



G O L D E N B A Y

GOLDEN BAY
STAGE 5B and FORESHORE ACCESS

Q&A | MARCH 2019

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What work is being undertaken in Stage 5?

The next phase of works will occur in Stage 5B and will enable the creation of a variety of future residential lots and include the placement of natural limestone boulders within the Landscape Protection Area along some portions of the boundary interface to provide stability to the dune. Limestone boulders were selected to tie in with the natural theme of the area in lieu of retaining walls, in line with feedback received from the community consultations.

This phase of work is scheduled to commence in March 2019 and take approximately 22-weeks to complete.

Some minor clearing will occur along the base of the dune to facilitate the boulder placement and will be rehabilitated following works. Approval for clearing, limestone boulder placement and rehabilitation of the base of the dune will be obtained from the City of Rockingham (the City), prior to works commencing.

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.

There is currently approval in place for 140 residential lots in Stage 5, 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.

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 (LPA), 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 and the WAPC.

In April 2008 the former Federal Department of Environment, Water, Heritage and the Arts (now known as the Department of Environment and Energy) confirmed that the proposed development did not require approval under the Environmental Protection and Biodiversity Act 1999, with no further assessment required.

On 14 June 2017 the WAPC issued subdivision approval for 88 single residential lots from Lot 3 as well as the first section of the important Dampier Drive (north-south) road link and the connection with Noreena Avenue. Critically, this approval 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 work is being undertaken in the foreshore area?

With the southern extension of Marillana Drive now complete, works to construct the new foreshore access road and carparks are anticipated to commence in April 2019.

These works will be undertaken in two phases, with the first phase including car-parking adjacent to future direct beach access points to provide access to the Foreshore Park site and enable park construction to commence later this year. Any clearing required for roads and the public open space will be pegged and fenced to ensure there is no clearing outside permitted areas. This phase is expected to take approximately 18-weeks.

What will the foreshore park include?

Golden Bay's future [Foreshore Park](#) design has been developed in consultation with the community. Plans include a nautical-themed playground, ocean lookout, scooter and BMX tracks, BBQ facilities, beach access and parking.

When was the works within the Foreshore planned and approved?

The original environmental approval for the Golden Bay development was granted by the then Minister for the Environment in January 1993 (Ministerial Statement 297). Under Ministerial Statement 297 Condition 3, the proponent was required to provide a foreshore reserve which protects the Conservation Category Wetlands, Southern Brown Bandicoot population and the Indigenous Heritage site.

The foreshore road location was determined when the Foreshore Management Plan was prepared in consultation with the City and Department of Planning, Lands and Heritage. The EPA approved the road location when they signed off on the Foreshore Management Plan. The road and coastal node locations were selected where they would have the least impact on the environmental values of the foreshore reserve.

What is the Golden Bay Foreshore Rehabilitation Management Plan?

The Golden Bay Foreshore Rehabilitation Management Plan (GBFRMP) provides the framework for rehabilitation works in the foreshore reserve. In-line with WAPC approval a Revegetation Management Plan will be prepared, approved and implemented for the revegetation of the batters (slopes that connect the road to the contour of the surrounding land) associated with the foreshore road.

The GBFRMP will be revised to include the revegetation of the foreshore road batters in accordance with the City approved Golden Bay Foreshore POS Landscape Plans.

The first stage of revegetation works are expected to commence in Winter 2019 and include the foreshore road batters, southern car park and the large batter between the development and foreshore reserve.

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 to minimise the potential for sand drift during works. Stringent noise management measures will also be in place for the works program requiring the use of dull/muffled beepers on vehicles and programming of lighter, hand labour activities early in the morning.

Site works will be carried out six days a week, from 7am to 6pm Monday to Saturday inclusive. Night works are not expected however, if they are required, advance notice will be given to residents in the vicinity of the works.

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.

Is there a fauna management plan in place?

Environmental and wildlife research consultancy Terrestrial Ecosystems has prepared a Fauna Management Plan that will be approved by the City prior to any works occurring within the foreshore reserve.

A Regulation 15 Licence – granted by the Department of Biodiversity, Conservation and Attractions – allows for native animals in the development area to be relocated to the Paganoni Swamp or suitable adjacent vegetation. Terrestrial Ecosystems will release any trapped fauna into the northern end of the foreshore fauna habitat at Golden Bay. Much of this area was burnt in January 2016, but has regenerated to a condition that the area is now able to support an increase in the vertebrate fauna that might be relocated to the area.

A team of zoologists will manage the relocation, which will be staged to match the vegetation clearing program. Fauna trapping and active searching will be undertaken prior to vegetation clearing. The trapping and searching activities will target Quenda, cats and small reptiles. Any active beehives will also be removed.

Western Grey Kangaroos are present in low numbers in the foreshore dunes including fauna habitat to the north and south of the project area. These kangaroos will readily move away from the development area once vegetation clearing commences so no active management program is proposed.

A Terrestrial Ecosystems zoologist will be onsite during clearing to ensure the approved procedure is followed.

At the end of the process, the consultants will lodge a report with the Department of Biodiversity, Conservation and Attractions in accordance with the Regulation 15 License requirement and the City of Rockingham.

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

Contact the Peet Community Information Line on 1800 819 912 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.

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.