects the Peel Deviation (south of the Harvey River) to be realigned to as far as practicable, avoid or minimise impacts on the Clifton and McLarty Management Priority Areas. In the event that the Peel Deviation is required to be</p>

No.	EPA SUMMARY OF SUBMISSIONS	WAPC COMMENT	WAPC DETERMINATION	EPA COMMENT
				realigned then the Peel Region Scheme will also need to be amended to include the revised alignment.
14	Concerned the urbanisation of uncleared land will cause a threat to the health of all the wetlands in the catchment, either directly or indirectly, particularly given the wetlands include Ramsar sites. In particular, raises concerns with Point Morfitt and the proposed Urban zone. (UBC, WCG, WRC)	The proposed Urban zoning for Point Morfitt under the Region Scheme reflects the inclusion of the subject land within the Urban Development zone in the City of Mandurah Town Planning Scheme No. 3. Also, an Outline Development Plan has been approved for the development of the area.	Dismissed.	A condition requiring the preparation of a drainage and nutrient management plan is recommended. The Peel-Harvey SPP encourages the retention of remnant vegetation. The EPA has provided comment on the Point Morfitt urban area. It is recommended that assessment of the remnant be deferred so that the EPA can provide comment on the detailed subdivision.
15	Concerned with the potential impact of urbanisation on the Paganoni Swamps, in particular, the use of the swamps for stormwater discharge from nearby urbanisation. Notes the swamps are in good condition and ecological integrity would be threatened if discharge was permitted or there was an insufficient buffer area. (WCG, WRC)	An Outline Development Plan has been approval for the area surrounding the Paganoni Swamp. A submission was received on behalf of the developers of the area, who recommended the buffers surrounding the Swamp be further refined to reflect the approved ODP (refer to No. 10 Section 1.3). Within the determination of this submission, it was agreed that the Regional Open Space reservation would be altered and it is considered that this will provide a sufficient buffer area for the proposed development and protect the Swamps from any stormwater discharge or any other potential environmental impacts.	Dismissed. However, agree to amend the Regional Open Space reservations to reflect the approved Outline Development Plan.	Noted The proposed zoning complies with the EPA environmental objectives and policies. No further assessment required.
16	Objects to the clearing of bushland in the vicinity of the Paganoni Swamps as it will threaten the ecological health and integrity of nearby wetlands. (UBC)	Refer to No. 15 above.	Dismissed.	Noted The proposed zoning complies with the EPA environmental objectives and policies. No further assessment required.
17	Recommends a standard width of 250 m for a wetland buffer. (UBC)	It is not considered appropriate to adopt a nominal 250 m buffer area for all wetlands within the Region Scheme. Buffers for wetlands should be determined on a case by case basis, not only taking into account the bio-physical characteristics of each wetland area, but also appropriate existing development and land uses.	Dismissed.	Agree with WAPC comment and determination.
18	Question why wetlands categorised as "Conservation" and "Resource Enhancement" within <i>EPA Bulletin 686</i> likely to be affected by subdivision or development have not been included within	It is considered that the protection, where determined necessary, of any Conservation or Resource Enhancement category wetlands potentially affected by new urban or industrial zoning proposals in the Region Scheme would be addressed through the preparation of Drainage Nutrient and Management Plans.	Dismissed.	The EPA is recommending that a strategy to conserve vegetation and wetlands, similar to Perth's Bushplan, be prepared for the Peel Region.

No.	EPA SUMMARY OF SUBMISSIONS	WAPC COMMENT	WAPC DETERMINATION	EPA COMMENT
19	<p>Regional Open Space. (WRC)</p> <p>Recommends all existing surface water issues be identified through a <i>Strategic Waterways and Wetlands Resources Policy</i>. The Policy would include wetlands and seasonally inundated land, seeking to protect waterways and wetlands from potential development and existing Rural areas. (WRC)</p>	<p>Following discussions with the Water and Rivers Commission it was subsequently agreed to consider the development of a Strategic Waterways and Wetlands Resource Policy after the finalisation of the Region Scheme and the revision of the <i>Environmental Protection (Peel Inlet - Harvey Estuary) Policy 1992</i> and the <i>Environmental Protection (Swan Coastal Plain Lakes) Policy 1992</i>.</p>	<p>Upheld, in so far as it is agreed that after the Region Scheme has been finalised and the review of the <i>Environmental Protection (Peel Inlet - Harvey Estuary) Policy 1992</i> and the <i>Environmental Protection (Swan Coastal Plain Lakes) Policy 1992</i> have been completed, consideration should be given to the preparation of a Strategic Waterways and Wetlands Resource Policy for the Region Scheme.</p>	<p>The EPA supports the preparation of Strategic Waterways and Wetlands Resource Policy.</p>
20	<p>Concerned the Environmental Review and Region Scheme are inadequate for the protection of regionally significant wetlands in the Rural zone. Recommends the Region Scheme provide alternative measures for their protection. Suggest the inclusion of wetlands within a planning control area, linked to the Wetlands EPP and recommended <i>Strategic Waterways and Wetlands Resources Policy</i>. (WRC)</p>	<p>In subsequent discussions with the Water and Rivers Commission it was agreed that it would be inappropriate to suggest the Environmental Review and Region Scheme are inadequate for the protection of regionally significant wetlands as the EPA has already confirmed that the Environmental Review meets the EPA Instructions issued. It was also agreed that a planning control area and special control areas would not be appropriate. However, if a Strategic Waterways and Wetlands Resource Policy is prepared, then important wetland areas and lakes can be depicted on the Policy Map for this proposed Policy.</p>	<p>Dismissed.</p>	<p>The EPA supports the preparation of Strategic Waterways and Wetlands Resource Policy.</p> <p>The EPA is recommending that a strategy to conserve vegetation and wetlands, similar to Perth's Bushplan, be prepared for the Peel Region.</p>
21	<p>Concerned the Region Scheme does not address the direct impact of filling EPP wetlands. (WRC)</p>	<p>The filling of wetlands subject to the <i>Environmental Protection (Peel Inlet - Harvey Estuary) Policy 1992</i> is covered under that policy. Therefore, while the Region Scheme may not directly address this issue, it is addressed through the EPA Policy.</p>	<p>Dismissed.</p>	<p>Agree with WAPC comment and determination.</p>
22	<p>Lot 479 & 437 Southern Estuary Road, Island Point should be included within the Regional Open Space as they contain a regionally significant wetland. (C/M)</p>	<p>Loc 479 and 437 Southern Estuary Road, Island Point are two rural properties, each over 30 ha in area, on the western side of the Harvey Estuary. In the Region Scheme it is proposed to include the two properties within the Rural zone, except for the eastern ends of the properties which are included within Regional Open Space to provide an increased foreshore reservation for the Harvey Estuary. While the properties were included within the recommended System 6 Area (C51) for the southern portion of the Harvey Estuary, and there are two wetlands on the properties, it is considered that the inclusion of the properties within Regional Open Space is not warranted as the vegetation on the properties has been substantially modified and the wetlands are protected under the <i>Environmental Protection (Swan Coastal Plain Lakes) Policy 1992</i>.</p>	<p>Dismissed.</p>	<p>The EPA is recommending that a strategy to conserve vegetation and wetlands, similar to Perth's Bushplan, be prepared for the Peel Region.</p>

No.	EPA SUMMARY OF SUBMISSIONS	WAPC COMMENT	WAPC DETERMINATION	EPA COMMENT
23	The High Water Mark in the Peel Inlet - Harvey Estuary should be recalculated to take into account the effect from the Dawesville Channel. Tidal ranges have increased by 800-900 mm which is dramatically affecting low-lying fringing areas. As a result, fresh water wetlands are declining, as the intrusion of saline tidal water becomes more frequent. (PDC, C/M, 292)	The relationship between the High Water Mark and tidal ranges is complex. The Department of Land Administration has a legal definition of the High Water Mark which is fixed for tidal waters from Geraldton to Bunbury. The Marine Division of the Department of Transport are responsible for the monitoring of tides in the Harvey Estuary and Peel Inlet. Prior to the Dawesville Channel, the Peel Inlet had a range of 0.30 m and the Harvey Estuary of 0.65 m between Highest Astronomical Tide and Lowest Astronomical Tide. After the Dawesville Channel, the Peel Inlet has a range of 0.65 m and the Harvey Estuary of 0.72 m between High Astronomical Tide and Low Astronomical Tide. However, these figures include the effect of El Nino (Southern Ocean Oscillation) and the Water and Rivers Commission suggest that longer term observations of tidal variations are necessary before an accurate analysis of the effects of the Dawesville Channel on tidal variations can be carried out. In addition, proposed foreshore reservations in the draft Scheme were delineated according to various factors including topography, vegetation cover, floodways and, where appropriate, property improvements. Changes in the tidal regime of the Peel Inlet and Harvey Estuary would thus not equate directly to alterations to foreshore reservations in the Scheme.	Noted.	Noted. No further evaluation required.
24	Recommends the development control process under the Region Scheme include reference to properties abutting or adjacent to Conservation Category Wetlands and Different Wetland Types within 50 m and 200 m zones of influence. (WRC)	It is not considered appropriate or necessary at this stage to alter the development control process to include reference to properties abutting or adjacent to wetlands for the following reasons: 1) the <i>Environmental Protection (Swan Coastal Plain Lakes) Policy 1992</i> is currently being reviewed and it may be more appropriate to determine an appropriate mechanism through which wetlands can be protected from development once the Policy, including the identification and location of regionally significant wetlands, has been finalised; and 2) if a Strategic Waterways and Wetlands Resource Policy (see point 7) is prepared for the Peel Region, then if it is determined to be necessary the development control and referral process for development applications adjacent or abutting regionally significant wetlands could be addressed under this Policy.	Dismissed.	Agree with WAPC comment and determination. No further evaluation required.
<u>Lakes</u>				
<i>EPA Objective: Maintain the integrity, functions and environmental values of lakes.</i>				
1	Concerned the Regional Open Space reservation around Goegrup / Black Lakes is inadequate and recommends wider foreshore reserves (up to 200 m) to protect the integrity and value of wetlands systems. (PPG, CC, WRC, WCG)	The Regional Open Space foreshore reservations on the eastern side of Goegrup/Black Lakes are considered to be adequate. The widths of foreshore reservations in the Region Scheme have been determined having regard to a range of planning and environmental considerations.	Noted.	Agrees with WAPC comments. The EPA has assessed a number of subdivisions on the eastern side of Lake Goegrup and found the foreshore reserves to be adequate.
2	Recommends foreshore reservations be based on biophysical criteria in accordance with the State Foreshore Policy. Suggests	In response to the suggestion that the defined 1 in 100 floodway be used as a basis for defining the Regional Open Space reservations for water courses, it should be noted that most of the extensive floodway	Dismissed.	Agree with WAPC comments.

