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WESTERN AUSTRALIA  
MINISTER FOR THE ENVIRONMENT

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

**RURAL SUBDIVISION FOR HORTICULTURE, LOT 2 GINGIN BROOK  
ROAD, GINGIN(431)**

**TALWYN PTY LTD**

This proposal may be implemented subject to the following conditions:

1. 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. Prior to the survey documents being cleared for the amalgamation/subdivision by the Department of Planning and Urban Development, the proponent shall finalise the guidelines for prospective purchasers to the satisfaction of the Minister for the Environment on advice from the Environmental Protection Authority, the Western Australian Department of Agriculture, the Water Authority of Western Australia and the Shire of Gingin. Those guidelines shall include a provision that conventional horticulture not be permitted on these lots. The definition of what constitutes "conventional horticulture" shall be to the satisfaction of the Minister for the Environment on advice from the Environmental Protection Authority and the Western Australian Department of Agriculture.
3. Prior to the survey documents being cleared for the amalgamation/subdivision by the Department of Planning and Urban Development, appropriate measures shall be implemented that prevent conventional horticulture on the subdivided lots to the satisfaction of the Minister for the Environment on advice from the Environmental Protection Authority.
4. Prior to the survey documents being cleared for the amalgamation/subdivision by the Department of Planning and Urban Development, the proponent shall create a foreshore area twenty metres from the centre line of Gingin Brook on the sub-divided lots. The mechanism for the creation and management of that foreshore area shall be to the satisfaction of the State Planning Commission and the Shire of Gingin on advice from the Environmental Protection Authority and the Department of Planning and Urban Development.

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5. Prior to the survey documents being cleared for the amalgamation/subdivision by the Department of Planning and Urban Development, the proponent shall ensure that potential buyers will be
  - (1) made aware that conventional horticulture is not permitted; and
  - (2) provided with the approved guidelines,to the satisfaction of the Minister for the Environment on advice from the Environmental Protection Authority and the Department of Planning and Urban Development.
6. 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.
7. 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).

Bob Pearce, MLA  
MINISTER FOR THE ENVIRONMENT

24 OCT 1991

**GUIDELINES FOR HORTICULTURE  
GLENCOE RURAL LOTS, GINGIN BROOK ROAD, WEST GINGIN  
3RD SEPTEMBER, 1991**

The Glencoe rural lots are centrally located within an area being successfully developed to a diverse range of horticultural crops - vegetables, flowers (wildflowers/exotics), fruit and nut trees. It is expected the area's considerable potential for future horticultural development will make the lots attractive to prospective investors for this purpose.

The Developer advises however that it will be necessary for prospective investors to undertake a pre-purchase study of the requirements or conditions relevant Authorities have placed or may place on development of the lots to horticulture. This study needs to recognise that soil type, depth of groundwater and landform may render some areas unsuitable for conventional horticultural practices. As a guide, conventional horticulture is horticulture irrigated by conventional irrigation systems that:

- a) use either rotating sprinklers (butterfly), impact sprinklers, lateral travel systems and fixed centre pivot sprinklers; and,
- b) use a fertiliser application rate of greater than 15kg of P per ha per year and 150kg of N per ha per year, subject to advice from the Department of Agriculture.

The lots should be carefully studied for suitability to practice conventional horticulture and/or new advanced techniques of production.

The studies should also consider:

- the requirements for abstraction and use of groundwater, the drawing of water from permanent surface flows, and/or construction of catchment and storage systems;
- land use restrictions contained in the terms of Shire zoning;
- environmental issues relating to land use;
- topographic suitability for conventional open field cropping and/or adoption of modified environment enclosures and/or soil-less production techniques;

- climatic suitability of the area for the crops being considered;
- suitability of soils for crops being considered.

The Developer (or agent) can advise prospective purchasers, of the Authorities that should be consulted and the nature of the enquiries that should be made to ensure the selected lot (lots) will be allowed to be used for the purpose intended by the purchaser.

It may be necessary for interested investors to have pre-purchase consultations with:

- The Water Authority of W.A. (Northam);
- Shire of Gingin;
- Environmental Protection Authority;
- State Energy Commission of W.A.;
- Horticultural consultants and/or Department of Agriculture.

The Developer advises that the Glencoe lots fall within the Water Authority's Gingin Groundwater licence area controlled from Northam. All prospective users of groundwater are required to apply for a licence to do so. The groundwater licence application for horticultural purposes requires the annual irrigation demands of the crops proposed to be grown to be quantified. Evaporation tables for the area and duration of the irrigation "season" are used for this purpose. This information can be obtained from the Department of Agriculture, Horticultural and/or Irrigation Consultants.

Purchasers are also advised that their property may be affected by recommendations contained in the Environmental Protection Authority's, Wetlands Environmental Protection Policy. A copy of this document is available from the Developer or the Environmental Protection Authority.

In order to facilitate a thorough environmental assessment, the proposed horticultural development submission should describe:

- The crop types
- vegetables, flowers (wildflowers and/or exotics) fruit and/or nut trees, essential oil, fodder etc.
- The production technique being employed
- open field
  - modified environment enclosure
  - soil- less (hydroponic) ground level or above ground
- The irrigation system
- pivot, linear or reel type travelling irrigators
  - overhead knockers or butterflies
  - driplines or tapes
  - micro spinklers
  - hydroponic (NFT, flood and drain, flow to waste, recirculation) nutrient disposal procedures
- The fertilisation system
- machine or manual broadcast
  - liquid injected (spray and drip)
  - foliar spray
  - monitoring control and recording
- The fertilisers
- granular and/or liquid
  - NPK compositions
  - slow release
  - organic manures
  - soil conditioning by products or wastes
- The chemicals
- This information should be in general terms itemising the recognised chemicals, procedures and practices commonly used to control or eradicate pests and diseases of the crops proposed to be grown.

Whilst preparation of the required submission will not result in automatic approval to horticultural land uses, it is the considered opinion of the developer that submission of the information as recommended should lead to a balanced environmental assessment of the horticultural development proposed for the lot.