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Scheme – Brook Village
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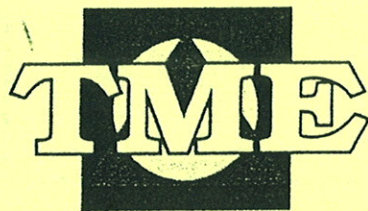
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THOMPSON McROBERT EDGELOE

THE MINISTRY OF HOUSING

SUBMISSION IN RELATION TO THE
DRAFT GREATER BUNBURY
REGION SCHEME

BROOK VILLAGE



01003P

FEBRUARY 2001

Western Australian Planning Commission Act, 1985

Greater Bunbury Region Scheme Submission Form

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

OFFICE USE ONLY		
SUBMISSION NUMBER	PROPOSAL NUMBER	REFER EPA
262		

I/We Thompson Mc Robert Edgeloe (Please print clearly)
(NAME)
of P.O. Box 733 Bunbury Postcode 6231
(ADDRESS)

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

On behalf of the Ministry of Housing and regarding:

Part of Lot 1 Parade Road, South Bunbury
(Brook Village)

See attached submission report

MINISTRY FOR PLANNING BUNBURY OFFICE	
16 FEB 2001	
FILE	

(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:

Lot number Street address See above

Locality (suburb)

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

Please turn over to complete your submission

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1.0 Introduction

This submission on the draft Greater Bunbury Region Scheme (hereon referred to as the GBRS) has been prepared by *Thompson McRobert Edgeloe (TME)* in consultation with *Phillips Fox Lawyers* on behalf of the Ministry of Housing being the owner of Pt of Lot 1, South Bunbury (the subject land). The subject land is contained in certificate of title Volume 2174, Folio 25 of which a copy is located in **Appendix 1**.

This submission is made in regard to the proposed zoning as indicated on the draft GBRS Map. More specifically, this submission addresses two primary issues:

- The requirement to expand the Urban Area to accommodate the future neighbourhood district centre and associated land uses (Area A in *Figure 9*).
- The need to designate the future local open space area for active recreation within the regional open space corridor as Urban (Area B in *Figure 9*).

At the outset it should be stated that the overall objective of the Western Australian Planning Commission in formulating a statutory planning scheme to enable it to effectively implement Regional Planning proposals and thereby, secure land required for regional purposes (eg conservation) has considerable merit providing:

- *land requirements are valid;*
- *adequate research has been undertaken so that the criteria can be confidently applied; and*
- *suitable mechanisms are in place to acquire the land and compensate affected land owners within acceptable timeframes and subject to appropriate compensation.*

2.0 Background

2.1 Location & Area

The subject land is situated approximately 7 kms south of the Bunbury City Centre and being north of Centenary Road, east of Parade Road, west of Bussell Highway and south of Washington Avenue. Centenary Road lies adjacent to the boundary between the City of Bunbury and the Shire of Capel. The entire Brook Village Structure Plan site has an area of 103.5 hectares. The Ministry for Housing land (Pt Lot 1- east of Parade Road) make up 59 hectares or 57% of the Brook Village Structure Plan area. The land subject of this submission and its zoning designation in the Greater Bunbury Region Scheme is indicated in *Figure 1*.

Although the subject land is Pt Lot 1, this submission often refers to the whole of the Brook Village Structure Plan area as it represents the main context for which planning decisions have been made for the site.

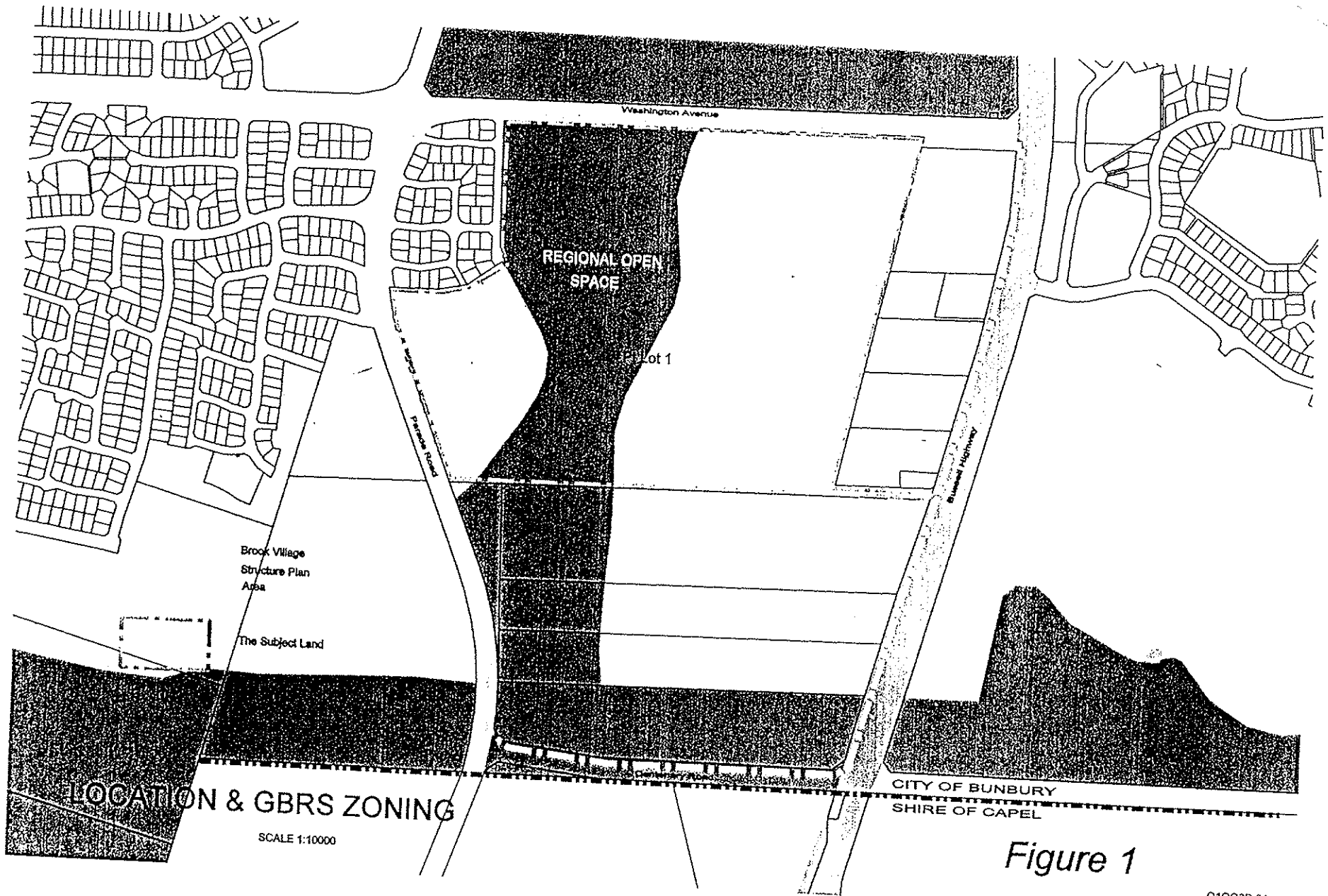


Figure 1

01003P-01

2.2 Physical Description

Land in the eastern portion of the Structure Plan Area is flat, low lying and occupies approximately two thirds of the site. Agriculture W.A. classify this land as being within the Bassendean Wet Sands Unit and describe this unit as having low dunes and rises of bleached sands. These are deep well drained white siliceous sands with a grey organic stained surface and often contain coffee rock (iron organic) hardpan at depth.

The western portion of the site contains a moderately undulating landscape which is identified by Agriculture Western Australia as being within the Spearwood Plain Unit (S1). Soils are described as having well drained yellow brown siliceous sands greater than 2 metres deep over limestone. A considerable fill requirement is likely to apply to much of the low lying Brook Village area.

The majority of land in the eastern portion of the site has been utilised for farming and is cleared of native vegetation. The central western portion of Pt Lot 1 has significant coverage of melaleuca shrubland (*melaleuca raphiophylla*) with some degradation having occurred in the north western portion of the site. Alan Tingay & Associates (Environmental Consultants) have described this as being in poor - good condition in the Brook Village Structure Plan Review, February 2000. The western portion of Pt Lot 1 (east of Parade Road) has a moderate coverage of Tuart/Peppermint woodland which Alan Tingay & have described as being in poor condition.

Adjacent to the south west portion of Pt Lot 1 (east of Parade Road) is an area of Tuart/Marri/Peppermint woodland recognised as being in good condition with a relatively intact understorey. This area is bordered on the east side with high Melaleuca shrubland identified as being in good condition. A map of vegetation types and condition is provided in *Figure 6*.

2.3 Current land Use

The Brook Village Structure Plan area includes a recently established residential development in the north - west corner, an operating caravan park in the north-east corner, a veterinary clinic, plant nursery and several houses and small rural lots along Bussell Highway. A small local authority reserve exists along Parade Road. The remainder of the property is used as pasture for cattle or is unutilised.

2.4 Recent History

In January 1999 Council resolved to give final approval to both the South Bunbury Structure Plan and the associated scheme amendment (No.179). In November 1999, the Minister for Planning had become increasingly aware of growing concerns from Bunbury residents about the loss of additional Tuart Forest in the Shearwater area which lies immediately west of the Brook Village Structure Plan Area. Accordingly, the Minister requested from the WAPC as follows:

"the Commission's further advice with respect to the recommendation of the Greater Bunbury Structure Plan, and

working papers, concerning the extent of the reserve for the east-west vegetation corridor adjacent to the Centenary Road/Ocean Drive extension".

In response to the request the WAPC resolved in December 1999 to support a review of the South Bunbury and Brook Village Structure Plans in order to reflect the above concerns. The Ministry for Housing commissioned *Thompson McRobert Edgeloe* together with *Alan Tingay and Associates* (Environmental Scientists) and *Sinclair Knight Mertz* (Traffic Engineers) to undertake the review. This plan would include both South Bunbury and Brook Village portions in one document.

In March 2000 the Western Australian Planning Commission resolved to endorse the South Bunbury portion of the structure plan subject to modifications. The Brook Village portion of the Structure Plan was supported in principle but to be resubmitted with the following matters being addressed:

- Public consultation of the structure plan.
- Formal comments being obtained from Main Roads, Waters and Rivers Commission, Water Corporation, Western Power and the Department of Environmental Protection.
- Issues of drainage and road access to Bussell Highway being resolved.
- Justification being provided for the proposed residential development cell the east of the Parade/Centenary Road intersection (Note:-not in the subject land).

A copy of the WAPC letter is contained in **Appendix 2**.

On the 20 June 2000, due to increasing public debate about the remnant Tuart Forest, a Special Elector's Meeting was held at the Bunbury City Council Chambers. Council's resolution at the meeting was as follows:

"The Chief Executive Officer write to the Minister for Planning to seek an extension of time for the submission of amended documentation for amendment 179 and the South Bunbury Structure Plan, to enable the Minister to consider allowing for a further period of public consultation on the revised Structure Plan."

A response was received on 18 July 2000 whereby the Minister indicated that an extension of time not be granted for the following reasons:

- (a) *The amendment being consistent with the Greater Bunbury Structure Plan approved in 1995, after extensive public consultation; and*

- (b) *The modified amendment addressing community's concern regarding the protection of existing vegetation, with significantly more forest being retained than earlier versions of the amendment.*

Contrary to the above, on 5 September 2000 *Thompson McRobert Edgeloe* received advice from the Ministry for Housing to cease work on the amendment and South Bunbury Structure Plan as the Minister for Planning had given verbal instructions that additional land be set aside as regional park and that the majority of the Tuart Forest in the Shearwater Area was to be retained.

A review of the Brook Village Structure Plan is therefore required as a result of the recent significant changes in the allocation of Regional Open Space in the area.

3.0 GBRS Proposed Zoning

The draft Greater Bunbury Region Scheme identifies the subject land as Urban in the western portion, Regional Open Space in the central area corresponding with the swamp and melaleuca vegetation and Urban in the eastern portion (see *figure 7*). The boundary of the urban area as shown on the Scheme Map also reflects the area designated as residential on City of Bunbury's forthcoming Town Planning Scheme No.7.

4.0 Implications for the Property

The draft GBRS has indicated an extent of Regional Open Space that conforms within the general guidelines of the Usher, Gelorup & Dalyellup District Structure Plan (1992) and more recently the Greater Bunbury Structure Plan (1995). The situation has however changed since these plans were produced.

Large amounts of Regional Open Space have periodically been subtracted from land identified for urban use and added to the Tuart Forest area since the inception of the regional and district structure plans. The Ministry for Housing have borne the brunt of the loss of land available for urban land uses on their properties to the west of Brook Village Structure Plan area, most notably - Part Lots 301 - 312 which lie within and between the South Bunbury and Dalyellup development areas.

It is the intention of the 2001 version of the Brook Village Structure Plan to locate a neighbourhood centre on both sides of Parade Road. Since the loss of large amounts of urban land west of Parade Road it is considered more appropriate to locate the neighbourhood centre on both sides of Parade Road to enable ready access from both South Bunbury and Brook Village.

To facilitate the neighbourhood centre, this submission requests an extension of the Urban zone into the designated regional open space area east of Parade Road (Area A) as indicated in *Figure 9*. The other request for the Brook Village area is in relation to the appropriate designation of the local open space area in the centre of the site (Area B in *Figure 9*). This area is indicated as Regional Open Space in the draft GBRS however has been agreed to previously by the authorities to be set aside for local open space. If it is to be used for local open space it is more appropriately zoned Urban for reasons ascertained in section 6 of this submission.

Both areas A & B do not include any Tuart vegetation. Area B has no vegetation with the exception of a line of fringing paperbarks that could be retained on the edge of the active recreation area.

5.0 Planning Background

5.1 State Planning Strategy

The State Planning Strategy was adopted by the Western Australian Planning Commission in 1997. It is designed to provide a strategic guide for land use planning throughout the State through to the year 2029.

The Strategy recognises that the South West Urban System (extending from Perth, south to Bunbury, Busselton and Albany) will be subject to substantial development pressure. The strategy confirms the Greater Bunbury Structure Plan as the basis for the development of the statutory region scheme to secure open space and transport corridors in future developments.

5.2 The Bunbury Region Plan

The Bunbury Region Plan was endorsed by cabinet in 1987 following an extensive period of public consultation.

Policy Area 7 - Bunbury South contains the subject land. The main land use statement of the plan includes that the predominant use should be residential development with the associated community, education, recreation and commercial uses.

The Bunbury Region Plan (See *Figure 2*) designated the Brook Village Structure Plan Area similarly to its designation in the GBRS. It should be noticed however that all the land adjacent containing the Tuart Forest was designated as "*Urban expansion to 2001*". The majority of this area was and still is under Ministry for Housing ownership and is now proposed for Regional Open Space.

5.3 Bunbury-Wellington Region Plan

The Bunbury-Wellington Region Plan was produced by the Western Australian Planning Commission and released in November 1995. It provides a regional framework to guide detailed planning primarily at the local authority level within a regional framework. The major purpose of the plan is to provide a coordinated approach to regional planning issues within the study area. The plan has a lifespan to the year 2011.

5.3.1 Greater Bunbury Structure Plan

Contained within the Bunbury-Wellington Region Plan is the Greater Bunbury Structure Plan which contains directions for long term urban development in and around the Bunbury urban area and establishes objectives and actions for development.

The Greater Bunbury Structure Plan identifies urban land capable of accommodating a population greater than expected within the life of the plan and generally classifies this as Future Urban (Category A) and Future Urban (Category B) as depicted in *Figure 3 - Greater Bunbury Structure Plan*.

The Brook Village area has land within both categories. The Bunbury-Wellington Region Plan anticipates that land within the Category A classification will be developed ahead of Category B land.

The land subject of the Brook Village Structure Plan is contained within Planning Unit 'BU6 - Usher, Gelorup & Dalyellup'. *Figure 4 - Usher, Gelorup & Dalyellup District Structure Plan* describes the unit and lists the various issues, opportunities and constraints as well as the planning policies and guidelines relating to the area. These include:

- "1. *Development to proceed in accordance with the approved Usher, Gelorup & Dalyellup District Structure Plan.*
9. *Provide appropriate linkages between open space nodes to facilitate movement patterns of fauna, especially between the Coast and Preston River.*

5.3.2 Bunbury Wellington Region Plan Working Paper No. 8

Working Paper No. 8 proposed the establishment of an Integrated Open Space System being incorporated into the Bunbury Wellington Region Plan. Section 6.1- Objectives include the following which are relevant to the subject land:

- "1. *To retain important areas of landscape interest and tracts of vegetated land connecting conservation and recreation reserves.*
2. *To retain remnant vegetation (and increase overall tree or perennial vegetation cover).*
3. *To protect natural habitats and fauna movement corridors"*

Under Section 6.3 - Suggested Components of the Open Space System, it includes the following recommendations for the coast:

- Define areas for 'Parks & Rec' and 'Rural Landscape Amenity' during preparation of local/district structure plans and local/regional open space studies.
- Define environmental linkages between national parks and other conservation reserves during the preparation of management plans to ensure adequate movement fauna corridors.

In this regard the allocation of open space clearly favours the retention of intrinsically important areas such as the Tuart Forest and the east-west flora and fauna reserve links.

5.4 Usher, Gelorup & Dalyellup District Structure Plan

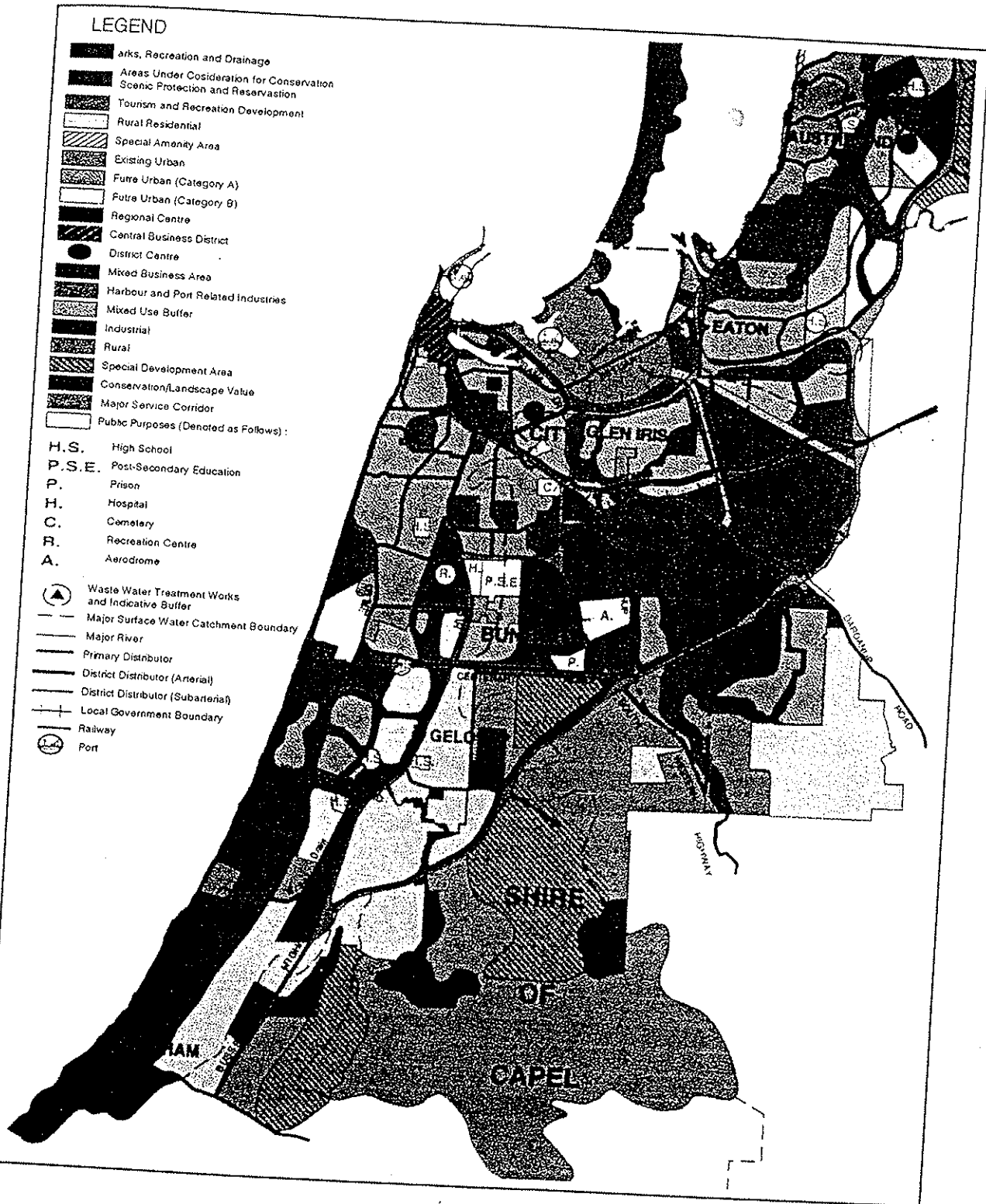
The Usher, Gelorup & Dalyellup District Structure Plan was produced in 1992 by *Thompson, Taylor and Burrell* (now *Thompson McRobert Edgeloe*) for the then Department of Planning and Urban Development. The purpose of the structure plan was to provide a framework to accommodate the urban expansion which is anticipated along the coastal corridor south of Bunbury. The plan refined the proposals within the Bunbury Region Plan and provides a framework in which local structure planning can be undertaken for specific areas.

