

Western Australian Planning Commission Act, 1985

Greater Bunbury Region Scheme Submission Form

MINISTRY FOR PLANNING BUNBURY OFFICE	
- 1 DEC 2000	
FILE	
OFFICE USE ONLY	

To: The Secretary
Western Australian Planning Commission
61 Victoria Street
Bunbury WA 6230

SUBMISSION NUMBER	PROPOSAL NUMBER	REFER EPA
107		

We CLIVE & TESS REID (Please print clearly)
(NAME)

of PO. Box 30; BOYANUP Postcode 6237
(ADDRESS)

make a submission in relation to the Greater Bunbury Region Scheme. The submission is as follows:

SEE ATTACHED

WRC
Issue
- revegetated
wetland

(Please attach additional plain sheets if necessary. Any attachments should be loose. Do not bind)

Where the submission relates to a specific parcel of land, please indicate:

LESCHENAULT LOCATION PT LOT 54 Lot number SOUTH WESTERN Highway Street address

Locality (suburb) BOYANUP

My interest is (please circle) owner/occupier registered proprietor, lessee, mortgagor, other

Please turn over to complete your submission

Greater Bunbury Region Scheme

Hearing of Submissions

There will be an opportunity for people who have made written submissions to discuss matters by commenting in person to a hearings committee.

These "hearings" are arranged so that the Western Australian Planning Commission can listen to a person should he or she wish to explain or expand upon their written submission. In the case of a group, a spokesperson to represent the group must be appointed. A hearing is for listening to points of view and planning rationale, and is not a forum of general public debate. All hearings are recorded and transcribed. The transcripts of "private" hearings remain confidential. All written submissions, transcripts of public hearings, and the Commission's Report will become public documents and be presented to Parliament.

You do not have to attend a hearing

The comments presented by you in this written submission will be taken into account in the determination of the proposed Region Scheme.

Please complete the following:

<input checked="" type="checkbox"/>	NO. I do not wish to speak at the hearings. (Please go to the end of the form and sign).
	or
<input checked="" type="checkbox"/>	YES. I do wish to speak at the hearings. (Please complete the following details. You will be contacted to arrange a time for your hearing).
	I will be represented by:
<input checked="" type="checkbox"/>	MYSELF. My telephone number (business hours): ... 97315324
	or
<input checked="" type="checkbox"/>	MY AGENT or SPOKESPERSON (an agent may be from a local group)
	Agent's name: (Dr, Mr, Mrs, Ms, Miss)
	Group name:
	Agent's telephone number (business hours):
	Mailing address:
	I would prefer my hearing to be conducted in:
<input checked="" type="checkbox"/>	PUBLIC (with a public hearing other persons, including the media, may attend).
	or
<input checked="" type="checkbox"/>	PRIVATE (a private hearing is conducted behind closed doors and only persons nominated by you and the Hearings Committee will attend. Material presented at a private hearing will remain confidential.)

TO BE SIGNED BY PERSON(S) MAKING THE SUBMISSION

Signed  Date 23/11/00

NOTE: Submissions MUST be received by the advertised closing date, being close of business (5.00pm) on 28 November 2000. Late submissions will NOT be considered.

Contacts: Bunbury Office - Telephone (08) 9791 0577, Fax. (08) 9791 0576.

Internet <http://www.planning.wa.gov.au>

GREATER BUNBURY REGION SCHEME

*Submission from Clive & Tess Reid
Leschenault Location 54
Sketch Number 864*

We have a major concern with the proposed route of the Boyanup Bypass, between Trigwell and Lowrie Roads.

Our concern is where the proposed route cuts through the north-western corner of the Boyanup Billabong wetlands area. This area was fenced off as a major project of the Dardanup Land Care Group, commonly known as the Dardanup LCDC Group.

The area and water is in pristine condition and home to numerous water birds, including a pair of rare musk ducks.

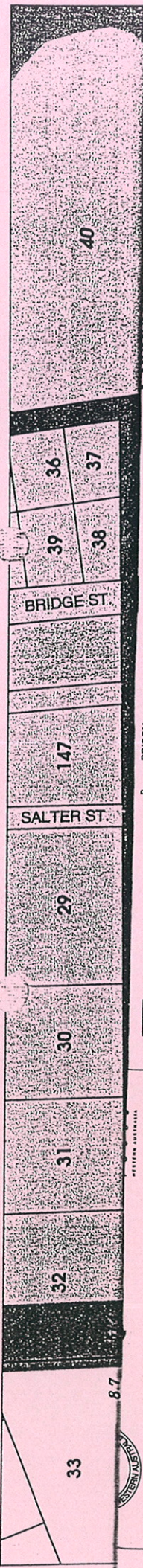
With the help of the Dardanup LCDC, supportive locals and people from F.A.W.N.A., some 8,000 trees and shrubs - all indigenous to the area - have been planted in the upper reaches of the Billabong in a major revegetation program. This is where the proposed Boyanup Bypass is designed to go.

