



WESTERN  
AUSTRALIAN  
GOVERNMENT

**Gazette**

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# WESTERN AUSTRALIAN PLANNING COMMISSION

STATEMENT OF PLANNING POLICY No 3  
(AS VARIED)

## GNANGARA MOUND CROWN LAND

PREPARED UNDER SECTION 5AA OF THE TOWN PLANNING AND  
DEVELOPMENT ACT 1928 (AS AMENDED) BY THE WESTERN AUSTRALIAN  
PLANNING COMMISSION AND ISSUED WITH APPROVAL OF THE MINISTER  
FOR PLANNING AND HIS EXCELLENCY THE GOVERNOR.

(SUPERSEDES THE STATEMENT OF PLANNING POLICY No 3 AS PUBLISHED  
IN THE GOVERNMENT GAZETTE OF 20 MARCH 1992, p1309-1311).



## 1. BACKGROUND

- 1.1 This Statement of Planning Policy has been prepared in tandem with the Environmental Protection (Gnangara Mound Crown Land Groundwater) Policy. It complements that policy by establishing the broad land use planning principles for the future use of the land within the policy area and provides guidance on procedures relating to future management.
- 1.2 The main purpose of the policy is to prevent development which could prejudice the long term use of groundwater. Acceptable land uses are those which are compatible with the sustainable use of the groundwater resource and the retention of the environmental values associated with that resource.
- 1.3 The policy relates to an area which is predominantly in public ownership. Development proposals for those small areas of private land located within the policy area shall be considered in the context of this policy and referred to the Environmental Protection Authority. The existing procedures for gaining development approval for proposals within the policy area will continue subject to the provisions of this policy and the Environmental Protection Policy.
- 1.4 Proposed developments consistent with the purpose of the reservation or zoning of the land will continue to be determined by the responsible authority (the local authority under the district town planning scheme and the Western Australian Planning Commission under the Metropolitan Region Scheme). However referral to the Environmental Protection Authority will be required in accordance with the provisions of the Environmental Protection Act.

## 2. OBJECTIVES

The objectives of this policy are:

- to protect the quality and quantity of groundwater resources for public water supply;
- to promote the sustainable use of groundwater;
- to protect wetlands and natural vegetation;
- to encourage recharge of the groundwater resource.

## 3. APPLICATION OF POLICY

This policy applies to all the land within the boundaries as defined generally on the attached plan (Figure 1), and specifically on Figure 2 "Boundary of the Gnangara Mound Crown Land Statement of Planning Policy."

(Note: Figure 2 is available from the Western Australian Planning Commission as Plan No 1.2706/2 and is not printed in this Notice)

#### 4. POLICY PROVISIONS

4.1 Land within the policy area may be used for:

- native vegetation protection;
- the protection and creation of wetland habitats;
- silviculture subject to the Ministerial conditions established under Part IV of the Environmental Protection Act;
- groundwater abstraction for public water supply (subject to Ministerial conditions established under Part IV of the Environmental Protection Act);
- in Yanchep National Park, management, development and use in accordance with the objectives of this policy and the approved Department of CALM Yanchep National Park Management Plan;
- in Whiteman Park, management, development and use in accordance with the objectives of this policy and the approved Whiteman Park Development Strategy;
- other uses will be considered having regard to the objectives of this policy, the degree of net public benefit likely to result, and the provisions of any current Environmental Protection Policy relating to the area.

4.2 Existing authorised land uses and activities within the policy area that are not compatible with the objectives of this policy shall be permitted to continue at that level of usage current at the time of publication of this Statement of Planning Policy.

4.3 There shall be a general presumption against the transference of reserved land into zones under district schemes or the Metropolitan Region Scheme, however;

- Modification to Reserves or zones under the Metropolitan Region Scheme or district town planning schemes shall be considered in the context of the objectives of this policy.
- Any rationalisation of the boundaries of the policy area may be considered in the context of the objectives of this policy and in general on the basis of no net reduction of the policy area.

#### 5. IMPLEMENTATION

Proposals involving the use or development of land which are not in accordance with the objectives of this policy will be subject to referral under Part IV of the Environmental Protection Act prior to any approval by the responsible authority.

