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AMENDMENT No. 136 to TOWN PLANNING SCHEME No. 3

The Peel Preservation Group fully supports all the proposed amendments to Town Planning Scheme No. 3 as outlined in Amendment No. 136.

In a region that has seen an extraordinary amount of development and subdivision in recent decades, the proposal to increase the minimum lot size for Rural Residential development from 2ha to 5ha, and remove the ability to subdivide down to 1 hectare where scheme water is available, is environmentally sensitive, sensible and responsible.

Also the proposal to remove strategic statements about the potential urbanisation of the designated areas in Parklands and Lake Goegrup is to be commended for its forward thinking and consideration in regard to protecting our remaining areas of natural vegetation from over development and the encroaching march of urbanisation.

Increasing the minimum lot size to 5ha is certainly a very positive step towards retaining and supporting the biodiversity of local flora and fauna by providing some continuity of the natural vegetation in which native animals, such as our quenda and possums can move around, as well as the seeds and pollen of our native flowers. Smaller subdivisions tend to destroy or impede that continuity as well as greatly reducing the immediate population of native trees and plants.

As an amateur orchidologist and botanist I am routinely amazed at the ongoing discovery of new species and subspecies of native plants in our general region, some only flowering and becoming visible after a rare fire that may occur once in a decade or so, with some of these plants having a very limited domain of less than 100 square kilometres. Sadly, we may never know what species we have already lost due to the constant push for further subdivision and urbanisation.

Moving towards smaller subdivisions in rural-residential areas can also greatly increase the stock of domestic animals, whether it be horse, dog cat or domestic rodent. Some of these introduced animals inevitably end up being free range, to the great detriment of our local fauna, especially the small, vulnerable and potentially endangered marsupials that never suffered the same predation for millennia. This is in addition to the loss of habitat as well as land degradation due to introduced animals.

Melvyn Tuckey
Committee Member

PPG is a non-profit organisation devoted to the conservation of the natural environment in the Peel Region of Western Australia