



38 Station Street, Subiaco, WA 6008 • PO Box 465, Subiaco 6904, Western Australia
T +618 9211 1111 F +618 9211 1122 E environment@rpsgroup.com.au W rpsgroup.com.au

Our Ref: L12036

Email: john.halleen@rpsgroup.com.au

Date: 12 June 2015

Department of Environment Regulation
Native Vegetation Branch
Locked Bag 33, Cloisters Square
PERTH WA 6850

Dear Sir / Madam

PURPOSE PERMIT CLEARING APPLICATION: ALKIMOS BEACH FORESHORE BEACH ACCESS PATHWAY – LOT 9022 ALKIMOS

I. Context

Alkimos Beach (formerly known as “South Alkimos”) is an approved master planned residential development located approximately 40 kilometres (km) north-west of Perth’s Central Business District within the City of Wanneroo (CoW) (Figure 1).

Lend Lease has partnered with LandCorp to progress the first stage of Alkimos Beach to deliver over 2,400 dwellings for some 6,000 residents. The South Alkimos Local Structure Plan (LSP 72) was adopted by the CoW in 2012 and the Western Australian Planning Commission (WAPC) in 2013, and development works have commenced with over 900 titled residential lots now released.

Currently there are no formalised access pathways through the foreshore reserve to the beach for the Alkimos Beach local community.

The Alkimos Beach foreshore is approximately 1.7 km in length and totals approximately 42 hectares (ha) in area. The foreshore reserve is zoned “Parks and Recreation” in the Metropolitan Region Scheme (MRS) and is part of Bush Forever Site No. 397.

The foreshore reserve is approximately 350 m to 500 m in width adjacent to the Alkimos Beach development. The WAPC in April 2015 approved a Development Application for the construction of a 3 m wide and approximately 500 m long access path to Alkimos Beach within the proposed clearing application area. LandCorp plans to formalise an access pathway at the earliest opportunity, to ensure current and future residents are provided with beach access for the 2015–2016 summer period. In this regard, the following implementation approach is contemplated:

- The foreshore perimeter is to be fenced and an access path to be constructed as soon as possible, as a priority. Outside of the foreshore reserve area (i.e. in the “Urban” zoned land), road access and a temporary parking area will be provided.
- After securely fencing the foreshore and provided a means of controlled access, remaining works and rehabilitation tasks will be undertaken within areas of the foreshore reserve.

Appropriately controlling beach access for local residents is an important tool in managing the environmental values of the foreshore reserve in reducing the likelihood of residents/visitors gaining access to the beach in an uncontrolled manner.

This report has been prepared to support the clearing of 1.98 ha of foreshore vegetation (Figure 2A).

The following documents have been provided in support of this application:

- Purpose Permit Application Form
- clearing area figures – enclosed
- payment form
- Certificate of Title – enclosed
- Surf Life Saving Western Australia path design requirement letter – enclosed
- Minister for the Environment Statement No. 722 – enclosed
- WAPC approved Development Application for the beach access path – enclosed

The following figures has been prepared to support the purpose permit clearing application

- site location
- beach access path location
- beach access path and approved Alkimos Beach Local Structure Plan
- MRS Amendment and Bush Forever zoning
- vegetation community and condition mapping in the proposed access path
- topography
- revegetation, foreshore and conservation areas.

2. Clearing Application Summary

The 1.98 ha area proposed for clearing consists largely of:

- previously impacted areas from former sheep farming
- undulating foreshore dune vegetation.

The access path is approximately 600 m in length. The path alignment utilises an approximately 6 m wide four-wheel drive track for an approximate 150 m length portion of the alignment. However to ensure an efficient pedestrian access to the beach approximately 450 m of the path is through foreshore vegetation.

A summary of the clearing proposal is provided below in Table 1.

Table 1: Clearing Proposal Summary

Location	Lot 9022 (Deposited Plan 403757) Gouldian Circuit Alkimos	Figure 1
Area	Total 1.98 ha <ul style="list-style-type: none"> • 0.26 ha beach access track • 1.72 ha access track batters 	Figure 2A and 2B
Timing	Clearing will occur in a single phase across a 1 to 2 month period	Figure 2A and 2B
Clearing Method	Mechanically remove native vegetation	
Purpose of Clearing	To facilitate a safe beach access path for the local Alkimos Beach community and visitors	
Vegetation Proposed to be Cleared	<i>Melaleuca systena/Lomandra maritima</i> Low Open Heath, <i>Acacia rostellifera</i> / <i>Acacia saligna</i> Open Shrubland, <i>Acacia rostellifera</i> Heath and cleared areas	Figure 4

3. Description of Proposal

The installation of the beach access path within the foreshore (which is a zoned “Bush Forever” and “Parks and Recreation”) will involve the following:

- construction and maintenance of a beach access path road from a temporary car park to the Alkimos beach
- clearing and mulching of vegetation
- undertaking dust and noise management measures during construction
- installing fences along the path and the foreshore boundary and closing four-wheel drive tracks.

The access path design has been undertaken in consultation with the City of Wanneroo and Surf Life Saving Western Australia (SLSWA), specifically in regards to the path width requirements to allow for lifesaving and emergency vehicle access. Enclosed is a letter from SLSWA in regards to the beach access design parameters.

4. Approved Development Application

The WAPC approved a Development Application to construct an access path through the “Parks and Recreation” Reserve and Bush Forever site in April 2015.

The WAPC determined the application in accordance with Part IV Division 1 Clause 29(1)(a)(i) of the MRS, (e.g. it is to be determined by the WAPC because it is in reserved land). Further, the WAPC in considering the application had due regard to the Environmental Conditions relating to the MRS Amendment No. 1029/33 (Alkimos Eglinton) in Schedule 1 of MRS.

This clearing application has incorporated a turning area for emergency and SLSWA vehicles at the western edged of the foreshore vegetation.

5. Purpose and Scope

The letter addresses the environmental impacts of the following components of the proposal:

- construction of a beach access path through the foreshore reserve – a dedicated “Parks and Recreation” Reserve and Bush Forever site.

6. Alkimos Beach Historical Environmental Assessment and Planning Context

Regional planning for Alkimos–Eglinton region substantially commenced in the 1990s led by the major landowners, LandCorp and Eglinton Estates. The early district level planning identified the final location of the Alkimos Wastewater Treatment Plant (WWTP) and issues such as the protection of regionally significant environmental values needed to be investigated and resolved. The location of the Alkimos WWTP was the catalyst for the development of Alkimos-Eglinton District Structure Plan (AEDSP) and the initiating of the Alkimos–Eglinton Metropolitan Region Scheme (MRS) Amendment, which proposes a number of significant changes to the location, and area set aside for major land uses.

Alkimos Eglinton MRS Amendment

The AEDSP defined the land use and environmental management against the zonings proposed in the MRS Amendment. The AEDSP for Alkimos–Eglinton region outlined the following land uses:

- approximately 22,300 residential dwellings
- two town centres and two to three associated rail stations
- three coastal nodes and a possible marina
- a wastewater treatment plant and a groundwater treatment plant
- nine primary schools, two high schools and two private schools
- a surf lifesaving club.

Amendment 1029/33 to the MRS was referred to the Environmental Protection Authority (EPA) by the WAPC in December 2000. The EPA decided that Amendment 1029/33 should be formally assessed in accordance with Part IV of the *Environmental Protection Act 1986* (EP Act) because the proposed land use changes may have potentially significant impacts on a number of environmental factors. The EPA assessment was inclusive of the Alkimos Beach foreshore area.

The EPA assessed a range of relevant environmental factors during the Environmental Review of MRS Amendment 1029/33 including:

- vegetation and flora
- fauna (including black cockatoos)
- odour (wastewater treatment plant) (deferred factor)
- geoheritage
- Aboriginal heritage (deferred factor)
- risk (groundwater treatment plant).

EPA Assessment of MRS Amendment 1029/33 and Key Outcomes

The EPA's assessment of Amendment 1029/33 was based on a consideration of the AEDSP (2003) and the environmental values across the entire Alkimos–Eglinton 2,660 ha site.