A key feature in the district structure plan is the emphasis on the protection and enhancement of environmental qualities. A traditional approach to urban expansion may have resulted in the creation of a foreshore reserve containing a large portion of the Quindalup Dunes but little protection of other environmental qualities of other landforms. The district structure plan proposed that a more representative sample of vegetation communities be preserved. The best example of this is the protection of better quality Tuart Forest situated on the Spearwood Dunes, a landform which has traditionally been recognised as being generally suitable for urban development. The promotion of the village concept was seen to provide an opportunity to protect more representative samples of vegetation.

Figure 4 - Usher, Gelorup & Dalyellup District Structure Plan depicts the major land use proposals which, in accordance with the Bunbury-Wellington Region Plan, provides the 'District' planning context for the South Bunbury/Brook Village Structure Plan. The plan includes the following features:

- Recognition in the district structure plan of the significance of the Tuart Forest and the creation of a Regional Park with an area of approximately 100 hectares.
- Vegetated environmental link between Tuart Forest and Manea Park.
- The district structure plan identifies the majority of the subject land as being suitable for residential development.

Proposals in the Usher, Gelorup & Dalyellup District Structure Plan were the subject of an environmental assessment undertaken by Alan Tingay and Associates. Within the Structure Plan area considerable land has been set aside for regional open space.



GREATER BUNBURY
STRUCTURE PLAN

FIGURE 3

5.5 City of Bunbury Town Planning Scheme No. 6

All of the Structure Plan Area is situated within the City of Bunbury and is subject to the City of Bunbury Town Planning Scheme No. 6. *Figure 5 - Zoning* depicts the current zonings within and around the study area.

The majority of the structure plan area is currently zoned 'Residential R15' in Town Planning Scheme No 6 with the Regional Open Space Link being reserved "Park Recreation and Drainage".

Land situated to the north of the structure plan area is reserved "Park, Recreation and Drainage" (Hay Park). Land to the east across Bussell Highway is mostly zoned "Residential R15" being the College Grove Estate. The southern boundary of the structure plan coincides with the local authority boundary between the City of Bunbury and the Shire of Capel. Land situated in the Shire of Capel which adjoins the structure plan area is currently zoned 'Rural' under the Shire of Capel Town Planning Scheme No 2. Land west of the site across Parade Road is zoned "Commercial B" and "Special Use - Future District Centre".

5.6 Former Brook Village Structure Plan (Nov.97)

The former Brook Village Structure Plan was originally prepared by *Thompson McRobert* beginning in 1992 and through to 1997 on behalf of Landstart and was endorsed by the Bunbury City Council. The plan was endorsed by the Bunbury City Council however was never finalised due to unresolved issues.

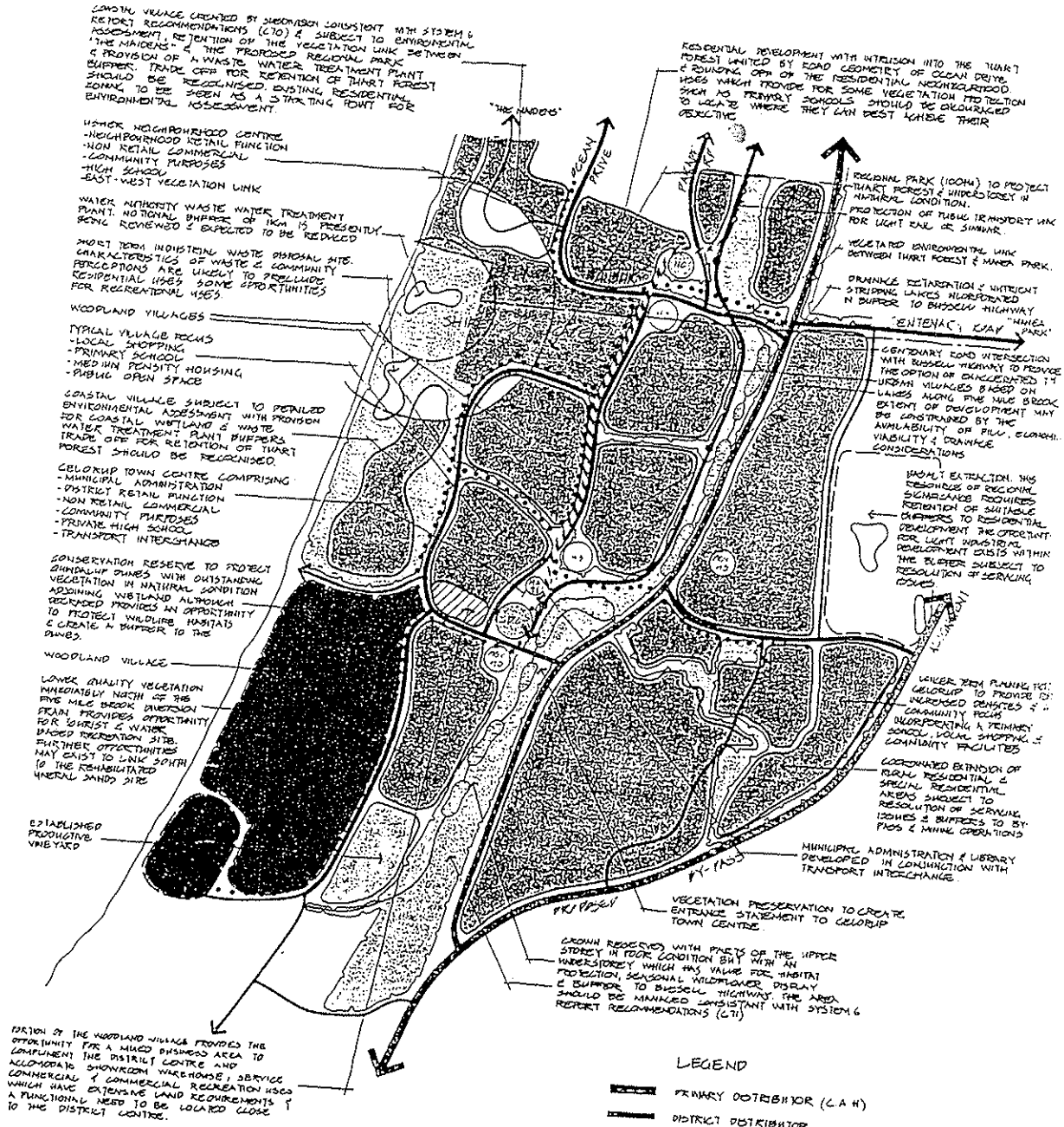
A corridor of vegetation about 90-110 metres wide was planned for retention along the southern boundary of the area, adjacent to Centenary Road. A possible future transport area was identified within the north-south open space corridor, consistent with the Usher, Gelorup and Dalyellup District Structure Plan.

The original plan proposed residential development at R15 and R40 densities. The final version (1997) of the structure plan identified approximately 29.7 hectares of the site as regional open space and drainage which equated to 26.80% of the structure plan area (refer *Figure 7*). Also approximately 7.9 hectares of local public open space was required giving a total public open space contribution of 37.6 hectares or about 34% of the total structure plan area.

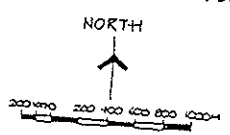
This plan was endorsed by the City of Bunbury and included as residential, the same area of swamp land that is identified for addition to the GBRS Urban zone in area A of this submission (See *Figures 9 and 11*). This was inclusive of more areas in the east-west drainage link, to the south of the subject land. Also, City of Bunbury Council had advised that the adopted Brook Village Structure Plan was to be incorporated in forthcoming Town Planning Scheme No.7.

5.7 South Bunbury/Brook Village Structure Plan Review

The reasons for a review of structure planning in the area are outlined in section 2.4 of this report. A copy of the revised structure plan is contained in *Figure 8*. The layout of the Brook Village component of the plan included the following changes to the original plan:



USHER, GELORUP & DALYELLUP DISTRICT STRUCTURE PLAN



DISTRICT STRUCTURE PLAN

USHER, GELORUP & DALYELLUP DISTRICT STRUCTURE PLAN

LEGEND

- PRIMARY DISTRIBUTOR (L.A.H)
- DISTRICT DISTRIBUTOR
- LOCAL DISTRIBUTOR
- PUBLIC TRANSPORT CORRIDOR OPTIONS
- CYCLEWAY / PEDESTRIAN ROUTE
- ENVIRONMENTAL LINKAGES
- REGIONAL / DISTRICT PARKS
- CONSERVATION RESERVE
- URBAN DEVELOPMENT
- SIGNIFICANT LAND USES PLUS BUFFER IF REQUIRED
- HIGH SCHOOL
- DISTRICT CENTRE
- NEIGHBOURHOOD CENTRE
- MUNICIPAL ADMINISTRATION & TRANSPORT INTERCHANGE
- TOURIST & RECREATION SITE

FIGURE 4

- A central access link road was proposed between Parade Road and Bussell Highway and crossing the swamp paperbark land at the point of least disturbance to vegetation.
- Centenary Road was proposed to be closed.
- The internal road system formed more of a grid pattern with no culs-de-sacs in accordance with liveable neighbourhood principles.
- A neighbourhood centre was indicated both sides of Parade Road in the centre of the South Bunbury/Brook Village area.
- Residential densities were indicated as R20 with some R40 sites (Rather than R15, R20, R30 & R40).
- The triangular Pt Lot 632 was indicated as Regional Open Space to aid in retaining the good condition vegetation in this area.
- A 1ha area of local public open space was allocated in an area adjacent to the melaleuca shrub land in the centre of the site..
- The "future public transport corridor" was not included.

As stated in section 2.4 the reviewed Brook Village portion of the structure plan was supported in principle. The matters that were required to be addressed did not include a reference to the land that corresponds with the proposed addition to the Urban zone in this submission. This is therefore a presumption that the inclusion of the said land in the Urban zone has already been supported in principle.

As the above plan was supported in principle the GBRS should have reflected the urban areas defined by this plan with the exception of the residential R20 area depicted near the corner of Parade and Centenary Roads (See WAPC letter in Appendix 2).

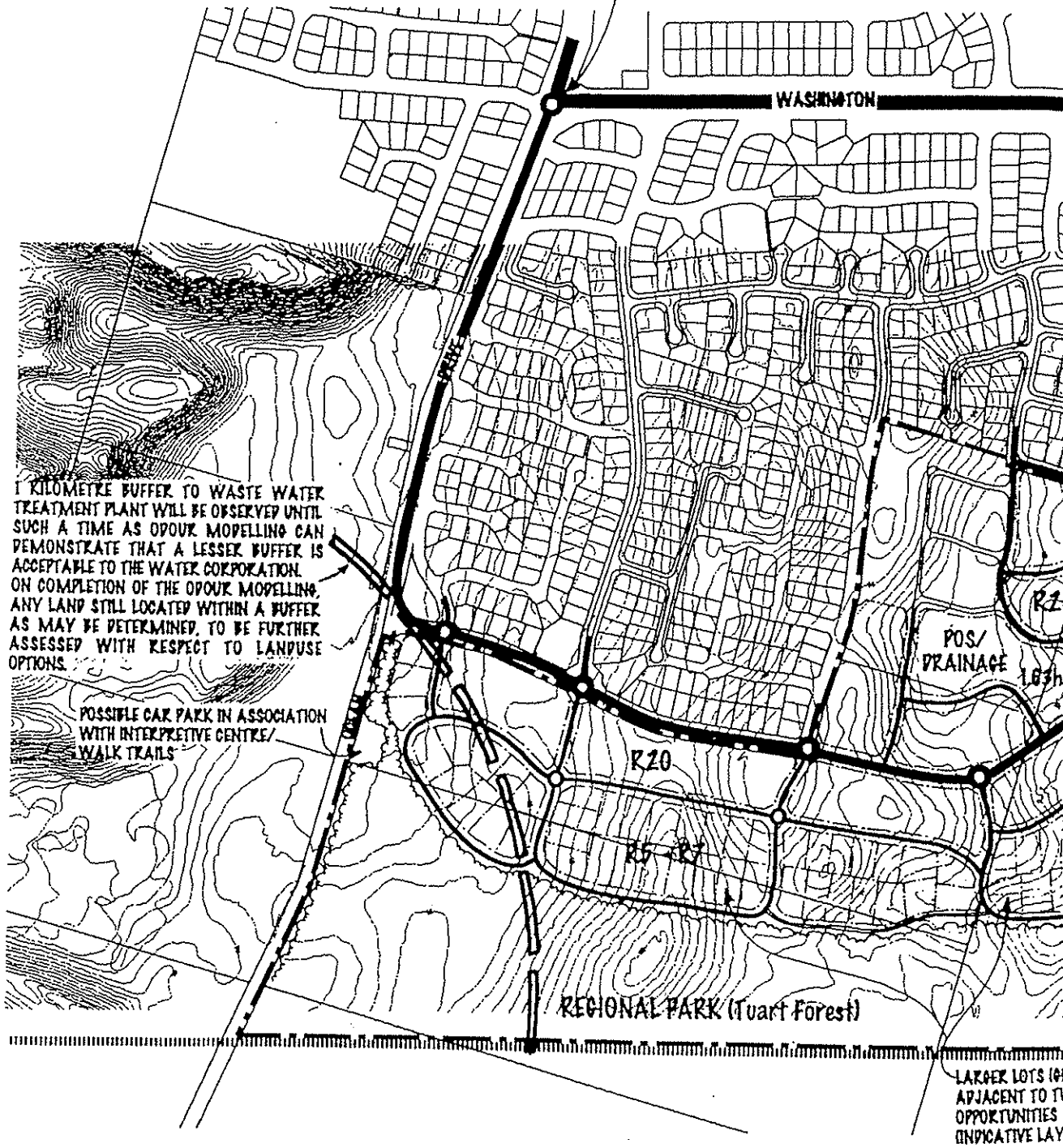
6.0 Issues

6.1 Justification For Reserves

The subject land lies within Planning Unit BU6 (Usher, Gelorup, Dalyellup) as identified in the Bunbury-Wellington Region Plan. The following statements apply to the subject land and matters relevant to this submission:

- 1 *"Development to proceed in accordance with the approved Usher, Gelorup and Dalyellup Structure Plan.*
- 2 *Landscape buffer, conservation and tree planting areas should be promoted in accordance with the structure plan.*

TREATMENT OF EXISTING INTERSECTION TO PROMOTE WASHINGTON AVENUE AS MAIN EAST-WEST CONNECTOR BETWEEN OCEAN DRIVE AND RUSSELL HIGHWAY.



1 KILOMETRE BUFFER TO WASTE WATER TREATMENT PLANT WILL BE OBSERVED UNTIL SUCH A TIME AS OPOUR MOPELLING CAN DEMONSTRATE THAT A LESSEK BUFFER IS ACCEPTABLE TO THE WATER CORPORATION. ON COMPLETION OF THE OPOUR MOPELLING, ANY LAND STILL LOCATED WITHIN A BUFFER AS MAY BE DETERMINED, TO BE FURTHER ASSESSED WITH RESPECT TO LANDUSE OPTIONS.

POSSIBLE CAR PARK IN ASSOCIATION WITH INTERPRETIVE CENTRE/WALK TRAILS

REGIONAL PARK (Tuart Forest)

POS/
DRAINAGE

LARGER LOTS (IN ADJACENT TO T) OPPORTUNITIES INDICATIVE LAY

- | | | | |
|---------|-------------------------------------|--|------------------------------|
| | LOCAL AUTHORITY BOUNDARY | | NEIGHBOURHOOD CENTRE |
| - - - - | STUDY AREA BOUNDARY | | PUBLIC OPEN SPACE / DRAINAGE |
| — — — | ACCESS LANES | | REGIONAL ROAD |
| | RESIDENTIAL R40 | | DISTRICT DISTRIBUTOR |
| | DRAINAGE BASIN | | NEIGHBOURHOOD CONNECTOR |
| | DEDICATED PUBLIC TRANSPORT CORRIDOR | | MAJOR/MINOR ACCESS STREET |

SUBJECT TO ENFORCEMENT BY W.A.P.C.

SOUTH BUNBURY / BROOK PROPOSED INTEGRA

- 9 *Provide appropriate linkages between open space nodes to facilitate movement patterns of fauna, especially between the coast and Preston River."*

The Usher, Gelorup & Dalyellup District Structure Plan (1992) recognised the significance of the Tuart Forest and incorporated the creation of a Regional Park with an area of approximately 100 hectares. It also included a vegetated environmental link between the Tuart Forest and Manea Park. The proposals of the district structure plan were the subject of an environmental assessment by Alan Tingay and Associates.

The reviewed South Bunbury Structure Plan further defined the Regional Park areas. The width of the east-west open space link was widened from that proposed in the District Structure Plan with the planned closure of Centenary Road (west of Bussell Highway) and the deletion of the proposed extension to Ocean Drive around the southern perimeter of the urban area.

Apart from the need for drainage, the consideration of land for reserves is therefore more appropriate to the retention of forest in good condition and to encourage an open space link for fauna. The land identified in this submission for addition to the Urban zone does not have the attributes that would qualify it as being essential for Regional Open Space.

