



Department for Planning and Infrastructure  
Government of Western Australia

Service Delivery Division  
South West Planning Services

Your ref:  
Our ref: 853/6/3/18P10V  
Enquiries: Larry Guise

19 March 2002

Mr David Driscoll  
Committee Clerk  
Legislative Council  
Standing Committee on Environment and Public Affairs  
Parliament House  
PERTH WA 6000

Dear Mr Driscoll,

**TRANSCRIPT OF EVIDENCE AND FURTHER INFORMATION – GNARABUP WASTE  
WATER TREATMENT PLANT**

I refer to your letter of 14 March 2002 and the enclosed uncorrected copy of transcript of evidence. As requested, I have marked corrections to typographical or transcription errors on the uncorrected copy (enclosed).

Could you please forward me a copy of the corrected transcript.

**Incorrect Factual Information:**

Having read the transcript, I am of the view that I gave the Committee incorrect factual information, for which I apologise and wish to correct, as follows:

1. At the foot of page 1 and top of page 2, in describing the composition of the South West Region Planning Committee I said that public servants are not members of that committee. That is incorrect. The WAPC Act provides for membership by the person holding or acting in the office of the chief executive officer of the department principally assisting the Minister in the administration of this Act or a person nominated by that member and approved by the Minister. This means that the Chief Executive Officer of the then Department of Planning and Urban Development, or his approved nominee was a member of the Committee. Those persons were public servants.

Secondly, there is nothing to prevent the member nominated by the Regional Minister from being a public servant (as has been the case).

2. At the top of page 5, I was asked what date the structure plan was approved by the South West Region Planning Committee and replied that my understanding was that it was 24 September 1993 at a meeting of the Committee, but added that I would like to check that. I am now able to advise that conditional approval was given for the 1993 Structure Plan at the South West Region Planning Committee meeting held on 22, 23 July 1993 (not 24 September 1993).

### Additional Information

3. On page 6 of the transcript, I was asked whether there was any discussion on the letter of advice from the EPA (dated 15 July 1993) and replied that I did not know and would have to go through the minutes to find out. Having now checked the minutes, there is no record of such discussion (but I would comment that it was common for the minutes to include only general reference to discussion).
4. On page 7 of the transcript, I offered to clarify whether the Commission had received clearance from the Shire for construction of the wastewater treatment plant. Having checked the files, I can advise as follows:
  - i) Condition 11 of the letter of conditional subdivision approval dated 8 October 1993 (Ref. 89088) stated:

*“11. The subdivider creating a reserve for the purpose of a sewer treatment works in a location satisfactory to the EPA, Water Authority and the Local Authority. (EPA, WAWA, LA)”*
  - ii) Condition 15 of the approval stated:

*“15. Satisfactory arrangements being made with the Local Authority and the Water Authority for the construction of a road to the proposed waste water treatment works and for the creation of a road reserve extending southward from treatment works to Boodjidup Beach. (LA, WAWA)”*
  - iii) A copy of the Shire’s letter of clearance dated 30 June 1994 is enclosed (Attachment A). The letter confirms that conditions 11 and 15 had been satisfied.
  - iv) A copy of the Water Authority’s letter of clearance dated 6 July 1994 is enclosed (Attachment B). The letter confirms that the requirements of the notice (letter) of 8 October 1993 had been complied with and the Authority had no objections to the finalisation of the Diagram(s) of Survey.
  - v) A copy of the Department of Environmental Protection’s letter of clearance dated 8 February 1995 is enclosed (Attachment C). The letter confirms that Condition 11 for the subdivision had been met (and that this approval also applied to any subsequent subdivisions).
5. On page 8 of the transcript, Hon J.A. Scott asked me how many lots were in the original 1992 structure plan compared with the 1993 plan that was eventually agreed to, and I could not say without checking.

Please find enclosed a copy of the following:

- Fold-out plan of the “Proposed Structure Plan – Gnarabup Beach” [October 1992] - (Attachment D) *(for your convenience I have also enclosed a smaller A3 size copy)*
- Extracts from the 1992 Gnarabup Structure Plan prepared by Cedar Vale Pty Ltd - (Attachment E)
- Letter from the Shire dated 25 November 1992 – (Attachment F).

These attachments show the proposed 1992 Structure Plan had 268 residential lots and four larger commercial/tourism/community purpose sites (there were also nine special rural lots proposed on Sussex Location 1295, which initially formed part of the proposed Structure Plan area, but was later excluded).

The approved 1993 Structure Plan had 243 residential lots and five larger commercial/tourism/community purpose sites.

6. Toward the bottom of page 11 of the transcript, I referred to a consultant document dealing with the proposed waste water treatment plant and said that I would provide a copy to the Committee. I refer you to the enclosed extracts from the Gnarabup Beach Structure Plan (1992) (Attachment E) in which Appendix A, including Fig.16, deals with the concept for waste water treatment. I believe the document, in full, was available for public comment through the Shire.

I have also enclosed a copy of a report entitled "Brief on Proposed Waste water Treatment – Gnarabup Beach Project Margaret River W.A. 22<sup>nd</sup> June 1993 " 92129-RG-003 Rev C prepared by Proteus Consultants Pty Ltd in support of the 1993 Structure Plan (Attachment G). The drawing at Appendix A shows a proposed waste water treatment plant in a similar location to that shown in the 1992 Structure Plan.

7. At the bottom of page 12 of the transcript, Hon J.A. Scott asked whether I could provide any advice from the Water Corporation about planning for sewerage services in the area, and I replied that I could look for it.

Please find enclosed a copy of a letter from the Water Authority dated 30 June 1993 (Attachment H) which states, in relation to plant type or location of a sewerage treatment plant, that:

*"Much of the detail could expect to be dealt with at the design stage and as such should not be seen as a hindrance to development approval."*

*Provided acceptance in principal (sic) is achieved from EPA the Water Authority does not consider sewerage or water infrastructure issues to be of concern to planning approval."*

Also, please find enclosed a copy of a letter from the State Ombudsman to Mr J E Koeyers dated 10 June 1996 (Attachment I) which refers to the Gnarabup wastewater treatment plant and advice from the Water Corporation's Bunbury Office indicating that the planned timing of infill deep sewerage (*at Prevelly*) is approximately 2009/10.

I trust this is of assistance.

Yours sincerely



Larry Guise  
Regional Manager  
South West planning Services

Attach. (A-I)