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Statement No.  
**000778**

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

SUBDIVISION OF LOT 48 FURNISSDALE ROAD, FURNISSDALE

**Proposal:** Subdivision of Lot 48 Furnissdale Road, Furnissdale (refer to Schedule 1 attached).

**Proponent:** SAS Global Furnissdale Pty Ltd

**Proponent Address:** 7 Ventnor Avenue, WEST PERTH WA 6005

**Assessment number:** 1746

**Report of the Environmental Protection Authority:** Bulletin 1292

The proposal referred to in the above report of the Environmental Protection Authority may be implemented. The implementation of that proposal is subject to the following conditions and procedures:

**1 Proposal Implementation**

1-1 The proponent shall implement the proposal as documented and described in schedule 1 of this statement subject to the condition and procedures of this statement.

**2 Proponent Nomination and Contact Details**

2-1 The proponent for the time being nominated by the Minister for the Environment under sections 38(6) or 38(7) of the *Environmental Protection Act 1986* is responsible for the implementation of the proposal.

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2-2 The proponent shall notify the Chief Executive Officer of the Department of Environment and Conservation (CEO) of any change of the name and address of the proponent for the serving of a notice or other correspondence within 30 days of such change.

**3 Time Limit of Authorisation**

3-1 The authorisation to implement the proposal provided for in this statement shall lapse and be void within five years after the date of this statement if the proposal to which this statement relates is not substantially commenced.

3-2 The proponent shall provide the CEO with written evidence which demonstrates that the proposal has substantially commenced on or before the expiration of five years from the date of this statement.

**4 Clearing of native vegetation at Lot 48 Furnissdale Road, Furnissdale**

4-1 Clearing of native vegetation shall only occur at Lot 48 Furnissdale Road, Furnissdale subject to the satisfactory demonstration of the preparation and implementation of an 'Offset Implementation Strategy' in accordance with condition 4-2.

4-2 The 'Offset Implementation Strategy' is to detail an offset that will provide an amount of funds to the Department of Environment and Conservation towards future conservation purposes to the satisfaction and requirements of the Department of Environment and Conservation, on advice of the Department of Water. The amount of funds should be reflective of the environmental values of the Conservation Category Wetland (and its buffer) contained within Lot 48 Furnissdale Road, Furnissdale that will be lost with the implementation of this proposal. It should be calculated based upon, as a minimum, the area of the Conservation Category Wetland and a nominal buffer of 50 metres and be consistent with the purpose and principles of the Environmental Protection Authority's Position Statement No. 9 *Environmental Offsets*.

Hon Donna Faragher JP MLC  
**MINISTER FOR ENVIRONMENT; YOUTH**

## Schedule 1

### The Proposal (Assessment No. 1746)

#### General Description

The proposal is for the Subdivision of Lot 48 Furnissdale Road, Furnissdale.

The proposal is described in the following document – RPS: *Environmental Assessment Lot 48 Furnissdale Road, Furnissdale, 2008*