No.	EPA SUMMARY OF SUBMISSIONS	WAPC COMMENT	WAPC DETERMINATION	EPA COMMENT
	the floodway could be used as a minimum reservation. (94, WRC, C/M)	for the Murray River was proposed to be included within Regional Open Space in the draft <i>Inner Peel Region Structure Plan</i> . However, in view of numerous submissions of objection being received from affected landowners and following further planning investigations and site inspections it was determined that the inclusion of most of the floodway within Regional Open Space was not practical or appropriate. Consequently, in the final Structure Plan the main objective that was adopted for determining the Regional Open Space areas along the Murray River was the provision of a foreshore reservation of a minimum of 50 m either side of the river, with variations made where determined appropriate in response to local topography, significant vegetation, old river channels, wetlands and where appropriate property improvements. Further information on the process used to define Regional Open Space reservations is documented in section 2.2.2 of the <i>Report on Submissions</i> .		
3	Notes the inclusion of most major waterbird habitats within the proposed Regional Open Space reservations but objects to not all saltmarsh areas being included. (WCG)	Section 2.2.2 of the <i>Report on Submissions</i> outlines the process used for determining the Regional Open Space proposals in the Region Scheme. It is noted that some areas previously included within Regional Open Space under the Structure Plan have not been included in the Region Scheme as these areas have been refined due to further investigations. Notwithstanding this, most of the key waterbird habitats around the Peel Inlet and Harvey Estuary have been included within Regional Open Space.	Dismissed.	Agree with WAPC comments.
4	Concerned with the 30 m minimum foreshore reserve around the Peel-Harvey Estuary. Recommends it be increased to a minimum of 50 m. (169, PDC)	The widths of the foreshore reserves around the Harvey Estuary have been determined having regard to various factors, including existing property improvements, zoning of land, remnant vegetation, and System 6 Report recommendations as well as other physical and environmental attributes of existing foreshore areas. Consequently, the foreshore reservations around the Harvey Estuary vary greatly in width depending upon the site characteristics of particular sections of the foreshore. There are some sections of foreshore reserves less than 50 m in width; however, this is generally due to existing development and other site constraints. Notwithstanding this, there are considerable sections of foreshore around the Harvey Estuary, for example at the southern end of the Harvey Estuary, where the proposed foreshore reservations are in excess of 100 m. For further information on this issue refer to the submission by the City of Mandurah (No. 294a).	Dismissed.	Agree with WAPC comments.
5	Due to recent higher water levels in the Peel Inlet and Harvey Estuary, the width of foreshore reserves should be increased to 200 m in future subdivisions. (82)	See No. 4 above.	Dismissed.	Agree with WAPC comments.

No.	EPA SUMMARY OF SUBMISSIONS	WAPC COMMENT	WAPC DETERMINATION	EPA COMMENT
6	Concerned with the degradation of the fringing vegetation in the Peel-Harvey system due to the Dawesville Channel. Recommends this be taken into account in the Environmental Review for the Region Scheme. (WCG)	The EPA issued Instructions for the Environmental Review for the Region Scheme back in 1996 and subsequently agreed in 1998 that the Environmental Review had been prepared in accordance with those Instructions. The Instructions did not require that the Environmental Review address the effects of the Dawesville Channel on fringing vegetation. Notwithstanding this, it should be noted that the Region Scheme does propose numerous additions to the foreshore areas around the Peel Inlet and Harvey Estuary, which will provide increased protection for fringing vegetation.	Dismissed.	Agree with WAPC comments.
7	Recommends adequate buffers for Lake Clifton to protect groundwater, the thrombolites and riparian vegetation. (CALM)	Any significant rezoning or development proposals in close proximity to Lake Clifton will be subject to environmental assessment, which will require adequate protective measures to be included to ensure the protection of groundwater resources, the thrombolites and riparian vegetation. While the Region Scheme addresses the protection of riparian vegetation through Environmental Management Measure No. 4 of the Environmental Review, it does not establish appropriate buffer distance for developments. However, through clause 2.1 Scheme Text, the <i>Coastal and Lakelands Planning Strategy</i> is referred into the Region Scheme. The effect of this is that the recommendations and guidelines for environmental and planning issues within the Planning Strategy are required, where possible, to be taken into account when the WAPC makes determinations under the Region Scheme. The Planning Strategy identifies land management guidelines, recommending a minimum setback of 50 m from lakes and wetlands and the protection of groundwater resources through various initiatives, including assessment of nutrient run-off and water conservative urban design principles.	Dismiss.	Agree with WAPC comments.
8	Recommends the foreshore reservations be made consistent with the Peel Regional Park proposals. (WRC)	As outlined within section 2.2.2 of the <i>Report on Submissions</i> , the proposed Regional Open Space reservations within the Region Scheme for the Peel Regional Park have been determined having regard to the proposals within the <i>Peel Regional Park</i> (DPUD, 1993). The draft <i>Inner Peel Region Structure Plan</i> proposed additional areas to be included within the Park, such as extensive areas along the Murray River. However, in response to the numerous submissions received in relation to Park proposals, the Ministry for Planning made a number of site inspections and further revised the proposals. The Region Scheme largely reflects the final Structure Plan. However, due to new developments or clearing of areas, these have been further revised in some instances. Therefore, although some areas have changed the reservations within the Region Scheme do largely reflect the Peel Regional Park proposals in the final <i>Inner Peel Region Structure Plan</i> .	Dismissed.	Agree with WAPC comments.

No.	EPA SUMMARY OF SUBMISSIONS	WAPC COMMENT	WAPC DETERMINATION	EPA COMMENT
9	<p>Recommends the foreshore widths for the following should be further examined in detail:</p> <p>Lot 2 Estuary Road, Dawesville;</p> <p>Pt Lot 113 Old Coast Road, Bouvard;</p> <p>Lots 1, 2, 6, 5, 4 & 100 Estuary Road, Bouvard;</p> <p>Pt Loc 74 Old Coast Road, Bouvard;</p> <p>Lot 39 Old Coast Road, Bouvard;</p> <p>Lots 9, 13, 100 & 101 Old Coast Road, Bouvard;</p> <p>Lots 7, 11 & 12 Old Coast Road, Bouvard;</p> <p>Lot 1, Pt Locs 33, 34, 35 & 36 Old Coast Road, Herron</p> <p>Loc 57 Old Coast Road, Herron;</p>	<p>The following comments are made in response to the recommendation that the Peel-Harvey Estuary foreshore reservation be generally increased for the following lots:</p> <p>Lot 2 Estuary Road, Dawesville - width of the foreshore reservation is restricted due to existing development on Lot 2;</p> <p>Pt Lot 113 Old Coast Road, Bouvard - there is an existing narrow foreshore in this location which is bounded by Estuary Road on the western side;</p> <p>Lots 1, 2, 6, 5, 4 & 100 Estuary Road, Bouvard - there is an existing narrow foreshore in this location which is bounded by Estuary Road on the western side;</p> <p>Pt Loc 74 Old Coast Road, Bouvard - the width of this section of foreshore is generally consistent with existing and proposed foreshore reserves to the north and south;</p> <p>Lot 39 Old Coast Road, Bouvard - the foreshore reserve width is constrained by existing property improvements on Lot 39;</p> <p>Lots 9, 13, 100 & 101 Old Coast Road, Bouvard - reflects existing foreshore reserve and the widening of the foreshore is limited by existing property improvements;</p> <p>Lots 7, 11 & 12 Old Coast Road, Bouvard - reflects existing foreshore reserve and the widening of the foreshore is limited by existing property improvements;</p> <p>Lot 1, Part Locs 33, 34, 35 & 36 Old Coast Road, Herron - foreshore reservation adjacent to Lot 1 reflects an existing foreshore reservation. It does appear from aerial photography that it would be appropriate to provide a wider foreshore reservation for Pt Locs 34, 35 and 36 by way of a future amendment to the Region Scheme following further investigations and landowner consultations;</p> <p>Loc 57 Old Coast Road, Herron - the width of the proposed foreshore reservation affecting Loc 57 is consistent with the existing foreshores to the north and south of the Loc 57;</p>	<p>Noted and recommend that the WAPC request the Ministry for Planning to undertake further investigations and consultations to determine whether it would be appropriate to widen a couple of small sections, if any, of the Regional Open Space reservation for Harvey Estuary foreshore by way of a future amendment to the Region Scheme following further investigations and consultations.</p>	<p>Agree with WAPC comments.</p>