6.2 Environmental Issues

6.2.1 Greater Bunbury Region Scheme Environmental Review

The GBRS Environmental Review was compiled by the WAPC and presented as a part of the GBRS documents in August 2000. Specific impacts on the subject land of the Environmental review are as follows:

- The Region Scheme adds the balance of Pt Lot 632 to the Regional Open Space area in Brook Village as a variation to the existing City of Bunbury Town Planning Scheme No.6. This adds 4.65 hectares to the original recreation reserve area designated in Town Planning Scheme No.6.
- The north-south lowland/paperbark area is not a gazetted EPA wetland however the review identifies this area as being a "Basin Wetland". The north western portion of the Regional Open Space area (as indicated in the draft GBRS) is classified as being in the "Conservation" management category. This category is described by the GBRS as follows:

General Description	Management Objectives
<i>Wetlands which support high levels of natural attributes and functions.</i>	<i>To preserve wetland attributes and functions through reservation in national parks, crown reserves, state owned land and protection under environmental protection policies.</i>

(p13, GBRS Environmental Review)

Area A in *Figure 9* is not included in any of the management classifications in the GBRS. Area B in *Figure 11* appears to overlap the border of the "Conservation" management area, however due to the scale of the mapping it is difficult to determine the precise relationship of area B with the "Conservation" area.

- The areas of remnant vegetation as indicated in *Figure 10* of the GBRS Environmental Review (p134) do not appear to include the majority of the swamp paperbark that is located in the area designated for Regional Open Space. The remnant vegetation areas appear to coincide mainly with forested areas, especially those containing Tuart Forest.

6.2.2 Environmental Studies

As a component of the Bunbury-Wellington Regional Planning Study an environmental study of the Usher-Stratham' area was carried out in 1992 by Alan Tingay & Associates. This analysis identified a large area of Tuart Forest in good condition with a relatively intact understorey. The majority of this land is to the west and south west of the Brook Village area and has been identified for Regional Open Space.

Alan Tingay & Associates were then engaged by the Ministry of Housing to review its previous environmental assessments and report on the environmental opportunities and constraints associated with the South Bunbury/Brook Village Structure Plan area. The consultants report further established the type and condition of vegetation in the South Bunbury/Brook Village Structure Plan area as indicated in *Figure 7 - Vegetation Types and Condition*.

The best area of Tuart associated woodland within the Brook Village Structure Plan is contained in City of Bunbury owned land in Part Lot 632 which is a triangular land parcel directly east of Parade Road. Some poor quality Tuart Woodland exists south of the developed residential land in the north west portion of the site.

The middle areas of the structure plan area contain the swampy areas with melaleuca shrubland. This area is dominated by the swamp paperbark (*melaleuca raphiophylla*) which is a common variety in Western Australia. It can be found as far north as Kalbarri and south-east to near Ravensthorpe (Common Trees of the South West Forests, CALM). Its aesthetic value is arguable especially in comparison to the Tuart and other eucalypt woodland. These trees have a shabby 'scrub like' appearance and could even be considered as unsightly.

The areas proposed for inclusion in the 'Urban' zone are indicated in the aerial photo in *Figure 9*. It can be seen from the aerial photo that the swamp vegetation in area A is of less density when compared with other parts of the Regional Open Space reserve. A site inspection reveals that the area has suffered some degradation and is dissected by drain lines and vehicle tracks (See recent photos in *Figure 10*).

The section of land identified in the revised structure plan for local open space (*figure 8*) is shown as area B in *Figure 11*. It can be readily be seen that there is

"local recreation". It is apparent that local open space (especially for active recreation) should be designated Urban and not as part of the Regional Open Space System.

6.4 Loss of Investment

The Ministry of Housing (then the State Housing Commission) acquired land in the Shearwater area in 1971 with the long term view of the land being utilised predominantly for residential purposes as the natural extension to South Bunbury. The release of the Bunbury Region Plan by the then State Planning Commission confirmed the proposed use of the State Housing Commission land by allocating all the State Housing Commission land east of Ocean Drive and about 50 -60% of SHC land west of Ocean Drive as "Urban Expansion to 2001". Since this time the allocated urban area has been successively diminished through identification of conservation areas in the ensuing structure plans (outlined previously).

Although the designation of regional open space area in Brook Village has been relatively unchanged through the same period of time, there is reasonable justification for a small amount of this reserve area, that has lesser regional implications and that has little aesthetic value, be accessed for urban usage.

6.5 Review of Structure Planning

The area designated for Urban in the GBRS does not concur with the area allocated for Urban on the revised Brook Village Structure Plan. If the GBRS designation of urban land in the draft is to be adopted then the structure plan will again need significant modification. The revised Brook Village Structure Plan was endorsed in principle in June 2000(see WAPC letter in APPENDIX 2). The matters that were in contention did not relate to the allocation of Urban area. This is with the exception of the residential precinct in the south west corner of the structure plan area which is not being contested in this submission. It is therefore evident that the area of Urban land identified in the GBRS does not correlate with the June 2000 Brook Village Structure Plan.

Also the anticipated reduction of residential land as designated in the South Bunbury Structure Plan will further impact on all district and local structure planning in the area. A significant reduction in the size of the residential area has notable ramifications on the following:

- The size and location of a district shopping centre.
- The need for and location of a primary school site.
- The equitable location of other facilities and services.
- The relevance of previous traffic studies.

It is therefore evident that the South Bunbury and Brook Village Structure Plans will again require extensive review and modification.

With every major change to regional and local planning direction, the landowner has then been responsible for the constant revision and overhaul of structure plans. The costs in this regard to this have related to the engagement of Planning Consultants, Environmental Scientists, Traffic Engineers and other sub-consultants as required.

The point here is that the openness of the GBRS to accommodate the Minister's decision regarding Shearwater will necessitate a change to structure planning to Brook Village. The significant reduction in urban land in Shearwater therefore allows for a review to increase urban land area in Brook Village. It should be the urban land area designated in this submission is insignificant to the amount of land given to Regional Open Space by the Ministry of Housing in Shearwater.

7.0 Conclusion & Recommendations

This submission intends to integrate a 1.23ha portion of low quality swampland with the 'Urban' zone in order to aid in the eventual location of a Neighbourhood Centre and its associated activities and 1.33 hectares of land being allocated for active local public open space. These are areas previously agreed upon by the authorities for the purpose of Urban. This submission should be supported for the following reasons:

- Areas A & B as shown in *Figure 9* have previously been endorsed by the Commission for Mixed Use and Residential purposes in the revised South Bunbury/Brook Village Structure Plan in March 2000. Although the Brook Village component was approved in principle the matter regarding the land subject of this submission was not in dispute and had therefore been endorsed as urban land.
- The land identified in this report as being suitable for addition to the Urban zone in the Greater Bunbury Structure Plan does not exhibit the parameters for inclusion in the Regional Open Space system. It is more appropriate that areas of high quality forest and bushland that aid in the east-west fauna corridors be given priority for reservation.
- The urban area in the Shearwater (South Bunbury Tuart Forest) area has already been significantly reduced from the areas indicated in Town Planning Scheme No.6 and the Bunbury Region Plan. The urban area was further reduced from that indicated in the original South Bunbury Structure Plan. Although the Brook Village Regional Open Space designation has varied little during this time, it can be justified that some of the less significant Regional Open Space in Brook Village be made available for Urban purposes in lieu of that given for open space in South Bunbury.
- Both areas A & B are of poor quality in terms of aesthetic value, especially relative to the Tuart woodland and other portions of the swamp paperbark area. Area A has little or no aesthetic appeal and is already partly degraded. Area B has no vegetation coverage and will be visually by a transition to an active recreation areas, with reticulated playing fields and associated landscaping.
- The necessity for a review of structure planning gives rise for an opportunity for a closer look at the integrity of proposed open

space areas in Brook Village. It is considered that the area recommended in this submission for Urban in Brook Village has little significance when compared to the forested areas given up for Regional Open Space in the Shearwater area.

- Although the issue of compensation is addressed in the Greater Bunbury Region Scheme text there is no regard to timing of acquisition. Regional Open Space land in both South Bunbury and Brook Village are affected in this regard.
- The land containing the proposed local open space reserve as delineated in *Figure 11* is more appropriately identified as Urban in regard to its future use for local open space (for active recreation purposes). The Western Australian Planning Commission have previously agreed to the area as designated in figure 11 as being designated for local open space. The Commission endorsed the location of local open space in its 'in principle' decision as indicated in the plan 99-168P (*Figure 8b - South Bunbury/Brook Village - Proposed Integration*) in March 2000 (See letter in *Appendix 2*). Also this area is referred to and endorsed in the Commission's letter dated 28 April 2000 (Copy in *Appendix 3 - Schedule of Modification 8 ii*).
- The proposed area of active local open space (area B) has been identified on structure plans since November 1999 and subsequently endorsed on modified structure plans by both the Bunbury City Council and Western Australian Planning Commission.

For the reasons outlined above it is requested that the Western Australian Planning Commission include the land delineated as area A & B in *Figure 11* in the 'Urban' zone of the Greater Bunbury Region Scheme.



WESTERN AUSTRALIAN
PLANNING COMMISSION

Our Ref : 801/6/2/6
801/6/2/5
853/6/2/9 P 179

Your Ref :
Enquiries : Nicole Gioffri

21 March, 2000

Chief Executive Officer
City of Bunbury
PO Box 21
BUNBURY WA 6231

Dear Sir

**SOUTH BUNBURY, BROOK VILLAGE STRUCTURE PLAN AND AMENDMENT
179 TPS NO. 6**

Council is advised that the Commission has resolved to withdraw its endorsement of the South Bunbury Structure Plan (Plan No 92081-08). However, the Commission is prepared to endorse the South Bunbury portion of the Revised South Bunbury and Brook Village Structure Plan, subject to the modifications in the attached schedule being effected prior to the structure plan being submitted for final endorsement.

Council is further advised that in relation to Brook Village portion of the Revised South Bunbury and Brook Village Structure Plan it is supported in-principle and should be resubmitted to the Commission for endorsement following:

- i) public consultation and receipt of formal comments from Main Roads WA, Water and Rivers Commission, Water Corporation, Western Power and the Department of Environmental Protection;
- ii) the issues of drainage and road access to Bussell Highway being suitably resolved; and
- iii) Justification being provided for the proposed residential development cell to the east of Parade/Centenary Road Intersection.

Should you require further information on this matter please contact Ms Nicole Gioffri at this office.

South-West Regional Office

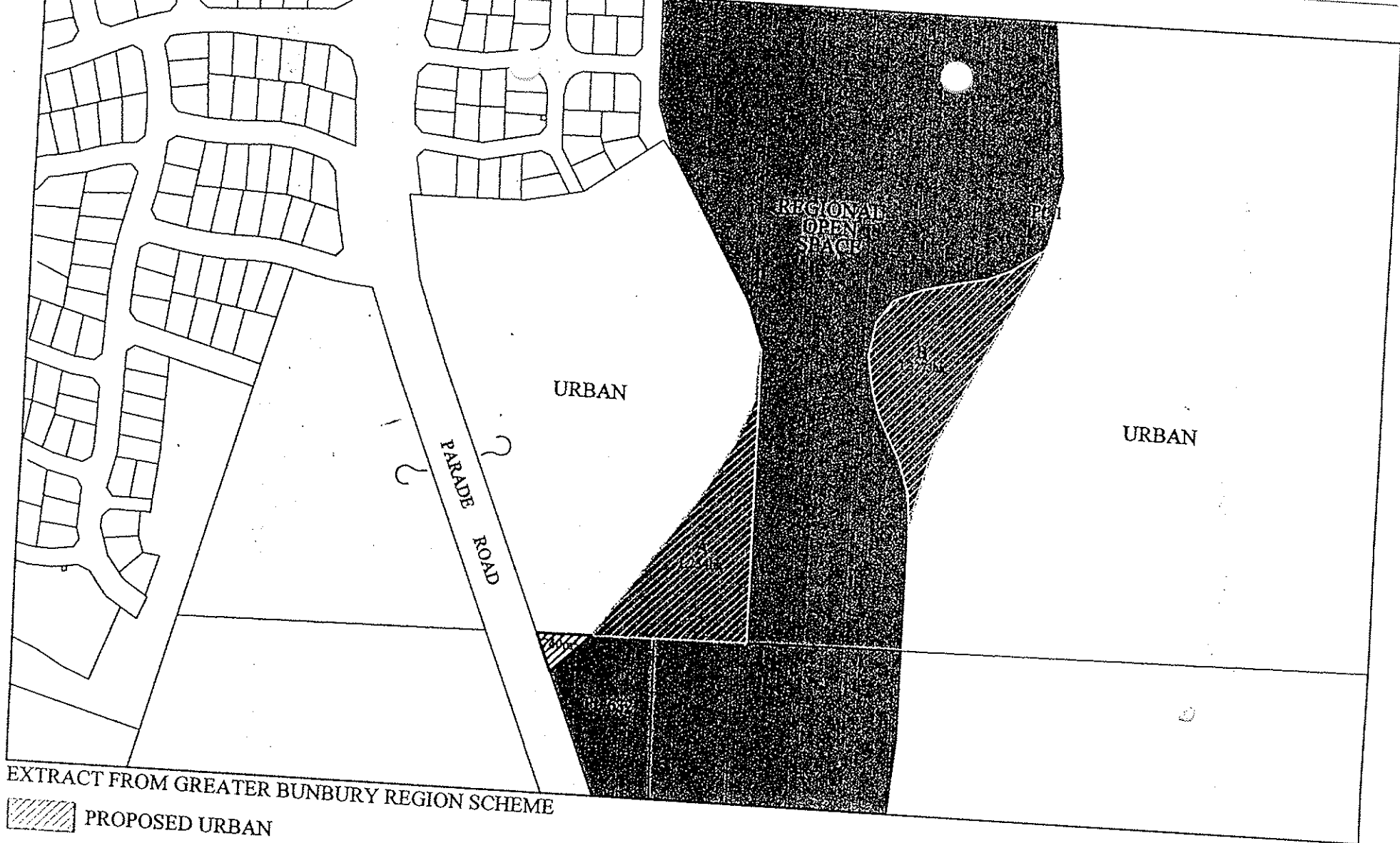
Sixth Floor, Bunbury Tower, 51 Victoria Street, Bunbury, Western Australia 6230
Tel: (08) 9791 0577 Fax: (08) 9791 0576 TTY: (08) 9264 7515 Infoline 1800 626 477
E-mail: corporate@planning.wa.gov.au Internet: <http://www.planning.wa.gov.au>

SCHEDULE OF MODIFICATIONS

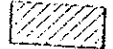

CITY OF BUNBURY REVISED SOUTH BUNBURY & BROOK VILLAGE STRUCTURE PLAN

MODIFICATION	REASON
<p>1. Structure Plan Statistics Table in the Structure Plan Report to be updated to reflect 50% credit for active Public Open Space due to the regional open space to be ceded. This is to be undertaken as per the attached Table.</p>	<p>To accurately reflect the Public Open Space provision.</p>
<p>2. Section 5.4.7 'Residential Development' of the Structure Plan report to make reference to the Waste Water Treatment Plant buffer and the need for odour modelling to be undertaken prior to residential development.</p>	<p>To provide clarification within the Structure Plan Report that residential development within the Waste Water Treatment Plant buffer will not be permitted until a reduced buffer is approved by the Water Corporation.</p>
<p>3. Section 5.4.2 of the Structure Plan report to make reference to the 50% credit on Public Open Space due to the Regional Open Space which is to be ceded in the South Bunbury portion of the Structure Plan. The Section should state that:</p> <p><i>'Where Public Open Space is required adjacent to Regional Open Space, Western Australian Planning Commission Policy DC 2.3 provides discretion for a credit in the normal 10% public open space requirement. In this instance, a 50% credit on public open space is proposed, resulting in 5% Public Open Space (3.33ha) and the remaining 5% as Regional Open Space (3.33ha) to be ceded to the Crown free of cost.'</i></p>	<p>To accurately reflect the Public Open Space and Regional Open Space arrangement.</p>

<p>4. The provision of a 4ha primary school site in the Structure Plan area. The location is to be consistent with WAPC Policy DC 2.4 'School Sites.'</p>	<p>To address the size of the school catchment.</p>
<p>5. The notion on the Structure Plan relating to the Waste Water Treatment Plan being replaced with the following:</p> <p><i>'1 kilometre buffer to Waste Water Treatment Plant will be observed until such a time as odour modelling can demonstrate that a lesser buffer is acceptable to the Water Corporation. On completion of the odour modelling, any land still located within a buffer as may be determined, to be further assessed with respect to land use options.'</i></p>	<p>To accurately reflect that development in the buffer is not permitted until odour modelling is undertaken.</p>
<p>6. Replace the reference to the 'Dedicated Transport Corridor Option' in the legend and notation on the Structure Plan and replace with the following:</p> <p><i>'Dedicated Public Transport Corridor'</i></p>	<p>To accurately reflect the function and purpose of the corridor.</p>
<p>7. Delete the word 'Proposed' from the Washington Road treatment on the Structure Plan to read:</p> <p><i>'Treatment of existing intersection to promote Washington Avenue as main east-west connector between Ocean Drive and Bussell Highway.'</i></p>	<p>The round-a-bout option is currently under construction and essential to the revised road structure.</p>



EXTRACT FROM GREATER BUNBURY REGION SCHEME

-  PROPOSED URBAN
-  PROPOSED REGIONAL OPEN SPACE

**PROPOSED MODIFICATIONS
TO THE DRAFT GREATER
BUNBURY REGION SCHEME**

SCALE 1 : 5000
PLAN NO. 01003P
DATE : JAN 2001

FIGURE 11

virtually no remnant vegetation in this area. Note also that there is no vegetation indicated in this area in *Figure 6* - vegetation type and condition. Also the proposed use of this land is for active recreation, whereby no buildings can occur in the low lying areas.

In conjunction with the above request it is recommended that the small pocket of 'Urban' in the north west corner of Pt lot 632 be included in the Regional Open Space area as it forms part of the area recognised by Tingay as having Tuart/Marri/Peppermint woodland in good condition (See *Figure 6*). The aerial photography in *Figure 9* illustrates the density of vegetation in this area and *Figure 11* indicates the extent of the proposed area for inclusion in the 'Urban' zone.

With the addition of the land outlined in red in *Figures 9* and *11* to the Urban zone and the addition of the north west corner of Pt Lot 632 to the Regional Open Space Reserve, the balance of land added to the Urban zone is therefore 2.49 hectares. Only 1.16 hectares of this land will be utilised for developed residential/commercial areas. This is an insignificant area of land in comparison with the amount of land given over for Regional Open Space by the Ministry of Housing in the whole of the South Bunbury/Brook Village Area.

Of the Ministry of Housing Landholdings in the South Bunbury/Brook Village Areas (City of Bunbury Municipality) there is a total area of about 189 hectares. With the ministerial decision in September 2000 (re: amendment 179) to retain all of the existing Tuart Forest just over 100 hectares will be designated for Regional Open Space, that leaves only 89 hectares or 47% for urban purposes. The re-assignment of 2.49 hectares of the Regional Open Space in Brook Village to the Urban zone is therefore a minor concession in lieu of land given up by the Ministry for Housing for Regional Open Space.

6.3 Active Local Open Space

In the Western Australian Planning Commission's letter to the City of Bunbury dated 28 April 2000, it was recognised that there was a need for 'active' recreation areas in the Structure Plan area and two areas were identified for this purpose. One area in the South Bunbury precinct and the other area was identified as follows:




:a site of approximately 1ha within the north-south public open space corridor (Brook Village) to be provided for 'active' open space."

A copy of the Commission's letter is provide in Appendix 3. The chosen area corresponds to the land indicated as area B in *Figure 9*. It should be noted that area B is not occupied by vegetation except for a small section on the southern fringe which could be retained as part of the periphery of the future playing fields area.

In relation to the GBRS, area B should be included in the Urban zone as it does not constitute regional open space. It is stated in the Scheme Report of the GBRS in section 6.9 that the Urban zone is to include "residential and related land uses" and

THIS PLAN HAS BEEN PREPARED FOR PLANNING PURPOSES. AREAS, CONTIGUES AND DIMENSIONS SHOWN ARE SUBJECT TO SURVEY.



