



G O L D E N B A Y

What work is being undertaken in Stage 5?

The site works that recommenced in Stage 5 Golden Bay on Monday 13 August are the earthworks required to prepare the site for the commencement of civil works anticipated in Spring 2018. These earthworks are expected to take between 12 and 16 weeks to complete (until November 2018).

The earthworks will involve cut to fill and will require some clearing of existing vegetation. The civil works are anticipated to commence in Spring 2018 and continue over a four to six-month period.

Traffic impact is expected to be minimal. Apart from plant and machinery moving to and from site at the start and conclusion of the works, we do not anticipate any regular movement of heavy machinery on Dampier Drive during the course of the earthworks.

Why is Peet clearing coastal dunes and natural bush?

The Golden Bay project, which will ultimately deliver 2,200 homes for 5,000 or more new residents, does require the clearing of a limited amount of coastal land to make way for new development – and the protection of a large tranche of other coastal land. These areas have been earmarked for many years – from the earliest stages of project planning (dating back to 1993).

It is important to note that significant natural formations and site topography, including the site's tallest dune (which stands some 37 metres high), will be retained and preserved, maintaining an elevated landform and offering sweeping views over Golden Bay.

A significant part of Stage 5 also includes the retention of a Landscape Protection Area which will not only preserve the central highest dune, but areas of existing vegetation as well as allowing for the creation of new Public Open Space for Golden Bay residents.

While a limited amount of coastal vegetation must be cleared for development, the project's Landscape Masterplan provides for the retention of large areas of vegetation, along with significant planting throughout Stage 5, including the stabilisation and rehabilitation of degraded areas to blend with the natural topography and vegetation.

These works will significantly enhance this area of Golden Bay, providing access to elevated viewing areas along with an extensive walking track network. These paths will be positioned where possible along existing cleared tracks in order to minimise any further clearing of vegetation.

What will happen to the wildlife?

We have put a comprehensive fauna management plan in place, which has been approved by the City of Rockingham, to protect our local wildlife.

A Regulation 15 Licence, granted by the Department of Biodiversity, Conservation and Attractions, allowed for native animals in the development area to be relocated to the Golden Bay foreshore reserve prior to clearing commencing. This process was undertaken in line with licence requirements.

Other key fauna management measures included:

- Highly qualified and experienced zoologists, Terrestrial Ecosystem, were engaged to implement the fauna management program. This firm has been undertaking fauna surveys, assessments and relocation programs for more than 15 years.
- Some 80 safe traps were deployed across the site for six days and five nights prior to clearing –targeting Southern Brown Bandicoots and other fauna such as Common Brushtail Possums;
- An active foraging and assessment program for reptiles and mammals was undertaken, which also included searching for animal tracks and scat;
- The site was searched for active bee-hives;
- Fencing was carefully designed and installed to encourage the movement of kangaroos south and away from the development area.
- A zoologist was onsite during clearing works to monitor any movement of fauna within the works area.

The outcomes:

As a result of the measures undertaken as part of the fauna management plan, multiple vertebrae fauna were relocated to the Golden Bay Foreshore including the South-western Spiny-tailed Gecko, Burton’s legless lizard, Bobtail and Bearded Dragons.

The Golden Bay Foreshore Reserve provides a suitable habitat that is sufficiently distant from the project area, so that relocated fauna will not return to the area. The vegetation is now well established but the Foreshore Reserve is unlikely to be at capacity in terms of its fauna population following the January 2016 fire, which makes it a good option as a relocation site.

In addition, cat and fox tracks were found daily in the project area indicating that these introduced animals are regularly moving through the area. Based on this evidence, it is believed that the fauna found and relocated would have only been a subset of what may have been present if there were no introduced animals in the area.

Peet, Terrestrial Ecosystems and City of Rockingham are investigating option for the management of these introduced animals.

Why can’t the natural dunes be left for the community to enjoy?

Stage 5 of the Golden Bay has been earmarked for development since the earliest stages of project planning began back in 1993. As with any new development, the clearing of a limited amount of land and vegetation is required and is being carried out in accordance with all the state and local government planning and environmental approvals.

Throughout the project’s 25 year history, the environmental management of Golden Bay has been a priority and has included the preservation and protection of a much wider coastal reserve than in other parts of the metropolitan area. This has been in order to protect significant areas of natural dunes, important wetlands, plant communities and a sustainable population of bandicoots. The measures have also included vegetation and groundwater monitoring to protect local fauna, and significant rehabilitation of degraded coastal land.

