



Ass # 548

Bull # 485

State # 195

WESTERN AUSTRALIA
MINISTER FOR THE ENVIRONMENT

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

**RESIDENTIAL REZONING, SUBDIVISION AND DEVELOPMENT,
BURNS BEACH, STAGE 2(548)**

BURNS BEACH PROPERTY TRUST

This proposal may be implemented subject to the following conditions:

1. In implementing the proposal, the proponent shall fulfil the commitments (which are not inconsistent with the conditions or procedures contained in this statement) published in the Environmental Protection Authority Bulletin 485. (A copy of the commitments is attached).
2. 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.
3. The proponent shall ensure that the detailed subdivision plans provide for adequate buffers for residences from Connolly Drive and from the proposed transport system (freeway and rail) in accordance with the principles of the policy on land use adjacent to major highways and roads being developed by the Department of Planning and Urban Development.
4. Prior to seeking clearance of survey documents by the Department of Planning and Urban Development the proponent shall include in the detailed subdivision plans an adequate buffer for residences from the proposed Water Authority of Western Australia treatment plant, to the satisfaction of the Minister for the Environment on advice of the Environmental Protection Authority and the Water Authority of Western Australia.
5. Prior to seeking clearance of survey documents by the Department of Planning and Urban Development, the proponent, with advice from the Water Authority of Western Australia, the Department of Agriculture and the City of Wanneroo, shall develop a management plan for all turf areas of the golf course that minimises nutrient application and water consumption, to the satisfaction of the Minister for the Environment on advice of the Environmental Protection Authority.

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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, M.L.A.
MINISTER FOR THE ENVIRONMENT

20 NOV 1991

Proponent's Commitments

1. The subdivision pattern for the area adjacent to the National park proposes a series of roads and public accessways adjacent to the Park boundary. No lot will abut the National Park. In this manner the fire risk to residents will be reduced and dumping of rubbish will be controlled.
2. In order to restrict dogs from the Park and preclude vehicular access, our client agrees to erect a suitable 1.2m high ring lock fence on the boundary between the Park and the residential development. The fence will include a gate to provide access for emergency vehicles and styles for pedestrian access.
3. Signs will be erected advising the land is part of the Neerabup National Park which is under the control of CALM.
4. The cost of a fuel reduction programme within that part of the National Park adjacent to the proposed residential area will be met (approximately \$2000).