-  PROPOSED REGIONAL OPEN SPACE
-  PROPOSED URBAN AREA
-  GREATER BUNBURY REGION SCHEME BOUNDARY TO URBAN ZONE

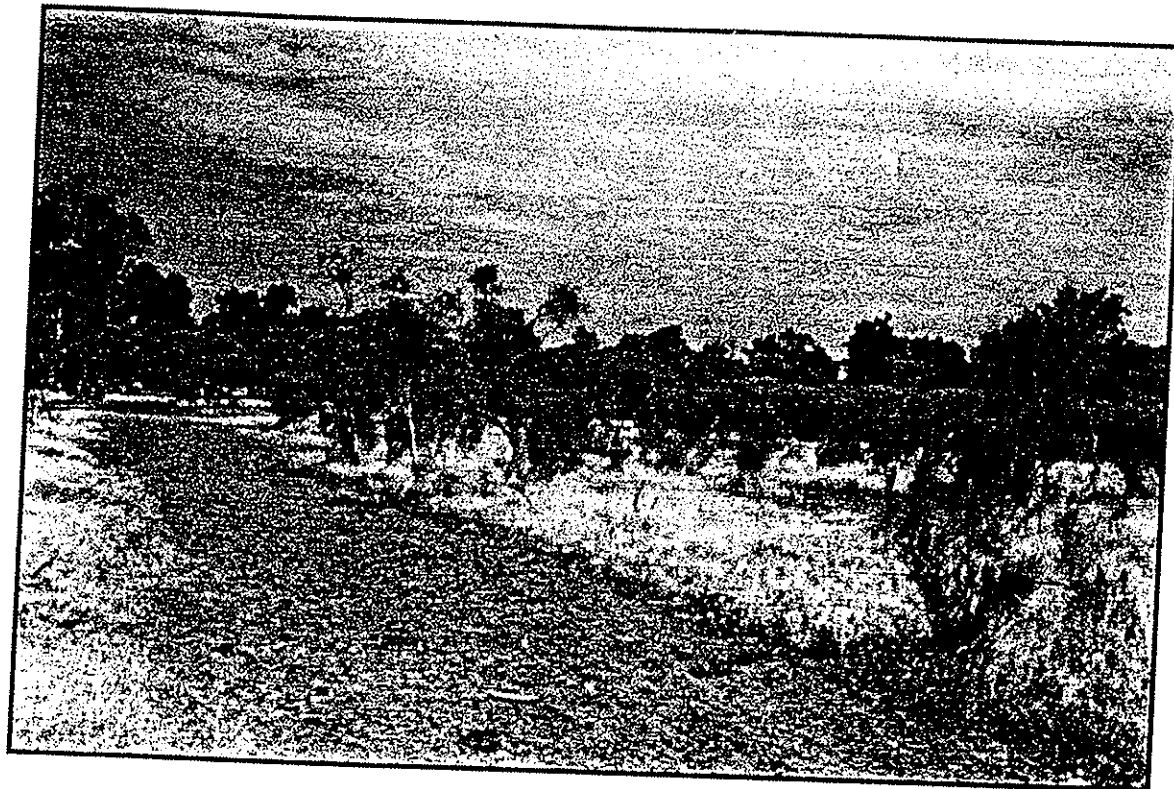
SCALE 1 : 2000 DATE JANUARY 2001

PLAN No. FIGURE 9

PROPOSED URBAN AREA



**LAND PROPOSED FOR INCLUSION
IN THE URBAN ZONE**



AREA A - LOOKING NORTH EAST



AREA A - LOOKING EAST (adjacent to Lot 8)

FIGURE 10

**An Assessment of the
Regional value of the South Bunbury Bushland Corridor*
with special reference to the area of Spearwood Dunes
vegetation and the area of Spearwood Dunes vegetation
in the TPS 6 Amendment 179 within the Corridor**

BJ Keighery Department of Environmental Protection

and

GJ Keighery Department of Conservation and Land Management

January 1999

* includes proposed Bunbury Ocean-Preston River Regional Park and may be also called South Bunbury Open Space Link

Introduction

A series of studies on vegetation, plant community patterning and floristics are referred to in this treatment of regional value. These are Heddle *et al.* (1980), Gibson *et al.* (1994) and Department of Environmental Protection (1996). These studies have been used in the determination of regional conservation values in Perth's Bushplan (Government of WA 1998), the update of the recommendations for regional conservation areas in the Swan Coastal Plain portion of the Perth Metropolitan Region. A similar review of the remainder of the Swan Coastal Plain south of the Moore River and the Darling Plateau portion of the System 6 area (Department of Conservation and Environment 1983) will be completed during the next few years.

Specific area information included in this report is incorporated in the Department of Environmental Protection (1996) data and report. Additional information was collected in a field visit made on 7th January 1999 by the authors. Information collected by Dr B. Bischoff from his continuing studies of the Corridor has also been referred to.

General information on the Landforms and Soils of the South Bunbury Bushland Corridor (Corridor or transect) are described to place the Spearwood Dunes section of the transect in context. In the subsequent sections on vegetation and flora the focus is on the Spearwood Dunes. Four areas of bushland are described in the area of the Spearwood Dunes these are

Area A - the Spearwood Dunes (Areas C, D and E)

Area B - the western portion of the Spearwood Dunes west of the Hay Park wetlands* (Areas C and D)

Area C - the area of TPS 6 Amendment 179 within the Spearwood Dunes

Area D - the portion of the Spearwood Dunes immediately west of the Hay Park wetlands

Area E - the eastern portion of the Spearwood Dunes east of the Hay Park wetlands, in the College Grove area.

* Hay Park wetlands refers to the wetlands extending from Hay Park south. These wetlands contain plant communities not found elsewhere on the Plain and have regional affinities with a rare regional floristic plant community group.

Landforms and Soils

The Bunbury area lies entirely on the Swan Coastal Plain. The Corridor traverses four of the five major landform elements of the Plain found in the area (Anon 1981, Curchward and Macarthur 1980), namely the:

Quindalup Dunes The white calcareous sands which form the dunes of the coastal ridge of the Maidens area. These dunes are of Holocene age and are the youngest of the dunes.

Spearwood Dunes Sands associated with limestone. In the Bunbury area this limestone occurs at depth the surface pale grey or cream sands of the Spearwood Dunes overlaying yellow sands and then limestone. This limestone is closest to the surface on the crest of the dunes.

Bassendean Dunes These are the oldest of the dunes, being pale grey leached sands. In the Bunbury area these are low relief sheets of sand that merge with the Spearwood sands to the west and overly the Pinjarra Plain to the east. These sands are found in Manea Park.

Pinjarra Plain The clays and loams of the Pinjarra Plain are the oldest of the soils of the Plain and have been deposited on the east of the Plain and along the rivers. The wetlands of Manea Park and the Airfield lands contain areas of vegetation on these soils. A closely related unit associated with the Hay Park wetlands is composed of alluvial soils which appear to be of estuarine and riverine origin containing calcareous clays.

The fifth major landform element, Foothills, is not vegetated in the Bunbury area and is separated from the Corridor by cleared Pinjarra Plain.

The sequence of vegetated landform elements encompassed in the Corridor is unusual on the Plain. On a few occasions vegetated transects occur elsewhere on the Plain, these are:

- Quindalup/Spearwood/Bassendean Dunes but not through to the Pinjarra Plain. Such an example occurs from Yalgorup National Park through to the state forest in the east. Other examples are well to the north of Perth.

- Spearwood Dunes/Bassendean Dunes/Pinjarra Plain. Such a transect occurs in the Kemerton area but again other examples are to the north of Perth.

The area of Spearwood Dunes in the Corridor is also unusual on the Plain. Typically the Spearwood Dunes have two elements; an area of shallow soil over limestone (Cottesloe soils) and deeper sands with limestone at depth (Karrakatta soils). The Spearwood Dunes in the Bunbury area are represented by the Karrakatta soils. The limestone unit occurs in its southern most extent to the north of Bunbury in the area of Yalgorup National Park. Limestone comes closest to the surface at three points in the Corridor, in two small rises in Area C and a larger rise in Area E. As a consequence Area A is an extensive area of transition between the deep soils of the Spearwood Dunes and the Quindalups to the east and the Bassendean Dunes to the east. In addition this section of the Corridor contains the interface of the Spearwood Dunes and the Hay Park wetlands between Areas D and E. Area B (combination of Areas C and D) is vital in this link as there is no other area of vegetated Spearwood Dunes adjacent to the Hay Park wetlands.

Summary

The sequence of vegetated landform elements (Quindalup/Spearwood/Bassendean Dunes - Pinjarra Plain) encompassed in the Corridor is unusual on the Plain and does not appear to occur elsewhere. The area of Spearwood Dunes in the transect is also unusual on the Plain, being entirely composed of deep Karrakatta sands.

Vegetation and Flora

Vegetation

Plant Communities

Plant communities identified in the Corridor are typical of the Quindalup/Spearwood/Bassendean Dunes - Pinjarra Plain units of the Corridor.

From west to east, the transect within the Area A of the Spearwood Dunes, is vegetated with Tuart Woodlands to Tuart Open Forest to *Banksia attenuata* Woodlands with scattered to dominant Tuart then Jarrah and Jarrah/Marri. The *Banksia attenuata* Woodlands are largely absent from Area C.

The Tuart occurs over a variety of tree layers ranging from Peppermints to the west to combinations of Peppermints, Jarrah, *Banksia grandis* and *Banksia attenuata* to the east. To the east there is a corresponding change in some shrub/herb/sedge /grass species. For example to the west where the Tuart Woodlands merge in to the Tuart Woodlands of the Quindalup Dunes *Austrostipa flavescens* is a dominant grass and this gradually declines to the east and is absent in the *Banksia attenuata* Woodlands.

Vegetation Complexes (Hedde *et al.* 1980)

Plant communities identified are typical of the Quindalup/Spearwood/Bassendean Dunes - Pinjarra Plain units of the transect. being - Quindalup, Karrakatta Central and South, Yoongarillup, Karrakatta Central and South, Bassendean Central and South, and /or Southern River Complex (contains vegetation associations typical of the Bassendean Dunes and Pinjarra Plain).

Areas B (Areas C and D) and E are mapped as Karrakatta Complex Central and South vegetation complex (Hedde *et al.* 1983) and plant communities present in the areas are typical of the southern representations of this vegetation complex.

The Karrakatta Complex Central and South Complex has been selectively cleared for housing, horticulture and plantations across its range. Within the Perth Metropolitan Region 18% remains vegetated (Government of WA 1998), outside the PMR between 20 and 30% remains (Burbidge and Rolfe 1986 and Government of WA 1998 respectively). Within the PMR less than 10% (the target for protection in the PMR) of this complex was able to be recognised in Perth's Bushplan (Government of WA 1998) and the intention is to locate alternative areas beyond the PMR for protection. Outside the PMR 10 - 20% of each major landform element is expected to be recognised for protection.

Floristic Community Types (Gibson *et al.* 1994 and DEP 1996)

Floristic studies have located a series of study plots in the area of the transect. The analysis of these plots have identified regional floristic groups typical of a southern transect of the Quindalup/Spearwood/Bassendean Dunes - Pinjarra Plain units of the transect.

On the Spearwood Dunes floristic community type 25 - Southern *Eucalyptus gomphocephala* - *Agonis flexuosa* woodlands is identified. This regional grouping is predominantly a southern group. Several atypical occurrences occur to the north of Perth but the grouping is most common between Mandurah and Minninup. While this is a relatively widespread unit it is currently not well represented in National Parks or Nature Reserves so is considered poorly reserved.

Area B with its variety of plant communities is an excellent example of the sequence of communities contained within this regional floristic grouping. In addition Area C contains combinations of plant communities, related to the low limestone rises developed in this area, not evident in the flatter Tuart Woodland/Forest area to the south.

Flora

Various studies have already listed nearly 300 species of native plants in the area (Bischoff 1999, Gibson *et al.* 1994, DEP 1996). The diversity of species in the area of the transect would easily exceed 300 species. The plant communities in the transect show high species diversity for Spearwood units some 10X10 metre plots containing 50 -60 taxa (Bischoff 1999). The average species richness of floristic community type 15 over its range is 53 taxa (less taxa found in only one plot, Gibson *et al.* 1994)

Several species of Priority taxa have been identified in Area B, *Jacksonia sparsa* ms and *Lasiopetalum membranaceum*.

Summary

The bushland in Area B contains

- an excellent example of the of the southern Spearwood Dunes plant communities (at the both the vegetation complex and floristic community type level)
- contain excellent examples of the variation within this type
- good examples of the transitional communities between Quindalup

Dunes/Spearwood Dunes to the west and Spearwood Dunes/ Marine- Estuarine- Pinjarra Plain to the east.

- contains significant populations of two priority taxa.

Regionally the plant communities in Area B (Karrakatta Central and South Vegetation Complex) are not adequately protected (Government of WA 1998).

Importance of Area B in the Corridor

All of Area B has high conservation value, as

- a good representation of the southern Spearwood Dunes plant communities
- it contains good examples of the variation within this type
- representation interface Quindalups/Spearwoods and Spearwoods/Estuarine and is worthy of preservation.

Any reduction in areas will weaken linkage in the corridor and reduce the area of the interface.

Area B is centrally in Very Good to Excellent condition . Towards edges of tracks and roads in Area B, where there as been long term disturbance, weed invasion is significant and the condition of the vegetation is degraded. Presently these degraded edges protect the core, to reduce the area will further degrade the intact core area.

Importance of Area C in the Corridor

Area C is a very significant section of the Corridor as it

- contains a combination of plant communities and their variation not evident elsewhere in the Corridor
- provides a direct link between the Quindalup Dunes and Area D (then through to the Hay Park wetlands and Area E).

As discussed in the previous section Area C (part of Area B) is centrally in Very Good to Excellent condition . Towards edges of tracks and roads in Area C, where there as been long term disturbance, weed invasion is significant and the condition of the vegetation is degraded. Presently these degraded edges protect the core, to reduce the area to a small area adjacent to the disturbed track and its edges on the southern boundary will not effectively conserve the values of this land.

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ENTERED ON GIS

Name: Submission in Relation to the Draft Greater Bunbury Region
Scheme - Shearwater
Date: 02/05/2006
Capture Author: Thomas Leong / Ian Steward

Comments:

Polygon

Created to match documented study area with acceptable level of accuracy

Accuracy Levels:

- High = Document contained visual and or described spatial references easily copied, resulting in little or no polygon boundary errors
- Acceptable = Document contained visual and or described spatial references with complex boundaries, resulting in minor boundary errors
- Low = Document contained little or no visual and or described spatial references, resulting in polygon boundary errors

Attributes

Report Info – Captured without problems
Custodial/Contact – Captured without problems
Content – Captured without problems

Parts 301-304
??

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15 February 2001

The Secretary
Western Australian Planning Commission
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Melbourne Perth Sydney
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Hanoi Ho Chi Minh City

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ABN 47 488 578 158

Dear Sir

**Draft Greater Bunbury Region Scheme – submissions on behalf of the
Ministry of Housing**

I act for the Ministry of Housing.


The following land is vested in my client:

1. Part Lots 301-304 Ocean Drive and Part of Lot 1 Parade Road, South Bunbury.
2. Part of Lot 1 Parade Road, South Bunbury.

The draft Greater Bunbury Region Scheme makes a number of proposals with respect to the above described land.

Please find enclosed a submission in respect of each of the two parcels of land described above, with respect to the proposals in the draft Greater Bunbury Region Scheme relating to those two parcels of land, which submissions were prepared by Thompson McRobert Edgeloe with input from Phillips Fox.

Yours sincerely


Paul McQueen
Partner
enc

THOMPSON McROBERT EDGELOE

THE MINISTRY OF HOUSING

SUBMISSION IN RELATION TO THE
DRAFT GREATER BUNBURY
REGION SCHEME

SHEARWATER



01002P

FEBRUARY 2001

TOWN PLANNING • MANAGEMENT • ENGINEERING

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1.0 Introduction

This submission on the draft Greater Bunbury Region Scheme (hereon referred to as the GBRS) has been prepared by *Thompson McRobert Edgeloe (TME)* in consultation with *Phillips Fox Lawyers* on behalf of the Ministry of Housing being the owner of Part Lots 301 - 304 Ocean Drive and Part of Lot 1 Parade Road, South Bunbury (the subject land). The subject land is contained in the various certificates of titles as follows:

Location/Lot	Volume	Folio
Pt lot 301 - 304 east of Ocean Drive	498	133A
Pt Lot 301 - 304 west of Ocean Drive	1680	073
Part of Lot 1 Parade Road	2174	25

A copy of the titles is in **Appendix 1**

This submission is made in support of the proposed zoning as currently indicated on the GBRS Map. The intent of this submission is not to alter the designation of Urban land as prescribed on the draft GBRS map, but rather to deter an anticipated alteration of the GBRS map that will significantly reduce the area of Urban zoned land available for development. Attention is drawn to the historical background of the land whereby the developable area has been substantially reduced on two occasions prior to the compilation of the draft GBRS.

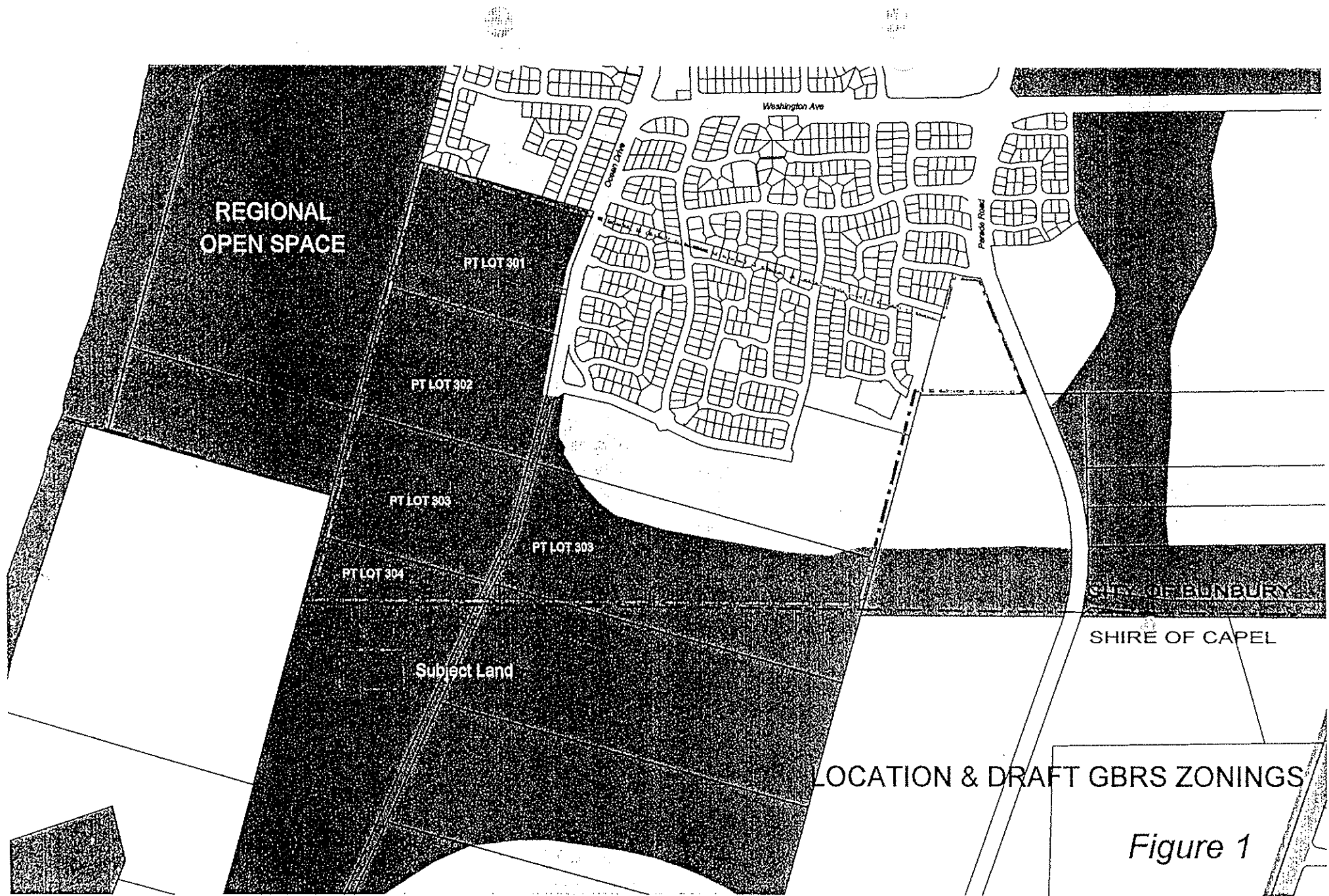
At the outset it should be stated that the overall objective of the Western Australian Planning Commission in formulating a statutory planning scheme to enable it to effectively implement Regional Planning proposals and thereby, secure land required for regional purposes (eg conservation) has considerable merit providing:

- *land requirements are valid;*
- *adequate research has been undertaken so that the criteria can be confidently applied;and*
- *suitable mechanisms are in place to acquire the land and compensate affected land owners within acceptable timeframes and subject to appropriate compensation.*

2.0 Background

2.1 Location

The subject land is situated approximately 7 kms south of the Bunbury City Centre and being west of Parade Road, South Bunbury, north of the Capel Shire boundary and east of 'The Maidens' which is a "System 6" conservation area adjoining the coast (Area C70, EPA). *Figure 1* gives the location of the subject land as well as its GBRS zoning status.



