



14 October 2019

[admin@appealsconvenor.wa.gov.au](mailto:admin@appealsconvenor.wa.gov.au)

Appeals Convenor  
Level 22 Forrest Centre  
221 St Georges Tce  
PERTH 6000

**CPS 6409/3: Amended permit – area to be cleared increased to 2.82 hectares, an increase of 0.72 ha. Foreshore development for a beach access node and access road in Bush Forever site 397 Eden Beach area/Beach Estate – Jindalee**

The Urban Bushland Council WA Inc has had an interest in this development and incursion into Bush Forever site 397 since 2005. Our submissions have been:

- Lot 12 Jindalee Agreed Structure Plan and Foreshore Management Plan – to CEO City of Wanneroo, 18 October 2005.
- MRS Scheme Amendment 1152/41- Jindalee Foreshore Rationalisation – to Acting Secretary WAPC, 5 November 2008.

We attach copies of these documents and strongly advise that the expert advice in them be read and taken into consideration.

The Urban Bushland Council hereby appeals against the Amended Permit CPS 6409/3. Our grounds of Appeal are as follows.

**1. Proposed additional clearing through Bush Forever site 397 is excessive and unacceptable.**

The Urban Bushland Council (UBC) is highly concerned about the proposed imposition on Bush Forever site 397 through the proposed clearing. 2.10 hectares has been approved and an increase of 0.72 hectares was requested and is subject to appeal. This increase is for an unnecessary coastal node (road, carpark). The swathe of clearing requested amounts to a **100 metre wide** area of clearing from the beach to the eastern side of the Bush Forever site. This is completely unacceptable and we call on the Minister to rescind the granting of the Clearing Permit amendment application.

**2. The proposed access road with car parking is unnecessary.**

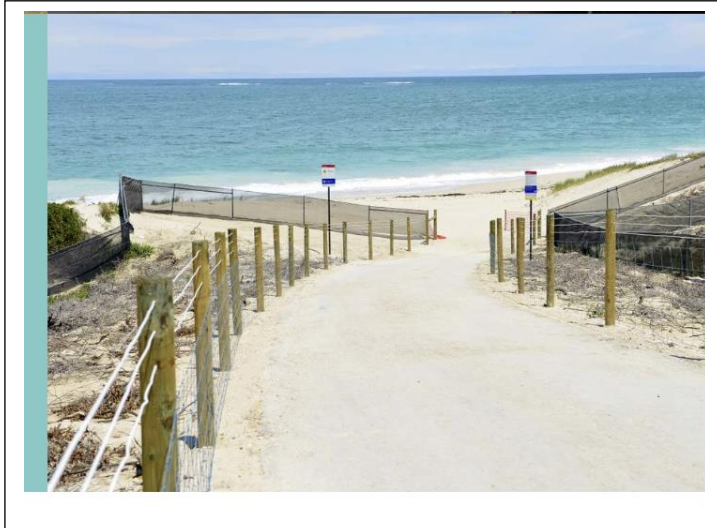
The proposed clearing is through a Bush Forever site – 397: ‘Coastal Strip from Wilbinga to Mindarie’, ‘part of a regionally significant fragmented bushland/wetland linkage’ (p 380 Bush Forever Vol 2)

In the Bush Forever document, one of the special attributes of Bush Forever site 397 is:

*‘(iv) Linkage: part of semi-contiguous north-south vegetated coastal strip’* (BF p 381). The proposed clearing is approximately 100 metres wide from the beach, widening to around 170 metres, including the previously cleared larger roundabout that we will call ‘community hub’.

The UBC is strongly opposed to clearing in Bush Forever site 397, and the proposed clearing is excessive and unacceptable. **Bush Forever sites are for the conservation of nature under whole of government policy. This status must be respected.**

Looking at Satterley's website for Jindalee, (screen shot below) there is a limestone track down to the beach bordered by fences of pine logs and wire. Given that the housing development exists, the limestone track to the beach, already cleared, serves the purpose of giving access to the beach. The clearing of an approximate 100-metre-wide additional area to construct an access road with car parking – presumably the elements of the node, is unnecessary and destructive. It is not clear if other elements are part of the proposed node.



Making a rough estimate of existing car-parking spaces, we think that there are ~54 spaces north of Reflection Boulevard and north east of Aurora Esplanade and ~74 spaces between the community hub and the smaller roundabout, ie south. As the area with ~54 spaces is already cleared, more spaces could be constructed there. Then beachgoers could walk to the beach, a trip of approximately 250 metres.

All along the coast beachgoers walk down limestone tracks to access the beach. An example is Iluka Beach. Beachgoers can park off Burns Beach Road near Iluka Foreshore Park and walk ~200 metres to Iluka Beach.

The Satterley webpage states: '*The 1.5km swimming beach is within **easy walking distance** so you can make the most of the ultimate beach lifestyle from your beach property.*' (UBC emphasis) It does not say that you can drive your car right down to within a few metres of the beach.

It is simply not necessary to clear a 100-metre-wide swathe of coastal vegetation through the width of the Bush Forever site. The UBC contends that roads and car-parking must be constructed in the built development area inland from the coastal vegetation. It is quite reasonable that beachgoers walk down the existing track.

The screen shot on the next page from Satterley's web-site shows the short walk to the beach from the already in-place infrastructure.



Due to climate change including rising sea levels and associated moving and changing coastal processes, activities that exacerbate erosion and threats to the stability of the foredune and beach must be avoided. Thus, disturbance is environmentally unacceptable.

**The proposed clearing increase is excessive, unnecessary, ecologically destructive and is an assault on the connectivity function of the Bush Forever site.**

### 3. **Influence of global warming and increase in storms**

The world is in a global emergency with rising sea levels and the increase in number and degree of magnitude of storms. Incursions into coastal vegetation, such as this application, destroy the integrity of this part of the coastal dunes and must be rejected.

### 4. ***‘Minimisation, mitigation measures and offsets’*** (p2 Clearing Permit)

The application area of the vegetation (Quindalup) has been assessed as being from very good condition to completely degraded. The proposal for mitigation (apart from the monetary contribution to DWER) is to clear and retain (stockpile) the vegetated material, then commence revegetating and rehabilitating the linear areas that look to be around 550 metres long and around 25 metres wide. Some of this proposed revegetation and rehabilitation would be on tracks, but other than this, the vegetation already exists along the east side of the site.

The process, the subject of the mitigation, is no doubt expensive and difficult. The UBC has noted the targets, completion criteria and monitoring requirements for the five-year period. Our point is that this is existing vegetation, it is a Bush Forever site, that cannot mitigate ‘the impacts of the additional proposed clearing within the Bush Forever site. There would be no net gain but there would be a substantial loss.

**Conclusion**

The UBC is strongly opposed to the amended permit of an increase of 0.72 ha to enlarge the potential cleared area to 2.82 hectares for any purpose. The proposed access road and car-parking is inappropriate and of excessive size in this fragile system. There is an alternative viz, to do no further clearing than that which has already occurred. The UBC requests that the Minister rescinds the amendment to the Clearing Permit.

Representatives of the UBC request the opportunity to meet with you to further discuss this matter. We may be directly contacted via our Secretary on 9381 1287 or 0409 927 810.

Yours sincerely

Chairperson, Urban Bushland Council WA Inc.

PO Box 326 West Perth WA 6872

[ubc@bushlandperth.org.au](mailto:ubc@bushlandperth.org.au)

[www.bushlandperth.org.au](http://www.bushlandperth.org.au)

COPY