In its assessment, the EPA identified specific areas of “regional environmental significance”, as outlined in Bulletin 1207 (EPA 2005). The natural attributes of that contributed to meeting the EPA criteria for being “regionally environmentally significant” are listed below:

- representation of ecological communities
 - intact vegetated parabolic Quindalup Dunes
 - representative area of natural vegetation in “Very Good” to “Good” condition of the Quindalup Vegetation Complex
- diversity
 - a highly diverse area with respect to diversity of Quindalup Dunes, upland vegetation units and habitat
- rarity
 - location for three significant flora taxa including populations of *Eucalyptus gomphocephala* (tuart) mallee
 - location for five bird species listed in Bush Forever as conservation significant species on the Swan Coastal Plain
- maintaining ecological processes and natural systems
 - part of a regional ecological linkage: Yanchep National Park to the coast (east to west)
- general criteria for the protection of wetlands.

The areas identified as being of “regional environmental significance” by the EPA were subsequently reserved for “Parks and Recreation” and “Public Purposes” in the MRS. The total area reserved for “conservation” purposes in the MRS occupies approximately 500 ha or 20% of the entire Alkimos–Eglinton site.

In Ministerial Statement No. 722, the Minister for the Environment formally established the conservation areas and key environmental management conditions for the Alkimos-Eglinton MRS Amendment.

The Minister for Environment's Statement No. 722 is enclosed.

7. Alkimos Beach Foreshore and Proposed Beach Access Path

Environmental Assessment

The environmental issues associated with the construction of the site access road from Romeo Road and the relocation of sand stockpiled on Lot 9002 site include the following:

- removal of flora, vegetation and fauna habitat

- noise and dust from earth-moving machinery.

Desktop and Field Investigation

RPS conducted a site visit in May 2015. The results of this investigation can be summarised as follows:

- The foreshore Quindalup dune terrain is steeply undulating. To accommodate a permanent beach access path, and to minimise the impacts from erosion and the topography along the alignment will require some local recontouring / battering.
- There are multiple informal four-wheel drive tracks traversing the foreshore reserve.
- Heddl vegetation complex Quindalup dune. There is approximately 61% (or 30,129 ha) of Quindalup dune vegetation remaining.
- 500 ha of native vegetation has been retained in the Alkimos-Eglinton region in either “Parks or Recreation” or “Public Purposes” Reserves.
- According to vegetation mapping (Figure 4), the vegetation types currently located in the proposed fill areas are predominantly *Melaleuca systema/Lomandra maritima* Low Open Heath, *Acacia rostellifera/Acacia saligna* Open Shrubland, *Acacia rostellifera* Heath and cleared areas. These vegetation associations are typical of the foreshore reserve. According to ATA Environmental (2005), no significant flora species have been recorded in the proposed fill areas.
- The condition of the vegetation in the fill areas ranges from “Good” to “Very Good” to “Excellent”. A portion of the proposed access path has previously been cleared (historically used for sheep grazing).
- The closest Threatened Ecological Community (TEC) is located over 3 km south-east of the proposed access path alignment. This TEC is described as *Melaleuca huegelii – Melaleuca acerosa shrubland on limestone ridges* (endangered).
- There are several conservation significant species recorded within 10 km of Alkimos Beach foreshore reserve including Carnaby’s Black-Cockatoo, chuditch and brush-tailed bettong. RPS notes the preferred habitats for these significant species includes (DEC 2012)
 - Carnaby’s Black-Cockatoo prefer jarrah and marri woodlands and forest heathland and woodlands dominated by *Banksia* sp, *Hakea* sp and *Grevillea* sp.
 - Chuditch prefer jarrah forest, mallee shrublands and heaths.
 - Brush-tailed bettong prefers open forest and woodland with a low understorey of tussock grass.
- Given the vegetation community present within the proposed access path alignment, it is not likely the foreshore would provide significant habitat for these species.
- There are no wetlands within the proposed path alignment.
- As shown in Figures 2A and 2B, approximately 150 m of the access path traverses land which is zoned for “Urban” purposes.



Plate A: Four-wheel Drive Track within the Foreshore Reserve



Plate B: Historical Area Once Used for Sheep Grazing



Plate C: Steep Coastal Dune Topography

8. Key Environmental Outcomes

The MRS Amendment, the AEDSP, and the Alkimos Beach LSP design involved substantial consultation with the community and key authorities including:

- EPA
- WAPC
- Department of Planning
- City of Wanneroo
- Department of Parks and Wildlife.

The key environmental outcome as a result of the consultation and approvals process is outlined below.

Conservation Public Open Space (POS)

An east to west ecological linkage within the “Urban” zoned portion of the Alkimos Beach development has been reserved in the LSP as “Conservation POS”.

The Conservation POS areas is 5.93 ha in size and provides a strategic linkage between the foreshore reserve (Bush Forever Site No. 397) and the area zoned as “Public Purposes” (for the purpose of “Conservation”) in the MRS located in the Alkimos Wastewater Treatment Plant (WWTP) buffer (Figure 2B).

The Conservation POS will be managed (with areas rehabilitated) in accordance with an approved Conservation Area Management Plan (CAMP).

Foreshore Management Plan

Ministerial Statement No. 722 requires, as the foreshore reserve is both reserved for “Parks and Recreation” and forms part of a wider ecological linkage, an Environmental Management Plan to be prepared to support subdivision and development. The foreshore reserve at Alkimos Beach is reserved for “Parks and Recreation” under the MRS and forms an ecological linkage, and therefore, the above conditions apply to the site.

The management plan is to be prepared to the satisfaction of the WAPC / the City of Wanneroo.

A Foreshore Management Plan has been drafted to satisfy the conditions for an Environmental Management Plan and will be assessed by the WAPC and the City of Wanneroo.

Foreshore Revegetation Program

The Foreshore Management Plan defines 1.38 ha to be revegetated using local provenance native species. The revegetation includes areas impacted from four-wheel drive vehicles i.e. informal access tracks. A seed bank has been established for Alkimos Beach, and there are significant quantities of local provenance seed available of a wide range of species for use in the revegetation program. Where seed is not available of desired species, seed and seedlings will be sourced from the nearest available provenance.

The revegetation areas will be monitored biannually (includes weed monitoring) each spring and autumn, for a five-year period.

Foreshore Reserve

The Alkimos Beach foreshore reserve (Lot 9022) is 41.2 ha in area and is currently in ownership of LandCorp. It is proposed, once the community assets within the foreshore reserve are approved and constructed (e.g. access paths, car parks) the foreshore reserve will be transferred to the state with management vested to the City of Wanneroo.

9. Proposed Management Measures

This section provides detailed environmental management measures for the clearing and stabilisation of the proposed access paths as well as protection measures for the adjacent foreshore reserve.

Access Management, Fencing and Signage

Before site works commence, the access path alignment will be surveyed and flagged (that will remain in place for the duration of construction works on the site)

The Alkimos-Eglinton area is currently uninhabited; however, the site is used by fishermen and for off-road vehicle use. Signs will be erected at all entry points to the site to discourage unauthorised access, as follows:

**CONSTRUCTION SITE
NO UNAUTHORISED ACCESS**



Vegetation and Clearing

No clearing or disturbance is to occur outside of the proposed access path clearing area.

The following methodology will be implemented in the clearing of vegetation within the designated area:

- The contractor shall identify and flag the access path alignment.
- Clearing activities will only occur within the clearly identified limits of clearing.
- Cleared vegetation will be used where practical for brushing or mulch, to assist in the revegetation program or erosion control.

Dieback

There is no evidence of dieback disease, caused by the soil-borne fungus *Phytophthora cinnamomi* within the Alkimos Beach site. Dieback is not common in coastal sand environments, particularly Quindalup and Spearwood sands which occur within Alkimos–Eglinton.

To prevent dieback from being introduced to the site through the earthmoving activities associated with the filling of the proposed areas, all contractors will be advised that all machinery that enters the site will be required to be clean and dieback free.

Other

Rubbish generated from construction activities on site will be disposed of at an approved refuse disposal site.

10. Conclusion

I trust the above information meets your requirements in regards to the Alkimos Beach project and site context, and to facilitate the assessment of the clearing application. If you require any further information, please do not hesitate to contact me.

Yours sincerely

RPS

A handwritten signature in black ink that reads 'John Halleen'.