No.	EPA SUMMARY OF SUBMISSIONS	WAPC COMMENT	WAPC DETERMINATION	EPA COMMENT
	<p>Lot 1 Old Coast Road, Herron</p> <p>Locs 613, 479, 437 & 1496 Southern Estuary Road, Herron</p>	<p>Lot 1 Old Coast Road, Herron - reflects existing foreshore reserve and the widening of the foreshore is limited by existing property improvements; and</p> <p>Locs 613, 479, 437 & 1496 Southern Estuary Road, Herron - under the Region Scheme it is proposed to widen this section of existing foreshore.</p>		
<p>Watercourses <i>EPA Objective: Maintain the integrity, functions and environmental values of watercourses.</i></p>				
1	<p>Consider Environmental Management Measure No. 4 is inadequate for the protection of riparian vegetation as it should be made clear how remnant vegetation will be managed. Suggest the EPA objective should be altered to protect all riparian vegetation on watercourses. (94, WRC)</p>	<p>Environmental Management Measure No. 4 proposed in the Environmental Review requires a Vegetation Survey to be undertaken prior to any rezoning of land where there is riparian vegetation or more than 1ha of native vegetation. The survey findings will be required to be taken into account when considering proposals for rezoning, subdivision and development.</p> <p>The EPA objective within the Instructions for the Environmental Review was to adequately protect riparian vegetation along substantial streamlines. To achieve this objective, Regional Open Space reservations have been provided, where practical and appropriate, around the Peel Inlet - Harvey Estuary. Accordingly, given the current measures to protect riparian vegetation and the EPA objectives, it is considered appropriate that consideration of any further protection of riparian vegetation be considered through future amendments to the Region Scheme.</p>	Dismissed.	Agree with WAPC comments.
2	<p>Supports the consideration of a vegetation survey where there is a proposed rezoning in the Region Scheme where there is riparian vegetation. However, recommends this be made a requirement for all waterways. (CC)</p>	<p>The support for draft Environmental Management Measure No. 4 is noted. The suggestion that vegetation surveys be made a requirement under Environmental Management Measure No. 4 is noted, however, it is considered inappropriate to require all rezonings to require such a survey to be completed.</p>	Noted.	Noted.
3	<p>Supports the requirement for detailed vegetation surveys for rezonings involving areas of riparian vegetation. (UBC)</p>	<p>The support for Environmental Management Measure No. 4 within the <i>Environmental Review</i> is noted.</p>	Noted.	Noted.
<p>Rivers <i>EPA Objective: Maintain the integrity, functions and environmental values of rivers.</i></p>				
1	<p>Supports the proposed Regional Open Space reservations for the Goegrup Lakes and Serpentine River. (CC)</p>	<p>The support for Regional Open Space proposals is noted.</p>	Noted.	Noted.
2	<p>The Serpentine River and associated lake systems such as Goegrup and Black Lakes would be affected by the proposed Amarillo Township development. Export of nutrients</p>	<p>Conditional environmental approval has been granted to the Amarillo project. Notwithstanding this, it is considered that further structure planning work and other planning investigations are required for this proposal. For further information on the Amarillo project, refer to the</p>	Noted.	<p>The proposed development of Amarillo has been assessed by EPA.</p>

No.	EPA SUMMARY OF SUBMISSIONS	WAPC COMMENT	WAPC DETERMINATION	EPA COMMENT
	and other pollutants from the township would be disastrous for the Serpentine River. (PPG, CC)	planning comments in response to a submission received from the Ministry for Housing in relation to the Amarillo project (Submission No. 141).		No further evaluation required.
3	Notes the Serpentine River foreshore Regional Open Space in Riverside Drive, Furnissdale has been reduced. These areas should be reverted to public ownership so that they can be managed properly. (PPG, CC)	The Regional Open Space over the properties along Riverside Drive, Furnissdale was reduced compared to what had been proposed in the <i>Inner Peel Region Structure Plan</i> (WAPC, 1997) in recognition of the land filling and other modifications that had been carried out on these properties. The land filling on most of these properties has been undertaken in accordance with approvals issued by the Shire of Murray. The Riverglades Resort Strata Council on behalf of all owners and residents of Riverglades Resort lodged a submission of objection to the Regional Open Space reservation proposed for their property (refer to Submission No. 74). In the determination of this submission it was considered appropriate to exclude the caravan/boat holding yard, tennis court and bowling green from the Regional Open Space reservation, but the samphire flat areas behind these facilities would be retained, which is in addition to the existing 50 m wide foreshore within the Regional Open Space.	Dismissed.	Agree with WAPC comments.
4	Concerned no Regional Open Space reservation has been identified along the Murray River south-east of Pinjarra. (WRC)	As outlined in section 2.2.2 of the <i>Report on Submissions</i> , the Regional Open Space reservations were based upon previous proposals under the draft and final <i>Inner Peel Region Structure Plans</i> and further refined through site inspections by Ministry for Planning officers. The reservations included within the Region Scheme further refined some of these areas, such as some of the Regional Open Space proposals along the Serpentine River, having regard to the existing land uses and where appropriate more recent development. The WAPC, Water and Rivers Commission and the Western Australian Municipal Association are in the process of jointly preparing a State Foreshore Policy, which is anticipated to be released in draft form for public comment in the second half of the year 2000. It is anticipated that the draft Policy will specify a range of criteria to be used in the determining the widths of foreshore reserves. Consistent with this proposed policy approach, the widths of foreshore reservations in the Region Scheme have been determined having regard to a range of planning and environmental considerations.	Dismissed.	Agree with WAPC comments.
5	Supports the foreshore reservation for the Harvey River. (WCG)	The support for Regional Open Space proposals is noted.	Noted.	Noted.
6	Supports the Region Scheme and the protection of rivers through Regional Open Space. (250)	Noted. No response required.	Noted.	

No.	EPA SUMMARY OF SUBMISSIONS	WAPC COMMENT	WAPC DETERMINATION	EPA COMMENT
7	Recommends the Region Scheme not proceed until a thorough environmental assessment is made in accordance with the Statewide Foreshore Policy. (WRC)	It would be inappropriate for the finalisation of the Region Scheme to be delayed pending the Region Scheme proposals being assessed in accordance with the proposed Statewide Foreshore Policy for the following reasons:(1) the proposed State Foreshore Policy is still being prepared and it is not expected to be released for public comment until the second half of the year 2000; and (2) the Regional Open Space proposals and associated boundaries, particularly following the consideration of the public submissions on the draft Region Scheme, have been subject to extensive investigations and consultations with affected landowners and relevant government agencies, including the Water and Rivers Commission.	Dismissed.	Noted.
8	Recommends further information be provided in relation to proposed Urban and Industrial zones on palusplain within the Serpentine and Murray River catchments in regard to the sensitivity of the land and to demonstrate water resources will not be adversely affected. (WRC)	Proposed Environmental Management Measure No. 2 for the Region Scheme provides that prior to subdivision or development of land in areas where the Average Maximum Groundwater Level is less than 1.2 m below the natural ground surface, or when any proposed off-site drainage could lead to degradation of wetlands or waterways, the responsible authority may require a Drainage and Nutrient Management Plan. Accordingly, this Environmental Management Measure will assist in highlighting constraints relating to the development of land on palusplain within the Serpentine and Murray River catchments.	Dismissed.	The EPA has assessed the proposed amendment to the Shire of Murray's Town Planning Scheme to rezone the land to industrial pursuant to Part IV of the Environmental Protection Act
Groundwater				
<i>EPA Objectives: Maintain the quality of groundwater so that existing and potential uses, including ecosystem maintenance, are protected.</i>				
1	The impact on groundwater supplies through clearing, creation of artificial lakes and use of bores within the Lake Clifton area from the proposed development west of Lake Clifton would be significant. (242)	Refer to section 2.6.3 of the <i>Report on Submissions</i> .	Noted.	Noted The subject land is not being rezoned as part of the Peel Region Scheme and does not require EPA assessment. Subsequent amendments to the Peel Region Scheme concerning the subject land will be assessed by the EPA pursuant to Part IV of the EP Act.

No.	EPA SUMMARY OF SUBMISSIONS	WAPC COMMENT	WAPC DETERMINATION	EPA COMMENT
1.4 Coast				
Dunes				
<i>EPA Objective: Maintain the integrity, function and environmental values of the dune system.</i>				
1	Objects to the proposed Dawesville Deviation, raising concerns relating to the impact on the dunes. (58)	The proximity of the proposed Deviation to sand dunes is noted, as is the fog along the low-lying land affected by the Deviation. Main Roads WA have identified the need for the road to enhance the transport network within the area and to increase the safety of motorists due to increasing traffic volumes. The construction of the Deviation will be undertaken with due regard given to the sensitivity of the environment. Various safety measures can be incorporated into road design to help avoid possible accidents due to the prevalence of fog in some areas. For instance, bright clearly marked lines on the road, guideposts close together and special lighting within the area can all help to increase safety within fog-prone areas. It is anticipated that Main Roads WA will give such measures due consideration when constructing the Deviation to ensure a safe and efficient route.	Dismissed.	The EPA has assessed the dawesville Deviation pursuant to Part IV of the Environmental Protection Act. No further assessment required.
2	The foreshore reserve at San Remo North and Madora North is inadequate for the protection of the foreshore and dune stability. (125, 175)	The issue is addressed in section 2.2.3 of the <i>Report on Submissions</i> .	Dismissed.	Agree with WAPC comments.
3	Objects to the proposed residential development of the Cape Bouvard Investment Pty Ltd's landholdings adjacent to the Yalgorup National Park, raising concerns as to the potential adverse environmental effects on the Quindalup dunes. (70, 212, 213, 214)	The environmental sensitivity of the Lake Clifton area was recognised within the <i>Coastal and Lakelands Planning Strategy</i> (WAPC, 1999) which also provided detailed guidelines for any future development in the area. As required under Clause 2.1 of the Region Scheme Text, as modified, the WAPC determinations made under the Region Scheme are also required, where possible, to be consistent with the Planning Strategy. Furthermore, any development that would potentially impact on Lake Clifton or Yalgorup National Park would require a formal environmental assessment, as outlined in EPA Bulletin 864. The issues of concern raised within the submission are noted. However, many of these concerns raised are addressed through guidelines and recommendations within the Planning Strategy. Accordingly, when assessing planning proposals for land in the Lake Clifton locality these issues will be taken into consideration.	Noted.	Noted The subject land is not being rezoned as part of the Peel Region Scheme and does not require EPA assessment. Subsequent amendments to the Peel Region Scheme concerning the subject land will be assessed by the EPA pursuant to Part IV of the EP Act.
Foreshore (beach)				
<i>EPA Objectives: Maintain the integrity, function and environmental values of the foreshore area.</i>				

