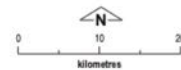


IA Symposium - Reimagining approvals - Strategic approaches to support Impact Assessment

Strategic assessment of Perth-Peel@3.5 million – lessons learnt to-date

Garry Middle

directions
and
metropolitan planning beyond



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On behalf of:
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rba-per/MapGIS/Projects/perth/2031/Directions/
mcd344_Director2031_ActivityCentres.mxd

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Perth and Peel@3.5million

- specialised centre
- metropolitan attractor
- strategic industrial centre
- existing industrial centre
- priority industrial site
- urban
- urban deferred
- non-urban
- rural
- passenger railway and stations
- freeways and highways
- planned freeway and highway extensions
- sub-region boundary

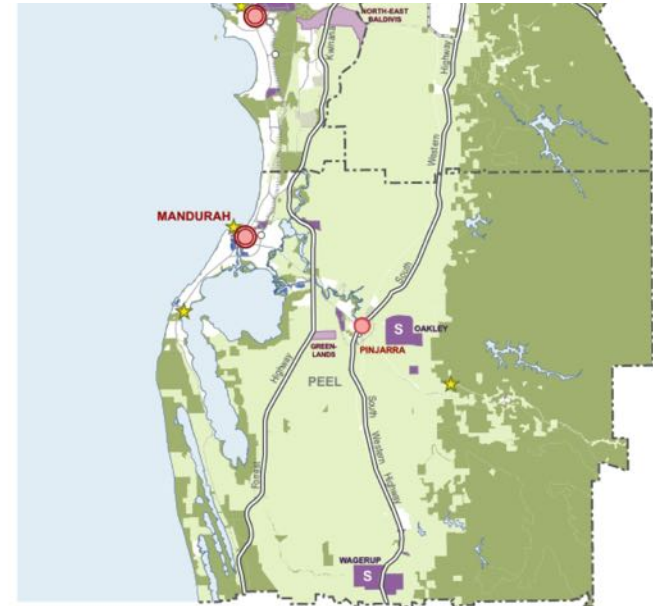


Figure 7: Activity centres



History

- Post Direction 2031 – concern from Commonwealth
 - TECs Threatened Species
 - Case by case assessments clumsy
- WA EPA had broader environmental concerns
- 2011 Agreement to do joint SEA – EPBC Act and WA EP Act
- Managed by Dept Premier and Cabinet