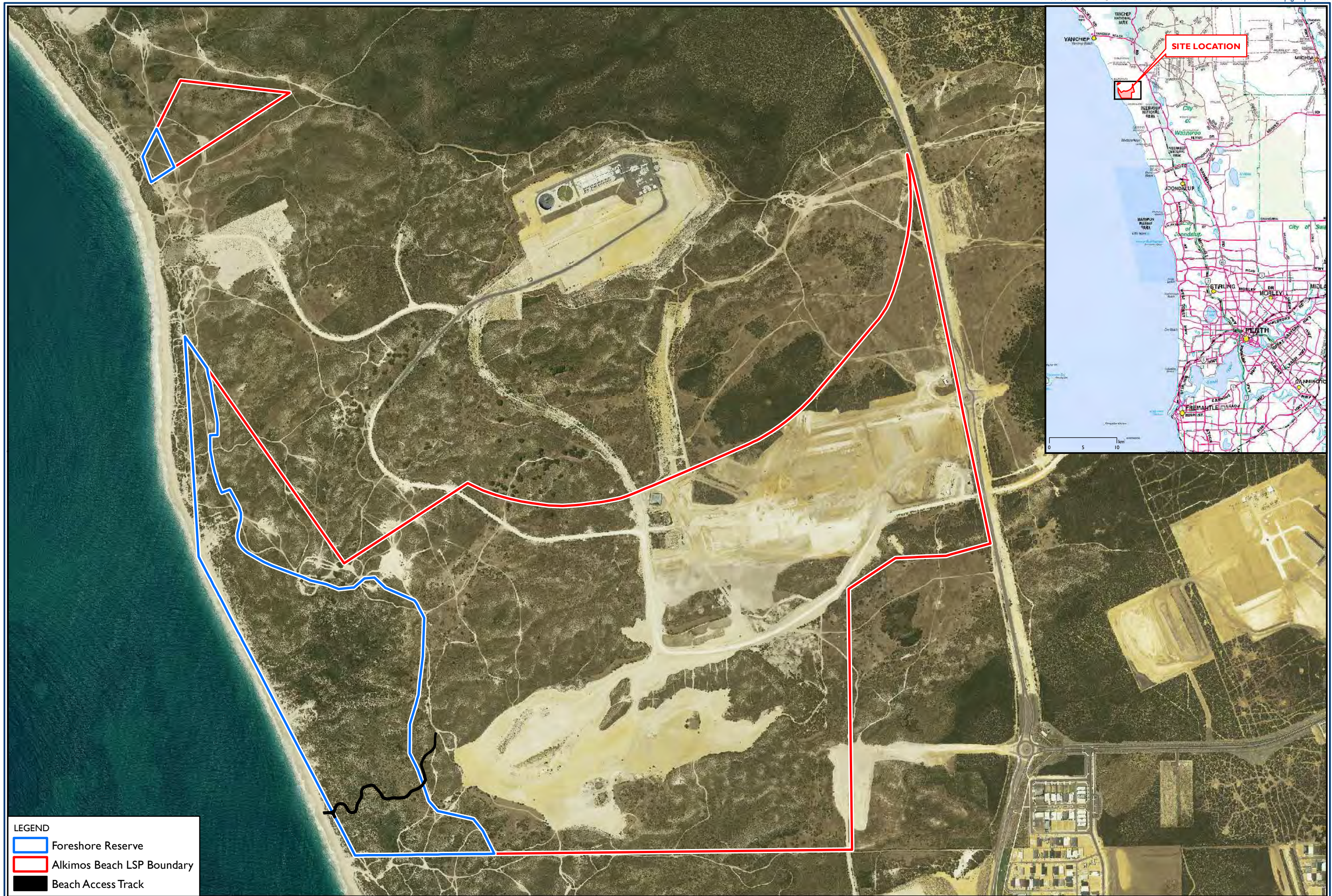
JOHN HALLEEN

Technical Director

enc: *Figures*
SLSWA letter
Ministerial Statement
Certificate of Title
WAPC Development Application Approval
Purpose Permit Application Form

References

- ATA Environmental (2005) Metropolitan Region Scheme Amendment 1029/33, Alkimos-Eglinton Flora, Vegetation and Fauna Baseline Information. Unpublished report prepared for LandCorp, Eglinton Estates and W.R. Carpenter.
- DEC (2012) Threatened and Priority Flora List for Western Australia. WA Department of Environment and Conservation. Perth.
- EPA (2005) Alkimos-Eglinton Metropolitan Region Scheme Amendment No. 1029/33. Report and Recommendations of the Environmental Protection Authority, Bulletin 1207.
- Hedde, E.M., Lonergan, O.W. and Havel, J.J. (1980) Vegetation Complexes of the Darling System, Western Australia. In Department of Conservation and Environment, Atlas of Natural Resources, Darling System, Western Australia.



LEGEND

- Foreshore Reserve
- Alkimos Beach LSP Boundary
- Beach Access Track

Job Number: L12036
 Doc Number: AT-001
 Date: 09.06.15
 Scale: 1:10,000 @ A3
 Drafted by: RA
 Source: Orthophoto - Landgate, 2013 StreetSmart, 2008

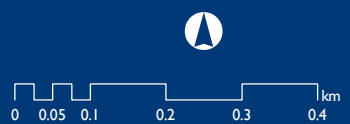


Figure 1
Site Location



LEGEND

- Alkimos Beach LSP Boundary
- Foreshore Reserve
- Beach Access Track Batters to be Cleared (1.06 ha)
- Previously Cleared Beach Access Track Batters (0.66 ha)
- Beach Access Track to be Cleared (0.26 ha)
- Previously Cleared Beach Access Track (0.07 ha)

Local Structure Plan

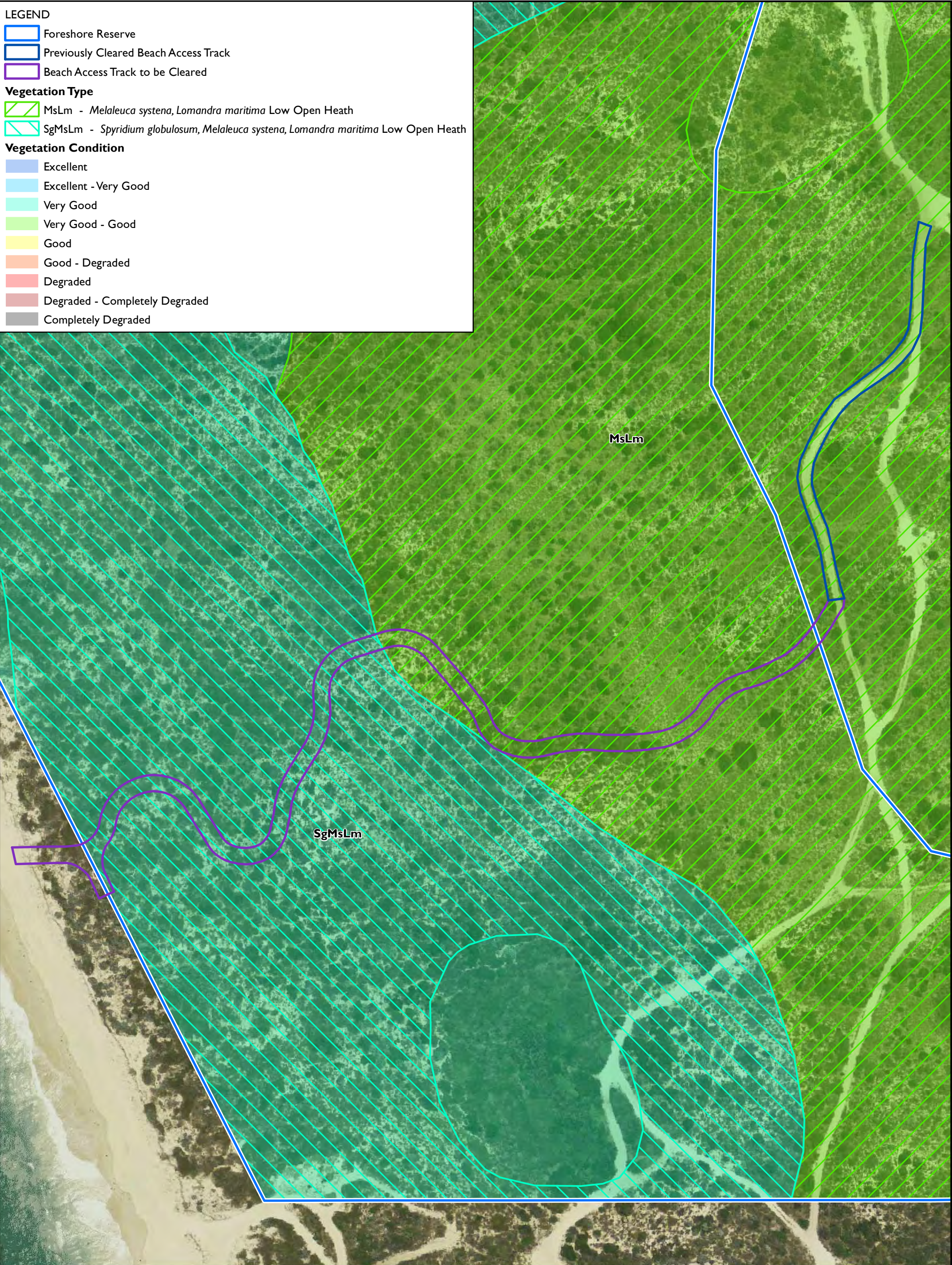
- Residential Area
- Regional Parks and Recreation
- Conservation POS