No.	EPA SUMMARY OF SUBMISSIONS	WAPC COMMENT	WAPC DETERMINATION	EPA COMMENT
1	Supports the proposed Regional Open Space reservations at Preston Beach. (WCG)	The support for Regional Open Space proposals is noted.	Noted.	Noted.
2	Recommends the minimum reserve should be 100 m for ocean foreshore reserves. (169, PDC)	The widths of the coastal foreshores adjacent to urban areas within the City of Mandurah and the Shire of Waroona have already been determined by past subdivision, development and structure planning. The Region Scheme has also generally reflected existing coastal foreshore reserves in the Herron and Preston Beach localities as the adjoining land is zoned rural. Notwithstanding this, it is current WAPC policy to require a 100 m set back for development along the coast.	Dismissed.	Noted.
3	The coastal foreshore reserve between Madora and Lake Clifton should be protected and be included in the Regional Open Space reservation of the Peel Region Scheme. (C/M)	Most of the sections of the coast that were identified as having a high erosion threat, such as sections of the coast within San Remo, Halls Head and Falcon, have been developed and the foreshore reserves widths cannot be readily expanded without significantly impacting upon existing private properties. Notwithstanding this, further discussions and investigations could be carried out on particular coastal erosion problem areas where there may be the opportunity to expand the Regional Open Space reservation without having any substantial impact on existing development and/or private property. Any proposals to increase the Regional Open Space reservation for specific sections of the coastal foreshore areas within Mandurah would have to be the subject of a future amendment to the Region Scheme.	Dismissed.	Noted.
4	Recommends Pt Lot 75, Lot 19, 11, 17 & 18 Leslie Street, Mandurah abutting the Peel-Harvey Estuary be reserved in Regional Open Space. (C/M)	Lots 11, 17, 18, 19 and Pt Lot 75 Leslie Street, Dudley Park are the properties along the northern section of Leslie Street which abut existing foreshores of insufficient width (10 m or less) in order to provide continuous public access along this section of the Peel Inlet foreshore. It is considered that this matter be further investigated and, if determined appropriate, small sections of such lots could be proposed to be included within Regional Open Space by way of a future amendment to the Region Scheme.	Dismissed, but recommend that the WAPC request the Ministry for Planning to undertake further investigations and consultations to determine whether it would be appropriate for small sections of Lots 11, 17, 18, 19 and Pt Lot 75 Leslie Street, Dudley Park to be proposed to be included within the Regional Open Space reservation by way of a future amendment to the Region Scheme.	Supports WAPC recommendations.

No.	EPA SUMMARY OF SUBMISSIONS	WAPC COMMENT	WAPC DETERMINATION	EPA COMMENT
2. POLLUTION MANAGEMENT				
2.1 Air				
Odour				
<i>EPA Objectives: Ensure compliance with acceptable standards and that all reasonable and practicable measures are taken to minimise adverse impact of odorous gases.</i>				
1	Notes the need for large buffer zones around the piggery located on Lot 92 & 92A Nambeelup Road, Nambeelup to provide adequate odour control measures. Recommends the principles of the <i>State Industrial Buffer Policy</i> and the <i>Strategic Agriculture Resource Policy</i> apply to all agricultural operations where development impinges on the buffer areas. (217)	The <i>Strategic Agricultural Resource Policy</i> , including the guidelines for determining a buffer area for agricultural land uses within clause 6.1, only applies to land included within the Policy Areas. Therefore, areas outside of the Policy Areas cannot be protected from incompatible developments through provisions of the Policy. However, local governments can protect Rural land not included within the Policy Areas through mechanisms within their town planning scheme. Also the <i>State Industrial Buffer Policy</i> will still apply to land and/or development outside of the Policy Areas. Accordingly, it is not considered appropriate to amend the Policy to apply to areas outside of the defined Policy Areas.	Dismissed.	Noted.
2	Recommends section 6.1(ii) <i>Strategic Mineral and Basic Raw Material Resource Policy</i> include 'odour' as one of the environmental considerations when determining an appropriate buffer. (DRD)	Clause 6.1 of the Policy specifies the principles to be used in determining buffer areas between extractive or mining operations and incompatible land uses. Clause 6.1(ii) refers to environmentally acceptable standards for noise, dust and light spill, given that these are the environmental factors that have the potential to have adverse site impacts from mining and extractive operations. The production of odours is normally associated with the processing of minerals, which principally occurs within industrial areas. However, odour could be included within the clause as well, on the understanding that there may be some special situations where it may arise as an issue to be considered.	Upheld.	Agree with WAPC comment and determination.
3	Recommends the inclusion of an additional paragraph within Public Purposes section of <i>Background Report</i> outlining wastewater treatment plants in the region and the current investigations being undertaken to identify an additional site. (WC)	The <i>Background Report</i> was prepared as one of the publicity documents for the release of the Region Scheme. The Report provided general background information relating to the draft Region Scheme and its associated advertising. Accordingly, the Report will not be re-released when the Region Scheme is finalised. However, if it is determined that an additional wastewater treatment plant is required in the region, then when a suitable site has been identified it can be appropriately reserved under the Region Scheme by way of a future amendment.	Dismissed.	Agree with WAPC comment and determination. No further evaluation required.

No.	EPA SUMMARY OF SUBMISSIONS	WAPC COMMENT	WAPC DETERMINATION	EPA COMMENT
2.2 Water				
Groundwater Quality				
<u>Nutrients</u>				
<i>EPA Objectives: Ensure that nutrient discharged from the development:</i>				
i) <i>meets the target level for phosphorus set in the Peel - Harvey EPP, the new water quality standards recommended by the WRC and the;</i>				
ii) <i>nitrogen discharge from the property is not increased beyond existing levels and that the future nitrogen discharge meets water quality standards to be agreed by the EPA in consultation with the WRC and DEP; and</i>				
iii) <i>the water quality standards protect the estuary and adjacent coastal waters.</i>				
1	Concerned about ensuring sufficient flushing for canal developments in the Peel region. Questions what types of mechanisms and technical solutions are available. (9)	When all of the proposed canal developments are designed particular attention is paid to the need to ensure the canals are designed and configured in a manner to enable sufficient natural flushing of the canals by tidal movement and/or river flows. For example, the most appropriate width, depth and configuration for any proposed canals are determined so as to ensure that there will be sufficient natural flushing of the canals. It should also be noted that the proposed canal developments that are included within the Urban zone of the Region Scheme, such as Mariners' Cove, are already zoned for canal development in the City of Mandurah Town Planning Scheme No. 3 and have been granted environmental approval.	Noted.	Noted.
2	Objects to the proposed inclusion of Wellington Loc 2320 Southern Estuary Road, Lake Clifton within Regional Open Space. Proposed subdivisions of the property would significantly reduce nutrient loadings as compared to current rural uses. Zoning of Rural - Residential should be applied. (47)	Under the draft and final <i>Inner Peel Region Structure Plans</i> Loc 2320 was included within the Regional Open Space for the Peel Regional Park. Following an inspection of the property and further discussions with the Water and Rivers Commission and the Department of Conservation and Land Management, it was concluded that, given the property had been parkland cleared, the entire property did not need to be included within Regional Open Space. However, it was considered that the western portion of the property, which is generally low-lying and forms part of a degraded wetland area, as well as sections of the property along the existing foreshore reserve for the Harvey River, should be retained within Regional Open Space. It was determined appropriate to have a substantial foreshore reservation (50 m+) along the northern portion of the property, given the low-lying nature of that area of land. Under the modified Regional Open Space proposal, approximately 12.6 ha (31%) of Loc 2320 will be reserved under the Region Scheme.	Upheld in part, with the Regional Open Space reservation being reduced to cover approximately 12.6 ha of Loc 2320 Southern Estuary Road, Lake Clifton.	Agree with WAPC comments.

No.	EPA SUMMARY OF SUBMISSIONS	WAPC COMMENT	WAPC DETERMINATION	EPA COMMENT
4	Objects to the proposed development by Cape Bouvard Investments Pty Ltd for their landholdings adjacent to the Yalgorup National Park. Notes concerns relating to the potential nutrient run-off into the lakes system from the development. (242)	See section 2.6.3 of the <i>Report on Submissions</i> .	Noted.	The subject land is not being rezoned as part of the Peel Region Scheme and does not require EPA assessment. Subsequent amendments to the Peel Region Scheme concerning the subject land will be assessed by the EPA pursuant to Part IV of the EP Act.
5	Concerned about potential pollution of Peel Inlet and Harvey Estuary, if an effective sewerage and wastewater management system is not provided for Point Grey. (11, 116)	The local government rezoning, Amendment 104 for the Shire of Murray Town Planning Scheme No. 4 for the proposed development at Point Grey was subject to formal environmental assessment and the Minister for the Environment issued environmental approval, subject to conditions, for development at Point Grey in July 1999. The provision of sewerage reticulation and on-site wastewater treatment and disposal was addressed in the environmental review for the local government rezoning amendment. It should be noted that while the rezoning amendment for Point Grey is not consistent with the proposed Urban Deferred zone for Point Grey in the Region Scheme, reticulated sewerage will still normally be required to be provided for any conventional residential and commercial development.	Noted.	The amendment to the Shire of Murray's Town Planning Scheme to rezone Point grey was formally assessed by the EPA pursuant to Part IV of the EP Act. The Region Scheme is in accordance with the zoning and this zoning will not be reassessed.
6	The inclusion of uncleared land in the Urban zone is short-sighted as broadscale clearing has resulted in massive problems and so further clearing should be prohibited. Proposed Urban zonings and clearing of this land will threaten the wetlands. Recommends application of the precautionary principle, noting the <i>Environmental Protection (Peel Inlet - Harvey Estuary) Policy 1992</i> has not yet resulted in a reduced nutrient load entering the estuary. (WCG)	As a part of the Environmental Review, the EPA Instructions required the potential impact of Urban zoning on regionally significant vegetation to be assessed, as well as regionally significant wetlands within the Peel Region. In meeting these Instructions, these issues were addressed and this information was used in the determination of Urban zones within the Region Scheme. Accordingly, it is considered that while some Urban zonings might result in the clearance of some native vegetation, appropriate areas of regionally and locally significant vegetation and wetlands will receive protection. These and other measures under the Environmental Review effectively implement the precautionary principle.	Dismissed.	The EPA is satisfied that new Urban zoning will no impact on regional significant vegetation and that there are adequate measures in place to protect locally significant vegetation.

