



Statement No.

GOVERNMENT OF WESTERN AUSTRALIA

000697

MINISTER FOR THE ENVIRONMENT; SCIENCE

**STATEMENT THAT A SCHEME MAY BE IMPLEMENTED
(PURSUANT TO THE PROVISIONS OF DIVISION 3 OF PART IV OF THE
ENVIRONMENTAL PROTECTION ACT 1986)**

GREATER BUNBURY REGION SCHEME

Scheme Purpose: To guide and regulate the use and development of land and to make provisions for regional infrastructure and regional open space within the Greater Bunbury Region.

Responsible Authority: Western Australian Planning Commission

Responsible Authority Address: 469 Wellington Street, PERTH WA 6000

Assessment Number: 1048

Report of the Environmental Protection Authority: Bulletin 1108

Subject to the following conditions, there is no known environmental reason why the Greater Bunbury Region Scheme to which the above report of the Environmental Protection Authority relates should not be implemented:

1 Additional Land to be Reserved

1-1 All or portions of the following sites shall be reserved for conservation, in accordance with the requirements set out in Attachment 1 of the Minister for the Environment's "Statement that a Scheme may be Implemented" No. 000697 published on (date):

- 1) Reserve 35061 Paris Road, Australind - Decommissioned Wastewater Treatment Plant
- 2) Reserve 31012 Harewoods Road, Dalyellup
- 3) Foreshore adjoining Port Installations Reserve
- 4) Twin Rivers - Pt Lot 211 Barnes Avenue, Australind
- 5) College Grove - Lot 1000 Bussell Highway
- 6) Pt Loc 632 Parade Road, Glen Padden
- 7) Reserve 670 North Boyanup Road, Davenport
- 8) Picton Waters - Environmental Protection Policy Lake on portion of Lots 40-44 Jeffery Road, Picton
- 9) Pt Lot 1 North Boyanup Road, Davenport
- 10) Lot 317 Harewoods Road, Dalyellup
- 11) Lot 1, Dalyellup Boulevard, Dalyellup

Published on

31 OCT 2005

2 Realignment of Primary Regional Roads Reserves

- 2-1 Portions of the following Primary Regional Roads Reserves shall be realigned, in accordance with the requirements set out in Attachment 1 of the Minister for the Environment's "Statement that a Scheme may be Implemented" No. 000697 published on (date):
- 1) Port Access Road
 - 2) Bunbury Outer Ring Road

CONDITIONS TO BE INCORPORATED INTO THE SCHEME BY INSERTION OF PROVISIONS IN SCHEME TEXT

3 Management Plans

- 3-1 The following Environmental Management Plans may be required in accordance with the specifications set out in Attachment 1 in the Minister for the Environment's "Statement that a Scheme may be Implemented" No. 000697 published on (insert date), and shall be subsequently implemented in accordance with the provisions of the Management Plans, to the satisfaction of the Western Australian Planning Commission:
- 1) Environmental Management Plans for schemes, subdivisions and developments which impact on Regional Open Space in the scheme, Crown conservation or nature reserves, a National Park or bushland, waterways, wetlands or other land that may be part of an ecological linkage;
 - 2) Environmental Management Plans for industrial development within the Kemerton Industrial Area and Special Control Area No. 2;
 - 3) Drainage, Nutrient and Water Management Plans in areas where the Average Maximum Groundwater Level is less than 1.2 metres below the natural ground surface or where any proposed off-site drainage could lead to degradation of wetlands or waterways; and
 - 4) Acid Sulfate Soil Management Plans where the presence of acid sulphate soils is confirmed or there is likely to be a significant risk of disturbing acid sulphate soils.

4 Biological Survey

- 4-1 As part of a scheme amendment or application to subdivide or develop land which has the potential to impact on regionally significant native remnant vegetation or native fauna, the Western Australian Planning Commission or local government, as the case requires, may require a biological survey, including a search for Declared Rare Flora and Fauna, Priority Flora, Threatened Flora Communities and Threatened Fauna, to be undertaken.

The biological survey shall be undertaken to the satisfaction of the Western Australian Planning Commission or local government, as the case requires, having due regard for advice from relevant government agencies, and shall be taken into account when considering the rezoning and subsequent subdivision and development applications.

5 Provision of Environmental Offsets

- 5-1 Prior to construction of the Port Access Road and Bunbury Outer Ring Road, an environmental offset strategy shall be prepared to mitigate unavoidable impacts on wetlands and native vegetation associated with the Port Access Road and Bunbury Outer Ring Road to the satisfaction of the Western Australian Planning Commission on advice of the Environmental Protection Authority. With respect to the Port Access Road, the strategy shall include a foreshore management plan for the Ferguson River in the vicinity of the road. With respect to the Bunbury Outer Ring Road, the strategy shall include rehabilitation of the strip of land adjacent to the road in the vicinity of Lot 15 North Boyanup Road (South Western Highway) and design of the intersection with the Australind Bypass to minimize impacts on environmental values of the area.