Job Number: LI 2036
Doc Number: AT-002A
Date: 23.06.15
Scale: 1:6,000 @ A3
Drafted by: RA
Source: Orthophoto - Landgate, 2013 LSP - Roberts Day, June 2015



Figure 2A





LEGEND

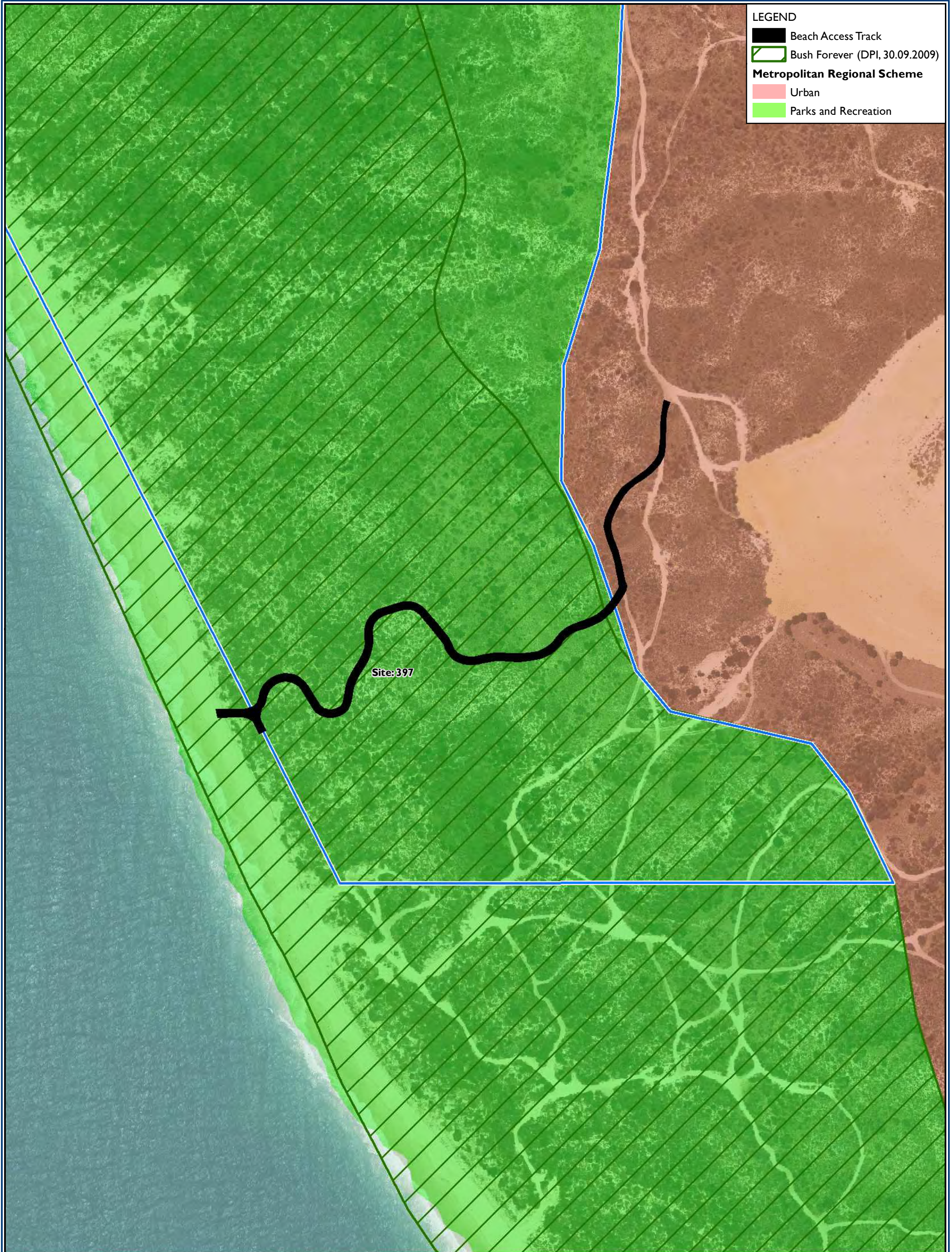
- Foreshore Reserve
- Previously Cleared Beach Access Track
- Beach Access Track to be Cleared

Vegetation Type

- MsLm - *Melaleuca systena*, *Lomandra maritima* Low Open Heath
- SgMsLm - *Spyridium globulosum*, *Melaleuca systena*, *Lomandra maritima* Low Open Heath

Vegetation Condition

- Excellent
- Excellent - Very Good
- Very Good
- Very Good - Good
- Good
- Good - Degraded
- Degraded
- Degraded - Completely Degraded
- Completely Degraded



LEGEND

- Beach Access Track
- Bush Forever (DPI, 30.09.2009)
- Metropolitan Regional Scheme**
- Urban
- Parks and Recreation

Site: 397



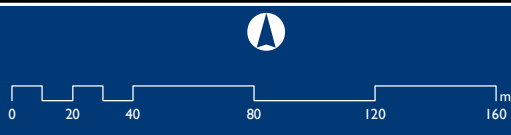
LEGEND

- Foreshore Reserve (41.93 ha)
- Alkimos Beach LSP Boundary
- Beach Access Track
- Conservation Area Management Boundary (5.93 ha)
- South Alkimos FMP Revegetation Zone (1.38 ha)



LEGEND

- Contour (mAHD)
- Beach Access Track
- Foreshore Reserve





SURF LIFE SAVING
WESTERN AUSTRALIA

09 February 2015

Mark Dickson,
Manager of City Growth
City of Wanneroo,
Locked Bag 1,
WANNEROO WA 6946

RE: Beach Access Development – Alkimos Beach Project

Dear Mr Dickson

Based on discussion between SLSWA, the Alkimos Beach Project and the City, SLSWA make the following recommendation regarding the design and development of beach access into Alkimos beach foreshore reserve.

SLSWA recommend that beach access is designed so that access tracks into the beach foreshore reserve fronting Alkimos beach development have sufficient space/width to allow the safe passage of plant and equipment into the foreshore reserve. Ideally, beach access that separates plant and equipment and pedestrians will be installed so that adequate risk mitigation is undertaken to avoid the potential conflict of pedestrians and plant and equipment using the same access track.

SLSWA state there will be a need for at least one access track to allow plant and equipment to safely transition through and into the foreshore reserve for matters of lifesaving and medical emergencies, surf lifesaving operations (prevention and rescue services, education and awareness programs, health and fitness programs).

While there will be many solution available to meet the above recommendation SLSWA has attached a graphic of beach access at Quinns Beach that the City has installed to manage safe and universal beach access. This is an ideal solution; however, SLSWA will not provide comment on the actual design and construction as this is best left to those with the environmental and technical skills and experience to determine the best design outcome.

Should you wish to discuss the recommendation further I can be contacted at your convenience.
Yours sincerely

A handwritten signature in blue ink that reads 'CHRIS PECK'.

Chris Peck
Community Safety Manager

Surf Life Saving Western Australia
PO Box 700
Balcatta WA 6914
7 Delawney Street
Balcatta WA 6021

t. +61 8 9207 6666
f. +61 8 9207 6699
w. surflifesavingwa.com.au
ABN 38 926 034 500

Attachment 1 – Quinns Beach Universal Access



file copy.