No.	EPA SUMMARY OF SUBMISSIONS	WAPC COMMENT	WAPC DETERMINATION	EPA COMMENT
7	Recommends the impacts of influences and hazards be taken into account when planning for the future, including septic tanks, effluent disposal systems and roads. (252)	It is acknowledged that there is a need to consider the various potential pollution sources and the impacts these could have on ecosystems. This would be achieved through the implementation of the Environmental Management Measures included within the <i>Environmental Review</i> . For instance, Environmental Management Measure No. 2 provides that a Drainage and Nutrient Management Plan may be required, which could include assessment of nutrient balance and water quality, where appropriate.	Noted.	Agree with WAPC comments.
Salinity				
<i>EPA Objective: Ensure that land clearing does not result in changes to groundwater levels which could lead to salinity that would adversely affect nature conservation values.</i>				
1	Salinity at high tide is killing trees and reeds from the west foreshore Dawesville south to Point Repose. Similar attention to that given to Point Repose Foreshore Reserve is required. (57)	The Region Scheme does not deal with specific management initiatives and requirements for particular foreshore reserves. However, the comments are noted.	Noted.	Noted.
Surface Water Quality				
<i>EPA Objectives:</i>				
<ul style="list-style-type: none"> <i>Maintain or improve the quality of surface water to ensure that existing and potential uses, including ecosystem maintenance are protected, consistent with the draft WA Guidelines for Fresh and Marine Waters (EPA, 1993) and the NHMRC / ARMCANZ Australian Drinking Water Guidelines-National Water Quality Management Strategy.</i> <i>Ensure that the beneficial uses of surface water can be maintained, consistent with the draft WA Guidelines for Fresh and Marine Waters (EPA, 1993).</i> 				
1	The proposed Industrial zone at Nambcelup may create polluted run-off into lakes and hence the Serpentine River and Harvey Estuary. Stringent run-off controls for the use of this land for industrial purposes would be required. (PPG)	The industrial area proposed at Stakehill/Nambcelup under the Region Scheme would have to be developed in accordance with any Environmental Conditions imposed on the Region Scheme that are applicable to that Industrial zone.	Noted.	The EPA has assessed the proposed amendment to the Shire of Murray's Town Planning Scheme to rezone the land to Industrial pursuant to Part IV of the Environmental Protection Act.
2	Suggests the Scheme Text be amended to include regulations for land use and management within water catchments. (WC)	It is not considered appropriate to amend the Region Scheme Text to include such regulations for land use and management within the water catchments. However, after the finalisation of the Region Scheme consideration will be given to the preparation of a Public Water Supply Catchment Policy for the water catchments within the Special Control Area.	Dismissed.	Noted.
3	Recommends consultation with Water Corporation, in addition to the Water and Rivers Commission, would be appropriate within Special Control Area No. 1 as the Water Corporation acts on behalf of the Water and Rivers Commission in relation to this issue. Notes the water catchment	The Water and Rivers Commission is the Government agency responsible for managing the protection of the water catchments. Therefore, it is not considered that the Water Corporation needs to be a referral agency in addition to the Water and Rivers Commission. Also, the water catchment boundaries used to define Special Control Area No. 1 have been reviewed in response to the concerns raised within a number of submissions regarding the accuracy of the boundary. The	Dismissed.	Noted.

No.	EPA SUMMARY OF SUBMISSIONS	WAPC COMMENT	WAPC DETERMINATION	EPA COMMENT
	boundary for Special Control Area No. 1 does not appear to reflect existing water source catchment boundaries. (WC)	Water and Rivers Commission has supplied revised water catchment boundaries which more accurately reflect the physical water catchments areas. Accordingly, the Special Control Area No. 1 in the Region Scheme has been revised to reflect the revised water catchment areas. Refer to section 2.6.6 of the <i>Report on Submissions</i> for information regarding Special Control Area No. 1.		
4	Objects to inclusion of part of Loc 912 McKnoe Road, Waroona in the Special Control Area No. 1 - Water Catchments as the water drains down to McKnoe brook, not the Waroona catchment. (63)	Loc 912 McKnoe Road, Waroona is a 142 ha rural property situated approximately 5 km south-east of the Waroona Townsite. Approximately 6.6 ha of the north-eastern portion of Loc 912 is within the current proclaimed Waroona Catchment Area and, therefore, under the draft Region Scheme this portion of the property was included within the proposed SCA No. 1 - Water Catchments. However, it has now been confirmed that only 475 m ² of the property is in fact within the actual physical catchment area for the Waroona Dam. Given this, the SCA for the Waroona Catchment Area should be modified accordingly.	Upheld in part, in that the extent of the SCA No. 1 be reduced to reflect the revised Waroona Catchment Area as defined by the Water and Rivers Commission.	Noted.
5	Objects to the inclusion of Loc 2463 Scarp Road, Wagerup within Special Control Area No. 1 - Water Catchments as the associated restrictions will reduce the value of the property. (238)	The entire property has been included within SCA No. 1 - Water Catchments, as it is within the Bancell Brook Catchment Area which was proclaimed in 1953 to protect the drinking water supplies for the towns of Yarloop and Wagerup. The Water and Rivers Commission are in the process of revising the boundaries of the proclaimed Bancell Catchment Area to more accurately reflect the physical surface water catchment area, which has been defined using more accurate contour information. While this will result in changes to the boundaries of the proclaimed Bancell Catchment Area, Loc 2463 will still be entirely within the catchment area.	Dismissed.	Noted.
6	Objects to the alignment of the Special Control Area No. 1 - Water Catchments over Lots 626 & 1344 Willowdale Road, Wagerup. Request lots be shown as Rural. (246)	Locs 1344 and 626 Willowdale Road, Wagerup are rural lots approximately 5 km east of Alcoa's Wagerup Refinery. These locations were included within the Rural zone of the Region Scheme. The southern portion of Loc 626 was included within Special Control Area No. 1 - Water Catchments as it was within the proclaimed Bancell Brook Catchment Area. However, as part of the analysis of submissions it was determined that the boundary of the Bancell Brook Catchment Area, which was proclaimed in 1953, did not accurately reflect the physical water catchment area. The Water and Rivers Commission have now defined a more accurate catchment boundary and are in the process of revising the proclaimed boundary to reflect the physical surface water catchment area. This refined catchment boundary confirms that only 1,515 m ² in the south-western corner of Loc 626 (42 ha) is actually within the Bancell Brook Catchment Area. The Special Control Area for the Bancell Brook Catchment Area will be modified to reflect the revised boundary accordingly.	Upheld in part, in that the extent of the Special Control Area No. 1 be reduced to reflect the revised Bancell Brook Catchment Area as defined by the Water and Rivers Commission.	Noted.

No.	EPA SUMMARY OF SUBMISSIONS	WAPC COMMENT	WAPC DETERMINATION	EPA COMMENT
7	Concerned water resource issues previously raised by the Water and Rivers Commission have not been addressed and the Environmental Review does not adequately address the EPA Instructions. (WRC)	Particular statutory planning mechanisms that will be available under the Region Scheme, such as Special Control Areas for Surface Water Catchments and the proposed Environmental Management Measures, will provide adequate levels of protection against any adverse impacts from any potential development that would be allowed as a result of the Region Scheme. Furthermore, there is the potential to provide increased levels of protection to water resources in the Region Scheme in the future, such as by the preparation of a Public Water Supply Catchment Policy (see point 2) and a Strategic Waterways and Wetlands Resource Policy.	Dismissed.	Noted.
8	The health of the Peel-Harvey Estuary depends upon the monitoring of any impacts caused by pollution and encroachment of population. (252)	The monitoring of the water quality of the Peel-Harvey Estuary is principally the responsibility of the Peel Inlet Management Authority. Notwithstanding this, the Region Scheme reserves most of the foreshore in Regional Open Space to help protect the estuary; and while it proposes Urban and Industrial zones on palusplain within the Serpentine and Murray River catchments, the EPA objectives for protection of water quality can be achieved through the proposed Environmental Management Measures. Furthermore, the <i>Peel-Harvey Coastal Plain Catchment - Statement of Planning Policy No. 2</i> and the <i>Environmental Protection (Peel Inlet - Harvey Estuary) Policy</i> (EPA, 1992) are aimed to reduce the potential for algal blooms through management of land use. The Dawesville Channel has also helped to reduce eutrophication.	Noted.	Noted.
9	Recommends a <i>Public Water Supply Catchment Policy</i> be prepared for the Peel Region Scheme. (WRC)	Following further discussions with Water and Rivers Commission it was considered appropriate to develop a Public Water Supply Catchment Policy for the Peel Region in due course.	Upheld, in so far as it is agreed that after the Region Scheme has been finalised the WAPC and the Water and Rivers Commission should liaise regarding the preparation of a Public Water Supply Catchment Policy for the Region Scheme.	Noted.
2.3 Land				
<u>Solid Waste</u>				
<i>EPA Objectives: Ensure wastes are managed in accordance with the waste management hierarchy (ie avoid, minimise, recycle, treat and dispose), and where this is not possible, are contained and isolated from ground and surface waters, and that discharges meet the requirements of the ANZECC (1992) and draft Western Australia Guidelines for Fresh and Marine Waters.</i>				
1	Recommends a regional waste management facility site be identified for the region and it should be included within the Public Purposes reservation. (4, S/M, C/M, PDC)	The identification of a site for a regional waste disposal facility has been the subject of previous studies. A previously recommended preferred site within the Shire of Murray was subsequently not supported by that Shire. Consequently, the City of Mandurah has now developed the Mandurah Waste Transfer Station north of Gordon Road. The Shires of Murray and Waroona are having discussion regarding the	Noted/Dismissed, but recommend that the WAPC and the Ministry for Planning, where possible, provide assistance to the local governments and	Agree with WAPC comment and determination. No further evaluation required.