Dr Judy Edwards MLA
MINISTER FOR THE ENVIRONMENT; SCIENCE

31 OCT 2005

**STATEMENT THAT A SCHEME MAY BE IMPLEMENTED –
GREATER BUNBURY REGION SCHEME**

**SPECIFICATIONS FOR ENVIRONMENTAL MANAGEMENT PLANS,
ADDITIONAL LAND TO BE RESERVED AND REALIGNMENT OF PRIMARY
REGIONAL ROAD RESERVES**

1 Environmental Management Plans for Schemes, Subdivisions and Developments

1-1 Prior to amending local town planning schemes, or finally approving subdivisions or developments (whichever is sooner), the Western Australian Planning Commission or local government, as the case requires, may require an Environmental Management Plan to be prepared and implemented to achieve the objective of managing the potential impacts of the proposed subdivision or development on the following:

- 1) land which is reserved as Regional Open Space in the Scheme;
- 2) a Crown conservation or nature reserve;
- 3) a National Park; or
- 4) bushland, waterway, wetland or land that may be part of an ecological linkage.

The Environmental Management Plan shall include:

- i) a description of existing environmental values, and the identification of the environmental outcome to be achieved through the implementation of the Plan;
- ii) clear delineation of boundaries of significant areas to be protected;
- iii) fire management;
- iv) drainage and nutrient management;
- v) management of access and rehabilitation;
- vi) vegetation and/or wetland mitigation strategies;
- vii) a program for implementation;
- viii) allocation of responsibilities and identification of timing and duration of implementation;
- ix) provision for routine monitoring of environmental values; and
- x) provision of details of contingency plans in the event that the monitoring surveys indicate that the development is having or has had an adverse impact upon environmental values.

- 1-2 Environmental Management Plans required by condition 1-1 shall be prepared to the satisfaction of the Western Australian Planning Commission or local government, as the case requires, having due regard for advice from relevant government agencies and shall be implemented in accordance with a program defined in the Environmental Management Plan.

2 Environmental Management Plans for Industrial Development within the Kemerton Industrial Area and Special Control Area No. 2

- 2-1 Prior to approving subdivision or development within the Kemerton Industrial Area and the Special Control Area No. 2, the Western Australian Planning Commission or local government, as the case requires, may require an Environmental Management Plan to be prepared and implemented to achieve the objective of managing the potential impacts of the proposed development.

The Environmental Management Plan shall include:

- 1) a description of existing environmental values (including vegetation, fauna and wetlands) and the identification of the environmental outcome to be achieved through the implementation of this Plan;
 - 2) management of potential impacts on visual amenity;
 - 3) clear delineation of significant areas to be protected;
 - 4) a program for implementation;
 - 5) allocation of responsibilities and identification of timing and duration of implementation;
 - 6) provision for routine monitoring of environmental values; and
 - 7) provision of details of contingency plans in the event that the monitoring surveys indicate that the subdivision or development is having or has had an adverse impact upon environmental values.
- 2-2 An Environmental Management Plan required by condition 2-1 shall be prepared to the satisfaction of the Western Australian Planning Commission or local government, as the case requires, having due regard for advice from relevant government agencies and shall be implemented in accordance with a program defined in the Environmental Management Plan.

3 Drainage, Nutrient and Water Management Plans

- 3-1 Prior to amending local town planning schemes, or finally approving subdivision or developments (including those for intensive horticulture), whichever is sooner, in areas where the Average Maximum Groundwater Level is less than 1.2 metres below the natural ground surface, or where any proposed off-site drainage could lead to degradation of wetlands or waterways, the Western Australian Planning Commission or local government, as the case requires, may require a Drainage, Nutrient and Water Management Plan to be prepared and implemented.

- 3-2 A Drainage, Nutrient and Water Management Plan, if required, shall ensure that there is no net increase in nitrogen export to the Leschenault Estuary as a result of development within the Greater Bunbury Region.
- 3-3 The Drainage, Nutrient and Water Management Plan shall be prepared to the satisfaction of the Western Australian Planning Commission or local government, as the case requires, having due regard for advice from relevant government agencies, and shall be implemented in accordance with a program defined in the Drainage, Nutrient and Water Management Plan.

4 Acid Sulfate Soil Management Plans

- 4-1 Prior to amending local town planning schemes, or finally approving subdivisions or development, the Western Australian Planning Commission or local government, as the case requires, may require a Preliminary Acid Sulfate Soils Assessment to be prepared where there is likely to be a significant risk of disturbing acid sulfate soils.
- 4-2 Where the presence of acid sulfate soils is confirmed, an Acid Sulphate Soil Management Plan shall be prepared to the satisfaction of the Western Australian Planning Commission or local government, as the case requires, having due regard for advice from relevant government agencies and implemented in accordance with a program defined in the Acid Sulphate Soil Management Plan.

