



WESTERN AUSTRALIA

MINISTER FOR THE ENVIRONMENT

Ass # 635

Bull # 744

State # 381

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

LAND USE STRATEGY FOR BOLD PARK AND ENVIRONS (635)

TOWN OF CAMBRIDGE

This proposal may be implemented subject to the following conditions:

**1 Implementation**

Changes to the proposal which are not substantial may be carried out with the approval of the Minister for the Environment.

- 1-1 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 Environmental Management South of Oceanic Drive**

- 2-1 The proponent shall conserve and enhance the flora, fauna, landscape, scientific, education and recreation values of those portions of System Six recommendation areas M46 and M47 and associated bushland within the Town of Cambridge south of Oceanic Drive as defined in Figure 1 (Copy attached).
- 2-2 To achieve the objectives of condition 2-1, prior to any new development within those portions of System Six recommendation areas M46 and M47 and associated bushland within the Town of Cambridge south of Oceanic Drive and with the benefit of public involvement, the proponent shall prepare an Environmental Management Programme for these areas, to the requirements of the Minister for the Environment on advice of the King's Park Board and the Department of Environmental Protection.

This Environmental Management Programme shall include, but not be limited to:

- (1) management of recreational use of the bushland, including rationalisation of paths and tracks;
- (2) fire and weed management and disease control;
- (3) control of rubbish dumping and other impacts from any adjacent residential development;
- (4) ecological restoration, such as bush regeneration and habitat reconstruction;

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- (5) protection of regionally significant flora;
  - (6) protection of fauna habitats;
  - (7) use of areas known as 'the turf farm', 'the quarry' on West Coast Highway, 'the pine plantation', Camel Lake and St Brendan's Drive;
  - (8) public involvement; and
  - (9) monitoring programmes.
- 2-3 The proponent shall make available for public review the Environmental Management Programme required by condition 2-2, to the requirements of the Minister for the Environment on advice of the Department of Environmental Protection.
- 2-4 The proponent shall implement the Environmental Management Programme required by condition 2-2, to the requirements of the Department of Environmental Protection on advice of the King's Park Board.

### **3 Zoning of Land**

- 3-1 Prior to any development within those portions of System Six recommendation areas M46 and M47 and associated bushland within the Town of Cambridge, other than the Town of Cambridge Administration Complex, the proponent shall assist in the process of introducing appropriate zonings to the Town Planning Scheme to protect the conservation and recreational values of these areas, to the requirements of the Minister for the Environment on advice of the King's Park Board, the Department of Planning and Urban Development and the Department of Environmental Protection.
- 3-2 Prior to any development within System Six recommendation areas M46 and M47 and relevant bushland areas, other than the Town of Cambridge Administration Complex, the proponent shall liaise with the State Planning Commission and the City of Nedlands, to initiate an appropriate amendment to the Metropolitan Region Scheme to protect the conservation and recreational values of these areas.

### **4 Environmental Management - Mt Claremont Bushland**

- 4-1 The proponent shall not permit residential development in the area of the Mount Claremont bushland to the south of Bold Park and west of the Christ Church Grammar School playing fields, as indicated in Figure 2 (Copy attached).
- 4-2 To protect the flora, fauna and scientific values of the Mount Claremont bushland area to the south of Bold Park, the proponent shall only permit residential development in the areas immediately north or south of the Christ Church Grammar School playing fields, as indicated in Figure 2 (Copy attached), which the proponent shall manage to ensure that off-site impacts of residential development are minimised.
- 4-3 To achieve the objective of condition 4-2, prior to preliminary approval of subdivision and with the benefit of public involvement, the proponent shall prepare an Environmental Management Programme for the Mount Claremont bushland area to the south of Bold Park, detailing how the flora, fauna, landscape, recreation and scientific values of the Mount Claremont bushland will be conserved, to the requirements of the Minister for the Environment on advice of the King's Park Board and the Department of Environmental Protection.

This Environmental Management Programme shall include, but not be limited to:

- (1) management of recreational use of the bushland, including rationalisation of paths and tracks within the bushland;

- (2) fire and weed management and disease control;
- (3) control of rubbish dumping and other impacts from any adjacent residential development;
- (4) ecological restoration, such as bush regeneration, habitat reconstruction;
- (5) protection of the gene pool of the Wembley Wax (*Chamelaucium uncinatum*) from hybridisation with commercial strains of Geraldton Wax (*Chamelaucium uncinatum*);
- (6) maintenance of Tuart (*Eucalyptus gomphocephala*) in the area south of the Christ Church Grammar School playing fields which may eventually be developed for low density residential housing;
- (7) public involvement; and
- (8) monitoring programmes.