History Cont

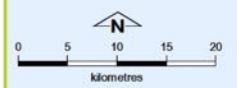
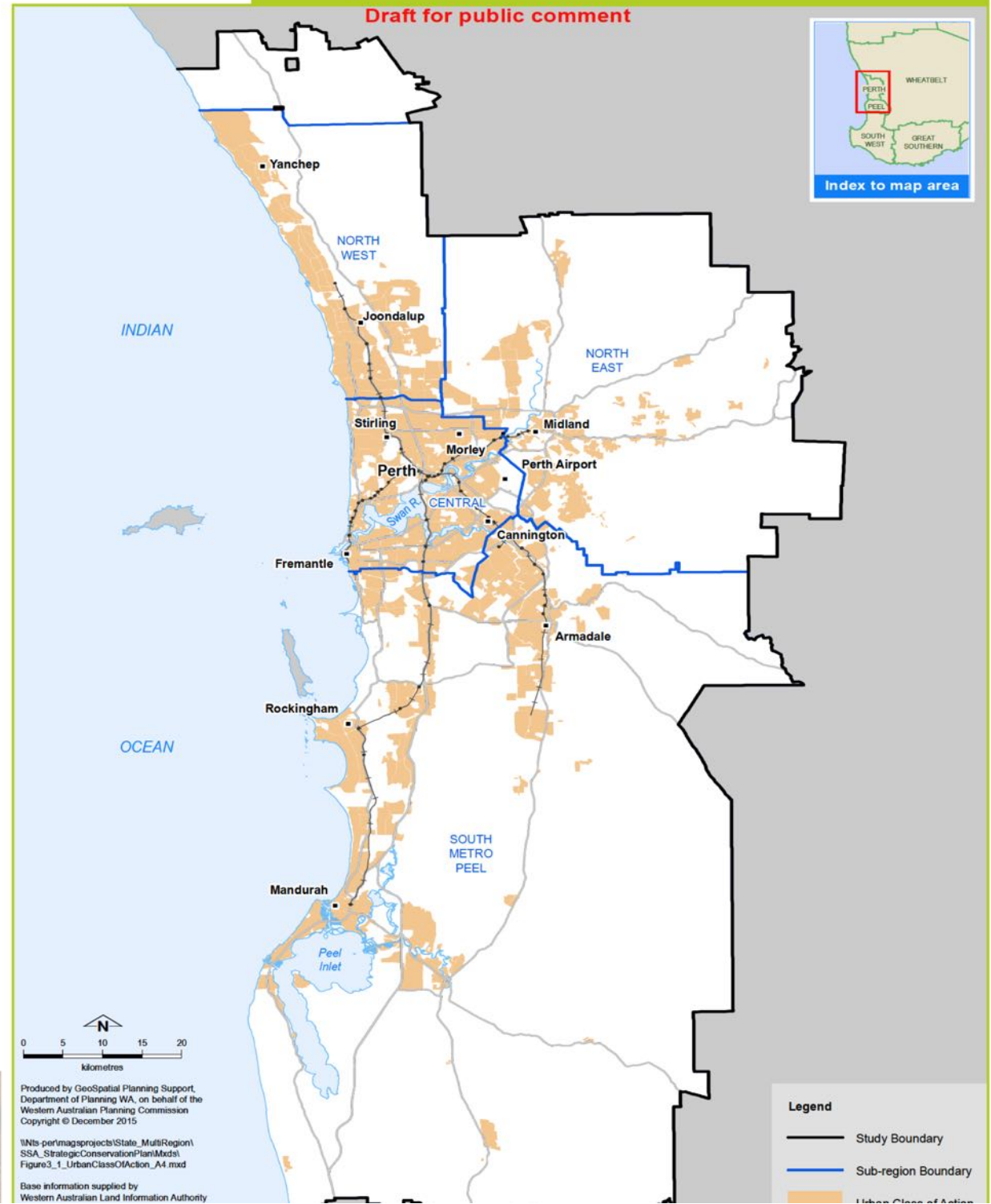
- May 2015 draft Perth and Peel@3.5million
- July 2015 EPA report “Perth and Peel @ 3.5 million Environmental impacts, risks and remedies”.
- December 2015 report titled ‘Perth and Peel Green Growth Plan for 3.5 million’
 - In effect the EIS
 - Includes strategic conservation plan

Overall assessment strategy

- Minimise clearing of native vegetation
- Seek approval or urban, industrial and special rural development as in Frameworks,
- Adopt a process to assess listed infrastructures
- Extract BRM as listed, and
- harvest all of the pines
- Address EPA concerns – 'turn off' EP Act