To complicate matters, the property of 120 acres has a lane-way feeding from all paddocks to a set of stock yards located behind the Billabong. The proposed Boyanup Bypass Road severs the lane-way as well as the top corner of the Billabong wetlands area and makes the whole property unmanageable as a farm.

My recommendation to the Western Australian Planning Commission is set out in a coloured photocopy of the proposed route through my property, with the Boyanup Bypass road being moved to the West by 100 metres and marked in Black.

This would solve most problems relating to the historic Boyanup Billabong wetlands area, which is believed to be a designated System 6 area.

23 November 2000



SCA NO.3
 DIVINE INDUSTRIAL ZONE

INDUSTRIAL
 RURAL
 PRIVATE RECREATION

PRISON
 PUBLIC UTILITIES
 SPECIAL USES
 TECHNICAL SCHOOL
 UNIVERSITY

WATERWAYS
 PORT INSTALLATIONS
 ROADS:
 PRIMARY REGIONAL ROADS
 OTHER REGIONAL ROADS

NOTE: All Dimensions are in Metres.
 Filename: bun864.kth
 Produced By Statutory Mapping Section
 Geographic and Planning Information Branch, Ministry for Planning

0 100
 Metres

5.13.4 Boyanup Bypass Road

Relevant factors:

- Regionally significant wetlands

5.13.4.1 Background

The Region Scheme shows a future bypass on South Western Highway around the town of Boyanup. This bypass is part of long-term planning by Main Roads WA and is not anticipated to be constructed within the next 20 years.

5.13.4.2 Impacts

No detailed environmental assessment of the bypass has been carried out by Main Roads WA but preliminary analysis shows that the alignment consists of cleared farmland with no significant vegetation.

An EPP Lake occurs at the southern end of the bypass. The road reserve passes just outside of this wetland without directly affecting it. However, drainage from the road has the potential to indirectly affect the wetland.

5.13.4.3 Management

Main Roads WA will prepare an EAMP for the Boyanup Bypass in consultation with the DEP prior to construction. The EAMP will address all key environmental issues such as drainage, protection of the EPP Lake, vegetation, rehabilitation, noise, dust and others as appropriate.

The final road alignment will be selected to provide a suitable buffer for the wetland, as determined in consultation with the DEP.

5.14 Summary of Significant Zoning Changes

As shown in Table 11, the main environmental factors affected by the Region Scheme are vegetation – existing and proposed conservation estate and regionally significant vegetation; regionally significant wetlands; and estuaries.

The Region Scheme proposes to reserve over 10,000 ha of land in addition to that reserved under local town planning schemes for the purposes of ROS, most of which will be managed for conservation purposes. Edge effects have been minimised through careful planning of proposed ROS areas that aim to achieve small boundary-to-area ratios and linkages between conservation areas. Management of edge effects such as weeds, fire and predators on areas of ROS will be undertaken by local authorities and, where appropriate, CALM.

Approximately 760 ha of remnant vegetation will be potentially affected by proposals in the Region Scheme. None of this vegetation is recognised as regionally significant by the System 6 Report (DCE, 1983). The area of remnant vegetation potentially affected by Region Scheme proposals, categorised by vegetation complex, is shown in Table 12.

It is recognised that a large portion of the Greater Bunbury region has been cleared of remnant vegetation. It is therefore likely that the System 6 Update will identify additional areas of vegetation of regional significance purely on the basis of rarity. Any further areas of regionally significant bushland identified through the System 6 Update or future rezoning proposals will be assessed and considered for inclusion in ROS, as an amendment to the Region Scheme, based on criteria similar to those proposed by the *Urban Bushland Strategy* but also taking into account other factors such as existing and planned land uses. Additionally, Environmental Management Measure 4 allows the responsible authority to require a vegetation survey if an area greater than 1 ha is proposed to be rezoned.

Regionally significant wetlands in areas affected by new zonings are generally included within ROS under the Region Scheme. Management plans for wetlands in ROS will be developed by CALM or the local government, whichever has management of the open space containing the