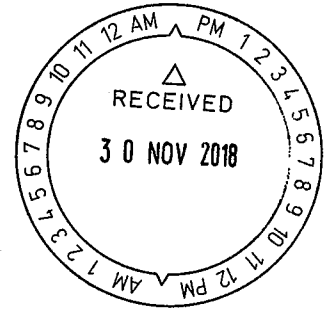




Minister for Transport; Planning; Lands

Our Ref: 72-15480
Your Ref: Petition No 83



Hon Matthew Swinbourn MLC
Chair
Standing Committee on Environment and Public Affairs
Parliament House
4 Harvest Terrace
WEST PERTH WA 6005

Dear Mr Swinbourn

PETITION NO. 83 - GOLDEN BAY DUNES

Thank you for your letter of 1 November 2018 regarding Petition No. 83 Golden Bay Dunes.

The Golden Bay dunes were zoned for urban development by three amendments to the Metropolitan Region Scheme which took place between April 1981 and December 1993. In this regard:

- Amendment 31/33 included parts of the dune system in the Urban Deferred zone. This amendment was considered by each House of Parliament and, as there were no motions of disallowance, the amendment took effect on 30 April 1981.
- 899/33A included additional parts of the dune system in the Urban zone. This amendment was approved by the then Minister for Planning, and took effect on 31 December 1993.
- Amendment 934/27 transferred parts of the dune system which fell within the Urban Deferred zone to the Urban zone. This decision was made by the (then) State Planning Council pursuant to cl. 27 of the Metropolitan Region Scheme, and took effect on 27 August 1993.

Amendment 934/27 was the subject of a public environmental review, which identified the parabolic dune ridge on the eastern edge of Golden Bay as significant.

For this reason, the Minister for the Environment's statement that the proposal may be implemented (Statement No. 297) included conditions related to the protection of part of the dune system. In this regard, the Minister required the proponent *"liaise with the Department of Planning and Urban Development and the City of Rockingham to incorporate planning measures which recognise and protect the landscape value of the parabolic dune ridge on the eastern edge of Golden Bay"*.

This condition led to the formation of a committee with representatives from the (then) Department of Planning and Urban Development, the City of Rockingham, the Environmental Protection Authority and the Golden Bay Progress Association. This committee identified three landscape protection areas, which the then Ministers for the Environment and Planning agreed should be protected. These landscape protection areas:

- recognise that the dunes rise to the east of the existing Golden Bay urban area, and seek to maintain the western face of the dunes as a buffer to the already developed area;
- identify the major dune peak (the 36 metre contour) at the northern end of the site for protection; and
- consolidate the protection of Mandurah Hill.

In 1994, after this agreement was reached, the (then) State Planning Commission approved the Golden Bay Comprehensive Development Plan, to provide more detailed guidance for development within Golden Bay. In doing so, the plan included the landscape protection areas within public open space reserves. This plan was later updated in 2012 to include several additional areas of public open space.

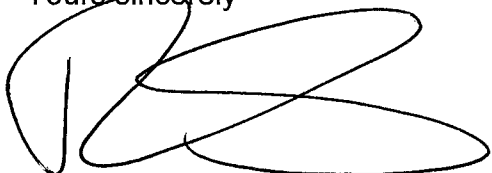
Since structure planning for the area was first approved in 1994, the Western Australian Planning Commission has approved four applications to subdivide the area containing the dunes - two of these approvals have expired and two remain valid until June 2021/June 2022. In approving these applications, the WAPC was satisfied that the proposals complied with the planning framework for the land and the environmental approval issued for the urban development of Golden Bay.

In addition to protecting the landscape, the Minister for Environment required a foreshore reserve, large enough to protect the Southern Brown Bandicoot, be ceded through the subdivision process. Not all of this land has been ceded; however, it is anticipated that as land in the northwest part of Golden Bay is subdivided, the extra foreshore area will be ceded.

I appreciate the community's concern and desire for the land to be acquired for open space purposes. However, the development taking place is consistent with the site's longstanding zoning and the environmental approvals which have been granted.

Thank you for raising this with me.

Yours sincerely

A handwritten signature in black ink, appearing to be 'Rita Saffioti', written over the typed name.

**HON RITA SAFFIOTI MLA
MINISTER FOR PLANNING**

27 NOV 2018