Figure 3 – 1: Location of the Urban class of action

Draft for public comment



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 Department of Planning WA, on behalf of the
 Western Australian Planning Commission
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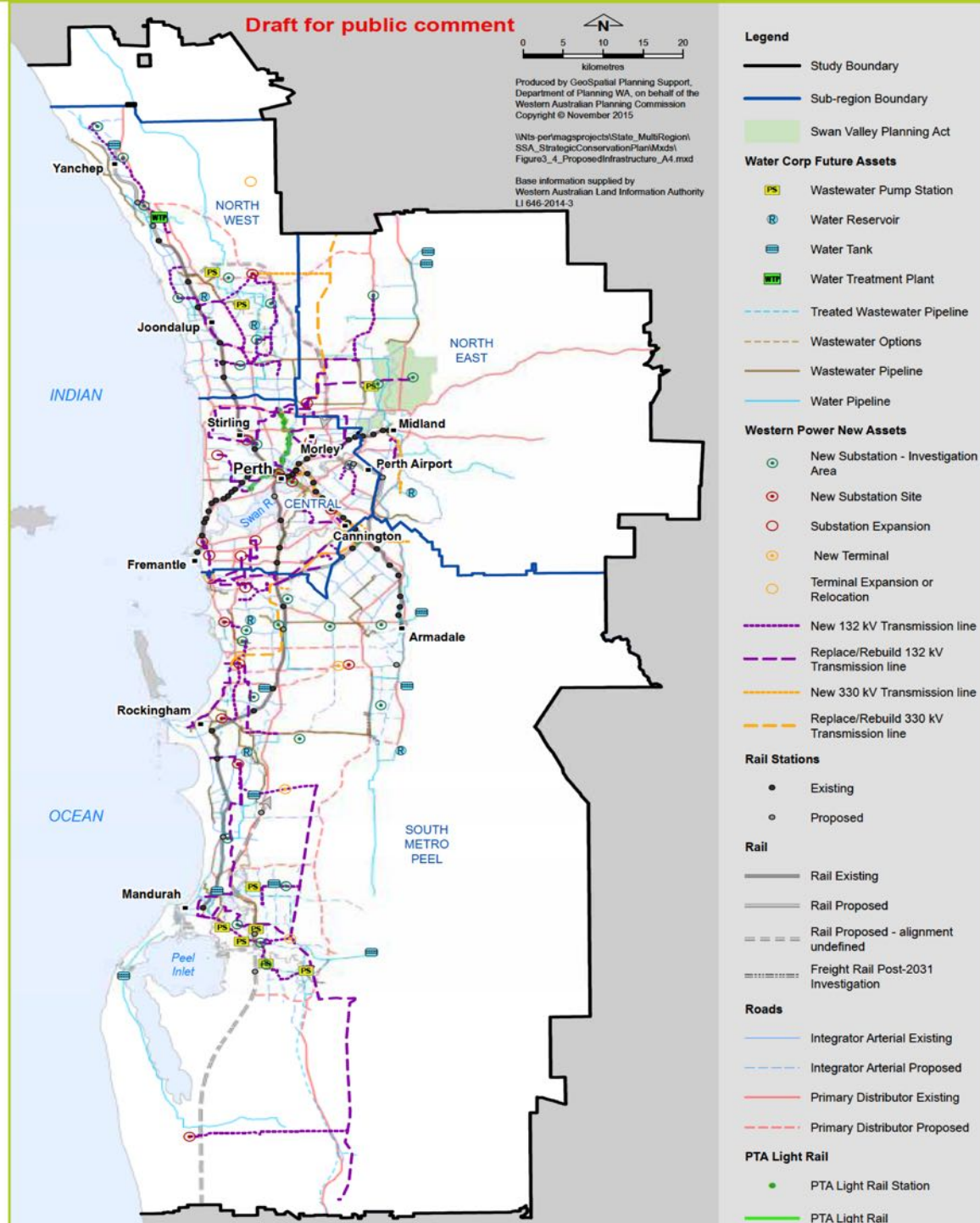
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Base information supplied by
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Legend

- Study Boundary
- Sub-region Boundary
- Urban Class of Action

Figure 3 – 4: Indicative locations and alignments of the Infrastructure class of action



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EPBC Act - MNES

- 10 TECs affected;
- Threatened species – 37 flora and 13 fauna;
- Listed migratory species – shorebirds;
- Wetland of international importance – Becher Point, Lakes Thomsons and Forrestdale; and Peel-Yalgorup System;
- World and national heritage – built environment - former Fremantle Prison and the Goldfields Water Supply Scheme

Conservation strategy -

- Expanded conservation reserve system, including those aimed at MNES;
- On-ground management;
- Protecting wetlands, including MNES;
- Improving water quality in the Swan Canning and Peel Harvey systems;
- An offsets program; and
- Improving knowledge of both conservation (Commonwealth) and environmental (State) matters

Lesson 1

- EIA does drive better environmental outcomes
 - BaU – loss of 27,000 ha of remnant vegetation
 - Draft Framework – possible loss of 9,800 ha and as little as 7,600 ha