AH



163488 APR27'06 09:51

**APPEALS CONVENOR
ENVIRONMENTAL PROTECTION ACT 1986**

**GENERAL MANAGER
LANDCORP**

**ALKIMOS- EGLINTON MRS AMENDMENT No. 1029/33
(Assessment No. 1365)**

The Minister for the Environment has issued a statement setting out the environmental conditions to which the above planning scheme should be subject if it is to be implemented.

As required under section 48F(2) of the *Environmental Protection Act 1986* and at the request of the Minister for the Environment, I now provide you with a copy of that statement.

Darren Walsh
APPEALS CONVENOR

Att

24 APR 2006



Hon Mark McGowan MLA
Minister for the Environment,
Racing and Gaming

197 St George's Terrace, Perth WESTERN AUSTRALIA 6000
Telephone: (61 8) 9222 9411 Facsimile: (61 8) 9222 9410
Email: mark-mcgowan@dpc.wa.gov.au * Website: www.ministers.wa.gov.au/mcgowan/

Statement No.

STATEMENT THAT A SCHEME MAY BE IMPLEMENTED
(PURSUANT TO THE PROVISIONS OF DIVISION 3 OF PART IV OF THE
ENVIRONMENTAL PROTECTION ACT 1986)

000722

ALKIMOS- EGLINTON
METROPOLITAN REGION SCHEME
AMENDMENT 1029/33

Scheme Purpose: To amend reservations and zonings in the Metropolitan Region Scheme consistent with the Alkimos-Eglinton Structure Plan.

Responsible Authority: Western Australian Planning Commission

Responsible Authority Address: 469 Wellington Street, PERTH WA 6000

Assessment Number: 1365

Report of the Environmental Protection Authority: Bulletin 1207

Subject to the following conditions, there is no known environmental reason why the amendment to the Metropolitan Region Scheme to which the above report of the Environmental Protection Authority relates should not be implemented:

1 Additional Land to be Reserved

1-1 All or portions of the following sites shall be reserved, in accordance with the requirements set out in Attachment 1 of the Minister for the Environment's "Statement that a Scheme may be Implemented" No. (insert number) published on (date):

- 1) Public Purpose reserve surrounding the Wastewater Treatment Plant;
- 2) Parks and Recreation Reserve north of Ningana Bushland;
- 3) Parks and Recreation Reserves south of Ningana Bushland;

Published on

24 APR 2006

- 4) Parks and Recreation Reserve north of the Waste Water Treatment Plant;
- 5) Town park immediately north of the Alkimos Regional Centre;
- 6) Rationalisation and reductions to the coastal foreshore Regional Open Space reservation; and,
- 7) East-west parabolic dune linkage.

2 Environmental Management Plans

2-1 Prior to approving subdivision or development applications (whichever is sooner) for infrastructure proposals, the Western Australian Planning Commission or local government, as the case requires, may require an Environmental Management Plan to be prepared and implemented to achieve the objective of managing the potential impacts of the proposed subdivision, development or infrastructure on the following:

- 1) land which is reserved as Regional Open Space in the Scheme; and,
- 2) bushland or land that may be part of an ecological linkage.

The Environmental Management Plan shall include:

- 1) a description of existing environmental values, and the identification of the environmental outcome to be achieved through the implementation of this plan;
- 2) clear delineation of boundaries or significant areas to be protected;
- 3) management of construction, access and rehabilitation;
- 4) vegetation mitigation strategies;
- 5) allocation of responsibilities and identification of timing and duration of implementation;
- 6) provision for routine monitoring and environmental values; and
- 7) provision of details of contingency plans in the event that the monitoring surveys indicate that the development is having or has had an adverse impact upon environmental values.

2-2 An Environmental Management Plan prepared pursuant to condition 2-1 shall be prepared to the satisfaction of the WAPC or the local authority as required, having due regard for advice from relevant government agencies and shall be implemented in accordance with a program defined in the Environmental Management Plan.

3 Areas of Public Purpose Reservation to be protected for conservation purposes

- 3-1 Portions of the Public Purpose reservation for the Wastewater Treatment Plant shall be set aside and managed for conservation purposes in accordance with the requirements set out in Attachment 1 of the Minister for the Environment's "Statement that a Scheme may be implemented" No. (insert number) published on (date):

4 Lifting of Urban Deferment – Wastewater Treatment Plant Buffer

- 4-1 Lifting of Urban Deferment within the southern portion of the Wastewater Treatment Plant Buffer shall not occur unless it is demonstrated to the requirements of the Environmental Protection Authority that the area within which Urban Deferment is to be lifted is not subject to odour at a level likely to cause adverse impacts on the amenity of odour sensitive land uses.

5 Development within areas reserved for Parks and Recreation

- 5-1 With the exception of the areas specified in condition 5-2, all land reserved for Parks and Recreation shall be managed to protect the integrity, function and environmental values of the bushland and landforms to the requirements of the Western Australian Planning Commission on the advice of the Environmental Protection Authority and shall only be used for conservation, landscape and complimentary purposes.
- 5-2 A maximum of 25 percent of the area of the land to be reserved for Parks and Recreation identified as Areas 6a and 6b on the attached Figure may be developed for Parks and Recreation purposes in accordance with an Environmental Management Plan prepared to the requirements of the Environmental Protection Authority.



**HON MARK MCGOWAN MLA
MINISTER FOR THE ENVIRONMENT;
RACING AND GAMING**

24 APR 2006

ATTACHMENT 1

STATEMENT THAT A SCHEME MAY BE IMPLEMENTED – METROPOLITAN REGION SCHEME AMENDMENT 1029/33

SPECIFICATIONS FOR RESERVATION FOR THE WASTE WATER TREATMENT PLANT AND ADDITIONAL LAND TO BE RESERVED

1 Additional Land to be Reserved

Prior to finalisation of the scheme the following land shall be reserved:

1-1 Public Purpose Reserve surrounding the Wastewater Treatment Plant

Land surrounding the Wastewater Treatment Plant as detailed in the attached Figure shall be reserved for Public Purposes to the requirements of the Western Australian Planning Commission on advice of the Environmental Protection Authority, and shall only be used for complementary purposes.

1-2 Parks and Recreation Reserve north of Ningana Bushland

A portion of Lot M1503 (Area 1b as detailed in the attached Figure), Eglinton shall be reserved for conservation purposes to protect the integrity, function and environmental value of the bushland to the requirements of the Western Australian Planning Commission on advice of the Environmental Protection Authority, and shall only be used for conservation, landscape and complementary purposes.

1-3 Parks and Recreation Reserve south of Ningana Bushland

A portion of Lot M1503, Eglinton (Area 2b as detailed in the attached Figure) shall be reserved for conservation purposes to protect the integrity, function and environmental value of the bushland to the requirements of the Western Australian Planning Commission on advice of the Environmental Protection Authority, and shall only be used for conservation, landscape and complementary purposes.

1-4 Parks and Recreation Reserve south of Ningana Bushland

A portion of Lots M1503 and 11, Eglinton (Area 3a as detailed in attached Figure) shall be reserved for conservation purposes to protect the integrity, function and environmental value of the bushland to the requirements of the Western Australian Planning Commission on advice of the Environmental Protection Authority, and shall only be used for conservation, landscape and complementary purposes.

1-5 Parks and Recreation Reserve north of the Waste Water Treatment Plant

A portion of Lots M1482 and 102, Alkimos (Areas 5a and 5d as detailed in attached Figure) shall be reserved for conservation purposes to protect the integrity, function and environmental value of the bushland to the requirements of the Western Australian Planning Commission on advice of the

Environmental Protection Authority, and shall only be used for conservation, landscape and complementary purposes.

1-6 Town Park immediately north of the Alkimos Regional Centre

A portion of Lot 102, Alkimos (Areas 6b and 6c as detailed in attached Figure) shall be reserved for conservation purposes to protect the integrity, function and environmental value of the bushland to the requirements of the Western Australian Planning Commission on advice of the Environmental Protection Authority, and shall only be used for conservation, landscape and complementary purposes.

1-7 Rationalisation and reductions to the coastal foreshore Regional Open Space reservation

A portion of Lot 102, Alkimos (Area 7c as detailed in attached Figure) shall be reserved for conservation purposes to protect the integrity, function and environmental value of the bushland to the requirements of the Western Australian Planning Commission on advice of the Environmental Protection Authority, and shall only be used for conservation, landscape and complementary purposes.

