

SHIRE OF JERRAMUNGUP

LOCAL PLANNING SCHEME NO. 2 – QUAD BIKE TOURS

SCHEDULE OF SUBMISSIONS – ATTACHMENT B

	NAME/ ADDRESS	SUMMARY OF SUBMISSION	COMMENTS & RECOMMENDATIONS
1.	South Coast NRM Rob Edkins CEO 39 Mercer Road Albany 6330	<p>South Coast NRM supports the potential of the quad bike tours to:</p> <ul style="list-style-type: none"> • educate and share appreciation of the environment values of the area; • advocate and provide training in responsible quad bike usage in the natural environment <p>Environmental management assets and issues of particular interest that the Shire and prospective operators should consider include:</p> <ul style="list-style-type: none"> • the unique biodiversity values • the presence and/or threat of <i>Phytophthora</i> dieback • the sensitivity requirements of birdlife and other wildlife of the coastal and marine environment, particularly during summer for any beach-nesting birds <p>Other management issues the Shire should consider relate to the potential effect and compatibility of quad bike tours on other users, in particular on the beach where there are likely to be pedestrians and swimmers, and the effect of noise impacts from the activity.</p> <p>The proposal would need to have mechanisms in place to minimise impacts on the natural environment, e.g. operating under a Code of Conduct or something similar to address the above issues.</p>	<p>Support for proposal is noted.</p> <p>Controls the Shire may place on the proposed land use are restricted to those that are enforceable on the subject site. Other agencies control the activities in the surrounding reserves and UCL.</p> <p>The controls that the Shire may put in place include a requirement for a Dieback Management Plan to be prepared and implemented.</p> <p>The Shire can provide advice to both the applicant and the other responsible agencies which may include:</p> <ul style="list-style-type: none"> • Requiring use of a single agreed route; • Having this route avoid known bird nesting areas; and • Having regard for other users of the beach at Dillon Bay.

Comment on the route proposed:

Activity should stick to existing tracks surrounded by natural bushland. Some management action may need to be investigated to maintain stability of these tracks with the increase in vehicle movements, particularly in the dunes and beach access point.

The beach access route traverses areas that are currently considered dieback free. Every effort should be made to ensure any uninfected areas remain disease-free.

Therefore Dieback Strategic Advice is:

- A protective approach is recommended to ensure large areas remain disease free, both on and off reserve.
- A precautionary approach is recommended, to be clean on entry and clean on exit.
- Where there is a low probability of finding healthy, disease-free representative vegetation communities, every effort should be made to ensure any un-infested areas remain disease-free.
- For vegetation communities with limited extent, every effort should be made to ensure any un-infested areas remain disease-free.
- Any soil moving activities (e.g. quad bike activity) between areas/sites should develop a dieback management plan to identify and protect any un-infested areas, underpinned by operational scale dieback mapping specific to the activity to inform hygiene planning.
- Planning should consider contingencies for significant summer rainfall events such as stopping work to minimise the movement of soil between areas.
- Seek advice from the Department of Environment and Conservation relating to biodiversity conservation priorities in focus area.
- Consult the South Coast NRM Regional Dieback Management Plan for areas of regional priority.

2.	Friends of Wellstead Estuary Group	<p>We have looked at the application from Mr Long, and commend him on proposing this business venture. We feel the proposal is well considered, but believe there are areas of concern which have not been addressed:</p> <p>THE ENVIRONMENT</p> <ul style="list-style-type: none"> • Bitter-Water Creek is a potential habitat for Bitterns, one of which, The Black Bittern is currently the subject of surveys in South West WA. • The area where the creek enters the beach is a well- known Shorebird nesting site. • <i>The proponent should be required to ensure protection for these habitats.</i> <p>ACCESS</p> <p>Approval has been granted to access the beach through a neighbouring property. We understand that this property is for sale.</p> <p><i>If future neighbours do not wish to continue with this arrangement, what alternatives have been made?</i></p> <p>Could it also be considered to enable Ranger action when unacceptable use of vehicles is observed. Whilst it is impractical to expect Ranger presence on beaches at all times, his /her random appearance would ensure that this fledgling enterprise is not endangered by others. There is a greatly increased use of this beach by ATVs and Trail Bikes.</p>	<p>Support for the proposal is noted.</p> <p>See comments at point 1 above.</p> <p>In the absence of formal easements or legal agreements to pass across the neighbouring landholding (Lot 1213); if the neighbouring property is sold then the new landowner will need to grant approval for the applicant to conduct their business through their property.</p> <p>The applicant will have to accept this as a risk of the business they propose.</p>
3.	Don Phillips 98414749	<p>I wish to make applicant aware of issues that have been experienced in the past.</p> <ul style="list-style-type: none"> • Strict licensing requirements for quads i.e. Licensed under the 'tractor category' with conditional use, i.e. daylight hours to cross roads etc. • Liability issues and I required an extra insurance policy of \$20mil • Safety issues, due to beaches having constantly changing conditions, drop offs that range from 300mm to 3000mm due to wave action. Sand can cause a white out conditions similar to snow blindness <p>Inexperience rider, intoxication and changing conditions can equal disaster.</p>	<p>The licencing and insurance requirements are part of other approvals that the applicant is required to satisfy and not a Shire requirement.</p> <p>The applicant will need to monitor the state of the route and safety of the access points onto the beach. The applicant has proposed that every tour be accompanied by two staff, located front and back, and these staff should be able to adequately control access and safety issued raised.</p> <p>The applicant has stated that they will not permit participants who are under the influence of alcohol.</p>