#### Summary Description

A summary of the key proposal characteristics is presented in Table 1

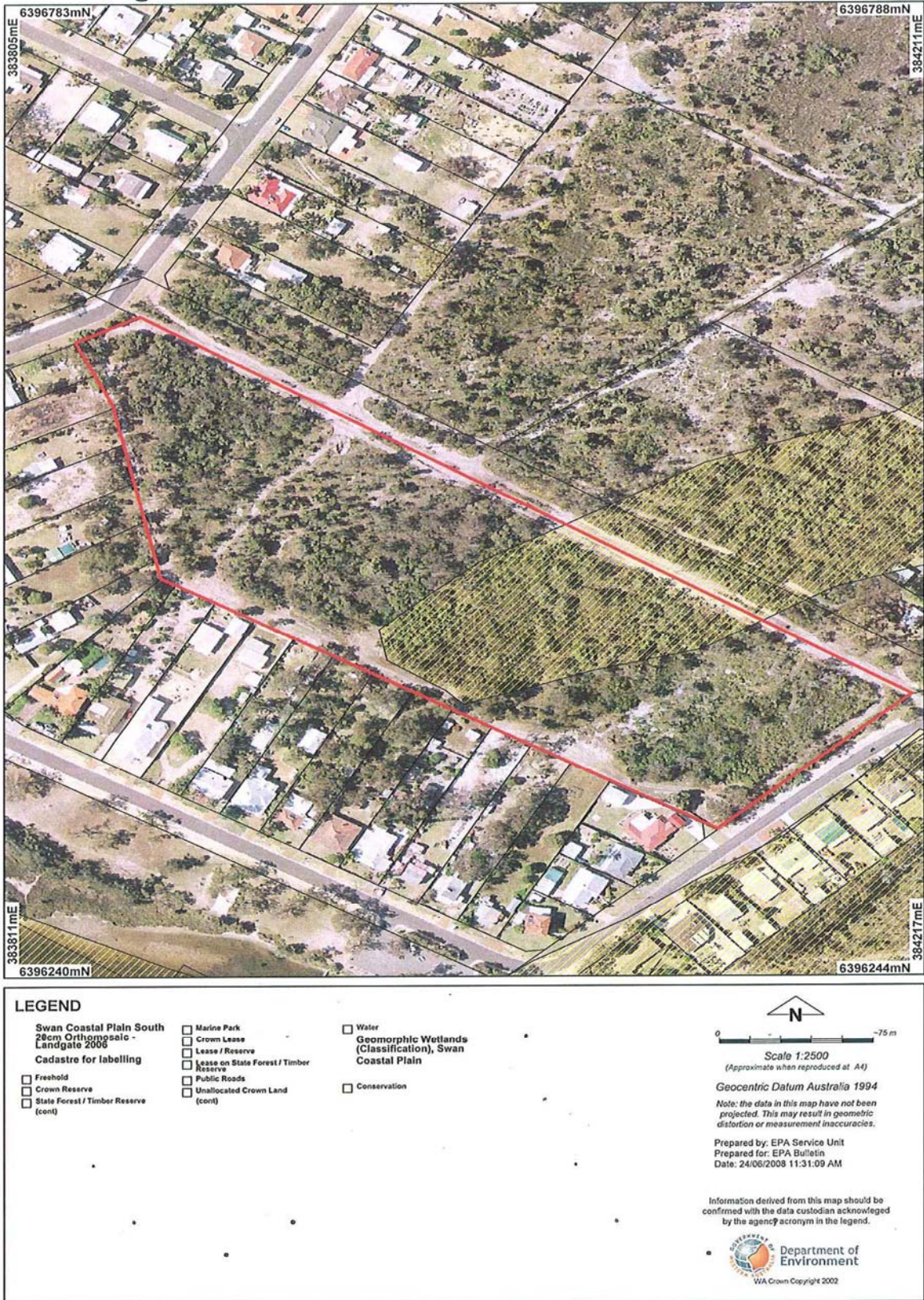
**Table 1 – Summary of Key Proposal Characteristics**

<b>Element</b>	<b>Description</b>
Size of land parcel	Lot 48 is approximately 4.1 hectares
Area to be developed	4.1 hectares
Current use	Vacant Land Remnant bushland Seasonally wet 'estuary peripheral' wetland
Proposed use	Residential development
Current zoning	Urban under Peel Region Scheme Urban and Commercial under Shire of Murray Town Planning Scheme No. 4
Works	Clearing of vegetation Fill Provision of reticulated water, vacuum sewer, power, telephone Internal road system plus creation of gazetted road reserve along northern boundary
Local Government	Shire of Murray
Proposed environmental management measures	Water Sensitive Urban Design incorporated in stormwater management Bandicoot relocation in consultation with DEC Dust and fire control during construction Fill used to manage low potential for acid generation Mobile lime dosing unit for dewatering discharge (managed through Department of Water permit)

#### Figures

Figure 1 - Lot 48 Furnissdale Road, Furnissdale (showing mapped Conservation Category Wetland)

**Figure 1 - Lot 48 Furnissdale Road, Furnissdale**



**Figure 1 - Lot 48 Furnissdale Road, Furnissdale (showing mapped Conservation Category Wetland)**