LOCATION & DRAFT GBRS ZONINGS

Figure 1

2.2 Physical Description

The subject land generally consists of a moderately undulating landscape which is identified by Agriculture Western Australia as being within the Spearwood Plain Unit (S1). Soils are described as having well drained yellow brown siliceous sands greater than 2 metres deep over limestone. According to Agriculture Western Australia, the subject land is well suited to urban development with soils having good compaction characteristics, being well drained and not susceptible to shrinking or swelling.

The majority of the undeveloped subject land is covered in Tuart/Peppermint woodland recognised by Alan Tingay & Associates (Environmental Consultants) as being in good - very good condition with a relatively intact understorey.

2.3 Current land Use

All of Pt Lot 301 east of Ocean Drive has been developed for residential purposes. The northern section of Pt Lot 302, east of Brand Avenue has been cleared prior to environmental investigation of the area. The undeveloped subject land for the most part contains Tuart/Peppermint woodland traversed by a number of minor tracks. The north east portion of Pt Lot 302 is cleared pasture. Generally the Tuart Forest has an informal usage for passive recreation such as bushwalking. Since the inception of the Usher, Gelorup and Dalyellup District Structure Plan in 1992 and the ongoing compilation of the South Bunbury Structure Plan, the area has attracted considerable attention due to the existence of the remnant Tuart Forest.

2.4 Recent History

In January 1999 Council resolved to give final approval to both the South Bunbury Structure Plan and the associated scheme amendment (No.179). In November 1999, the Minister for Planning had become increasingly aware of growing concerns from Bunbury residents about the loss of additional Tuart Forest. Accordingly, the Minister requested from the WAPC as follows:

"the Commission's further advice with respect to the recommendation of the Greater Bunbury Structure Plan, and working papers, concerning the extent of the reserve for the east-west vegetation corridor adjacent to the Centenary Road/Ocean Drive extension".

In response to the request the WAPC resolved in December 1999 to support a review of the South Bunbury and Brook Village Structure Plans in order to reflect the above concerns. The Ministry for Housing commissioned *Thompson McRobert Edgeloe* together with *Alan Tingay and Associates* (Environmental Scientists) and *Sinclair Knight Mertz* (Traffic Engineers) to undertake the review.

In March 2000 the Ministry resolved to endorse the South Bunbury portion of the structure plan subject to modifications and certain matters being addressed.

On the 20 June 2000, due to increasing public debate about the remnant Tuart Forest, a Special Electors Meeting was held at the Bunbury City Council Chambers. Council's resolution at the meeting was as follows:

"The Chief Executive Officer write to the Minister for Planning to seek an extension of time for the submission of amended documentation for amendment 179 and the South Bunbury Structure Plan, to enable the Minister to consider allowing for a further period of public consultation on the revised Structure Plan."

A response was received on 18 July 2000 whereby the Minister indicated that an extension of time not be granted for the following reasons:

- (a) *The amendment being consistent with the Greater Bunbury Structure Plan approved in 1995, after extensive public consultation; and*
- (b) *The modified amendment addressing community's concern regarding the protection of existing vegetation, with significantly more forest being retained than earlier versions of the amendment.*

It appears from the above statements that at this time the Minister was firmly in support of amendment 179. The zoning changes intended by Amendment 179 are indicated in *figure 5*.

Contrary to the above statements, on 5 September 2000 *Thompson McRobert Edgeloe* received advice from the Ministry for Housing to cease work on the amendment and South Bunbury Structure Plan as the Minister for Planning had given verbal instructions that additional land be set aside as regional park and that the majority of the Tuart Forest in the subject land was to be retained (*see figure 7*). This decision not only conflicted with the 18 July response but was in direct contrast with previous structure and regional planning directions for the subject land.

This diversion from all previous planning rationale is elaborated upon in the following sections of this submission.

3.0 GBRs Proposed Zoning

The GBRs identifies the subject land as Urban in the northern portion and Regional Open Space in the southern and western portion (*see figure 1*). More relevant to this submission however is a footnote on the scheme map which states as follows:

"The Regional Open Space Boundary in the Shearwater Area is subject to Further Investigation and Review"

The boundary of the urban area as shown on the Scheme Map reflects the area designated as residential in the reviewed South Bunbury Structure Plan and in the unresolved Amendment 179. Since the Ministerial decision regarding the retention of the Tuart Forest came after the draft GBRs had been compiled, it is assumed that the final GBRs will indicate an increased area of Regional Open Space than that shown on the draft.

4.0 Implications for the Property

Although the draft GBRS indicates the urban area in accordance with the reviewed South Bunbury Structure Plan, the accompanying footnote on the Scheme Map essentially implies that the boundary of the urban area is undecided. At the time of the release of the draft GBRS, the Commission have suitably indicated the boundary however it is believed that a submission is required to voice objection to the anticipated relocation of the urban area boundary further north. As reiterated by the Minister in reply to the Bunbury Council's request to extend time for public consultation, the urban boundary had already been retracted from that previously indicated.

The urban expansion area has already been reduced in size on two occasions:

- Firstly it was downsized considerably from that shown in both the Bunbury Region Plan and as it is still shown in the City of Bunbury Town Planning Scheme No.6 with the introduction of the Greater Bunbury Structure Plan in 1995.
- Secondly, the residential area indicated on the last modification of Amendment 179 was a further reduction in size from that indicated in the Greater Bunbury Structure Plan.

5.0 Planning Background

5.1 State Planning Strategy

The State Planning Strategy was adopted by the Commission in December 1997. It is designed to provide a strategic guide for land use planning throughout the State through to the year 2029.

The Strategy recognises that the South West Urban System (extending from Perth, south to Bunbury, Busselton and Albany) will be subject to substantial development pressure. The Strategy confirms the Greater Bunbury Structure Plan as the basis for the development of the statutory region scheme to secure open space and transport corridors in future developments.

In confirming the Greater Bunbury Structure Plan the Strategy also confirms the allocation of urban land as nominated on the GBRS. Further reduction of the urban area will therefore be contrary to the strategy.

5.2 The Bunbury Region Plan

The Bunbury Region Plan was endorsed by cabinet in 1987 following an extensive period of public consultation.

Policy Area 7 - Bunbury South contains the subject land. The land use statements for this Policy Area identified the predominant use as residential development and also that development should be in accordance with adopted structure plans.

The Bunbury Region Plan designated the entire area from developed South Bunbury to the border with Shire of Capel as being "Urban expansion to 2001" (See *figure 2*). The subject land is wholly contained within this area.

5.3 Bunbury-Wellington Region Plan

The Bunbury-Wellington Region Plan was produced by the Western Australian Planning Commission and released in November 1995. It provides a regional framework to guide detailed planning primarily at the local authority level within a regional framework. The major purpose of the plan is to provide a coordinated approach to regional planning issues within the study area. The plan has a lifespan to the year 2011.

5.3.1 Greater Bunbury Structure Plan

Contained within the Bunbury-Wellington Region Plan is the Greater Bunbury Structure Plan which contains directions for long term urban development in and around the Bunbury urban area and establishes objectives and actions for development. The Greater Bunbury Structure Plan identifies urban land and generally classifies the land as Future Urban (Category A) and Future Urban (Category B) as depicted in *Figure 3 - Greater Bunbury Structure Plan*.

The subject land is included within the Future Urban 'Category A' classification and the Brook Village area is included within both categories. The Bunbury-Wellington Region Plan anticipates that land within the Category A classification will be developed ahead of Category B land.

The land subject of the South Bunbury/Brook Village Structure Plan is contained within Planning Unit 'BU6 - Usher, Gelorup & Dalyellup'. *Figure 3 - Usher, Gelorup & Dalyellup District Structure Plan* describes the unit and lists the various issues, opportunities and constraints as well as the planning policies and guidelines relating to the area. These include:

- "1 *Development to proceed in accordance with the approved Usher, Gelorup & Dalyellup District Structure Plan.*

The issues, opportunities and constraints for the BU6 Planning Unit that are also relevant to the South Bunbury/Brook Village structure plan area include:

- "• *The Usher, Gelorup & Dalyellup area was identified in the Bunbury Region Plan for Existing Urban, Urban Expansion (medium and long term), Special Rural, District Centre, Public Purposes, Parks, Recreation and Drainage and Areas Under Consideration for Conservation, Scenic Protection and Reservation.*

5.4 Usher, Gelorup & Dalyellup District Structure Plan

The Usher, Gelorup & Dalyellup District Structure Plan was produced in 1992 by Thompson, Taylor and Burrell (now Thompson McRobert Edgeloe) for the then

Department of Planning and Urban Development. The purpose of the structure plan was to provide a framework to accommodate the urban expansion which is anticipated along the coastal corridor south of Bunbury. The plan refined the proposals within the Bunbury Region Plan and provides a framework in which local structure planning can be undertaken for specific areas.

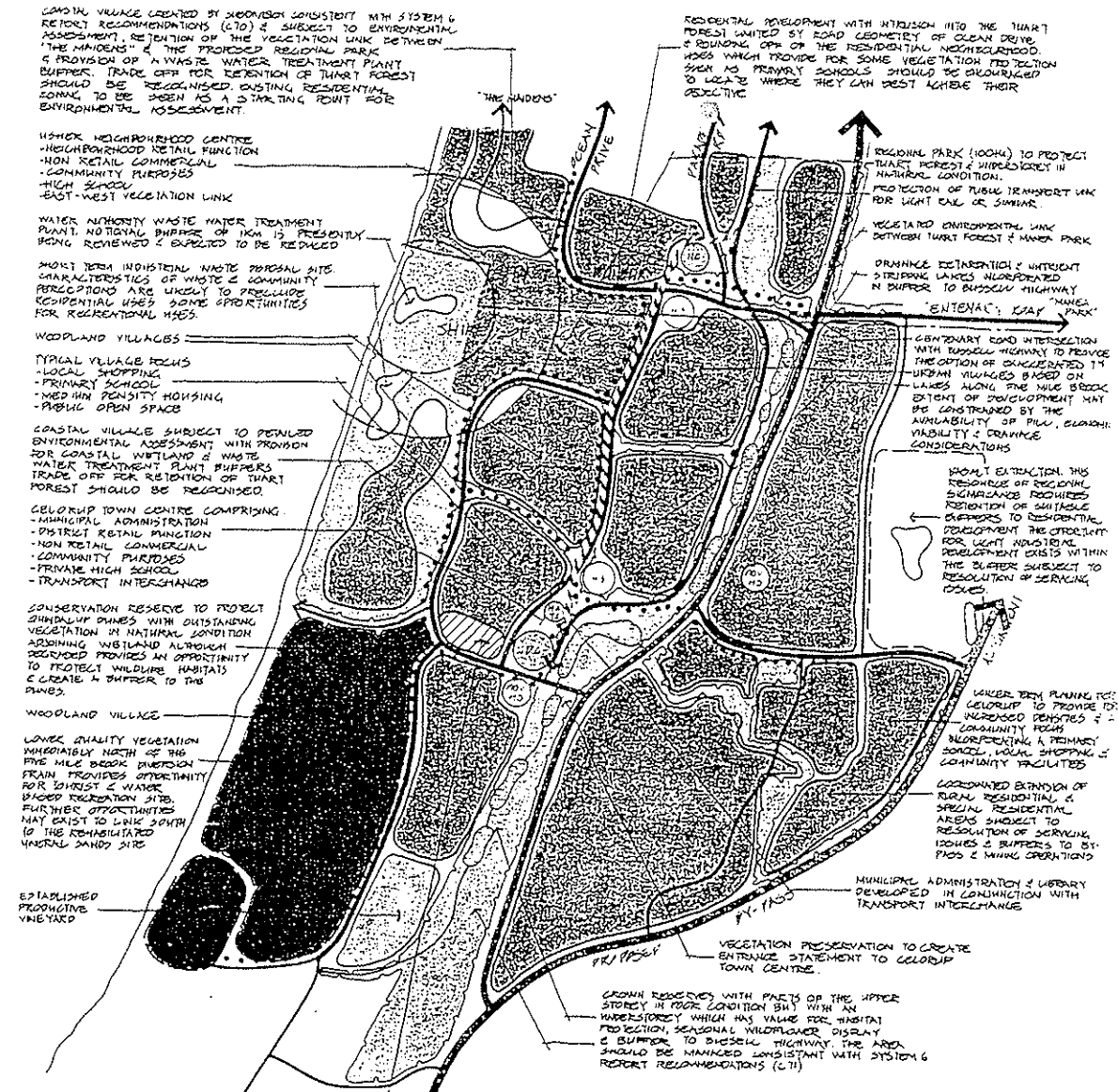
A key feature in the district structure plan is the emphasis on the protection and enhancement of environmental qualities. A traditional approach to urban expansion may have resulted in the creation of a foreshore reserve containing a large portion of the Quindalup Dunes but little protection of other environmental qualities of other landforms. The district structure plan proposed that a more representative sample of vegetation communities be preserved. The best example of this is the protection of better quality Tuart Forest situated on the Spearwood Dunes, a landform which has traditionally been recognised as being generally suitable for urban development. The promotion of the village concept was seen to provide an opportunity to protect more representative samples of vegetation.

Given the location of the Tuart Forest on what would otherwise be considered prime urban land and the necessity to complete local structure planning for the South Bunbury/Brook Village areas, there were, and still are, considered to be grounds to allow selective development in the northern portion of the Tuart Forest. This is based upon that recent decision to add additional land to the Regional Park (Tuart Forest), the need to provide an appropriate interface to the forest and therefore, the necessity to complete the planning for the locality in the broader interests of the local community (eg impacts upon the local road hierarchy, shopping facilities etc).

Figure 4 - Usher, Gelorup & Dalyellup District Structure Plan depicts the major land use proposals which, in accordance with the Bunbury-Wellington Region Plan, provides the 'District' planning context for the South Bunbury/Brook Village Structure Plan. The plan includes the following features:

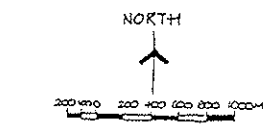
- Recognition in the district structure plan of the significance of the Tuart Forest and the creation of a Regional Park with an area of approximately 100 hectares.
- Vegetated environmental link between Tuart Forest and Manea Park.
- The district structure plan identifies the majority of the subject land as being suitable for residential development.

Proposals in the Usher, Gelorup & Dalyellup District Structure Plan were the subject of an environmental assessment undertaken by Alan Tingay and Associates. Within the Structure Plan Area considerable land has been set aside for regional open space. The addition of the hatched area as shown in *figure 8* to



PORTION OF THE WOODLAND VILLAGES PROVIDES THE OPPORTUNITY FOR A MIXED BUSINESS AREA TO COMPLEMENT THE DISTRICT CENTRE AND ACCOMMODATE SHOWROOM WAREHOUSE, SERVICE COMMERCIAL & COMMERCIAL RECREATION USES WHICH HAVE EXTENSIVE LAND REQUIREMENTS & A FUNCTIONAL NEED TO BE LOCATED CLOSE TO THE DISTRICT CENTRE.

USHER, GELORUP & DALYELLUP DISTRICT STRUCTURE PLAN



DISTRICT STRUCTURE PLAN

LEGEND

	PRIMARY DISTRIBUTOR (C.A.H)
	DISTRICT DISTRIBUTOR
	LOCAL DISTRIBUTOR
	PUBLIC TRANSPORT CORRIDOR OPTIONS
	CYCLEWAY/PEDESTRIAN ROUTE
	ENVIRONMENTAL LINKAGES
	REGIONAL / DISTRICT PARKS
	CONSERVATION RESERVE
	URBAN DEVELOPMENT
	SIGNIFICANT LAND USES PWS BUFFER IF REQUIRED
	HIGH SCHOOL
	DISTRICT CENTRE
	NEIGHBOURHOOD CENTRE
	MUNICIPAL ADMINISTRATION & TRANSPORT INTERCHANGE
	TOURIST & RECREATION INTD.

USHER, GELORUP & DALYELLUP DISTRICT STRUCTURE PLAN

FIGURE 4

the open space network can be considered as a significant diversion from the structure plan.

5.5 City of Bunbury Town Planning Scheme No. 6 & Amendment 179

All of the subject land is situated within the City of Bunbury Town Planning Scheme No. 6 area. *Figure 5* depicts the current zonings within the study area as well as the proposed zonings under the unresolved amendment 179.

The majority of the study area is currently zoned 'Residential R15' in Town Planning Scheme No 6. The land at the corner of Parade and Centenary Road is included within the 'Special Use Future District Centre' zone and the 'Commercial B' zone under Town Planning Scheme No. 6. The south west portion of the subject land is zoned 'Parks, Recreation and Drainage'.

Amendment 179 proposed to significantly reduce the residential area and create an extensive "Parks, Recreation and Drainage" Reserve as can be seen in *figure 5*. Amendment 179 clearly proposed to substantially reduce the removal of Tuart Forest in Shearwater and expand the Regional Open Space network.

It is noted that approximately 76 hectares of land to the west of Ocean Drive which is currently zoned 'Residential R15' (also reflected in the Usher, Gelorup & Dalyellup District Structure Plan) will not, following assessment and a recommendation by the Environmental Protection Authority, be permitted to be developed for residential purposes. This decision has already effectively added approximately 76 hectares of land to that area proposed to be set aside for conservation within the general locality of the subject land.