4-4 Prior to preliminary subdivision approval, the proponent shall commence implementation of the Environmental Management Programme required by condition 4-3, to the requirements of the Department of Environmental Protection on advice of the King's Park Board.

## **5 Realignment of Rochdale Road**

5-1 The proponent shall not permit the realignment of Rochdale Road through the area of the Mount Claremont bushland to the south of Bold Park, as shown in Figure 3 as the 'route option investigated' (Copy attached).

5-2 The proponent shall design any realignment of Rochdale Road to protect the flora, fauna, scientific, education, recreation, ethnographic and landscape values of the System Six recommendation areas M46 and M47.

5-3 The proponent shall ensure that any proposed realignment of Rochdale Road meets the following requirements as far as practicable:

- (1) maximisation of the use of existing road pavement areas;
- (2) avoidance of System Six recommendation areas M46 and M47;
- (3) minimisation of destruction of regionally significant species of vegetation;
- (4) protection of ethnographic sites; and
- (5) consultation with the Department of Environmental Protection.

5-4 Prior to any ground disturbing activity (including surveying), the proponent shall prepare an Environmental Management Programme for construction activities for the realignment of Rochdale Road, to the requirements of the Minister for the Environment on advice of the Department of Environmental Protection and the King's Park Board. This Environmental Management Programme shall address but not necessarily be limited to:

- (1) access for surveying and road works equipment and construction of fencing to confine vehicular movement and ground disturbing activity;
- (2) management of disturbance to landforms and vegetation;
- (3) procedures for conserving top soil for later reuse in rehabilitation;
- (4) locations for materials storage;
- (5) procedures for management of the risk of spreading dieback disease;

- (6) erosion and dust control; and
  - (7) induction in environmental management methods for all personnel employed on the project.
- 5-5 The proponent shall implement the Environmental Management Programme required by condition 5-4 during all phases of ground disturbing activity, including surveying for the detailed design of the final alignment and during construction, to the requirements of the Department of Environmental Protection on advice of the King's Park Board.
- 6 Land Use in Degraded Areas North of Oceanic Drive**
- 6-1 The proponent shall ensure that land uses in the degraded sites, defined in Figure 4 (Copy attached), within those portions of System Six recommendation area M47 and associated bushland, are compatible with environmental management of Bold Park and the associated bushland.
- 6-2 The proponent shall design and construct the Town of Cambridge Administration Complex and any associated development in the site known as the "former quarry" at the corner of Bold Park Drive and Oceanic Drive, such that clearing of indigenous vegetation is minimised and additional impacts upon the adjacent bushland ecosystems are avoided, to the requirements of the Minister for the Environment on advice of the Department of Environmental Protection.
- 6-3 The proponent shall ensure that any proposed development for the site known as the "old quarry" on The Boulevard, is designed and constructed such that clearing of indigenous vegetation is minimised and additional impacts upon the adjacent bushland ecosystems are avoided, to the requirements of the Minister for the Environment on advice of the Department of Environmental Protection.
- 6-4 Within 18 months of the formal authority issued to the decision-making authorities under Section 45 (7) of the Environmental Protection Act 1986, the proponent shall prepare an Environmental Management Programme for the degraded areas shown in Figure 4 (Copy attached), to achieve the objectives of condition 6-1, to the requirements of the Minister for the Environment on advice of the King's Park Board and the Department of Environmental Protection.

This Environmental Management Programme shall address, but not be limited to:

- (1) reconstruction of vegetation associations and habitats to link the Limestone Heaths and *Eucalyptus gomphocephala* and *Eucalyptus decipiens* woodlands which are to the north and south of the old Skyline Drive-in;
  - (2) protection of regionally significant species of vegetation; and
  - (3) timing of the implementation of the Environmental Management Programme.
- 6-5 The proponent shall implement the Environmental Management Programme required by condition 6-4 and ensure that any developments in the degraded areas north of Oceanic Drive are consistent with the Environmental Management Programme, to the requirements of the Department of Environmental Protection on advice of the King's Park Board.
- 7 Proponent**
- These conditions legally apply to the nominated proponent.
- 7-1 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.