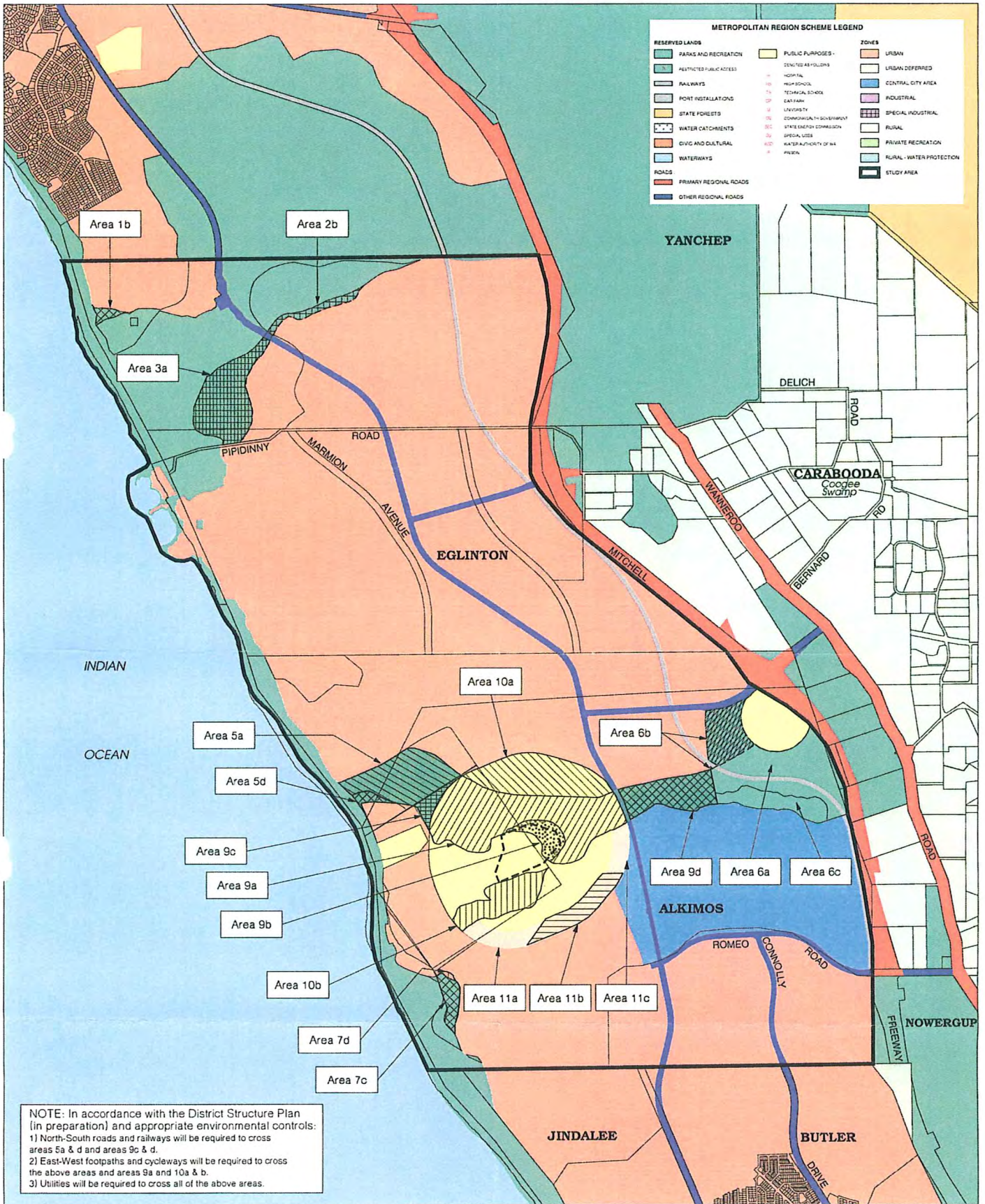
1-8 East-west parabolic dune linkage

A portion of Lots 101 and 102, Alkimos (Areas 9c and 9d as detailed in attached Figure) shall be reserved for conservation purposes to protect the integrity, function and environmental value of the bushland to the requirements of the Western Australian Planning Commission on advice of the Environmental Protection Authority, and shall only be used for conservation, landscape and complementary purposes.

2 Areas of Public Purpose reservation to be protected for conservation purposes

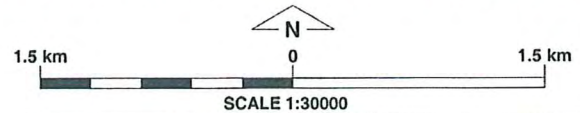
2-1 Portions of Lots 101 & 102, Alkimos to be reserved for Public Purposes

(Areas 9a, 10a and 10b in the attached Figure) shall be protected and managed for conservation purposes to protect the integrity, function and environmental value of the bushland to the requirements of the Western Australian Planning Commission on advice of the Environmental Protection Authority, and shall only be used for conservation, landscape and complementary purposes. Minor infrastructure may be installed within these areas, providing the work is undertaken in accordance with a Management Plan approved by the Environmental Protection Authority



MRS AMENDMENT 1029/33 ALKIMOS- EGLINTON
 As determined by Minister for the Environment

Base information supplied by DLI PA 23-2003
 mindform sign
 20 Apr 2005
 Produced by Statutory Mapping Section, Spatial Information & Research - Mapping & GeoSpatial Data.
 Department for Planning and Infrastructure, on behalf of the Western Australian Planning Commission, Perth WA



WESTERN



AUSTRALIA

REGISTER NUMBER 9025/DP405189	
DUPLICATE EDITION N/A	DATE DUPLICATE ISSUED N/A

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME
2871

FOLIO
800

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 9025 ON DEPOSITED PLAN 405189

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

WESTERN AUSTRALIAN LAND AUTHORITY OF LEVEL 6, 40 THE ESPLANADE, PERTH
(AF M971439) REGISTERED 12 MAY 2015

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

1. *EXCEPT AND RESERVING METALS, MINERALS, GEMS AND MINERAL OIL SPECIFIED IN TRANSFER 7033/1940.
2. *EASEMENT BURDEN CREATED UNDER SECTION 167 P. & D. ACT FOR SEWERAGE AND WATER PURPOSES TO WATER CORPORATION - SEE DEPOSITED PLAN 405189 AS CREATED ON DEPOSITED PLAN 76054.
3. *EASEMENT BURDEN CREATED UNDER SECTION 167 P. & D. ACT FOR ELECTRICITY PURPOSES TO ELECTRICITY NETWORKS CORPORATION - SEE DEPOSITED PLAN 405189 AS CREATED ON DEPOSITED PLAN 401588.
4. *EASEMENT BURDEN CREATED UNDER SECTION 167 P. & D. ACT FOR DRAINAGE PURPOSES TO CITY OF WANNEROO - SEE DEPOSITED PLAN 405189 AS CREATED ON DEPOSITED PLAN 402513.
5. *EASEMENT BURDEN CREATED UNDER SECTION 167 P. & D. ACT FOR SEWERAGE PURPOSES TO WATER CORPORATION - SEE DEPOSITED PLAN 405189 AS CREATED ON DEPOSITED PLAN 402513.
6. *EASEMENT BURDEN CREATED UNDER SECTION 167 P. & D. ACT FOR DRAINAGE PURPOSES TO CITY OF WANNEROO - SEE DEPOSITED PLAN 405189 AS CREATED ON DEPOSITED PLAN 402515.
7. *EASEMENT BURDEN CREATED UNDER SECTION 167 P. & D. ACT FOR SEWERAGE PURPOSES TO WATER CORPORATION - SEE DEPOSITED PLAN 405189 AS CREATED ON DEPOSITED PLAN 402515.
8. *EASEMENT BURDEN CREATED UNDER SECTION 167 P. & D. ACT FOR ELECTRICITY PURPOSES TO ELECTRICITY NETWORKS CORPORATION - SEE DEPOSITED PLAN 405189 AS CREATED ON DEPOSITED PLAN 403197
9. *EASEMENT BURDEN CREATED UNDER SECTION 167 P. & D. ACT FOR DRAINAGE PURPOSES TO CITY OF WANNEROO - SEE DEPOSITED PLAN 405189 AS CREATED ON DEPOSITED PLAN 403755
10. *EASEMENT BURDEN CREATED UNDER SECTION 167 P. & D. ACT FOR SEWERAGE AND WATER PURPOSES TO WATER CORPORATION - SEE DEPOSITED PLAN 405189 AS CREATED ON DEPOSITED PLAN 403755
11. *EASEMENT BURDEN CREATED UNDER SECTION 167 P. & D. ACT FOR ELECTRICITY PURPOSES TO ELECTRICITY NETWORKS CORPORATION - SEE DEPOSITED PLAN 405189 AS CREATED ON DEPOSITED