Lesson 2

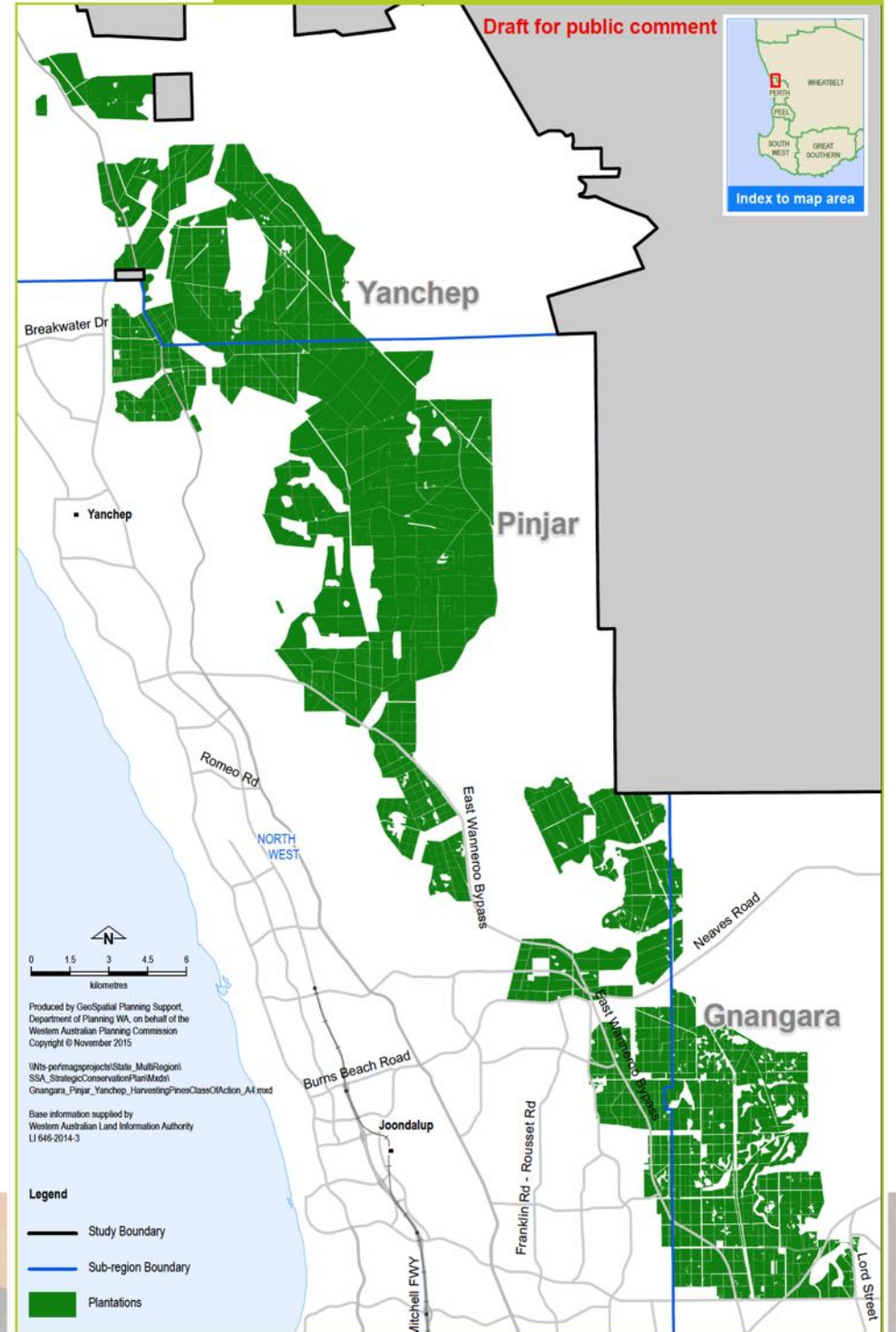
- EPBC Act doesn't allow trade-offs



Figure 3 – 6: Pines Harvesting class of action

The Pines

- 23,000 ha of pines
- Carnabys
Cockatoo vs
broader
environmental
gains
 - Loss of MNES vs
groundwater gains