5.6 South Bunbury Structure Plan

The South Bunbury Structure Plan (see *figure 6*) was originally prepared by *Thompson McRobert Edgeloe* on behalf of Landstart for the Bunbury City Council in 1995. The South Bunbury Structure Plan was required to coordinate subdivision and the provision of public open space. The plan sought to refine proposals for the land to a stage where subdivision could proceed and the final version of the plan is presented in *figure 6*. This plan (99168P-09) was endorsed by the Western Australian Planning Commission on the 7 June 2000

The Structure Plan was consistent with the proposals contained in the Bunbury-Wellington Region Plan and the Usher, Gelorup & Dalyellup District Structure Plan and hence correlated with Amendment 179. With the addition of the hatched area in *Figure 8* to the open space network again there is a complete departure from this endorsed plan, the associated amendment 179 and all previous structure and regional planning that lead up to the creation of the South Bunbury Structure Plan.

6.0 Issues

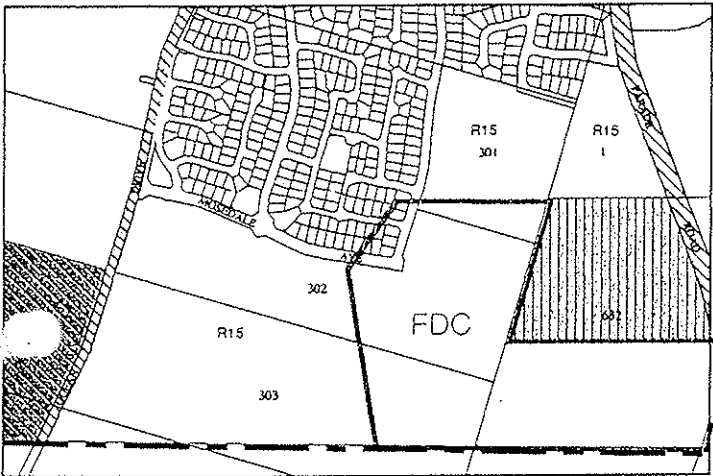
6.1 Justification For Reserves

- The subject land lies within Planning Unit BU6 (Usher, Gelorup, Dalyellup) as identified in the Bunbury-Wellington Region Plan. The planning statements for this unit include the following:

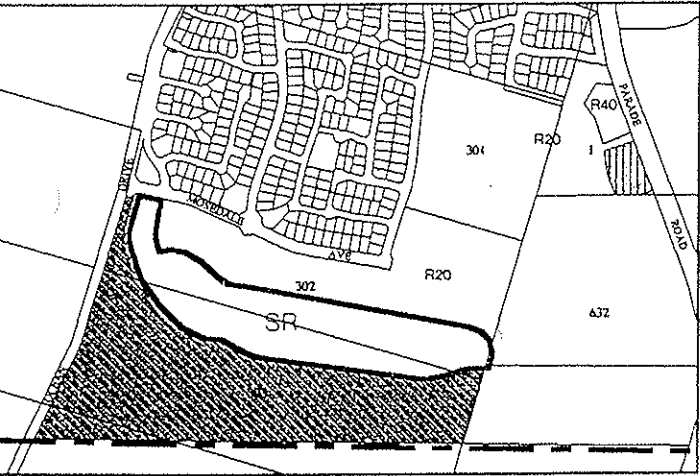
CITY OF BUNBURY

TOWN PLANNING SCHEME No. 6

Amendment No. 179





EXISTING ZONING

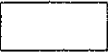




PROPOSED ZONING

RESERVES

-  Parks, Recreation & Drainage
-  Arterial Road

ZONES

-  Residential
-  Commercial B
-  Special Use -
Future District Centre
Special Residential

OTHER


-  Local Authority Boundary



FIGURE 5

- 1 *"Development to proceed in accordance with the approved Usher, Gelorup and Dalyellup Structure Plan.*
- 2 *Landscape buffer, conservation and tree planting areas should be promoted in accordance with the structure plan.*
- 9 *Provide appropriate linkages between open space nodes to facilitate movement patterns of fauna, especially between the coast and Preston River.*

The Usher, Gelorup & Dalyellup District Structure Plan (1992) recognised the significance of the Tuart Forest and incorporated the creation of a Regional Park with an area of approximately 100 hectares. The proposals of the district structure plan were the subject of an environmental assessment by Alan Tingay and Associates.

The reviewed South Bunbury Structure Plan further defined the Regional Park areas. The width of the east-west open space link was widened from that proposed in the District Structure Plan with the planned closure of Centenary Road (west of Bussell Highway) and the deletion of the proposed extension to Ocean Drive around the southern perimeter of the urban area. Also larger lots (1500-2000m²) were proposed adjacent to the Tuart Forest to maximise opportunities for preservation of flora. The larger lots were to have tree retention controls by way of specified building envelopes for dwellings and outbuildings.

It is apparent from the above that the endorsed South Bunbury Structure Plan and the associated scheme amendment (No 179) were consistent with regional, district and local structure planning objectives, specifically in regard to the designation of regional open space areas and conservation issues.

6.2 Management of Reserves

It is apparent from the Region Scheme that both the City of Bunbury and Shire of Capel will be the responsible authorities for management of the regional open space reserve between Dalyellup and South Bunbury.

There is a common concern within local government that there is a tendency from State and Federal Governments to create worthy programs in response to community demands that do not necessarily have the funds or resources for ongoing management. Management of the reserve involves a number of activities including adequate fire prevention, public access, fencing and litter control. Since the urbanisation of nearby areas, the City of Bunbury and the Shire of Capel have encountered increasing problems with illegal dumping of car bodies and rubbish in the woodland.

It is difficult for Council's to raise funds for management and administration of reserves and rate increases are not popular. In addition, increased expectations for local governments to manage reserves has been further disadvantaged by decreasing grants from State and Federal Governments. Irrespective of which

government agency is ultimately responsible for the management of the reserves, the broader community will eventually bear the cost.

6.3 Disassociation

The preparation and introduction of the GBRS identifies an intention by the state government to acquire portions of the subject land for public use. While the scheme does provide for compensatory arrangements and an objective for the land to be transferred to public ownership there is no designated time as to when reservation would take place.

This in effect means that there is no limit on the amount of years that the land remains 'in limbo' prior to acquisition. There is considerable uncertainty in this situation for the landowner as there is an intent for the land to be acquired but no timetable to do so.

The effective sterilization of land without any proactive measures to acquire or compensate is considered inappropriate and undesirable both in terms of town planning, social and economic objectives. Even as a draft scheme, the GBRS has a planning impact and it is incumbent upon the Commission to work swiftly to either finalise the GBRS (so that reserved land is acquired and compensation rights become available) or alternatively, to declare that it will not proceed with the GBRS. Delays in such an action are already having an economic impact on landowners in the GBRS scheme area.

6.4 Loss of Investment

The Ministry of Housing (the then State Housing Commission) purchased the subject land in 1971 with the long term view of the land being utilised predominantly for residential purposes as the natural extension to South Bunbury. The release of the Bunbury Region Plan by the then State Planning Commission confirmed the proposed use of the State Housing Commission land by allocating all the State Housing Commission land east of Ocean Drive and about 50 -60% of SHC land west of Ocean Drive as "Urban Expansion to 2001". Since this time the allocated urban area has been successively diminished through identification of conservation areas in the ensuing structure plans (outlined previously).

In the Shearwater area (west of Parade Road) the Ministry of Housing land totals about 130 ha (See *Figure 7*). The amount of land available for urban use has diminished to approximately 63 ha out of the total 130 ha (48.5% urban, 51.5% ROS). Given the Ministerial decision on amendment 179 in September 2000, this figure is then to drop to around 47ha of urban land out of 130 ha (36% urban, 64% ROS). Note that *Figure 7* indicates the current situation in regard to proposed Regional Open Space and Urban areas in the City of Bunbury municipality only. Land east of Parade Road is the subject of a separate submission relating to the Brook Village Structure Plan area and land south of the City of Bunbury boundary relates to a submission on Dalyellup. Note also that the additional Regional Open Space area relates to the Ministry of Housing Land only and does not include the City of Bunbury owned land located directly east of the subject land.

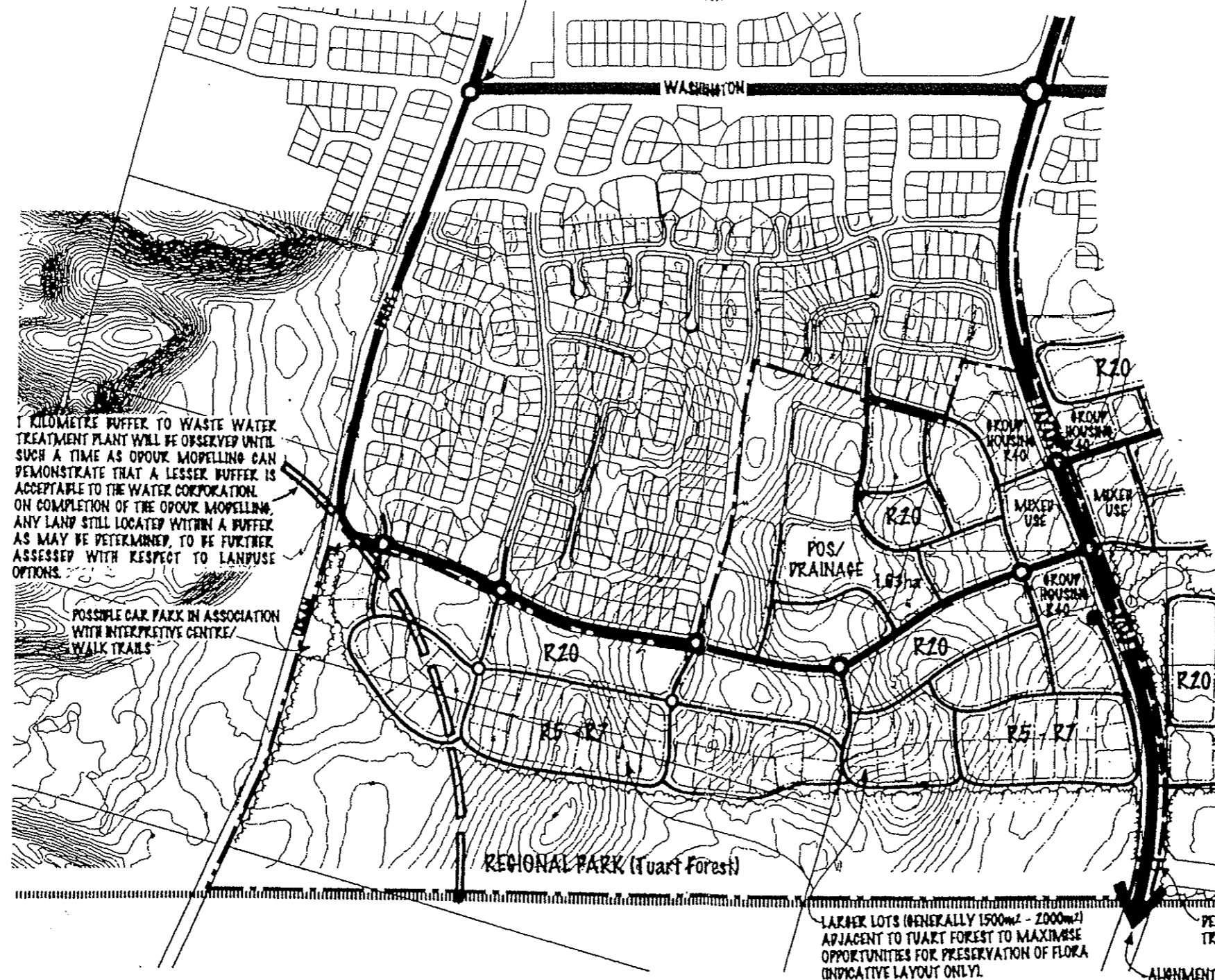
It is therefore significant that around 64% of the Ministry of Housing landholding is to become Regional Reserve. Although it was originally understood that a certain

THIS PLAN HAS BEEN PREPARED FOR PLANNING PURPOSES. AREAS, CONTOURS AND DIMENSIONS SHOWN ARE SUBJECT TO SURVEY

TREATMENT OF EXISTING INTERSECTION TO PROMOTE WASHINGTON AVENUE AS MAIN EAST-WEST CONNECTOR BETWEEN OCEAN DRIVE AND RUSSELL HIGHWAY.

LAND USE NOTES:

1. WITHIN THE LAND NOMINATED AS R20 AND R40 IT IS ANTICIPATED LAND USE WILL BE APPROVED IN A MANNER CONSISTENT WITH THE USES PERMITTED IN THE RESIDENTIAL ZONE AND DEVELOPMENT SUBJECT TO APPLICABLE R CODE DESIGN STANDARDS.
2. WITHIN THE LAND NOMINATED AS NEIGHBOURHOOD CENTRE IT IS ANTICIPATED THAT AN OUTLINE DEVELOPMENT PLAN WILL BE PRODUCED TO FURTHER REFINE THE LAND USE PROPOSALS AND THAT THE OUTLINE DEVELOPMENT PLAN WILL SPECIFY ANTICIPATED LAND USES AND INDICATE APPROPRIATE DEVELOPMENT STANDARDS.



1 KILOMETRE BUFFER TO WASTE WATER TREATMENT PLANT WILL BE OBSERVED UNTIL SUCH A TIME AS OPOUK MOPELLING CAN DEMONSTRATE THAT A LESSEK BUFFER IS ACCEPTABLE TO THE WATER CORPORATION. ON COMPLETION OF THE OPOUK MOPELLING, ANY LAND STILL LOCATED WITHIN A BUFFER AS MAY BE DETERMINED, TO BE FURTHER ASSESSED WITH RESPECT TO LANDUSE OPTIONS.

POSSIBLE CAR PARK IN ASSOCIATION WITH INTERPRETIVE CENTRE/WALK TRAILS

LARGER LOTS (GENERALLY 1500m² - 2000m²) ADJACENT TO TUART FOREST TO MAXIMIZE OPPORTUNITIES FOR PRESERVATION OF FLORA (INDICATIVE LAYOUT ONLY).

DEDICATED PUBLIC TRANSPORT CORRIDOR

ALIGNMENT OF CONNECTION TO PALYELLUP TOWN CENTRE TO BE SUBJECT TO FUTURE STRUCTURE PLANNING FOR EAST PALYELLUP

ENDORSED STRUCTURE PLAN
 To provide a framework for future detailed planning at the subdivision and development stage.
 Date 7 June 2000

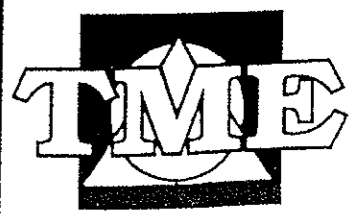
 CHAIRPERSON
 WESTERN AUSTRALIAN PLANNING COMMISSION

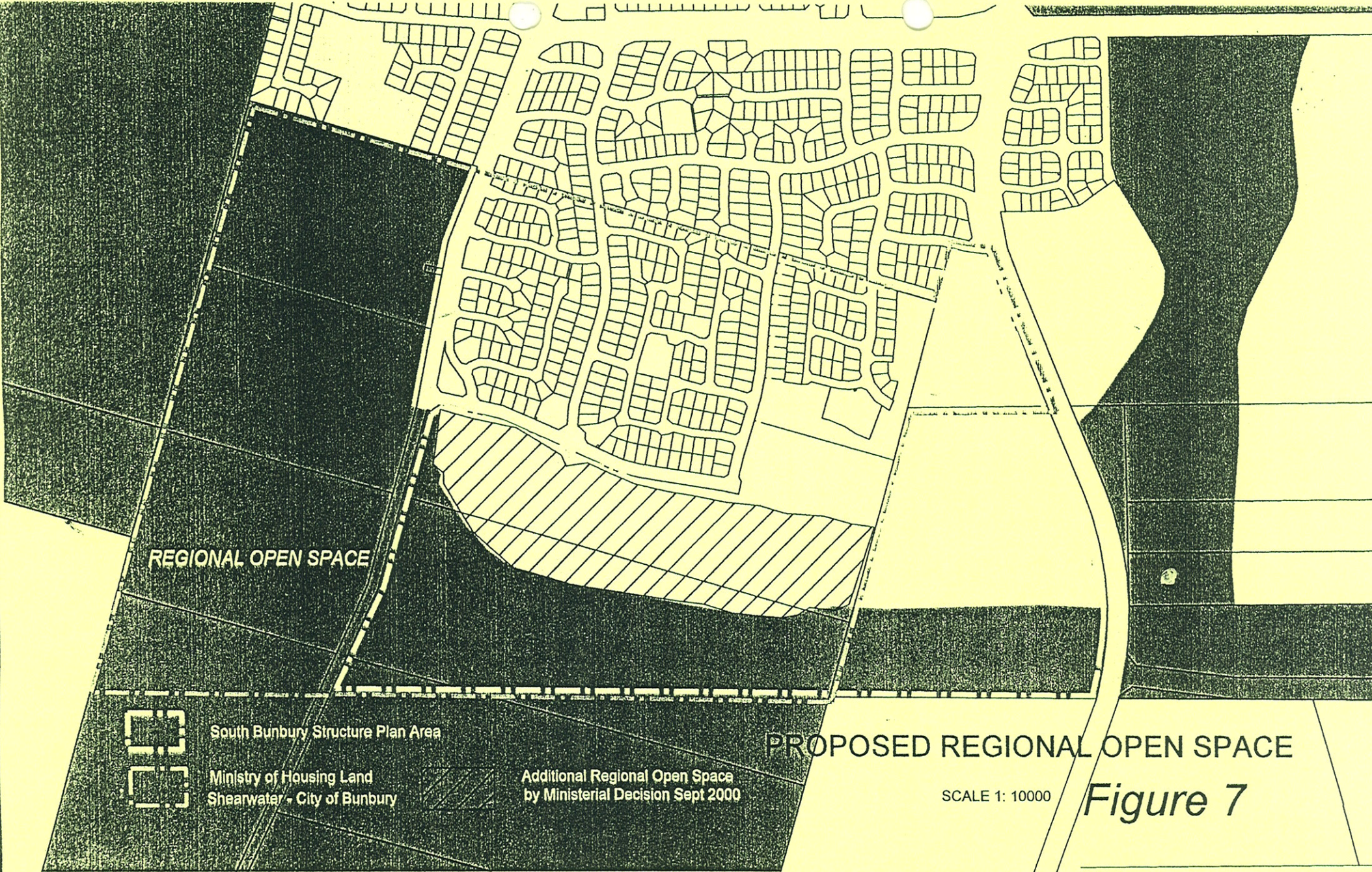
- | | |
|---|--------------------------------|
| ----- LOCAL AUTHORITY BOUNDARY | □ NEIGHBOURHOOD CENTRE |
| - - - - - STUDY AREA BOUNDARY | □ PUBLIC OPEN SPACE / DRAINAGE |
| ~ ~ ~ ACCESS LANES | ▬ REGIONAL ROAD |
| □ RESIDENTIAL R40 | ▬ DISTRICT DISTRIBUTOR |
| ○ DRAINAGE BASIN | ▬ NEIGHBOURHOOD CONNECTOR |
| - - - - - DEDICATED PUBLIC TRANSPORT CORRIDOR | ▬ MAJOR/MINOR ACCESS STREET |

FIGURE 6

SOUTH BUNBURY STRUCTURE PLAN

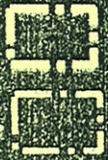
SCALE 1 : 8000 DATE MAY 2000
 PLAN No. 01002P





REGIONAL OPEN SPACE

PROPOSED REGIONAL OPEN SPACE



South Bunbury Structure Plan Area

Ministry of Housing Land
Shearwater - City of Bunbury

Additional Regional Open Space
by Ministerial Decision Sept 2000

SCALE 1: 10000

Figure 7

amount of land would be required as public open space and conservation reserve, the then State Housing Commission would not have had any perception of the extremely low percentage of land that would be eventually available for subdivision and development.