5 Additional Land to be Reserved

5-1 Reserve 35061 Paris Road, Australind - Decommissioned Wastewater Treatment Plant

Land shall be reserved for conservation purposes to protect the integrity, function and environmental value of the bushland on the northern and western portions of Reserve 35061 Paris Road, Australind, to the requirements of the Western Australian Planning Commission on advice of the Environmental Protection Authority, and shall only be used for conservation and complementary purposes.

5-2 Reserve 31012 Harewoods Road, Dalyellup

Land shall be reserved for conservation purposes to protect the integrity, function and environmental value of the bushland on the northern portion of Reserve 31012 Harewoods Road, Dalyellup to the requirements of the Western Australian Planning Commission on advice of the Environmental Protection Authority and shall only be used for conservation, landscape and recreational purposes.

5-3 Foreshore adjoining Port Installations Reserve

Land shall be reserved for conservation purposes to protect the integrity, function and environmental value of the foreshore adjacent to the Port Installations Reserve to the requirements of the Western Australian Planning Commission on advice of the

Environmental Protection Authority and shall only be used for conservation and complementary purposes.

5-4 Twin Rivers - Pt Lot 211 Barnes Avenue, Australind

A portion of Pt Lot 211 Barnes Avenue as detailed in the Minister for the Environment's determination of appeals relating to the Environmental Protection Authority's report and recommendations on the Scheme, dated 30 November 2004, shall be reserved for conservation purposes to protect the integrity, function and environmental values of the land to the requirements of the Western Australian Planning Commission on advice of the Environmental Protection Authority, and shall only be used for conservation and complementary purposes.

5-5 Picton Waters – Environmental Protection Policy Lake on Portion of Lots 40-44 Jeffery Road, Picton

Land shall be reserved for conservation purposes to protect the integrity, function and environmental value of the wetland on Lots 40-44 Jeffery Road, Picton, to the requirements of the Western Australian Planning Commission on advice of the Environmental Protection Authority, and shall only be used for conservation and complementary purposes. The land requirements shall include an appropriate buffer to protect the core wetland.

5-6 College Grove – Lot 1000 Bussell Highway

A portion of Lot 1000, Bussell Highway, as detailed in the Minister for the Environment's determination of appeals relating to the Environmental Protection Authority's report and recommendations on the Scheme, dated 30 November 2004, shall be reserved for conservation purposes to protect the integrity, function and environmental values of the land to the requirements of the Western Australian Planning Commission on advice of the Environmental Protection Authority, and shall only be used for conservation and complementary purposes.

5-7 Pt Loc 632 Parade Road, Glen Padden

Land shall be reserved for conservation purposes to protect the integrity, function and environmental value of the bushland on Pt Loc 632 Parade Road, Glen Padden, to the requirements of the Western Australian Planning Commission on advice of the Environmental Protection Authority, and shall only be used for conservation and complementary purposes.

5-8 Reserve 670 North Boyanup Road, Davenport

Land shall be reserved for conservation purposes to protect the integrity, function and environmental value of the bushland on Reserve 670 North Boyanup Road, Davenport to the requirements of the Western Australian Planning Commission on advice of the Environmental Protection Authority, and shall only be used for conservation and complementary purposes.

5-9 Pt Lot 1 North Boyanup Road, Davenport

Land shall be reserved for conservation purposes to provide an appropriate buffer to the Preston River on Pt Lot 1, North Boyanup Road, Davenport to the requirements of the Western Australian Planning Commission on advice of the Environmental Protection Authority, and shall only be used for conservation and complementary purposes.

5-10 Lot 317 Harewoods Road, Dalyellup

Lot 317 Harewoods Road, Dalyellup shall be reserved for conservation purposes to protect the integrity, function and environmental value of the bushland on the land to the requirements of the Western Australian Planning Commission on advice of the Environmental Protection Authority, and shall only be used for conservation and complementary purposes.

5-11 Lot 1 Dalyellup Boulevard, Dalyellup

Lot 1 Dalyellup Boulevard, Dalyellup shall be reserved for conservation purposes to protect the integrity, function and environmental values of the land to the requirements of the Western Australian Planning Commission on advice of the Environmental Protection Authority and shall only be used for conservation and complementary purposes.

6 Realignment of Primary Regional Roads Reserves

6-1 Port Access Road

The Port Access Road Primary Regional Roads Reserve shall be realigned in accordance with the Minister for the Environment's determination of appeals relating to the Environmental Protection Authority's report and recommendations on the Scheme, dated 30 November 2004.

6-2 Bunbury Outer Ring Road

The Bunbury Outer Ring Road Primary Regional Roads Reserve shall be realigned in accordance with the Minister for the Environment's determination of appeals relating to the Environmental Protection Authority's report and recommendations on the Scheme, dated 30 November 2004.