No.	EPA SUMMARY OF SUBMISSIONS	WAPC COMMENT	WAPC DETERMINATION	EPA COMMENT
		upgrading and joint use of the existing facility on Buller Road in the Shire of Waroona. The identification of a future long-term waste disposal site within the Peel Region is principally the responsibility of local governments and other government agencies. The Ministry for Planning and the WAPC would be, however, able to offer some assistance. When a site has been identified for a future regional landfill facility, it would be appropriate for the WAPC to consider including such a site within the Public Purposes reservation of the Region Scheme through a future amendment. The land containing the City of Mandurah's waste transfer station has been included within the Public Purposes reservation of the Region Scheme.	relevant State government agencies to identify a suitable site for a regional waste disposal facility.	
2.4 Non-chemical Emissions				
Noise				
<i>EPA Objectives: Protect the amenity of nearby residents from noise and vibration impacts by ensuring that noise and vibration meet the criteria in the Noise Abatement (Neighbourhood Annoyance) Regulations 1979 and the proposed Environmental Protection (Noise) Regulations when promulgated.</i>				
1	Objects to the proposed Perth-Bunbury Highway (Peel Deviation) due to the adverse affect on Lot 21 Foreshore Cove, South Yunderup, including noise and impact on property values. (6)	Appropriate noise attenuation measures and landscape screening would be provided with the construction of the Highway to minimise any adverse impacts on nearby residences.	Dismissed.	The EPA has resolved in its assessment of the Peel Deviation that prior to ground disturbing activites the proponent shall prepare a Traffic Noise Mngement Plan to address the impact of traffic noise on the amenity of adjacent residences and residential areas to the requirements of the EPA.
2	Objects to the proposed widening of the South Western Highway due to the adverse affect on Lot 165 South Western Highway, Coolup including noise and vibration. (7)	The road widening over Lot 165 is required essentially to provide a suitable road verge following the proposed improvements to the geometry of the Highway in Coolup. The highway is ultimately to be constructed to a four lane dual carriageway standard and the proposed north bound carriageway is to be constructed in a similar position to the existing carriageway. This will mean that traffic will not be significantly closer to the residence than under the current arrangement. In relation to the suggestion that the highway should be widened on the other side, the larger rural properties generally opposite the subject property are affected by widening road requirements ranging in width from approximately 5 m to 70 m.	Dismissed.	The EPA has identified noise as a deferred factor for the widening of the South Western Highway. This will allow this factor to be assessed to ensure that the widening complies with the EPA's requirements.
3	The proposed extension of Pinjarra Road near Lot 21 Pinjarra Road, North Yunderup would cause a considerable noise increase for residents in the area. (114)	Lot 21 is a 2 ha Special Rural property on the southern side of Pinjarra Road in North Yunderup. The existing residence is situated approximately 30 m from the existing road reserve. Under the Region Scheme a nominal 20 m road widening is proposed on the southern side of this section of Pinjarra Road, which affects Lot 21. It should also be noted that the proposed 20 m road widening in the Region Scheme is less than the 36 m+ road widening currently indicated for Lot 21 in the Shire of Murray Town Planning Scheme No. 4. See section 2.3.5 of the <i>Report on Submissions</i> for further information on the	Dismissed.	The EPA has identified noise as a deferred factor for the extension of Pinjarra Road. This will allow this factor to be assessed to ensure that the widening complies with the EPA's requirements.

No.	EPA SUMMARY OF SUBMISSIONS	WAPC COMMENT	WAPC DETERMINATION	EPA COMMENT
		Pinjarra Road proposals. Also issues such as noise reduction measures can be addressed where necessary at the detailed design stage for any future upgrading of the road.		
4	The Murrayfield Airpark should be zoned for Public Purposes or Private Recreation rather than Rural to ensure the formal recognition of the Airpark's status and that there are no potential future conflicts between the aerodrome and surrounding land uses. (S/M, DOT)	It is considered that a separate zone category for the Murray Airpark in the Region Scheme is not warranted. Likewise, it would not be appropriate to include the Airpark within the Public Purposes - Special Use reservation, given its private ownership, or the Private Recreation zone. It would be more appropriate to propose a Special Control Area (SCA) for the area of land within and surrounding the Airpark which would be subject to significant levels of aircraft noise as a result of current and future flight operations associated with the Airpark. The extent of the SCA would likely be determined using Australian Noise Exposure Forecast (ANEF) standards. Such an SCA would clearly indicate on the Region Scheme Map the location of the Airpark and the area of land impacted upon by aircraft noise as a result of current and future flight operations associated with the Airpark. The depiction of an SCA on the Region Scheme Map for the Airpark would have to be done by way of a future amendment to the Region Scheme, given further investigations are required to determine the area of the land that would be affected by substantial levels of aircraft noise due to the Airpark.	Dismissed, but after the finalisation of the Region Scheme further investigations be undertaken by the Ministry for Planning, the Murrayfield Airpark owners and other relevant agencies, to determine an appropriate Special Control Area for the Airpark, which would be incorporated into the Region Scheme by way of a future amendment.	The Murrayfield Airpark has been formally assessed by the EPA pursuant to Part IV of the EP Act. The proposal will not be reassessed as part of the Peel Region Scheme.
<p>Road Transport</p> <p><i>EPA Objectives:</i></p> <ul style="list-style-type: none"> • <i>Ensure that noise levels meet acceptable standards and that an adequate level of service, safety and public amenity is maintained.</i> • <i>Ensure that the noise levels generated by the project meet acceptable standards.</i> • <i>Ensure that noise and vibration levels meet statutory requirements and acceptable standards.</i> 				
1	The proposed Perth-Bunbury Highway (Peel Deviation) will come within 50 m of some property boundaries for those situated adjacent to the proposed highway at South Yunderup. Property owners, particularly those who have recently acquired new property in the locality, are concerned about the noise level (and visual amenity) which will affect them. (6, 267)	Appropriate noise attenuation measures and landscape screening would be provided with the construction of the Highway to minimise any adverse impacts on nearby residences.	Dismissed.	The EPA has resolved in its assessment of the Peel Deviation that prior to ground disturbing activities the proponent shall prepare a Traffic Noise Management Plan to address the impact of traffic noise on the amenity of adjacent residences and residential areas to the requirements of the EPA.

No.	EPA SUMMARY OF SUBMISSIONS	WAPC COMMENT	WAPC DETERMINATION	EPA COMMENT
2	Objects to proposed Primary Regional Roads reservation for the South Western Highway due to the adverse impacts on Lots 13, 14 & 15 South Western Highway, Yalup Brook. The road widening proposed would reduce farm viability and would affect quiet enjoyment within the area. (54)	It is acknowledged that the proposed road widening, which includes the existing residence on Lot 14, will have a detrimental affect upon the farming operation on the properties when the required land is actually acquired. However, the landowner will be able to lodge a Claim for Compensation for Injurious Affection due to the reservation, in which case, the landowners can request any compensation paid to take into account any relevant issues, for example, the reduced viability of the agricultural operations.	Dismissed.	The EPA has identified noise as a deferred factor for the widening of the South Western Highway. This will allow this factor to be assessed to ensure that the widening complies with the EPA's requirements.

Vibration

EPA Objective: Protect the amenity of nearby residents from nearby vibration impacts resulting from activities associated with the proposal by ensuring that vibration levels meet statutory requirements and acceptable standards.

1	Proposed extension of Pinjarra Road near Lot 21 Pinjarra Road, North Yunderup would cause considerable vibration impact during the construction of the Perth-Bunbury Highway (Peel Deviation). (114)	Attenuation measures for vibration and noise will be incorporated into the more detailed designs for the construction of the Perth - Bunbury Highway (Peel Deviation) to lessen any impact of vibration on nearby houses.	Noted.	Main Roads have committed to preparing a Construction Management Plan (including vibration) as part of the EPA's assessment of the Peel Deviation
2	Concerned that the proposed widening of Lakes Road, Mandurah will have adverse affects on Lot 22 Lakes Road South, Greenfields due to noise and vibration. (72)	Gordon and Lakes Roads, to the north, are to be reserved for Other Regional Roads in the Region Scheme. These roads will ultimately be constructed to four lane dual carriageway standard and function as a major east-west route to principally accommodate future traffic from the proposed Amarillo residential development and the Stakehill industrial area. Lot 22 Lakes Road South is not directly affected by any regional roads reservation under the Region Scheme. Also, while Lakes Road South is reserved as a District Distributor Road in the City of Mandurah Town Planning Scheme No. 3, it is understood that the City of Mandurah currently has no detailed road widening plans for this road.	Dismissed.	Agree with WAPC comments.

3 SOCIAL SURROUNDING

3.1 Public Health and Safety

Risk and Hazard

EPA Objectives: Ensure that risk is managed to meet the EPA's criteria for individual fatality risk off-site and the DME's requirements in respect of public safety.

