

5 May 2014

Our Ref: D14/25086

Hon. Simon O'Brien MLC
Chairman
Standing Committee on Environment and Public Affairs
Legislative Council Committee Office
18-32 Parliament Place
WEST PERTH WA 6000

Dear Mr O'Brien

RE: PETITION NO.20 – PROPOSED SAND MINES AT WELLARD

I refer to your letter dated 8 April 2014 in relation to the abovementioned petition and your request for any comment from the City on the terms of the petition and the submission from the principal petitioner.

I understand from your letter that the Standing Committee on Environment and Public Affairs is undertaking preliminary enquiries into the petition, particularly in relation to the following:

- The Shire's future intentions with the area;
- The issues of dust, noise, traffic and other impacts raised by the petitioner; and
- The approval of new housing developments near the proposed sand mines.

Please be advised in the first instance, that Council strongly opposes the proposals to develop sand mines at both of the sites. That located within the City of Kwinana at the Banksia Road Rifle Range (Reserves 24782 and 32621), and that which is located within the Shire of Serpentine – Jarrahdale at Lot 6 Banksia Road and Lots 300 and 301 Boomerang Road. The reason for this is the adverse impact which the sand mines will have on the adjoining Special Rural Area No 15 which is located within the City of Kwinana immediately to the west of the proposed mines (see attached plan).

This includes the movement of trucks associated with the mines through the Special Rural zone (safety, noise, impacts on rural roads) and the broader impacts of noise and dust emanating from these mines. The Council has opposed mining at each of these sites independently over recent years. It is apparent however, that these mines (located immediately adjoining each other) may well operate simultaneously and this will compound any impacts, resulting in even more concern to Council.



Administration

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With regard to the queries raised by the Committee, it is assumed that the first dot point noted is referred to in the context of the 'City'. In terms of the City's future intentions with the area, strategic guidance is provided via the Jandakot Structure Plan and the draft Eastern Residential Intensification Concept (ERIC). Both of these documents in essence maintain the status quo for land to the east of Woolcoot Road within the City's municipal boundaries. That is, no further intensification of the rural-residential state towards urban land use.

It must be noted however that the State Government, through the Department of Premier and Cabinet, is currently undertaking a Strategic Assessment in the context of the significant growth that is projected for the Perth and Peel regions over the coming decades. The Strategic Assessment will assess the impact of the future development proposed under a number of State land use planning documents, including Directions 2031 and sub-regional planning strategies, in the context of significant environmental matters to which the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) applies.

The above Assessment may or may not have some bearing on whether land to the east of Woolcoot Road is identified for potential land uses beyond its current rural-residential state.

Within this context however, the City had, in conjunction with the State Government, initiated an unallocated crown reserve rationalisation project across the City which identified the Banksia Road Reserves as a potential site for rationalisation and future sale as 'Special Rural.' Funds from the sales were to be channelled into the revitalisation project for the Kwinana City Centre. Such a development would seek to retain the environmental values of the site as part of any development.

Impacts of the mining proposals

The City shares the concerns raised by the petition in regards to the impacts of the proposed mines on nearby residents.

The City has opposed the proposal to mine the Banksia Road reserve for many years. Both mines are located directly adjacent to the Special Rural zoned land within the City, immediately to the west of the mines. The proposals would create much increased heavy vehicle traffic movements in the area as the intended route of trucks is along the Special Rural roads. This will create traffic and pedestrian safety matters, noise and dust impacts along the roads which are currently not designed to accommodate these heavy vehicles. Whilst the City has reluctantly accepted an agreement for road improvements with the licence holders for the Banksia Road reserves site, it would prefer not to have to enact this agreement.

Apart from these road impacts, the approval of mining operations would cause much higher levels of dust and noise acceptable to surrounding residents who reside in a quiet special rural area. Apart from these impacts is the loss of important vegetation in the locality and at a regional level.

New Housing Developments

The area immediately to the west of the proposed mines is zoned Special Rural under the City's Town Planning Scheme and intended and largely used for rural - residential home sites. The site of the proposed sand mine is reserved under the Town Planning Scheme for the purposes of Parks and Recreation. As the area is zoned Special Rural, the City has progressively approved building permits for a number of years for dwellings and ancillary outbuildings.

Environmental Impacts

The results of a fauna survey which the City commissioned last year over the Banksia Road Reserves indicated that the site offers habitat to significantly more conservation significant species than Black Cockatoos and Quenda. This report has been provided as an attachment to this report to iterate the conservation values of this reserve. The survey identified 90 species of vertebrate fauna which indicates the site has a higher species richness and diversity than nearby conservation reserves. The site on Banksia Road has identified regional conservation significance.