Won't these works impact negatively on the coastal environment?

No. If anything these works along with the wider Golden Bay project will rehabilitate and improve the local coastal environment.

The Golden Bay project is recognised for adopting high standards of environmental management including the development and implementation of a comprehensive environmental management plan in 2012 to guide development of the sensitive coastal environment.

Significant environmental measures have been taken throughout the life of the project including the preservation and protection of the coastal reserve, dune rehabilitation and stabilisation, revegetation of natural bush and coastal areas and the protection and relocation of local wildlife.

What approvals does Peet have for this development?

All the required environmental and planning approvals have been granted for the works in Stage 5 and all works are being carried out in accordance with those statutory regulations. This includes approvals from the City of Rockingham, the Minister for the Environment and the Western Australian Planning Commission.

In addition, independent wildlife experts have been commissioned to prepare a detailed fauna management plan that has been vetted and approved by the City of Rockingham and a Regulation 15 Licence has been granted by Department of Biodiversity, Conservation and Attractions.

At the end of the works, the wildlife experts will lodge a report with the City of Rockingham and the Department of Biodiversity, Conservation and Attractions, in accordance with the Regulation 15 Licence requirements.

When was this work planned and approved?

The original environmental approval for the Golden Bay development was granted by the then Minister for the Environment in January 1993. In November 1993, the Minister further approved the Landscape Protection Area, which clearly defined the significant dune landform in Lot 3, Stage 5, which was to be retained and protected. Subsequent approvals for the Golden Bay Comprehensive Development Plan were granted in September 1994 by the City of Rockingham and the Western Australian Planning Commission (WAPC).

The original subdivision approval for the 310 residential lots over Lot 3, Stage 5, was issued by the WAPC on 3 October 1997. This approval was wholly consistent with the 1994 CDP and environmental approvals.

On 14 June 2017 the WAPC issued subdivision approval 154533 which provides for 88 single residential lots from Lot 3. Approval 154533 also creates the first section of the important Dampier Drive (north-south) road link and the connection with Noreena Avenue. Critically, subdivision 154533 has defined a portion of the northern most boundary of the Landscape Protection Area within the cadastral network and is consistent with the Golden Bay Structure Plan and all environmental approvals.

On 7 June 2018, the WAPC approved another 52 lots as well as two open space areas and a Landscape Protection Area.

What is going to be built in Stage 5?

A significant portion (6.5 hectares) of the overall 38.6ha Stage 5 site, originally known as Lot 3, will be set aside as a Landscape Protection Area. This will include areas of natural vegetation, and most notably, the preservation and protection of natural topography and coastal formations, including the site's tallest central dune which stands some 37 metres in height.

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The current stages of work will deliver 88 lots, as well as almost four hectares of natural and revegetated coastal land and public open space.

The planning and design concepts for the public open space are currently being finalised by Peet, with input and feedback from Golden Bay residents. It promises to be an exciting new area for the community to enjoy with an attractive combination of public open space and significant areas of retained vegetation.

What is being done to control dust and noise?

Peet always seeks to undertake construction activities in a considerate manner, and to work with our contractors to minimise the impact of these works on residents. This includes ensuring adequate dust mitigation is taking place. Dust mitigation measures have already been undertaken including the recent hydromulching (with seed) to prevent dust and sand drifting onto Dampier Drive.

Apart from plant and machinery moving in and off site at the commencement and conclusion of the earthworks, we do not anticipate any regular movement of heavy machinery on Dampier Drive during the course of the earthworks.

Stringent noise management measures will also be in place. Site works will take place between 7am and 5pm on weekdays and 7am and 5pm on Saturdays (if required).

What happens if we see any animals stuck within the works area?

Contact the Peet Community Information Line and we will arrange for a fauna specialist to attend to the animal. Plant operators on site have also been briefed by our expert zoologists so they know what to do if they come across an animal that needs to be relocated.

How long will the works go on for?

It is anticipated that the initial earthworks and civil works in Stage 5A will run from August 2018 to early 2019, with future works to be communicated prior to commencement.

Who do we contact if we have any further queries?

Residents wanting information or assistance on any matters should contact the Peet Community Information Line at email community@peet.com.au or on 1800 819 912.