1	The Industrial zone at Wagerup should be increased to at least coincide with Alcoa's landholdings given the potential for risk and impact on surrounding residential areas. (S/W, 261)	The Industrial zones of the Region Scheme in Wagerup reflect the land containing Alcoa's Wagerup refinery as well as land for the existing and proposed mud lakes to be constructed in the short term. Alcoa actually owns a large area of land in Wagerup, most of which will be required over the long term to accommodate future mud lakes as well as function as buffer areas. Both Alcoa and the Shire of Waroona have requested that most of Alcoa's landholdings be included within the Industrial zone, as opposed to just the current refinery and mud lake sites. It is considered that the inclusion of additional Alcoa landholdings within the Industrial zone and/or a Special Control Area	Noted.	No further evaluation required until an amendment to the Peel Region Scheme is initiated by the WAPC.
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No.	EPA SUMMARY OF SUBMISSIONS	WAPC COMMENT	WAPC DETERMINATION	EPA COMMENT
		should be the subject of further environmental and planning investigations prior to the WAPC considering the inclusion of additional land within the Industrial zone by way of a future amendment to the Region Scheme. Also see the planning comments for Alcoa's submission (No. 261).		
Social Surroundings				
<u>Road Transportation</u>				
<i>EPA Objective: Ensure that the increase in traffic activities resulting from the project does not adversely impact on the social surroundings.</i>				
1	Objects to the proposed Dawesville Deviation as will pose risks and hazards from road transport to the local community due to proximity to the schools and new residential areas. (58)	Development has occurred within the area since the report was finalised in 1993. However, it is through this development process that Main Roads WA has begun to acquire land for the construction of the Dawesville Deviation. It is anticipated the construction of the Deviation will begin in July 2000 and it is expected that it will be completed by mid 2001. As at February 2000 the detailed design for the Deviation was being finalised and following consultations with developers of land in the locality and the City of Mandurah, it is anticipated that two underpasses could be provided.	Dismissed.	The Peel Deviation was assessed by the EPA in 1992 pursuant to Part IV of the EP Act and will not be reassessed as part of the Region Scheme.
2	Recommends the retention of greenbelts in the Mandurah area (south of Madora). The parkways provide a buffer for residents from regional traffic; maintain the attractiveness and tourism potential of the Mandurah area; and prevent urban sprawl, which can have detrimental effects on the social attitude of the general population. (185, PDC, 289, 290)	This issue is addressed in Section 2.2.3 of the <i>Report on Submissions</i> .	Dismissed.	Prior to the Urban Deferment in Madora/Singleton being lifted by the WAPC measures should be in place to ensure that the landscape and vegetation values will be maintained as part of future subdivision and development.
3.2 Aesthetic				
Visual Amenity				
<i>EPA Objectives: Visual amenity of the area adjacent to the project should not be unduly affected by the proposal.</i>				
1	Objects to the Regional Open Space areas north and south of Madora, shown in the <i>Inner Peel Region Structure Plan</i> , not being reflected within the Region Scheme. The bushland should be preserved for reasons of amenity, lifestyle and to ensure that urban sprawl development does not prevail. (80, 103, 105, 115, 125, 175, 199, 201, 202, 203, 204, 205, 206, 207, 208, 209, PDC, 287, 288, 294)	Section 2.2.3 of the <i>Report on Submissions</i> addresses this issue.	Dismissed.	Prior to the Urban Deferment in Madora/Singleton being lifted by the WAPC measures should be in place to ensure that the landscape and vegetation values will be maintained as part of future subdivision and development.

No.	EPA SUMMARY OF SUBMISSIONS	WAPC COMMENT	WAPC DETERMINATION	EPA COMMENT
2	Objects to the Regional Open Space reservation over Lots 277 & 259 Greenlands Road, West Pinjarra due to affect on lifestyle and potential affects on property due to public access. (224)	Under the draft and final <i>Inner Peel Region Structure Plans</i> the northern portions (37.7 ha of Lot 277 and 14.2 ha of Lot 259) of the properties were included within Regional Open Space. The boundary of the proposed Regional Open Space reservation is based on subtle variations in topography to generally include the marine soils associations and be outside of the flood-prone areas. This represented a rationalisation of the boundary proposed in the <i>Peel Regional Park Report</i> (DPUD, 1993) and the Waterways Protection Precinct as defined in the <i>Peel Inlet Management Program</i> 1993. The buildings on Lot 259 are well outside the proposed reservation. It is considered that the submission of objection does not provide any new information to justify the deletion or substantial reduction of the Regional Open Space reservations affecting Lots 277 and 259. However, the Regional Open Space boundary on Lot 259 should be realigned slightly to the north so as to enable the removal of a small triangular area (165 m ²) of Regional Open Space on adjoining Lot 1 Edges Road.	Dismissed, although agree to the Regional Open Space boundary on Lot 259 Greenlands Road, Nirimba being realigned slightly to the north so as to enable the removal of a small triangular area (165 m ²) of Regional Open Space on adjoining Lot 1 Edges Road, West Pinjarra.	Agree with WAPC comment and determination. No further evaluation required.
4. OTHER ISSUES				
4.1 Flooding				
1	Objects to the front portion of Lot 40 Williams Road, Pinjarra being classified within the 100-year flood plain. Notes their family has lived on the property for over 100 years and has never experienced any flooding issues. (69)	The entire area of Lot 1 is within the floodway defined for the Murray River under the 1983 Murray River Flood Study. Further information on the floodway for the Murray River and the <i>Floodplain Management Policy</i> is provided in section 2.7.3 of the <i>Report on Submissions</i> .	Dismissed.	Noted. No further assessment required.
2	Questions the accuracy of the flooding data used in the <i>Floodplain Management Policy</i> on the following grounds: Shire of Murray have enlisted an independent consultant to determine flood areas more accurately; Another 16 years of data could be used in addition to the 30 years used. In the past 16 years there has been no significant flooding and water levels have been lower; Projections are an indication only of possible flooding; Accurate analysis cannot be determined due to tolerances used (0.5m); Study did not take into account the effect of the Dawesville Cut; and Evidence suggests if the Murray River was to flood it would break out to the south of Pinjarra. (161)	Refer to section 2.7.3 of the <i>Report on Submissions</i>	Dismissed.	Noted. No further assessment required

No.	EPA SUMMARY OF SUBMISSIONS	WAPC COMMENT	WAPC DETERMINATION	EPA COMMENT
3	<p>Recommends floodplain mapping be undertaken for the Peel Inlet, Harvey Estuary and Harvey River for the purposes of the <i>Floodplain Management Policy</i>. (CC, CALM)</p>	<p>Noted and it is recommended that the WAPC require the Water and Rivers Commission to initiate work on defining the floodway and flood fringe areas for the Peel Inlet and the Harvey Estuary and the lower reaches of the Harvey River.</p>	<p>Noted, but it is recommended that WAPC request WRC initiate work on defining the floodway and floodfringe areas for the Peel Inlet and Harvey Estuary and the lower reaches of the the Harvey River.</p>	<p>Noted. No further assessment required.</p>
4	<p>Considers presumption against more intensive development within the <i>Floodplain Management Policy</i> needs to be strengthened through the reservation for Regional Open Space. (CC, WCG)</p>	<p>It is not considered necessary to reserve all land within the defined floodways for major rivers as Regional Open Space to provide adequate protection to the river environs. Adequate land use and development controls for land within the floodway and floodfringe areas can be provided by the <i>Floodplain Management Policy</i> and relevant local government town planning schemes.</p>	<p>Dismissed.</p>	<p>Noted. No further assessment required.</p>
5	<p>Disputes the use of floodway data to determine zoning and reservations for Lots 1 & 63 Lloyd Avenue and Rodoreda Crescent, Ravenswood as illogical. (293)</p>	<p>Pt Lot 63 Rodoreda Crescent is a 42.6 ha rural property that is predominantly within the defined floodway for the Murray River. Most of the portion of Pt Lot 63 that is within the floodway, as well as an area on the flood fringe that contains vegetation, was included within the proposed 27.8 ha Regional Open Space reservation for the property. The remaining portion of Pt Lot 63 that is outside the floodway was included within the Urban Deferred zone (8 ha) and remaining land within the floodway was included within the Rural zone (6.5 ha). The southern boundary of the proposed Urban Deferred zone for Pt Lot 63 does reflect the boundary of the floodway. The 1983 Murray River Flood Study did take into account that the residential properties along Rodoreda Crescent would effectively shelter a portion of Pt Lot 63 from major river flows. While it is argued in the submission that the sheltered area should be larger, particularly given the location of the Ravenswood Caravan Park and Riverside Resort Hotel, it is considered that the area is logical. The caravan park and hotel were developed before the 1983 Murray River Flood Study and, as they are within the floodway, they have been retained within the Rural zone of the Region Scheme. Furthermore, even if the north-western portion of Pt Lot 63 was excluded from the floodway, this area would still be retained within Regional Open Space as it contains vegetation.</p> <p>Notwithstanding the above, it is acknowledged that it would be appropriate to simplify some the Regional Open Space boundaries and the southern Urban Deferred zone boundary.</p>	<p>Dismissed, but agree to some simplification of the Regional Open Space and Urban Deferred boundaries by rationalising the number of line segments in the proposed reservation and zone boundaries</p>	<p>Noted. No further assessment required.</p>

Appendix 7

Recommended Environmental Conditions

Environmental Conditions

1 Environmental Management Plan

1.1 Prior to amending the local town planning scheme, or finally approving subdivisions or developments (whichever is sooner), the Western Australian Planning Commission or local authority may require an Environmental Management Plan to be prepared and implemented to achieve the objective of managing the potential impacts of the proposed subdivision or development on the following:

- (1) land which is reserved as Regional Open Space in the Scheme;
- (2) a Crown conservation or nature reserve;
- (3) a National Park; or
- (4) bushland or wetland or lake which is identified in an approved Environmental Protection Policy.

The Environmental Management Plan shall include but is not limited to:

- (1) description of existing environmental values, and the identification of the environmental outcome to be achieved through the implementation of this plan;
- (2) clear delineation of significant areas to be protected;
- (3) fire management;
- (4) allocation of responsibilities and identification of timing and duration for implementation;
- (5) provision for routine monitoring of environmental values; and
- (6) provision of details of contingency plans in the event that the monitoring surveys indicate that the development has had an adverse impact upon environmental values.

1.2 The Environmental Management Plan required by condition 1.1 shall be prepared to the satisfaction of the Responsible Authority having due regard to advice from relevant government agencies and shall be implemented in accordance with a program defined in the Environmental Management Plan.

2 Drainage, Nutrient and Water Management Plan

2.1 Prior to amending local town planning schemes, or finally approving subdivisions or developments (including for intensive horticulture) (whichever is sooner), in areas where the Average Maximum Groundwater Level is less than 1.2 metres below the natural ground surface, or where any proposed off-site drainage could lead to degradation of wetlands or waterways, the WAPC or local authority may require a Drainage, Nutrient and Water Management Plan to be prepared and implemented.