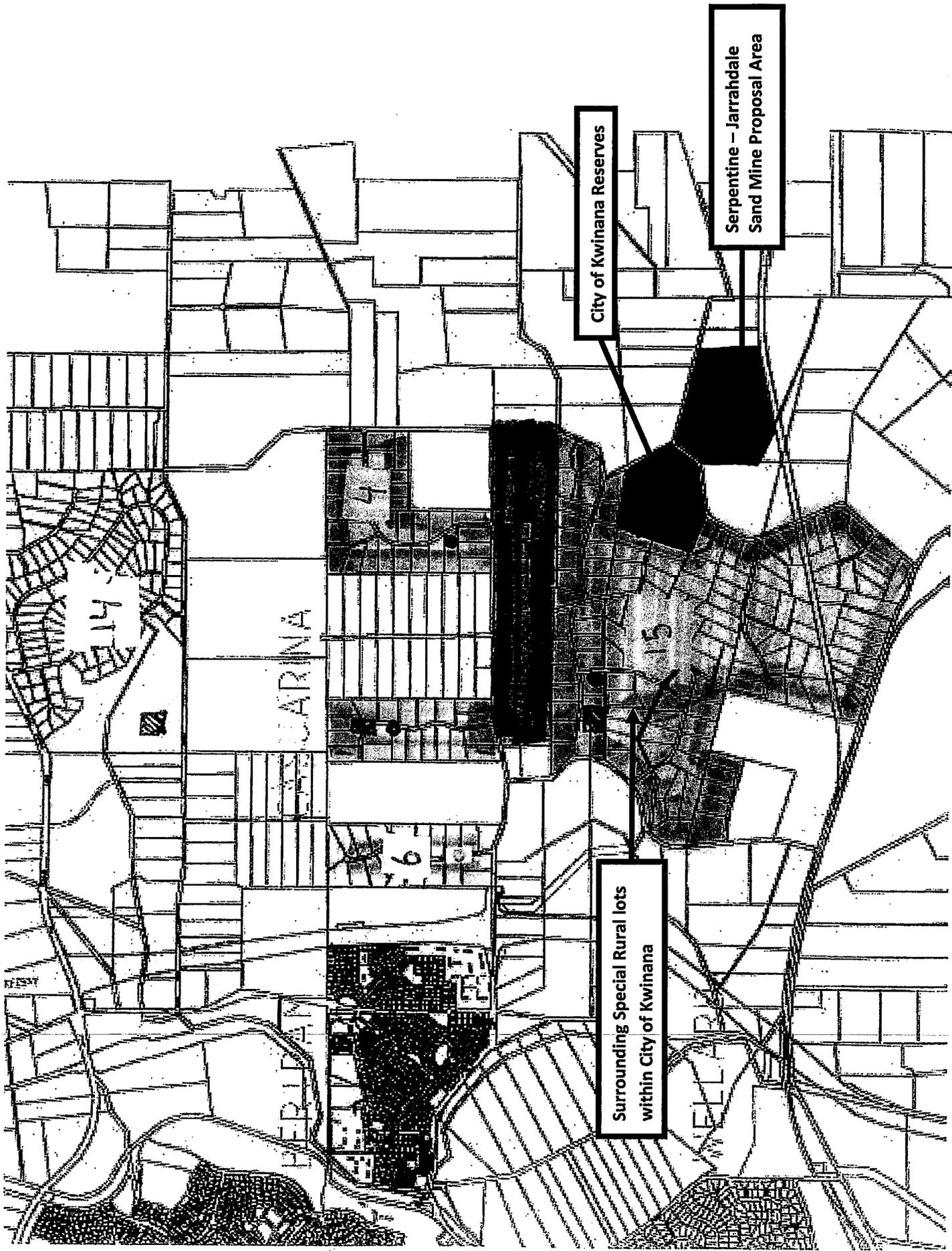
The adjacent site in the Shire of Serpentine-Jarrahdale has conservation category wetland, TECs and PECs adjacent or within its boundary. It can be considered that the required EPBC offsets for Black Cockatoos are inadequate to offset the loss of complex flora and fauna relationship that exist in Banksia woodland and do nothing to compensate the community for loss of regionally significant conservation reserve which is occupied by many conservation significant species and remnant vegetation in good to excellent condition.

The results of fauna surveying suggest that the use of the site for sand extraction would be in contradiction of several clearing principles.

If you have any queries regarding the above, please do not hesitate to contact .
 , Manager Planning and Development

Yours sincerely

Joanne Abbiss
Chief Executive Officer



CITY OF KWINANA RESERVES

Serpentine - Jarrahdale Sand Mine Proposal Area

Surrounding Special Rural lots within City of Kwinana

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