END OF PAGE 1 - CONTINUED OVER

RECORD OF CERTIFICATE OF TITLE

REGISTER NUMBER: 9025/DP405189

VOLUME/FOLIO: 2871-800

PAGE 2

PLAN 403755

12. *EASEMENT BURDEN CREATED UNDER SECTION 167 P. & D. ACT FOR DRAINAGE PURPOSES TO CITY OF WANNEROO - SEE DEPOSITED PLAN 405189 AS CREATED ON DEPOSITED PLAN 403756
13. *EASEMENT BURDEN CREATED UNDER SECTION 167 P. & D. ACT FOR SEWERAGE AND WATER PURPOSES TO WATER CORPORATION - SEE DEPOSITED PLAN 405189 AS CREATED ON DEPOSITED PLAN 403756
14. *EASEMENT BURDEN CREATED UNDER SECTION 167 P. & D. ACT FOR WATER CORPORATION FOR SEWERAGE AND WATER SUPPLY PURPOSES. SEE DEPOSITED PLAN 405189 AS CREATED ON DEPOSITED PLAN 403766
15. *EASEMENT BURDEN CREATED UNDER SECTION 167 P. & D. ACT FOR WATER PURPOSES TO WATER CORPORATION SEE DEPOSITED PLAN 405189 AS CREATED ON DEPOSITED PLAN 403766
16. *EASEMENT BURDEN CREATED UNDER SECTION 167 P. & D. ACT FOR ELECTRICITY PURPOSES TO ELECTRICITY NETWORKS CORPORATION SEE DEPOSITED PLAN 405189 AS CREATED ON DEPOSITED PLAN 403766
17. *EASEMENT BURDEN CREATED UNDER SECTION 167 P. & D. ACT FOR DRAINAGE PURPOSES TO LOCAL AUTHORITY - SEE DEPOSITED PLAN 405189 AS CREATED ON DEPOSITED PLAN 404349
18. *EASEMENT BURDEN CREATED UNDER SECTION 167 P. & D. ACT FOR WATER CORPORATION FOR SEWERAGE AND WATER SUPPLY. SEE DEPOSITED PLAN 405189 AS CREATED ON DEPOSITED PLAN 404349
19. *EASEMENT BURDEN CREATED UNDER SECTION 167 P. & D. ACT FOR ELECTRICITY PURPOSES TO ELECTRICITY NETWORKS CORPORATION SEE DEPOSITED PLAN 405189 AS CREATED ON DEPOSITED PLAN 404349
20. *M206262 EASEMENT TO WATER CORPORATION FOR PIPELINE PURPOSES - SEE SKETCH ON DEPOSITED PLAN 405189 REGISTERED 8.3.2013.
21. *M734163 EASEMENT TO WATER CORPORATION - SEE DEPOSITED PLAN 405189 AS CREATED ON DEPOSITED PLAN 403757 REGISTERED 12.8.2014.
22. *EASEMENT BURDEN CREATED UNDER SECTION 167 P. & D. ACT FOR DRAINAGE PURPOSES TO CITY OF WANNEROO - SEE DEPOSITED PLAN 405189
23. *EASEMENT BURDEN CREATED UNDER SECTION 167 P. & D. ACT FOR WATER PURPOSES TO WATER CORPORATION - SEE DEPOSITED PLAN 405189

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: DP405189.
PREVIOUS TITLE: 2872-234.
PROPERTY STREET ADDRESS: 117K LEATHERBACK BVD, ALKIMOS.
LOCAL GOVERNMENT AREA: CITY OF WANNEROO.
RESPONSIBLE AGENCY: WESTERN AUSTRALIAN LAND AUTHORITY.

NOTE 1: DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING M942261
NOTE 2: M976002 DEPOSITED PLAN 405190 LODGED

Our Ref : 30-50324-1
Your Ref :
Enquiries : Andrew Cook (Ph 65519257)

23 APR 2015

Roberts Day
P O Box 6369
EAST PERTH WA 6892

Application for Approval to Commence Development dated 19 February 2015 received 19 February 2015.

Lot Number	: 9022
Location	: -
Plan / Diagram	: DP 403757
Volume/Folio	: 2860/374
Locality	: Gouldian Circuit, Alkimos
Owner	: Western Australian Land Authority (Land Corp) Locked Bag 5 PERTH BUSINESS CENTRE WA 6849

Under the provisions of the Metropolitan Region Scheme this application has been referred for determination by the Western Australian Planning Commission.

The application has now been considered by the Commission and the formal notice setting out the terms of the decision is attached.

A copy of this decision has been forwarded to the Local Government for information.

Should the applicant be aggrieved by this decision there is a right to apply for a review pursuant to the provisions of Section 252 of the *Planning and Development Act 2005*. Such an application for review must be submitted to the State Administrative Tribunal, 12 St George's Terrace, Perth in accordance with Part 14 of the *Planning and Development Act 2005*. It is recommended that you contact the State Administrative Tribunal for further details (telephone 9219 3111) or go to its website: <http://www.sat.justice.wa.gov.au>.

ADVICE TO APPLICANT

1. The applicant/landowner is advised to contact the Department of Environment Regulation in relation to the requirement for a clearing permit to be obtained prior to the commencement of any clearing of vegetation on the application site.

2. The applicant/landowner is advised of the need to update the draft Foreshore Management Plan for Alkimos Beach to reflect the increased width of the access track which is the subject of this application from 1.2 metres to 3 metres in order to allow for emergency vehicle access.
3. The Department of Fire and Emergency Services (DFES) advises that historical research has revealed that during the past 100 years, former elements of the Australian Defence Forces may have conducted training and/or operational activities within or close to the area of the proposed development. It is possible that as a result of these activities, the subject area may contain unexploded ordnance (UXO). Whilst it is considered that the possible risk from UXO on the land subject to this approval is minimal, an absolute guarantee that the area is free from UXO cannot be given. Should, during construction works, or at any other time, a form or suspected form of UXO be located, DFES has advised that the following process should be initiated:
 - a) do not disturb the site of the known or suspected UXO;
 - b) without disturbing the immediate vicinity, clearly mark the site of the UXO;
 - c) notify Police of the circumstances/situation as quickly as possible; and
 - d) maintain a presence near the site until advised to the contrary by a member of the WA Police Service or Defence Forces.

Further advice on this issue may be obtained by contacting the Unexploded Ordnance Unit, Department of Fire and Emergency Services.



Tim Hillyard
Secretary
Western Australian Planning Commission
20 April 2015



Our Ref : 30-50324-1
Your Ref :
Enquiries : Andrew Cook (Ph 65519257)

METROPOLITAN REGION SCHEME

City of Wanneroo

APPROVAL TO COMMENCE DEVELOPMENT

Name and Address of Owner and Land on which Development Proposed:

Owner	:	Western Australian Land Authority (Land Corp) Locked Bag 5 PERTH BUSINESS CENTRE WA 6849
Lot Number	:	9022
Location	:	-
Plan / Diagram	:	DP 403757
Volume/Folio	:	2860/374
Locality	:	Gouldian Circuit, Alkimos
Application Date	:	19 February 2015
Application Receipt	:	19 February 2015
Development Description	:	Access Track & Conservation Fencing

The application for approval to commence development in accordance with the plans submitted thereto is granted subject to the following condition(s):

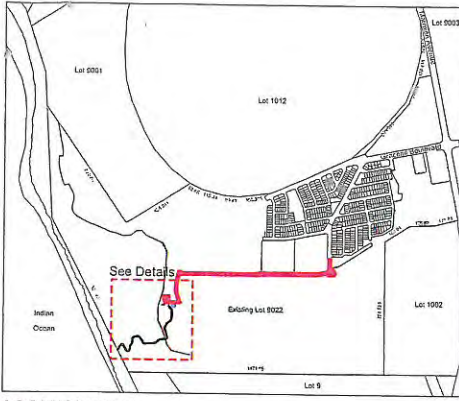
1. This approval relates specifically to the proposed access track and fencing within the portion of the land which is reserved for Parks and Recreation under the Metropolitan Region Scheme as highlighted on the attached plan date stamped 19 February 2015 by the Department of Planning, on behalf of the Western Australian Planning Commission.
2. Before development is commenced, the landowner executing a Deed of Agreement or other acceptable documentation with the Western Australian Planning Commission (WAPC) to confirm the future transfer arrangements for the portion of foreshore reserve to be transferred to the WAPC free of cost and for the portion of foreshore reserve that is subject to acquisition by the WAPC.
3. The fencing shall be in accordance with the City of Wanneroo's Technical Standard TS01-4-2: Beach Accessway Fencing.



