



Ass # 404  
Bull # 482  
State # 220

WESTERN AUSTRALIA  
MINISTER FOR THE ENVIRONMENT

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

**RURAL RESIDENTIAL REZONING, SUBDIVISION AND DEVELOPMENT:  
LOT 13, WUNGONG SOUTH ROAD, BYFORD (404)**

**SHIRE OF SERPENTINE-JARRAHDALE**

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. The Town Planning Scheme amendment for this proposal shall include provision for each lot to be not less than two hectares.
3. The Town Planning Scheme amendment for this proposal shall be amended to include provision for each building envelope to be not greater than 10 per cent of lot size.
4. The Town Planning Scheme amendment for this proposal shall include provision for preventing excessive nutrient input by limiting the number of livestock in accordance with guidelines developed by the Shire of Serpentine/Jarrahdale to the satisfaction of the Environmental Protection Authority on the advice of the Department of Agriculture. This provision shall be to the satisfaction of the Minister for Environment on the advice of the Shire of Serpentine/Jarrahdale and the Department of Planning and Urban Development.
5. The Town Planning Scheme amendment for this proposal shall include provision for landholders to maintain both revegetation established by the developer and the existing vegetation outside the areas cleared for the building envelopes, fences, firebreaks, access and servicing. This provision shall be to the satisfaction of the Minister for Environment on the advice of the Shire of Serpentine/Jarrahdale and the Department of Planning and Urban Development.
6. The Town Planning Scheme amendment for this proposal shall only permit residential land use on the site, with no more than one residence on each lot unless it can be demonstrated by the Shire of Serpentine/Jarrahdale to the satisfaction of the Environmental Protection Authority that an additional residence would not result in excessive nutrient application.

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7. The Town Planning Scheme amendment for this proposal may include provision for ancillary land uses provided that the land uses do not involve the clearing of land nor the application of nutrients outside of the building envelope. Provisions for ancillary land uses shall be to the satisfaction of the Environmental Protection Authority on the advice of the Department of Agriculture.
8. The proponent shall manage and maintain any public open space on the site in accordance with an overall drainage management plan prepared to the satisfaction of the Environmental Protection Authority.
9. The Town Planning Scheme amendment for this proposal shall include provision for conventional on-site effluent disposal systems to be located and installed such that there is at least a two metre vertical separation between the base of the leach drain and the highest recorded groundwater level or bedrock, and at least a 100 metre horizontal separation between the disposal system and the nearest water body, to the satisfaction of the Environmental Protection Authority on advice of the the Shire of Serpentine/Jarrahdale. Alternatively, use of modified effluent treatment systems may be permitted provided management guidelines are prepared by the Shire of Serpentine/Jarrahdale to the satisfaction of the Environmental Protection Authority and included in the Town Planning Scheme.
10. Management guidelines referred to in preceding clauses may be periodically revised by the Shire of Serpentine/Jarrahdale in conjunction with the Environmental Protection Authority to the satisfaction of the Minister for the Environment.

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Bob Pearce, MLA  
MINISTER FOR THE ENVIRONMENT

28 JAN 1992