6.5 Review of Structure Planning

A significant change to the area of residential land designated in the South Bunbury Structure Plan will impact on all district and local structure planning in the area. A significant reduction in the size of the residential area therefore has notable ramifications on the following:

- The size and location of a district shopping centre.
- The need for and location of a primary school site.
- The equitable location of other facilities and services.
- The relevance of previous traffic studies.

It is therefore evident that the South Bunbury and Brook Village Structure Plans will again require extensive review and modification.

With every major change to regional and local planning direction, the landowner has then been responsible for the constant revision and overhaul of structure plans. The costs in this regard to this have related to the engagement of Planning Consultants, Environmental Scientists, Traffic Engineers and other sub-consultants as required. A further change to the Urban zone as depicted in the Greater Bunbury Region Scheme will result in the need for extensive review of structure plans for the area at significant cost to the landowner.

7.0 Conclusion & Recommendations

It is evident that the original area available for urban development has been continually eroded through the various phases of structure planning that followed the inception of the Bunbury Region Plan in 1987. The rationale for reduction in the urban area has mainly related to the retention of remnant tuart forest deemed to be in good condition.

The Ministry of Housing have assented to past cutbacks on urban land area over a number of years whereby regional and structure planning has undergone considerable modification. Following ongoing negotiation regarding the size of the urban area and an equitable compromise being obtained with the reviewed structure plan in 2000, it appears that the Ministry of Housing will again be significantly disadvantaged with a further reduction of the urban area resulting from the Hon Minister's decision in September 2000.

This submission supports the area indicated as Urban on the draft GBRS map and does not concur with a further reduction of this area for the following reasons:

- The urban area has already been significantly reduced from the areas indicated in Town Planning Scheme No.6 and the Bunbury Region Plan. The urban area was further reduced from that indicated in the original South Bunbury Structure Plan.

- The proposed urban area as currently delineated on the draft GBRS map is in conformity with the following plans:
 1. The Bunbury-Wellington Region Plan
 2. The Greater Bunbury Structure Plan
 3. The Usher, Gelorup and Dalyellup District Structure Plan.
 4. The reviewed South Bunbury/Brook Village Structure Plan.

The zone boundaries of the Shearwater area as indicated on the GBRS map are the end result of nearly a decade of planning and environmental analysis.

- The land identified to be added to the Regional Open Space by the Minister (diagonal hatched area in *Figure 7*) is ideal for residential development being within the Spearwood Plain Soil Unit. According to Agriculture Western Australia information, this land is well suited to urban development with soils having good compaction characteristics, being well drained and not susceptible to shrinking or swelling (Land Resources and Capability of the Bunbury Wellington Region, Dept of Agriculture, 1990).
- The extent of the urban area as indicated on the draft GBRS was supported by the Western Australian Planning Commission and recommended for final approval by the Minister for Planning.
- The poorer quality bush is located on the northern perimeter of the Tuart Forest which forms much of the area intended to be added to the Regional Open Space network.
- Under the current proposals of the GBRS, of the Ministry for Housing's original landholdings (Pt Lot 301 - Pt Lot 304) in Shearwater, over 50% is to become Regional Open Space. With the Ministerial decision to retain additional forest, the percentage of Regional Open Space will increase to 64% (Figures relate to land in the City of Bunbury only).
- Another significant variation to structure planning in the area will necessitate further overhaul of existing structure planning and previous environmental and engineering research. The cost of these reviews will largely be attributed to the landowner who has already financed the majority of planning in the area.
- The introduction of the additional reserve area places an added burden on management authorities in regard to fire prevention,

public access, fencing and the policing of dumping of rubbish, especially car bodies.

- Although the issue of compensation is addressed in the Greater Bunbury Region Scheme Text there is no regard to timing of acquisition. This in practice 'sterilises' the land in terms of future options for the land owner.

For the reasons outlined above and the background given in this report it is requested that the Western Australian Planning Commission does not support any intention to reduce the boundary of the urban zone as indicated on the draft GBR map.

APPENDIX 1

INDEXED

JM *



ORIGINAL REGISTER BOOK

5

Transfer A390966
Volume 286 Folio 91A

WESTERN

AUSTRALIA

VOL 498 FOL 133A

Certificate of Title

CT 0498 0133A F



UNDER THE "TRANSFER OF LAND ACT, 1893" AS AMENDED

P. 19250
P. 19251

P19561
P19562
P22837
P22838
P22839
P22890
P22891
P23892
P24085
P24086

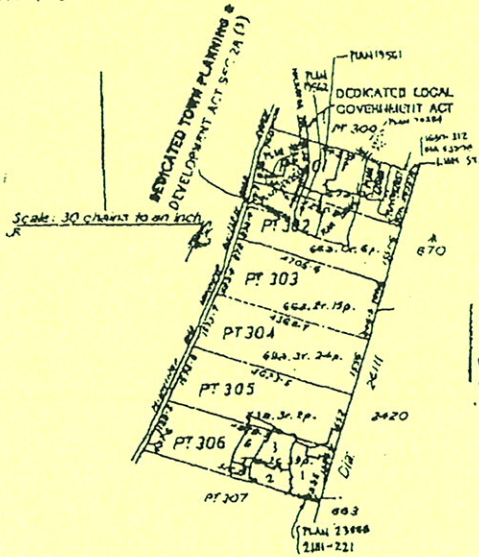
The State Housing Commission of Perth is now the proprietor of an estate in fee simple subject to the easements and encumbrances notified hereunder in all those pieces of land delineated and coloured green on the map hereon containing in the aggregate four hundred and twenty-one acres and twenty-one perches or thereabouts, being portion of Wellington Location 41 and being part of each of Lots 301 to 306 (inclusive) on Plan 3097, together with a right of carriageway over the portions coloured brown on the said Plan.

Dated the 16th day of April 1971

A. Edwards



ACTING REGISTRAR OF TITLES



LOCAL GOVERNMENT ACT
ALL ROADS WITHIN GREEN BORDER ON PLAN 2250, 2159 ARE NOW DEDICATED

ROAD FINANCED ON PLAN 2250, 2159
DEDICATED TOWN PLANNING & DEVELOPMENT ACT SEC 28 (5)

LOCAL GOVERNMENT ACT
ALL ROADS WITHIN GREEN BORDER ON PLAN 2250, 2159 ARE NOW DEDICATED

LOCAL GOVERNMENT ACT
ALL ROADS WITHIN GREEN BORDER ON PLAN 2250, 2159 ARE NOW DEDICATED.

NO	SURVEY	SUBJECT
1	PLAN 23449	2181-2193
2	PLAN 23470	2184-2177
3	PLAN 23481	
4	PLAN 23492	
5	PLAN 24082	2200-142
6	PLAN 24084	

EASEMENTS AND ENCUMBRANCES REFERRED TO

Mortgage # 28096 to Glenbrook, N.Y. Ltd. Registered 16th April 1976 at 9.00

DISCONTINUED



Discharge # 273241 of Mortgage # 28096 Registered 17th September 1976 at 9.03

TRANSFER C608196

Registered 25th August 1983 at 12.16 hrs.
The portion of Plan 63598 herein included
Vol. 1650 Fol. 312.



TRANSFER / APPLICATION H319676

Registered 22nd December 1999 at 12.39 hrs.
The portion of Plan 23889 herein included
in to Vol. 2181 Fol. 259

TRANSFER / APPLICATION E773410

Registered 20th December 1991 at 12.06 hrs.
The portion of Plan 18251 to Vol
1921 Fol 53 to Vol 1921
Fol 113 (Inc.)



TRANSFER / APPLICATION H319675

Registered 22nd December 1999 at 12.39 hrs.
The portion of Plan 23890 herein included
in to Vol. 2181 Fol. 277

TRANSFER / APPLICATION E773413

Registered 20th December 1991 at 12.06 hrs.
The portion of plan 18250 to
Vol 1921 Fol 1 to
Vol 1921 Fol 52 (Inc.)



TRANSFER / APPLICATION H319674

Registered 22nd December 1999 at 12.39 hrs.
As to Plan 23891
To Vol. 2181 Fol. 401-411 (INC)

TRANSFER / APPLICATION F491124

Registered 22nd March 1994 at 11:07 hrs.
The portion of Plan 19561 to Vol. 1993 Fol. 721
to Vol. 1993 Fol. 765 (Inc.)



TRANSFER / APPLICATION H319673

Registered 22nd December 1999 at 12.39 hrs.
As to Plan 23892
To Vol. 2181 Fol. 412-413 (INC)

TRANSFER / APPLICATION F491125

Registered 22nd March 1994 at 11:07 hrs.
The portion of Plan 19562 to Vol. 1993 Fol. 766
to Vol. 1993 Fol. 789 (Inc.)



TRANSFER / APPLICATION H421370

Registered 17th April 2000 at 10.37 hrs.
The portion of Plan 24085 herein
included in Volume 2190 Fol. 02



TRANSFER / APPLICATION F863871

Registered 27.4.1995
The portion of Plan 20384 to
Vol 2037 Folios 951 to 984 (inc)



TRANSFER / APPLICATION H421369

Registered 17th April 2000 at 10.37 hrs.
As to Plan 24086 to
Volume 2190, Fol. 06 (PT) to 209 (inc)



TRANSFER / APPLICATION F884077

Registered 23rd MAY 1995 at 10.45 hrs
AS TO PLAN 20385
TO VOL 2042 FOL 749 to 788 (inc)



TRANSFER / APPLICATION G732331

Registered 15th December 1998 at 10.28 hrs.
As to Plan 22837
To Vol. 2150 Fol. 334-340 (inc)



TRANSFER / APPLICATION G982322

Registered 17th December 1998 at 10.28 hrs.
As to Plan 22838
To Vol. 2150 Fol. 341-343 (inc)



CT 0498 0133A B



CERTIFICATE OF TITLE

VOL 498 FOL 133A

ORIGINAL - NOT TO BE REMOVED FROM OFFICE OF TIT

CT 1680 0073 F



Application C898785

WESTERN

AUSTRALIA

Volume 498 Folio 134A

1680 073



CERTIFICATE OF TITLE

UNDER THE "TRANSFER OF LAND ACT, 1893" AS AMENDED

I certify that the person described in the First Schedule hereto is the registered proprietor of the undermentioned estate in the undermentioned land subject to the easements and encumbrances shown in the Second Schedule hereto.

N. J. Smyth



REGISTRAR OF TITLES

Dated 15th November, 1984

ESTATE AND LAND REFERRED TO

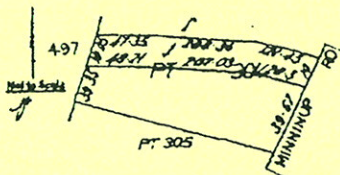
Estate in fee simple in portion of Wellington Location 41 and being part of each of Lots 301-306 (inclusive) on Plan 3097 (Sheets 1 and 2), delineated and coloured green on the map in the Third Schedule hereto, together with a right of carriageway over the portions coloured brown on the said Plan as set out in Transfer 2756/1912.

FIRST SCHEDULE (continued overleaf)

The State Housing Commission of 99 Plain Street, Perth.

SECOND SCHEDULE (continued overleaf)

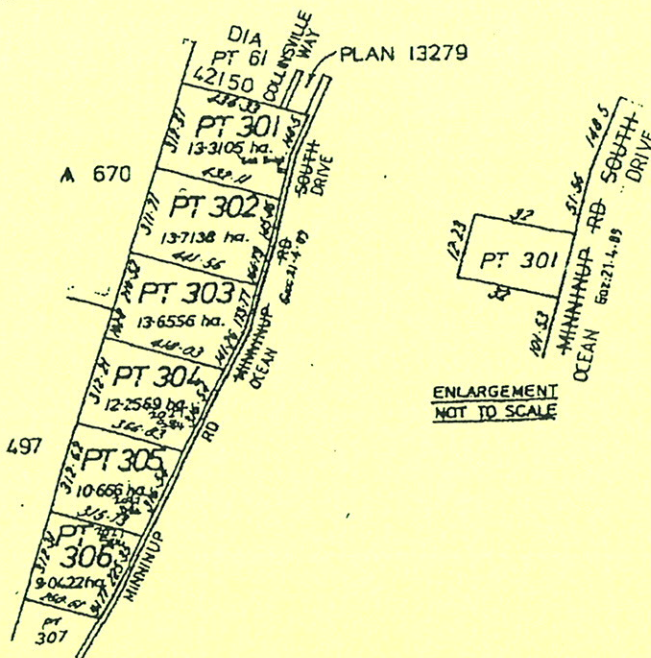
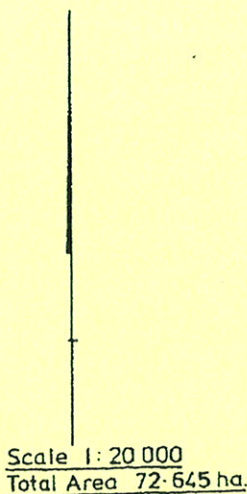
1. TRANSFER C39192. The right to enter upon the portion of the within land coloured blue on the map in the margin for the purpose of exercising certain sewerage rights as set out in the said Transfer is granted to Minister of Water Resources. Registered 4.12.80 at 11.48 o/c.



N. J. Smyth

REGISTRAR OF TITLES

THIRD SCHEDULE



ENLARGEMENT NOT TO SCALE

NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT. ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

Pa (of 2 pages) 1680 VOL. 073 FOL.

Western Australian Planning Commission Act, 1985

Greater Bunbury Region Scheme Submission Form

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

OFFICE USE ONLY		
SUBMISSION NUMBER	PROPOSAL NUMBER	REFER EPA
263		

I/We Thompson McRobert Edgeloe (Please print clearly)
(NAME)

of P.O. Box 733 Bunbury Postcode 6231
(ADDRESS)

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

On behalf of the Ministry of Housing and regarding:

Part Lots 301-304 Ocean Drive and Part of Lot 1
Parade Road, South Bunbury (Shearwater).

See attached submission report.

MINISTRY FOR PLANNING BUNBURY OFFICE	
16 FEB 2001	
FILE	

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

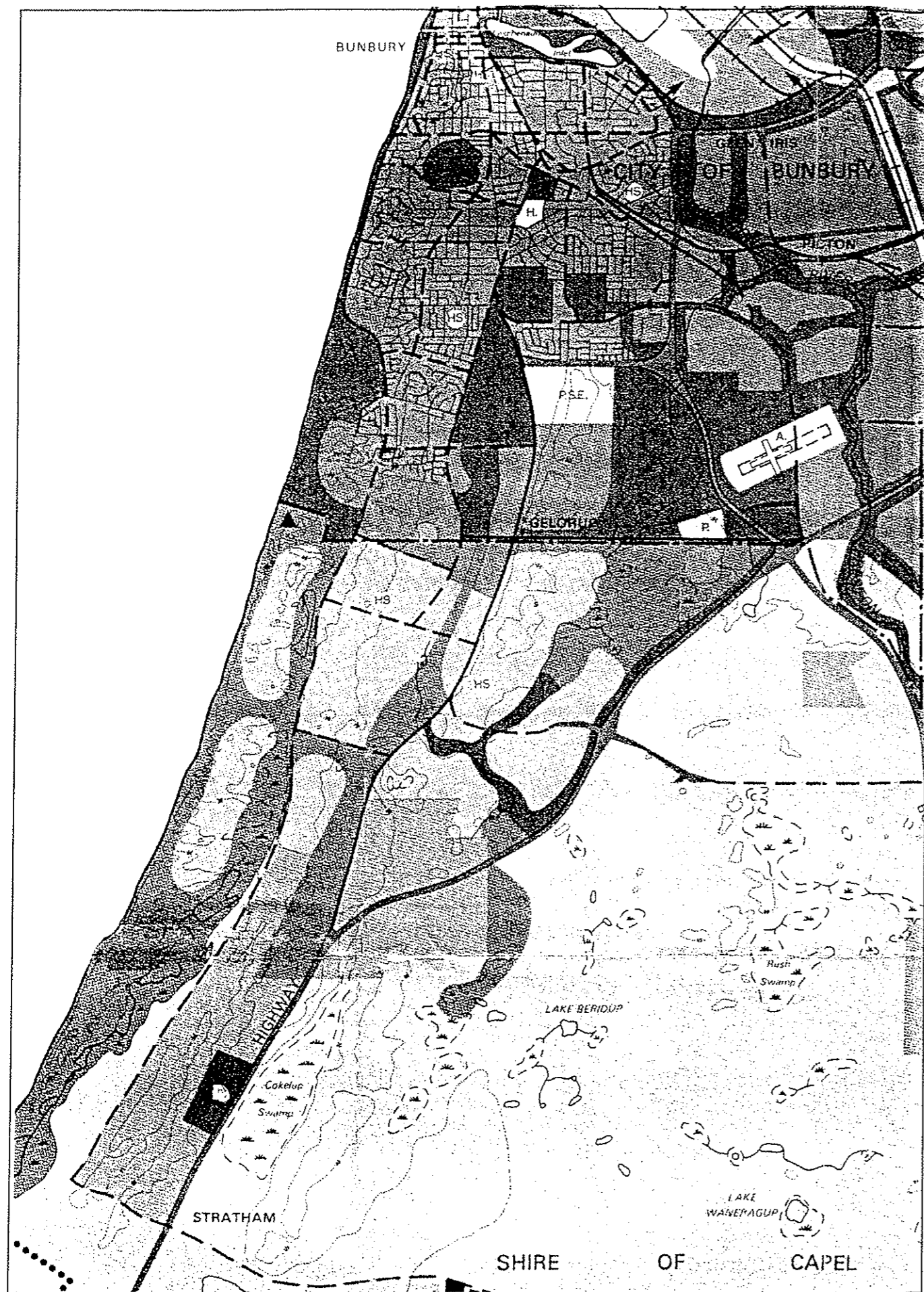
Where the submission relates to a specific parcel of land, please indicate:

Lot number Street address See above

Locality (suburb)

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

Please turn over to complete your submission



LEGEND

- PARKS AND RECREATION AND DRAINAGE
- AREAS UNDER CONSIDERATION FOR CONSERVATION, SCENIC PROTECTION AND RESERVATION
- SPECIAL RURAL
- FUTURE SPECIAL RURAL
- EXISTING URBAN
- URBAN EXPANSION TO 2001 (50 000 POPULATION)
- URBAN EXPANSION TO 100 000 POPULATION
- CENTRAL BUSINESS DISTRICT
- DISTRICT CENTRE
- INDUSTRIAL
- RURAL
- IRRIGATED FARMING
- COMMUNICATION CORRIDOR
- PUBLIC PURPOSES DENOTED AS FOLLOWS:

H.S.	HIGH SCHOOL
P.S.E.	POST SECONDARY EDUCATION
A.	AIRPORT
P.	PRISON
H.	HOSPITAL

- WASTEWATER TREATMENT PLANT
- REGIONAL ROAD—C.A.H.
- SUB-REGIONAL ROAD—C.A.H.
- ARTERIAL ROAD
- RAILWAY
- STATE FOREST BOUNDARY
- LOCAL AUTHORITY BOUNDARY
- STUDY AREA BOUNDARY