**8 Time Limit on Approval**

The environmental approval for the proposal is limited.

- 8-1 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.)

**9 Compliance Auditing**

To help determine environmental performance, periodic reports on progress in implementation of the proposal are required.

- 9-1 The proponent shall submit periodic Progress and Compliance Reports, in accordance with an audit programme prepared by the Department of Environmental Protection in consultation with the proponent.

**Procedure**

- 1 Unless otherwise specified, the Department of Environmental Protection is responsible for assessing compliance with the conditions contained in this statement and for issuing formal clearance of conditions.
- 2 Where compliance with any condition is in dispute, the matter will be determined by the Minister for the Environment.

**Note**

- 1 The attention of the proponent is drawn to Section 47 (1) of the Environmental Protection Act which states:  
"A proponent on whom a statement has been served under section 45 (5) and who does not ensure that any implementation of the proposal to which the statement relates is carried out in accordance with any conditions and procedures set out in the statement commits an offence."
- 2 The responsibility for some of the conditions in this statement may need to be transferred to another proponent at an appropriate time.



Kevin Minson MLA  
MINISTER FOR THE ENVIRONMENT

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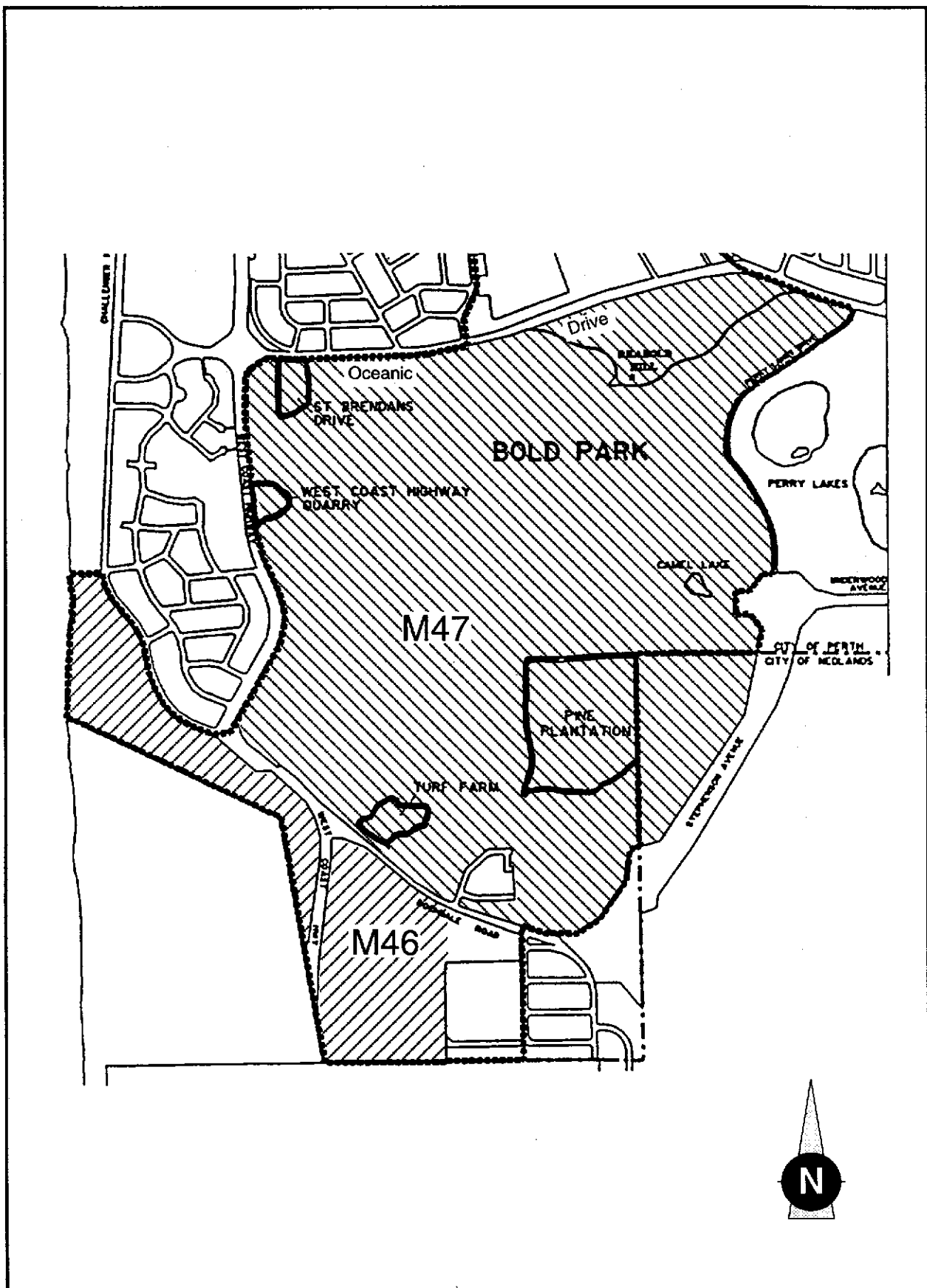
**Figures referred to in the conditions**

