



WESTERN AUSTRALIA  
MINISTER FOR THE ENVIRONMENT

**STATEMENT THAT A PROPOSAL MAY BE IMPLEMENTED (PURSUANT  
TO THE PROVISIONS OF THE ENVIRONMENTAL PROTECTION ACT  
1986)**

**SPECIAL RURAL REZONING SUBDIVISION AND DEVELOPMENT  
LOT 415 GAEBLER ROAD, BANJUP (547)**

**IG & RL SAGGERS**

This proposal may be implemented subject to the following conditions:

**1. Implementation**

Subject to these conditions, the manner of detailed implementation of the proposal shall conform in substance with that set out in any designs, specifications, plans or other technical material submitted by the proponent to the Environmental Protection Authority with the proposal. Where, in the course of that detailed implementation, the proponent seeks to change those designs, specifications, plans or other technical material in any way that the Minister for the Environment determines on the advice of the Environmental Protection Authority is not substantial, those changes may be effected.

**2. Planning statement**

To achieve the environmental objectives through the planning process, the proponent shall fulfil the requirements listed in the attached Appendix A to the satisfaction of the State Planning Commission prior to finalisation of the rezoning of the land and/or the endorsement of Diagram of Survey.

**3. Proponent**

No transfer of ownership, control or management of the project which would give rise to a need for the replacement of the proponent shall take place until the Minister for the Environment has advised the proponent that approval has been given for the nomination of a replacement proponent. Any request for the exercise of that power of the Minister shall be accompanied by a copy of this statement endorsed with an undertaking by the proposed replacement proponent to carry out the project in accordance with the conditions and procedures set out in the statement.

**4. Time limit on approval**

If the proponent has not substantially commenced the project within five years of the date of this statement, then the approval to implement the proposal as granted in this statement shall lapse and be void. The Minister for the Environment shall determine any question as to whether the project has been substantially commenced. Any application to extend the period of five years referred to in this condition shall be made before the expiration of that period, to the Minister for the Environment by way of a request for a change in the condition under Section 46 of the Environmental Protection Act. (On expiration of the five year period, further consideration of the proposal can only occur following a new referral to the Environmental Protection Authority).

Published on

- 8 MAY 1992

## PROCEDURE

Regardless of responsibility nominated in the above conditions, if there is any question regarding the conditions set under this statement, the matter shall be referred to the Minister for the Environment for determination.

---

Bob Pearce, MLA  
MINISTER FOR THE ENVIRONMENT

- 7 MAY 1992

### **Note: Advice regarding subsequent planning approval**

This environmental approval under the provisions of the Environmental Protection Act does not imply that planning approval will follow automatically.

**APPENDIX A (547)**  
**Planning statement**

**1. LAND USE**

- 1.1 The proposed lots shall only be used for residential purposes, with no more than one (1) residence on each lot unless it can be demonstrated that an additional residence would not result in any significant additional nutrient application.
- 1.2. Ancillary land uses on the site shall only be approved where they do not involve the clearing of land (other than for building envelopes, fences, firebreaks, access and servicing), and/or any further significant application of nutrients.
- 1.3 Determination as to whether nutrient application is significant (as referred to in 1.1 and 1.2 above) shall be consistent with guidelines agreed between the Local Government Authority and the Environmental Protection Authority

**2. VEGETATION**

- 2.1. Perennial vegetation shall be retained on all areas of the site that are not required to be cleared for building envelopes, fences, firebreaks, access and servicing.
- 2.2. Perennial, indigenous vegetation shall be established and maintained for the first three years or until the lots are sold, on all areas of the site already cleared and not required to be cleared for building envelopes, fences, firebreaks, access and servicing, in accordance with the guidelines to be provided by the Local Government Authority.
- 2.3. Satisfactory arrangements shall be made with the Local Government Authority to ensure the ongoing maintenance of both existing vegetation and revegetation established by the developer outside the areas cleared for building envelopes, fences, firebreaks, access and servicing.
- 2.4 Retention, management and revegetation of areas (as referred to in 2.1, 2.2 and 2.3) shall be consistent with guidelines to be agreed to between the Local Government Authority and the Environmental Protection Authority.

**3. STOCK**

- 3.1 Livestock are only permitted in accordance with guidelines to be agreed between the Local Government Authority and the Environmental Protection Authority
- 3.2 Livestock are not permitted on proposed lots 4 and 5 on the subdivision guide plan.
- 3.2 Where livestock are to be kept on any lot, the landholder shall, prior to the introduction of livestock, fence off existing vegetation and re-vegetated areas so as to protect vegetation from damage by grazing livestock.

**4. DOMESTIC WASTE WATER**

Provision shall be included for any residence to have installed a conventional domestic waste water treatment system in accordance with the Health Department of WA requirements. The system shall be located such that there is a vertical separation of at least 5 metres from ground level to the highest known water table and a horizontal separation of at least 100 metres from the nearest water body. The vertical separation may be achieved with the use of suitable fill.

**5. LOT SIZES & BUILDING ENVELOPES**

Lot sizes must be no less than 2 hectares and contain a building envelope no greater than 2000 m<sup>2</sup>.

**6. STORMWATER**

A stormwater disposal system shall be designed and constructed for the site in accordance with guidelines to be provided by the Local Government Authority and agreed to by the Environmental Protection Authority.

**7. WETLANDS**

Any area which held water during the period 2 December 1991 to 6 December 1991 must not be filled, drained, mined or polluted.