2.2 The Drainage, Nutrient and Water Management Plan if required shall ensure that there is no net increase in nitrogen export to the Peel-Harvey Estuary as a result of development within the Peel Region.

2.3 The Drainage, Nutrient and Water Management Plan shall be prepared to the satisfaction of the WAPC or local authority having due regard to advice from relevant government agencies and shall be implemented in accordance with a program defined in the Drainage, Nutrient and Water Management Plan.

The Drainage, Nutrient and Water Management Plan shall include, but is not limited to, the following:

- (1) establishing environmental quality objectives consistent with targets established for the catchment in an approved Environmental Protection Authority Policy.
- (2) a numerical model or other suitable analysis and forecasting techniques developed to determine the drainage management requirements of the site following development;
- (3) an estimate of the existing nutrient mass balance of the site based on detailed on-site measurements.
- (4) predicted post development nutrient mass balance of the site based on the monitoring results of existing nutrient-stripping ponds on other sites and other nutrient management measures proposed;
- (5) a comparison of the results of the predicted mass and water balances with water quality performance criteria for the development;
- (6) details of reporting mechanisms to demonstrate compliance with water quality performance criteria including phosphorous and nitrogen concentrations and movements in surface water and groundwater;
- (7) use of best water sensitive urban design management practices;
- (8) responsibility for nutrient and irrigation management and monitoring; and
- (9) contingency plans if it is found that environmental quality objectives and targets are not met.

3 Biological survey

- 3.1 Prior to rezoning of land in the scheme which has the potential to impact on regionally significant native remnant vegetation or native fauna, the responsible authority may require a biological survey, including a search for Declared Rare Flora and Fauna, Priority Flora, Threatened Flora Communities and Threatened Fauna, to be undertaken.

The vegetation survey shall be prepared to the satisfaction of the responsible authority having due regard to advice from relevant government agencies, and shall be taken into account when considering the rezoning and subsequent subdivision and development applications.

4 Connection to reticulated sewerage

- 4.1 As part of an amendment to a local town planning scheme or application to subdivide or develop land for residential, special residential, commercial, industrial and tourist purposes the Western Australian Planning Commission or local authority may require connection of the land to reticulated sewerage where the land is:

- (1) within the Peel-Harvey Coastal Plain Catchment Area and therefore subject to provisions of the Statement of Planning Policy No. 2 for the Peel-Harvey Coastal Plain Catchment;
- (2) outside the Peel-Harvey Coastal Plain Catchment Area and has an Average Annual Maximum Groundwater Level of less than 1.2 metres below the natural ground surface or where subsoil drainage is proposed or will be required as a part of subdivision or development; and
- (3) within the groundwater catchment of Lake Clifton.

5 Lake Clifton Environmental Management Plan

- 5.1 Prior to amending the local town planning scheme or finally approving subdivision (whichever is sooner) within the groundwater catchment of Lake Clifton, the Western Australian Planning Commission or local authority may require an Environmental Management Plan to be prepared and implemented to manage the possible impacts of the proposed subdivision or development on the environmental values of Lake Clifton. This management plan should be prepared and implemented in accordance with the EPA's criteria for environmental acceptability for land use proposals within the catchment of Lake Clifton.

Appendix 8

EPA Environmental Advice

Environmental Protection Authority Advice

In addition to the above environmental conditions the Environmental Protection Authority wishes to provide that following advice:

1 Deferred factors

1.1 A number of environmental factors have not been included (“deferred”) in the Environmental Protection Authority’s (EPA) assessment due to the broad scale of the assessment or because insufficient information is available at this stage of the planning process. The EPA has decided that these factors should be deferred to ensure that the EPA has the opportunity to assess future local government scheme amendments, subdivisions or development proposals in more detail when further information is available. Further information relating to these environmental factors will be required so that the amendment or proposal can be properly assessed by the EPA.

These deferred factors are:

- (a) Rural zone
Deferred factors - vegetation and wetlands
- (b) Rapid transit corridor
Deferred factors - vegetation, wetlands, noise and vibration.
- (c) Pinjarra Bypass
Deferred factors - vegetation and noise
- (d) South Western Highway and widening of Pinjarra Road
Deferred factor - noise
- (e) Point Morfitt, Madora (M107) and Lots 1 and 2 Dawesville
Deferred factor - vegetation
- (f) All land in the Peel Region Scheme
Deferred factor - site contamination

2 Areas of environmental significance

There are a number of areas of environmental significance in the Peel Region that need to be highlighted so that future proposals affecting these are considered by the EPA or are reserved for conservation. These areas are:

- All bushland in good condition and conservation category wetland vegetation on the eastern side of the Swan Coastal Plain has high conservation value. Any proposals that may impact on remnant vegetation in this area should be referred to the EPA for consideration unless appropriately managed through the recommended conditions or the the System 6 Update has been completed.
- There is regionally significant vegetation on Wellington Location 3167 Old Bunbury Road, Lake Clifton and Lot 3 Wellington Location 2942 Southern Estuary Road, Lake Clifton. Proposals to rezone or subdivide these areas should be referred to the EPA for consideration to ensure that the remnant vegetation is adequately protected.
- The remnant vegetation on Lot 52 Old Mandurah Road has been identified as having regional significance and should be protected to the satisfaction of the DEP. Consideration should be given to the inclusion of Lot 52 within the ROS reservation by way of a future amendment to the Peel Region Scheme.

3 Strategy to conserve regionally significant vegetation

- 3.1 A strategy to conserve regionally significant vegetation in the Peel Region should be prepared and implemented by way of a future amendment to the Peel Region Scheme as a matter of priority.

4 Catchment Management Plan

- 4.1 An environmental condition imposed by the Minister for the Environment on the Peel Inlet Harvey Estuary Management Strategy states that the Ministers for Transport, Agriculture and Waterways are jointly responsible for the development and implementation of a comprehensive catchment management plan to ensure that all landuses in the Peel-Harvey coastal catchment are carried out in a manner that would enable the management targets (phosphorus loads and concentrations) to be met.
The Peel Region Scheme should be amended so that it is consistent with the objectives of the catchment management plan.

5 Mosquitoes

- 5.1 Prior to amending the local town planning scheme, or subdividing, or developing land (whichever is sooner), it is recommended that a mosquito and Ross River virus management programme be prepared and implemented. The Environmental Protection Authority's Draft Guidance for the "*Management of mosquitoes by land developers*" represents the Environmental Protection Authority's current views on management and requirements for the preparation of a management programme.

6 Agricultural land clearing

- 6.1 The Environmental Protection Authority's preliminary position statement on *Environmental Protection of Native Vegetation In Western Australia* (EPA 1999a) states that from an environmental perspective it is unreasonable to allow further clearing to be undertaken for agricultural purposes other than for new, very high value land uses on small areas of already degraded land.

7. Solid waste management

A regional waste management and resource recovery strategy should be prepared to the satisfaction of the Department of Environmental Protection. The Peel Region Scheme should be amended to reflect the objectives of the regional waste management and resource recovery strategy particularly in relation to the identification of regional waste management facilities.

8 Audit of environmental conditions

- 8.1 Pursuant with Section 48H of the *Environmental Protection Act* the responsible authority should review the performance of the environmental conditions to which this scheme is subject, every five years after the scheme is published in the Government Gazette, or as the Minister for the Environment directs.

The review should analyse the monitoring results in relation to the criteria set for each environmental factor and recommend contingency measures if these criteria are not being met.

- 8.2 Any potentially new significant environmental issues or information which are raised during development within the Peel Region; and any need for immediate contingency measures should be referred immediately to the EPA.

9 WAPC recommendations concerning future studies and amendments

The EPA notes and endorses the WAPC's recommendations in relation to future studies and amendments to the Peel Region Scheme as outlined below:

- (a) The WAPC recommends that a System 6 update or "Bushplan" be prepared for the region to determine which bushland areas should be reserved as Regional Open Space.
- (b) The WAPC in conjunction with other relevant government agencies prepare a Management Plan for the Peel Region Park as a matter of high priority.
- (c) Consideration should be given to the preparation of a Strategic Waterways and Wetlands Resource Policy for the Peel Region Scheme after the *Environmental Protection (Peel Inlet - Harvey Estuary) Policy 1992* and the *Environmental Protection (Swan Coastal Plain Lakes) Policy 1992* have been completed.
- (d) Further investigations be undertaken by the Ministry for Planning, the Murrayfield Airpark owners and other relevant agencies, to determine an appropriate Special Control Area for the Airpark, to be incorporated into the Region Scheme by way of a future amendment to the Peel Region Scheme.
- (e) The Ministry for Planning to determine the required expansion of the Industrial zones for the Pinjarra and Wagerup refineries and the appropriate Special Control Areas for the required buffer areas, to be incorporated into the Region Scheme by way of a future amendment to the Peel Region Scheme.
- (f) The Ministry for Planning to undertake further investigations and consultations to determine whether it would be appropriate to widen the Regional Open Space reservation for a couple of small sections of the Harvey Estuary foreshore by way of a future amendment to the Peel Region Scheme.
- (g) The Ministry for Planning to undertake further investigations and consultations to determine whether it would be appropriate for small sections of Lots 11, 17, 18, 19 and Pt Lot 75 Leslie Street, Dudley Park to be proposed to be included within the Regional Open Space reservation by way of a future amendment to the Peel Region Scheme.
- (h) The Ministry for Planning to undertake further investigations and consultations to determine whether it would be appropriate for additional land, if any, between Road 'A' and the wetland at the end of Mulga Road, Parklands to be proposed to be included within Regional Open Space by way of a future amendment to the Peel Region Scheme.
- (i) The Ministry for Planning to undertake further investigations and consultations to determine whether it would be appropriate for Pt Lot 3 and Crown Reserve 41391 Waterside Drive, Dudley Park to be proposed to be included within Regional Open Space by way of a future amendment to the Peel Region Scheme.

Appendix 9

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