**LAND USE STRATEGY  
for  
BOLD PARK & ENVIRONS (635)**

**TOWN OF CAMBRIDGE**

**NOTE**

Due to the date of publication of the attached figures, local authority boundaries indicate the City of Perth as being the local authority. Effective from 1 July 1994 the Town of Cambridge is the local authority for the relevant areas of these figures.



**Figure 1.** Areas of System 6 recommendations M46 and M47 south of Oceanic Drive to be managed for conservation

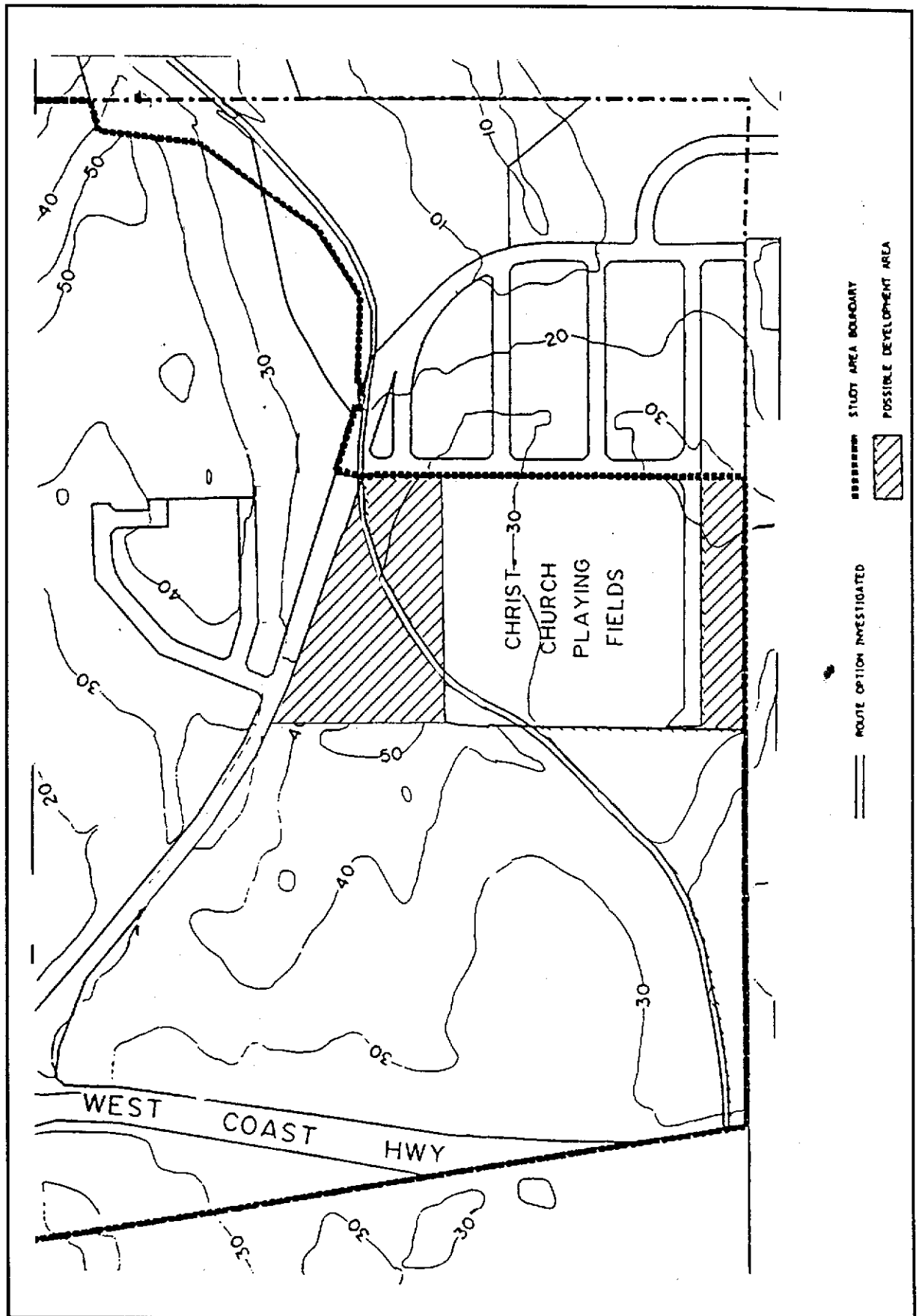