# GNANGARA MOUND CROWN LAND STATEMENT OF PLANNING POLICY

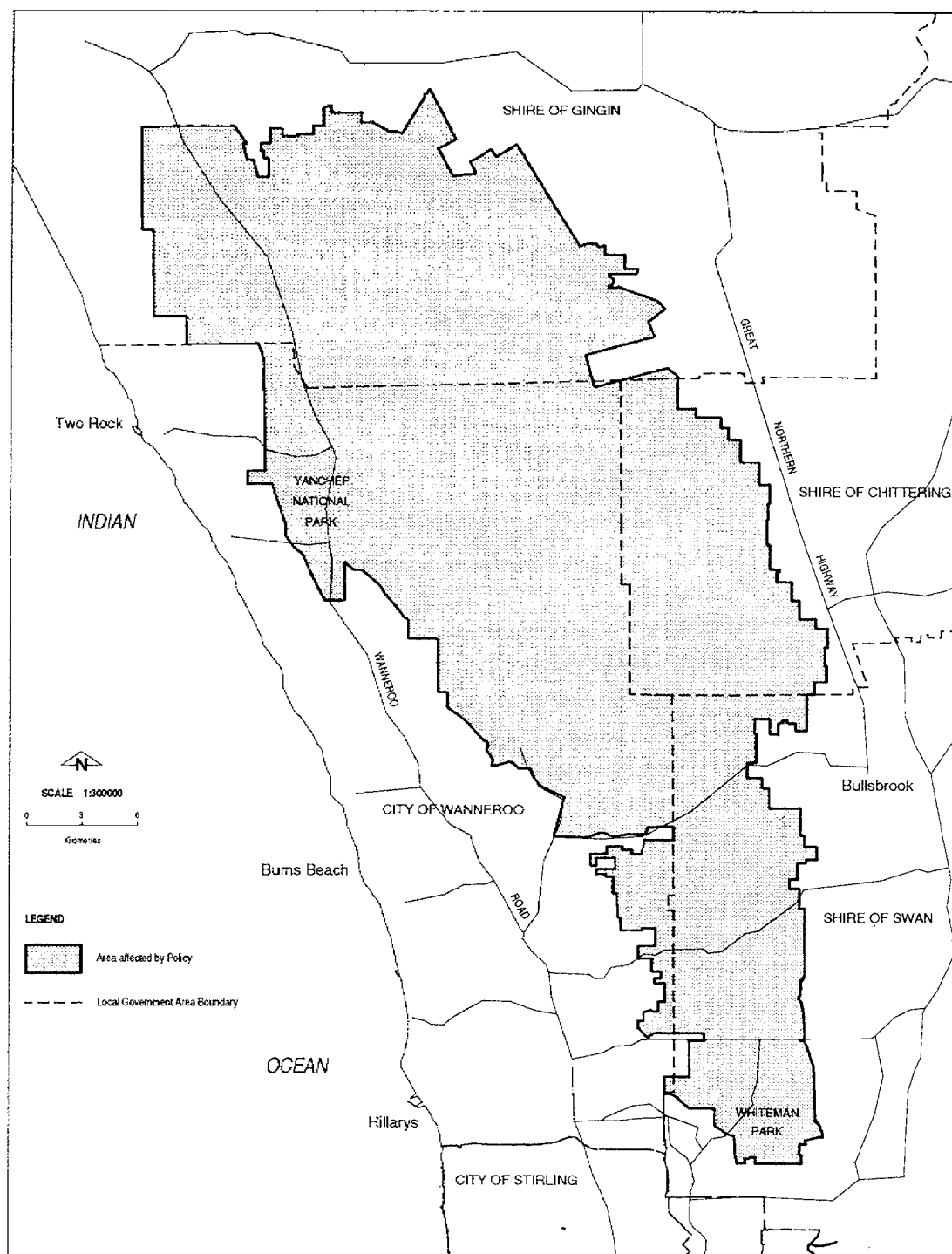


Figure 1. Boundary of Policy Area

NOTE: Refer to Figure 2 for enlargement of Policy Area Boundary for the Gnangara Mound Crown Land Statement of Planning Policy showing cadastral boundaries.

(Note: Figure 2 is available from the Western Australian Planning Commission as Plan frame No. 1.2706/2 and is not printed in this Notice.)







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