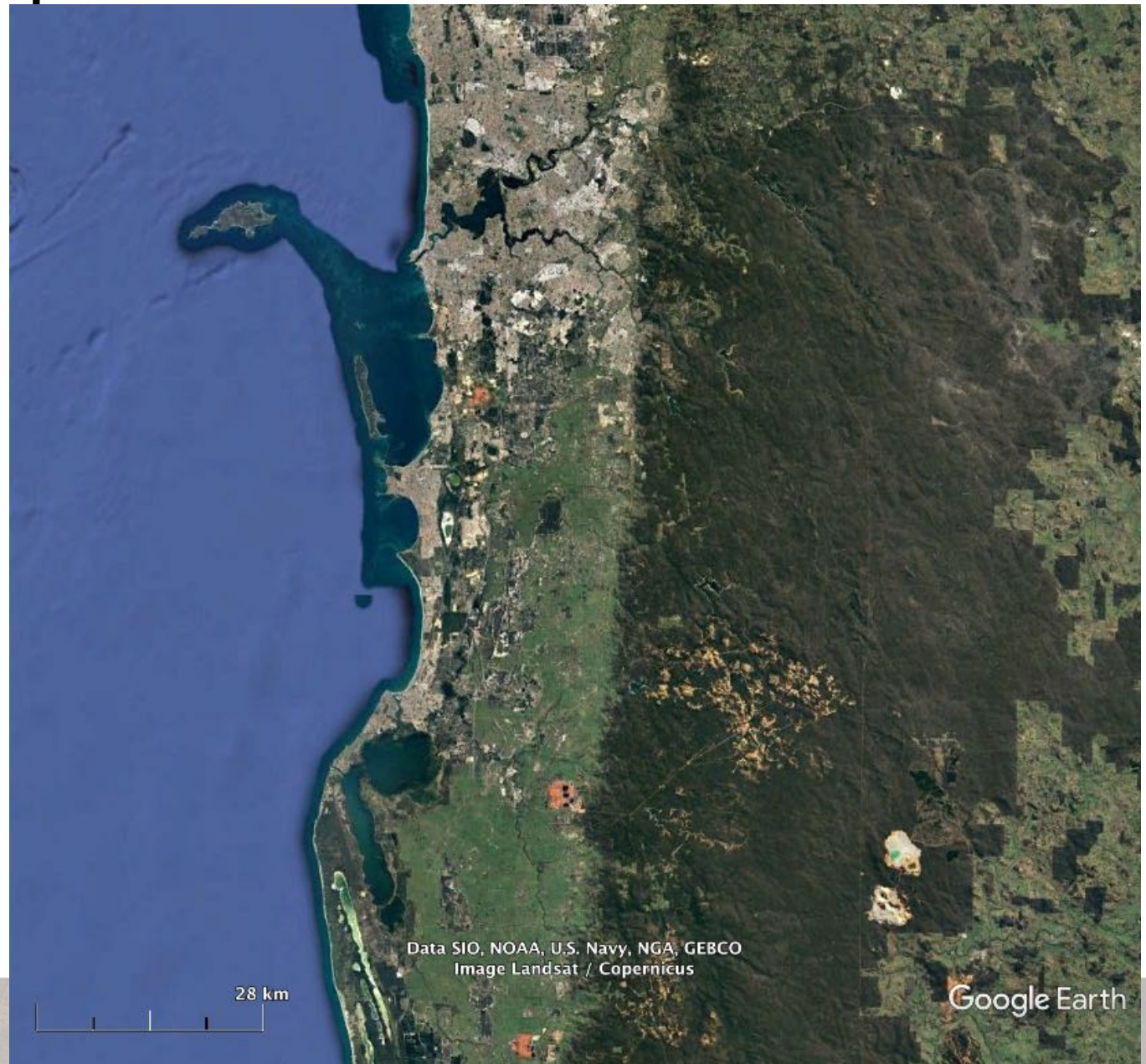


Lesson 3



Lesson 4

- What comes around goes around – Peel Harvey





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Lesson 5

- Conservation at what cost?
 - possible loss of 9,800 ha and as little as 7,600 ha?
 - The 2,200 to come out of 10% POS
 - Loss of social values of POS, especially recreation

Lesson 6

- Real offsetting?
 - An additional 170,000 ha of conservation reserves
 - a minimum of 116,000 ha will contain Carnaby's cockatoo habitat.
 - Of this 170,000 ha, 150,000 ha is already Crown land - purpose change to include conservation.
 - 20,000 hectares of land is proposed acquisitions of private land.

Lesson 7

- Which agency should lead?

Lesson 8

- Everyone is ducking the cost issue
- Fatal flaw?