Figure 2. Mount Claremont Bushland



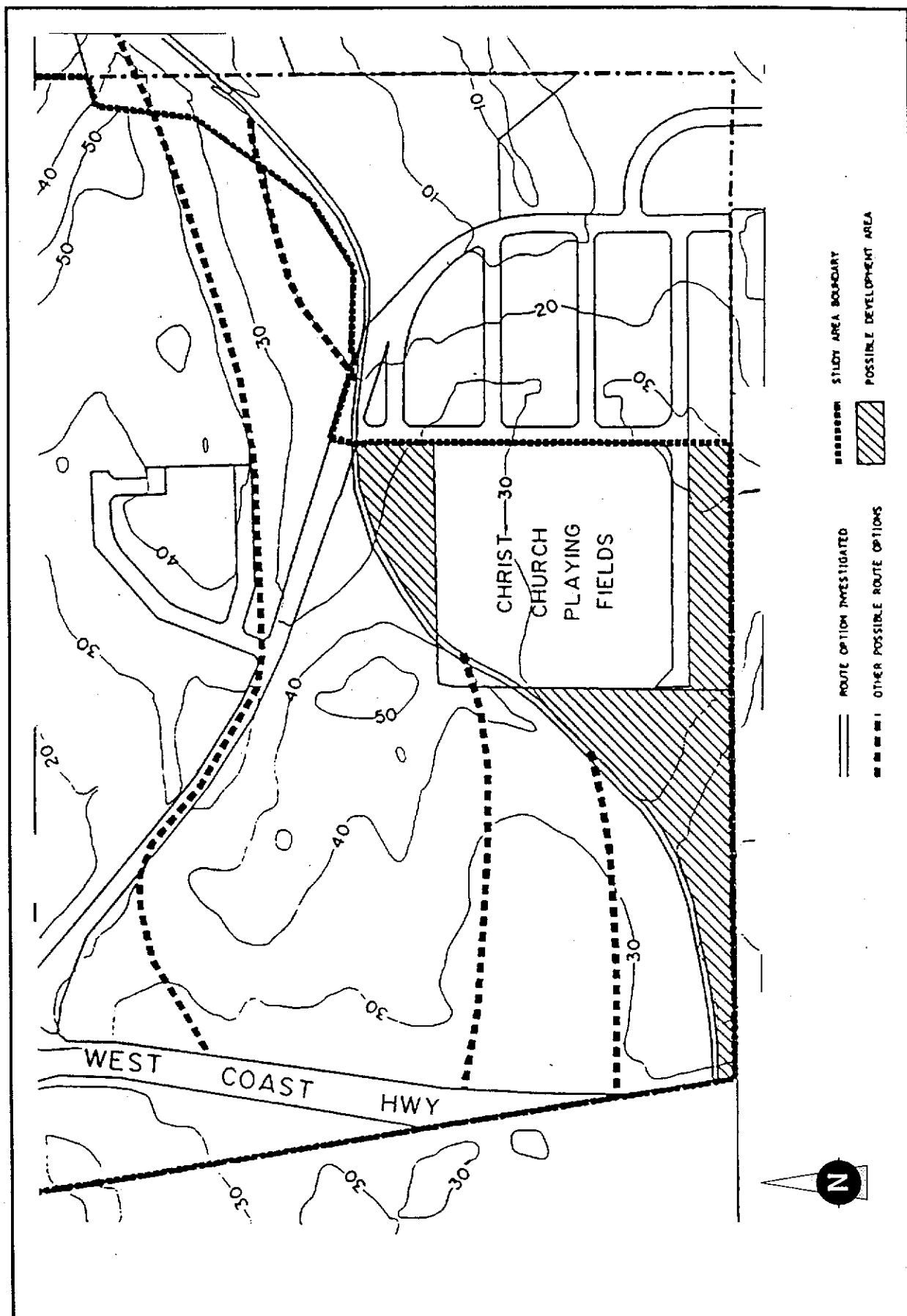


Figure 3. Options presented for the realignment of Rochdale Road

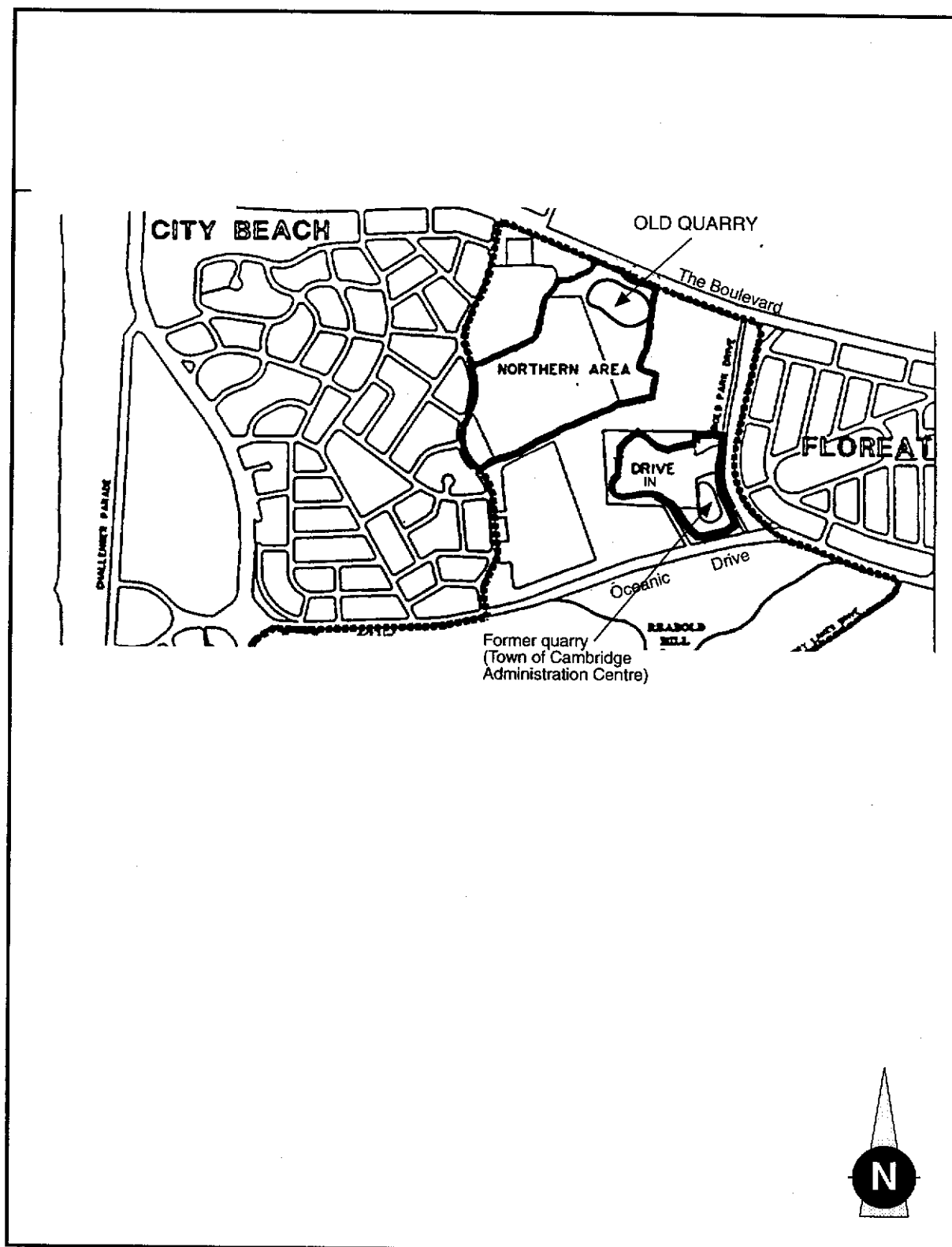


Figure 4. Degraded areas north of Oceanic Drive