

Enquiries: Jane O'Malley
Our Ref: 160_2020_11_20
File No.: CS_303



20 November 2020

Dean Unsworth
Chief Executive Officer
Shire of Murray
PO Box 21
PINJARRA WA 6210
Sent via email to - mailbag@murray.wa.gov.au

Dear Mr Unsworth

Planning Application – Proposed Sand Extraction, Lot 226 Paterson Road, Nambeelup

Thank you for the opportunity to comment on the above planning application for Lot 226 Paterson Road, Nambeelup.

The Peel-Harvey Catchment Council (PHCC) is the NRM regional body responsible for the Peel-Harvey Natural Resource Management (NRM) Region. The following comments are provided within the context of our mission statement: *“as environmental stewards we will encourage and enable effective catchment management to create a healthier natural environment in the Peel-Harvey by building community education and capacity, influencing and leading critical thought and environmental pride, and exemplifying and implementing best practice.”* Our NRM Region covers over 1.1 million hectares of the Serpentine, Murray, Hotham-Williams and Harvey River catchments.

PHCC’s position is that the need for fill, and proposed sand extraction operations such as that proposed here, should be reduced by selecting a more compact urban footprint thereby achieving multiple social, environmental and economic benefits, including significantly reducing impacts on Banksia Woodlands and consequently the endangered Carnaby’s Black Cockatoo, for which these woodlands provide vital habitat.

The PHCC acknowledges that sand is classified as a basic raw material and the use of sand is embedded within WA’s building and construction industry practices that relies largely on blanket clearing, levelling and fill. Innovation through contemporary planning approaches that are more sympathetic to natural topography, are supported by the PHCC. The PHCC believes that demand-side management, through measures that actively promote alternative housing and construction methods (to reduce the need for basic raw materials such as sand) and which seek to promote a cultural shift away from unsustainable legacy practices, is needed.

58 Sutton Street, Mandurah
Western Australia 6210
T: +61 8 6369 8800

www.peel-harvey.org.au

*We acknowledge the Noongar people as Traditional Custodians
of this land and pay our respects to all Elders past and present*

The PHCC is concerned about the impact of the proposed development on the value of the landscape. We note that State Planning Policy No. 2 stipulates that decision-making should consider the need for a landscape or visual impact assessment for land-use or development that may have a significant impact on sensitive landscapes. The PHCC requests that the Shire of Murray give consideration to this context when determining this application.

Based on the information viewed by the PHCC, we are not supportive of the proposal based on the following:

1. The potential impact on the nearby wetlands and groundwater particularly the seasonally perched water table is not clear and may adversely impact on the Ramsar listed Peel-Yalgorup wetlands
2. The proposed removal of vegetation from the sand hills will have an adverse impact on the visual landscape of the area
3. The proposal is within the East-West vegetation and wildlife corridor which has been identified
4. No rehabilitation plan has been submitted.

From the information viewed by the PHCC, it is recommended that the following occur prior to the application being determined:

1. That a spring fauna and flora survey be conducted, as this will be required to inform the vegetation clearing permit and should also inform the Shire planning approval.
2. The depth below surface of the seasonal perched water table is not clearly presented in the information provided as part of the submission. It is also based on information collected for a different purpose in 2002 and so is not contemporary. Given the potential impacts on the Peel-Harvey estuary, this should be determined prior to the application being determined as it may impact on the proposed operation, and relevant conditions that would be imposed.
3. The vegetation to be retained including habitat trees should be identified on site and clearly tagged.

In the event that the application is to be approved it is suggested that the following conditions should be imposed:

1. Any Clearing Permit which is issued is to be complied with.
2. All vegetation to Lot 226 which it to be retained is to be fenced prior to the operation commencing and is to remain fenced during the length of the operation.
3. Prior to the commencement of the operation, a concept rehabilitation plan is to be submitted outlining the basis of the vegetation and wildlife corridor. At the completion of each stage of the operation a detailed rehabilitation plan is to be submitted and implemented to the satisfaction of the Shire of Murray.
4. Prior to the commencement of the operation a Fauna Management Plan is to be submitted to the Shire of Murray and thereafter complied with.
5. Any fuel spills on the Lot 226 are to be reported to the Shire of Murray and to the relevant agencies within 7 days of the spill occurring outlining the circumstances of the spill, the

volume of the spill, actions already taken including containment, recovery and remediation and future actions to address the impacts and to prevent future spills.

6. An annual compliance report is to be submitted to the Shire of Murray outlining compliance with the Clearing Permit and Shire of Murray conditions.

Should you require further information, please do not hesitate to contact me on (08) 6369 8800 or email admin@peel-harvey.org.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'S Fisher', written over a faint circular stamp.

Steve Fisher
on behalf of Jane O'Malley
Chief Executive Officer