If the development the subject of this approval is not substantially commenced within a period of two years from the date of this letter, the approval shall lapse and be of no further effect. Where an approval has so lapsed, no development shall be carried out without the further approval of the responsible authority having first been sought and obtained.

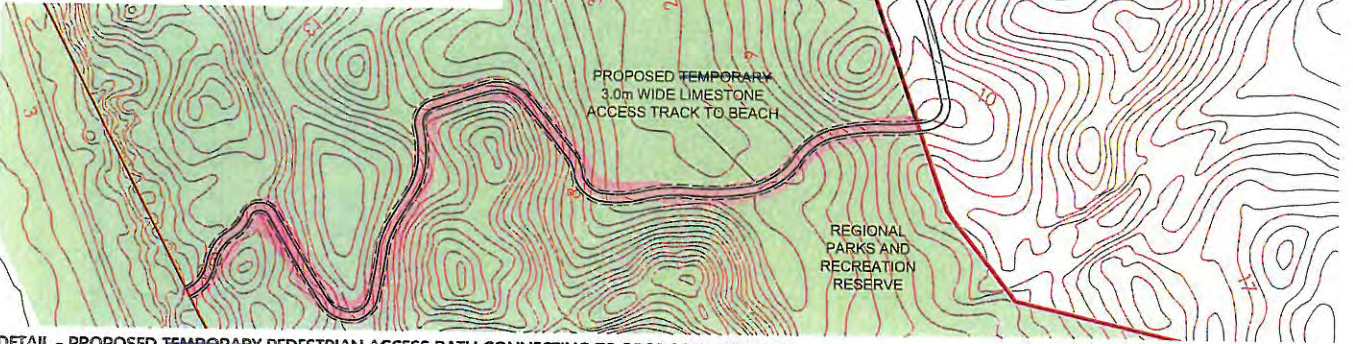
A handwritten signature in black ink, appearing to read "T. Hillyard".

Tim Hillyard
Secretary
Western Australian Planning Commission
20 April 2015

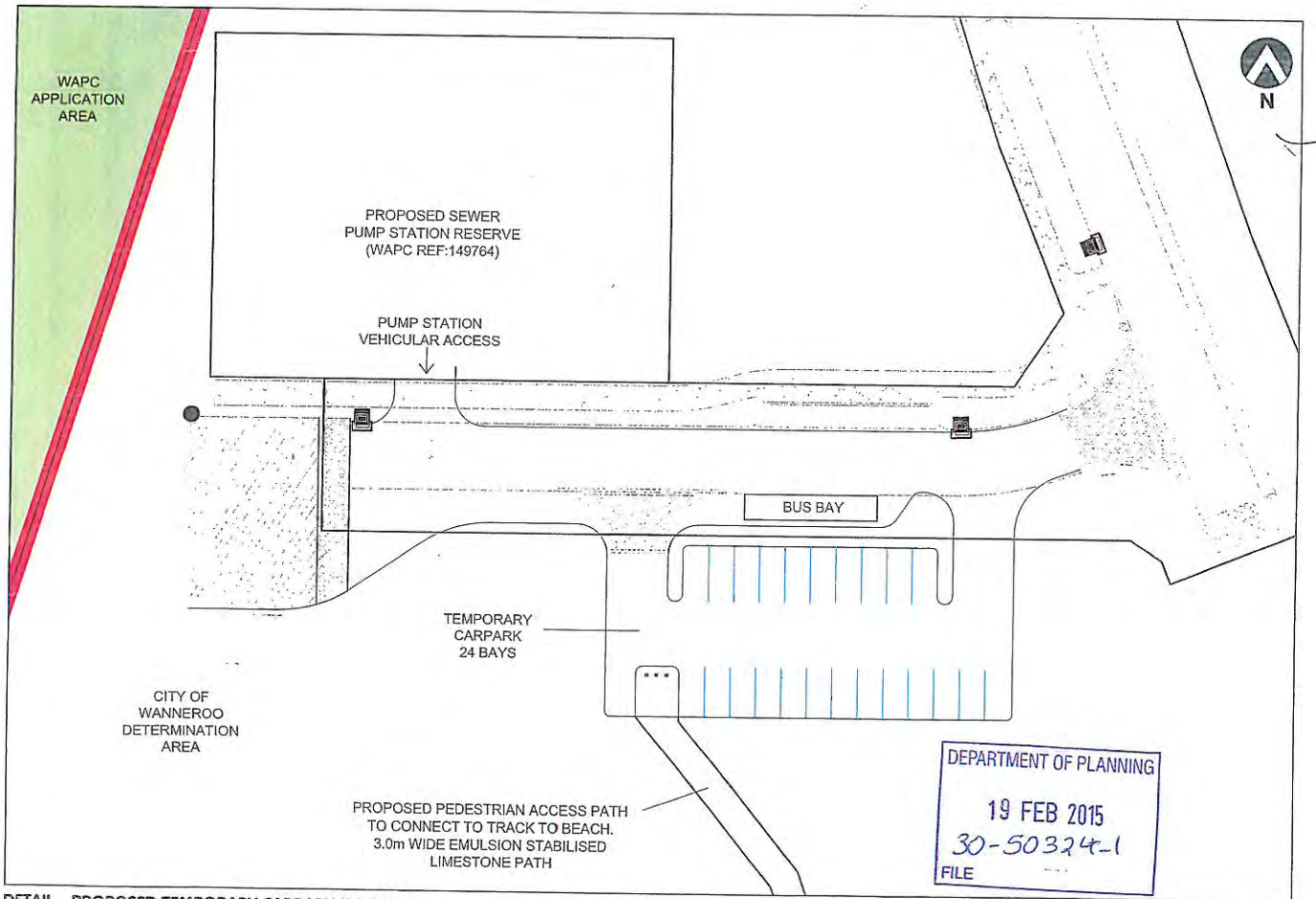


LOCATION PLAN

- PROPOSED DEVELOPMENT PLAN AREA (EXISTING SUBDIVISION TO PROPOSED PUMP STATION - WAPC REF NO.149764)
- EXISTING LOT 9022
- EXISTING CONTOURS
- APPLICATION DEMARKATION LINE
- CONSERVATION PINE RAIL FENCING



DETAIL - PROPOSED TEMPORARY PEDESTRIAN ACCESS PATH CONNECTING TO PROPOSED CARPARK
SCALE 1:2000



DETAIL - PROPOSED TEMPORARY CARPARK (24 BAYS)
SCALE 1:500



CADASTRAL INFORMATION
SOURCE: WHILANS
YWMDD: [redacted]
DWG REF: [redacted]
PROJECTION: PCG84
SIZE A3
1:500
0 10 20 30 metres

REV	DESCRIPTION	YWMDD	DRAWN	APPRD
J	NOTATION MODIFICATION	150130	SB	RD
I	ADD IN BUS ROUND-ABOUT	150129	SB	RD
H	RE-ORIENTATE CARPARK	150123	SB	RD
G	ADOPT OPTION 2 CARPARK LAYOUT	150120	SB	RD
F	ALTERNATIVE CARPARK LAYOUT - OPTION 2	150120	SJ	RD

DEVELOPMENT APPLICATION - TEMPORARY CARPARK & PATH
Lot 9022 Marmion Avenue, Alkimos
City of Wanneroo

DEPARTMENT OF PLANNING
19 FEB 2015
30-50324-1
FILE

REF NO. **DLL ALK** DRAW NO. **RD1127** REV. **J**

DISCLAIMER: ISSUED FOR DESIGN INTENT ONLY. ALL AREAS AND DIMENSIONS ARE SUBJECT TO DETAIL DESIGN AND SURVEY