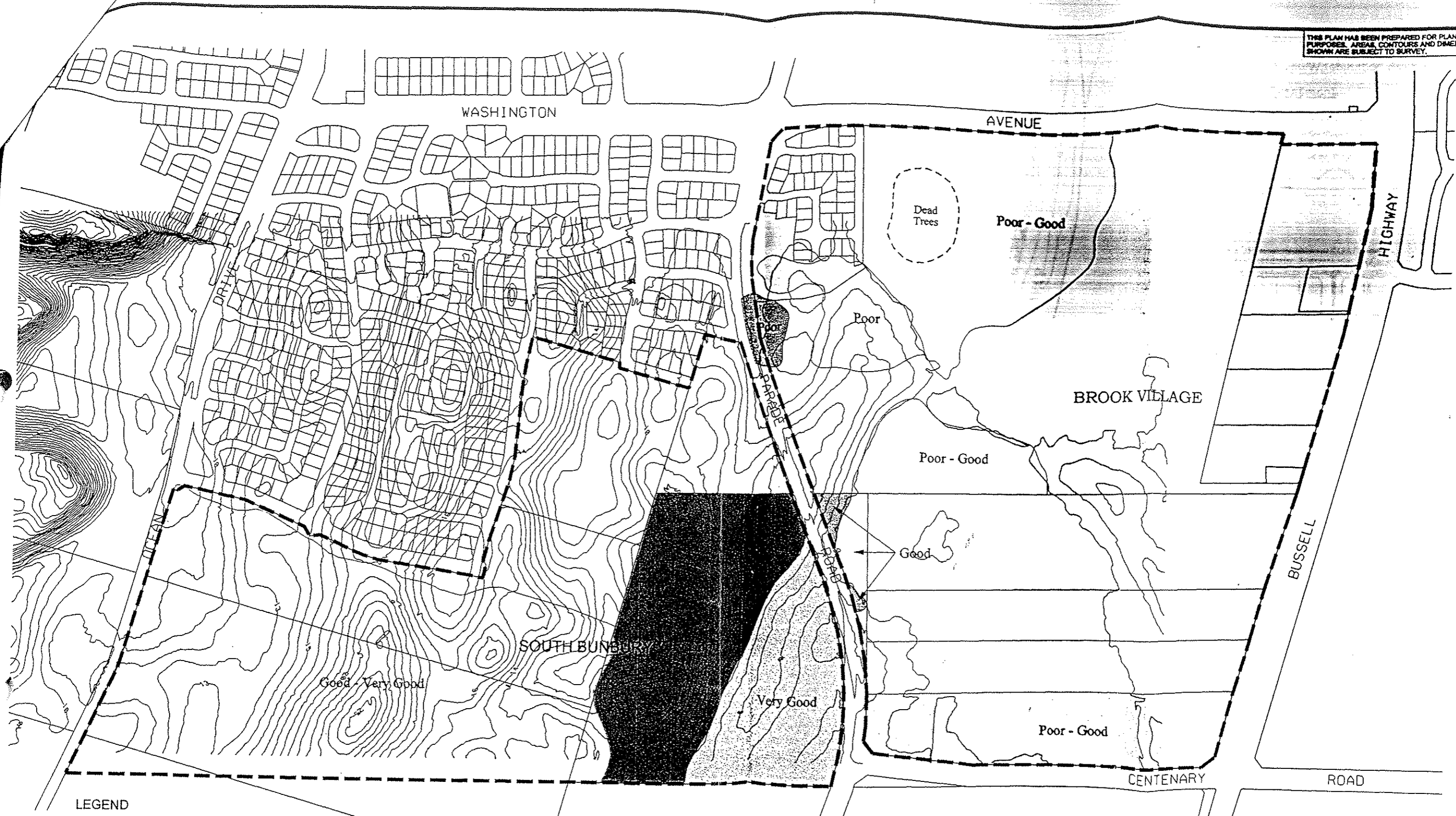
Note 1: THIS PLAN DOES NOT IMPLY STAGING

BUNBURY REGION PLAN - 1987
(EXCERPT)

FIGURE 2

010002

THIS PLAN HAS BEEN PREPARED FOR PLANNING PURPOSES. AREAS, CONTOURS AND DIMENSIONS SHOWN ARE SUBJECT TO SURVEY.



- LEGEND**
- Study Area Boundary
 - Cleared or Developed
 - Tuart / Peppermint Woodland
 - Marri / Peppermint Woodland
 - Tuart / Marri / Peppermint Woodland
 - Banksia / Peppermint Woodland
 - Banksia with Jarrah, Marri and Tuart Low Woodland
 - Eucalyptus rudis / Melaleuca raphiophylla Low Woodland
 - Melaleuca raphiophylla High Shrubland to Low Forest

VEGETATION TYPES & CONDITION

SCALE 1:7000 DATE FEBRUARY 2000

PLAN No. 01003P

THOMPSON McROBERT EDGELOE

TOWN PLANNING • MANAGEMENT • ENGINEERING

SOURCE : Alan Tingay & Associates

FIGURE 6

ENTERED ON GIS

Name: South Bunbury & Brook Village Structure Plan Review –
Environmental Assessment
Date: 02/05/2006
Capture Author: Thomas Leong / Ian Steward

Comments:

Polygon

Created to match documented study area with acceptable level of accuracy

Accuracy Levels:

- High = Document contained visual and or described spatial references easily copied, resulting in little or no polygon boundary errors
- Acceptable = Document contained visual and or described spatial references with complex boundaries, resulting in minor boundary errors
- Low = Document contained little or no visual and or described spatial references, resulting in polygon boundary errors

Attributes

Report Info – Captured without problems

Custodial/Contact – Captured without problems

Content – Captured without problems (Document incomplete however)

MINISTRY OF HOUSING

**SOUTH BUNBURY & BROOK VILLAGE
STRUCTURE PLAN REVIEW**

ENVIRONMENTAL ASSESSMENT

ALAN TINGAY & ASSOCIATES

FEBRAURY 2000

REPORT NO: 2000/21

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LIST OF FIGURES

1. Vegetation Types & Condition
2. Opportunities & Constraints

The Brook Village area has been highly modified and substantially cleared. Only parts of the wetlands, particularly the damplands, retain remnant vegetation. These areas have been modified through drainage and cattle grazing and are infested with weeds in many places. There is also evidence of tree deaths. Five Mile Brook Diversion Drain traverses through these wetland areas.

2.4 Vegetation & Flora

The vegetation of the South Bunbury and portions of the Brook Village study areas is mapped as belonging to the Karrakatta Central & South Vegetation Complex and Yoongarillup Complex (Heddle *et al.*, 1980). The Karrakatta-Central & South vegetation complex is typically dominated by Tuart (*Eucalyptus gomphocephala*), Jarrah (*E.marginata*), Marri (*Corymbia calophylla*) and *Banksia* species. The Yoongarillup Complex consists of Tuart and Peppermint (*Agonis flexuosa*) woodlands on marine soil deposits.

The Heddle *et al.* (1980) mapping is possibly inaccurate in omitting a large section of the Vasse Complex vegetation. The Vasse Complex contains a mixture of closed scrub of *Melaleuca* species and fringing woodland of Flooded Gum (*E. rudis*) - *Melaleuca* species.

The vegetation of the South Bunbury area has been described previously by Alan Tingay & Associates (1994). In that survey, eight vegetation associations were described based on subtle variations in dominance of the main tree species Tuart, Jarrah, Peppermint, *Banksia attenuata* and *B. grandis*. The eight associations were shown to fit into two broad units; one with Tuart and Peppermint dominant on the western side and the second with Tuart, Peppermint, Jarrah and *Banksia* spp. on the eastern slopes.

The condition of this vegetation is generally in good to very good condition with poorer quality bush on the margins particularly adjacent to the residential and cleared areas to the north (Figure 1).

In the eastern section of the South Bunbury area, and largely within the lot owned by the City of Bunbury, the vegetation changes noticeably to *Banksia* woodland with occasional Tuart, Jarrah and Marri present (Figure 1). The understorey is in very good condition and is dominated by *Jacksonia spinosa* and *Hibbertia hypericoides*. The species richness of this area appears greater than the Tuart/Peppermint woodland to the west. On the lower slopes of the lot Peppermint trees are common in the tree layer.

Apart from an abundance of abandoned cars and domestic rubbish on the tracks, the bush is in very good condition although there is greater evidence of disturbance along the southern boundary where it abuts cleared agricultural land.

The native vegetation in the Brook Village portion of the study area has been significantly affected by clearing for agriculture. The remnant vegetation predominantly consists of Swamp Paperbark (*Melaleuca raphiophylla*) High Shrubland 2-4m, Low Forest to 6m on flat, swampy areas and fragmented stands of Tuart and Peppermint as well as Marri and Peppermint woodlands on the elevated areas (Figure 1). Most of the understorey in the Brook Village remnant vegetation, in both wetland and dryland areas, has been replaced by pasture species.

The wetland area adjacent to Centenary Road is more structurally diverse than the Paperbark vegetation to the north. This west-east vegetated area contains a mixture of Swamp Paperbark trees, mostly 4 to 5m tall, with Flooded Gum, some *Melaleuca preissiana*, *Acacia saligna* and a few Tuart, Marri and Peppermint trees on the slightly more elevated western and eastern ends.

Stands of *Melaleuca teretifolia* also occur sporadically in the Paperbark dominated areas throughout the site.

The northwestern section of the large Paperbark area contains many dead Paperbark shrubs (Figure 1). Evidence of salt encrustation on the soil surface indicates plant death has been caused by a build-up of salt.

A search of the Department of Conservation and Land Management's (CALM) Declared Rare and Priority Flora database indicates that no known populations of Declared Rare Flora or Priority species occur in the study area. Four Priority species (*Acacia flagelliformis*, *Caladenia speciosa* ms., *Jacksonia sparsa* ms. and *Pultenaea skinneri*) have been recorded from the general region, most noticeably in and around Manea Park to the east of the study area. No detailed surveys have been undertaken of the City of Bunbury and Brook Village vegetation. Two surveys have occurred in the Tuart woodland immediately south of the study area (Alan Tingay & Associates, 1994 and Ecologia, 1999). One additional Priority species not listed in the CALM database, *Lasiopetalum membraneceum*, was recorded in this area.

It has been noted that a species of Declared Rare or Priority Flora is known to occur in the triangular shaped lot located adjacent to Parade Road (Andrew McRobert, *pers. comm.*, February 2000). This is not supported in the information supplied by CALM.

None of the vegetated areas is included in the System 6 study for the Bunbury area (Department of Conservation & Environment, 1983). Nevertheless vegetation in this area has been identified as part of a regional park link between the coast and Manea Park east of Bussell Highway. The study area forms a vital link in the proposed regional park and includes vegetation types not present elsewhere along the corridor from the coast to inland areas.

Wetland areas within the study area are highly disturbed, however the remnant wetland vegetation is considered important. There is little representation of this vegetation within the nearby proposed regional park, and extensive clearing of similar wetland areas with the area, particularly immediately to the south, has occurred.

4. MANAGEMENT ISSUES & RECOMMENDATIONS

4.1 Remnant Vegetation

Ideally, all of the remaining vegetation in reasonable condition should be retained and protected, however this may not be viable in terms of planning requirements. The study area forms a vital link in the proposed regional park to include the full range of vegetation types from the coast to inland areas. Therefore as much of the good quality vegetation as possible should be retained.

The boundary of the Tuart Park and adjoining corridor should maximise the area of vegetation retained and ensure a low perimeter to area ratio to minimise degradation of the area as a result of fringe impacts. Planning considerations and adjacent land use should be taken into account during determination of the final alignment of the conservation area. The area of Tuart Woodland retained for conservation adjoining the proposed regional park should at least be equal to the area previously identified in the Region Plan. A proposed recommended minimum boundary for the conservation area and connection to the east is shown in Figure 2.

Vegetation within the City of Bunbury lot is not well represented in other sections of the proposed regional park to the west and the east, although similar vegetation may occur in reserves several kilometres to the south. Retention of a large portion of the area would provide complimentary vegetation and habitats to that proposed within the regional park. The area of vegetation retained should therefore be maximised as much as possible.

All of the vegetation within the southern-most lot of Brook Village that is adjacent to Centenary Road should be protected to maximise the width of the vegetated wildlife corridor connecting the various components of the Regional Park.

A small section of high quality dryland and wetland vegetation occurs along Parade Road. The combination of both woodland and wetland areas provides important fauna habitat for species that utilise resources from both areas.

The Brook Village site includes wetland areas that continue to support good quality vegetation although the understorey has been modified or degraded in many places. Vegetation associated with the wetland areas should be retained as much as possible within the context of any development.

The significantly disturbed areas of dryland vegetation with little understorey located immediately south of the existing development within the Brook Village site offer considerable opportunity for public amenity and open space. As much of the vegetation as possible should be retained, especially near the wetland areas, to maintain fauna habitat and provide a visually appealing background to the wetland vegetation.

2.5 Vertebrate Fauna

A large portion of the South Bunbury study area supports vegetation in very good to good condition with a relatively intact understorey. The area is expected to support a diverse faunal assemblage although impacts from nearby residential development and introduced species such as foxes, cats and rabbits may have resulted in some local extinction and reduced populations of susceptible species.

A fauna survey undertaken in the adjoining sections of Tuart Woodland to the south (Alan Tingay & Associates, 1998) in similar habitats within the study area recorded about 50 species and many additional species were considered likely to be present. A higher diversity could potentially occur within the South Bunbury study area however, due the greater portion of Marri Woodland in the eastern portion of the area. Marri Woodland is not well represented in the area previously surveyed.

The remaining vegetation within Brook Village study area has to a large extent been modified due to previous and current land uses such as cattle grazing. Fauna habitats have therefore been altered and fragmented within this area and would support a much lower diversity than the adjoining vegetation at South Bunbury. The wetland areas would provide habitat for some species of waterbirds and other wetland species at least on a seasonal or opportunistic basis. The wetland areas are unlikely to provide summer refuge for water birds except perhaps in extreme rainfall years as no surface water was present at the time of the field assessment in February.

Seasonal migration and dispersal of fauna throughout the area is presently aided by the presence of continuous vegetation and habitat along the boundary of the Brook Village area that connects with the more expansive Marri and Tuart Woodlands within the South Bunbury area and adjoining woodlands and coastal vegetation.

A search of the CALM's Threatened and Priority Fauna databases indicates the South Bunbury and Brook Village study area could potentially support three species gazetted "in need of special protection" under provisions of the *Wildlife Conservation Act 1950* and three species listed as Priority Fauna. These comprise:

Schedule 1 (rare or likely to become extinct)

- Western Ringtail Possum (*Pseudocheirus occidentalis*)
- Short-billed (or Carnaby's) Black-Cockatoo (*Calyptorhynchus latirostris*)

Schedule 4 (otherwise in need of special protection)

- Peregrine Falcon (*Falco peregrinus*)

Priority 3 (taxa with several, poorly known populations, some on conservation lands)

- Red-tailed Black-Cockatoo (Forest) (*Calyptorhynchus banksii naso*)

Priority 4 (taxa in need of monitoring)

- Southern Brown Bandicoot (or Quenda) (*Isodon obesulus fusciventer*)
- Western Brush Wallaby (*Macropus irma*)

Based on the habitats available and results of the nearby survey it is also considered possible that at least one additional species of significant fauna, the Long-billed (or Baudin's) Black-Cockatoo (*Calyptorhynchus baudinii*) (Schedule 1), could occur on the properties. This species was detected in an area of Marri Woodland adjacent to the nearby surveyed area in 1998.

4.2 Rare Flora & Fauna

No Declared Rare or Priority Flora and Fauna are known to occur on the site. It has been suggested that a species of significant flora may occur within the Brook Village area adjacent to Parade Road, however this has not been confirmed. Records of significant flora within the site should be checked prior to any disturbance of the vegetation within the lot. It is recommended that a spring flora survey of vegetated areas within the study area, particularly the City of Bunbury land and Brook Village area, be carried out to determine the presence of significant flora prior to finalisation of the structure plan and/or development.

Should Rare or Priority Flora be confirmed on the site, consideration should be given to protecting populations within the development. The issue should be discussed with CALM and approval obtained prior to any disturbance of significant flora.

Information regarding fauna at the site is limited but based on information available from neighbouring areas it is probable that at least one species, the Western Ringtail Possum, inhabits and is reliant upon habitats within the study area.

Clearing of woodland areas within the site could therefore potentially disturb or result in injury or death of populations of or individual Western Ringtail Possums. Management of this species and potential translocation of individuals from impact areas should be discussed with CALM prior to clearing.

4.3 Wetlands

The Brook Village site includes extensive wetland areas. Much of the low-lying areas however, have been cleared and the hydrology of the area has been modified by the provision of drains throughout the property and adjoining areas.

The wetland areas currently serve an important drainage function by receiving drainage from offsite and conveying waters to drainage systems to the north. Sections of the wetlands also continue to support good quality vegetation that continues to possess ecological values (Figure 2).

Remaining well-vegetated areas of the wetlands should be retained as much as possible within the context of any development. Consideration should also be given to modifying the configuration and features of drainage within and through the site in order to maximise ecological values, control water flows and provide opportunities for improving water quality and passive recreation. More degraded areas that have suffered disturbance within the wetland areas could provide suitable locations for some modification to address these issues but will need to be sensitively designed and managed.

The wetland located in the northern portion of the area includes a large area of dead trees that may be suitable for modification for drainage purposes and public open space. Any modifications to the area would be subject to approval from the relevant agencies and undertaking hydrological investigations.

Typically, there is a requirement for provision of buffer of 50m around wetland features. A buffer of this width however, may not be necessary depending on the

nature of land use proposed within and immediately adjacent to the wetlands, and implementation of management measures such as controlled access and rehabilitation.

4.4 Drainage

Drainage provisions incorporated into the development should be based on the principles of water sensitive urban design. Low-lying areas within Brook Village may be subject to a high watertable and will require adequate drainage and sufficient separation from essential services.

The properties of the soils at depth in low-lying areas should also be considered prior to development to ensure the land is appropriate for development. Broad scale soil mapping information indicates there may be potential for clay with variable properties at this location.

Drainage waters entering the area from off site will need to be maintained and accommodate any additional flow through the area.

4.5 Wildlife Corridor

The linkage area east of the Tuart Park should be widened from that proposed in the current structure plans to maximise the width of the wildlife corridor connecting the various components of the Regional Park. A corridor at least 180 to 220m wide of good quality vegetation within the South Bunbury site and all of the vegetation within the lot adjacent to Centenary Road should be protected (Figure 2). Maximising the width will assist in reducing the potential for degradation and loss of integrity of the corridor over time from edge effects.

Linkage between the various areas identified as having environmental values should be provided within the structure plan. This may be achieved by sensitively locating and planning the drainage and POS areas.

Consideration should be given to modifying the drainage in the southern portion of the area and linking drainage features with vegetated wetland areas and dryland vegetation to augment environmental values and the wildlife corridor. Possible alignments for drainage and POS linkages are shown on Figure 2.

4.6 Future Transport Corridor

The Bunbury-Wellington Region Plan and the current structure plan suggest the potential for a future public transport corridor to traverse the Brook Village site. The corridor is aligned north-south and proposed to pass through the remaining vegetated wetland areas.

The current location of the transport corridor would significantly disturb the wetland areas and ecological value of these areas and is therefore consider incompatible in terms of environmental values of the site. The corridor should be aligned so as to avoid areas with significant environmental values such as good quality remnant vegetation and wetlands. Consideration should be given to relocating the corridor to already disturbed and less sensitive environments.

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Semeniuk's 2002 Basin Wetlands Management

- Conservation
- Multiple Use
- Resource Enhanced

