



MINISTER FOR THE ENVIRONMENT;
EMPLOYMENT AND TRAINING

Statement No.

000480

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

**SHIRE OF MURRAY TOWN PLANNING SCHEME No. 4
AMENDMENT No. 108**

- Scheme Purpose:**
- (a) to rezone Lot 3 Fiegert Road, Barragup, from 'Rural' zone to 'Special Rural' zone and 'Public Recreation /Conservation' reserve;
 - (b) to add special provisions to the Shire of Murray Town Planning Scheme No. 4; and
 - (c) to amend the Shire of Murray Town Planning Scheme No. 4 Scheme Maps accordingly.

Responsible Authority: Shire of Murray

Responsible Authority Address: PO Box 21, Pinjarra WA 6208

Assessment Number: 1069

Report of the Environmental Protection Authority: Bulletin 890

Subject to the following conditions, there is no environmental reason why the town planning scheme amendment to which the above report of the Environmental Protection Authority relates should not be implemented:

1 Implementation

- 1-1 Subject to these conditions, the 'Special Rural' subdivision the subject of this scheme shall conform with the subdivision guide plan in attachment 1 of this statement.

2 Foreshore Reserve

- 2-1 A foreshore reserve shall be set aside to provide physical statutory protection for the wetlands, remnant foreshore vegetation and important fauna habitats.
- 2-2 The foreshore reserve referred to in condition 2-1 shall be provided by the subdivider of Lot 3 in accordance with the subdivision guide plan in attachment 1, except that the foreshore reserve shall be widened where necessary so that the boundary of the foreshore reserve is at least 50 metres from the furthest extent of the wetland vegetation.

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- 2-3 Building envelopes shall be set back at least 50 metres from the foreshore reserve.

3 Foreshore Management Plan

- 3-1 A Foreshore Management Plan shall be prepared to provide on-going protection for the wetlands, remnant foreshore vegetation and important fauna habitats in the foreshore reserve referred to in condition 2.
- 3-2 Prior to endorsement of the Plan or Diagram of Survey for the 'Special Rural' subdivision the subject of this scheme by the Western Australian Planning Commission, the Foreshore Management Plan referred to in condition 3-1 shall be prepared by the subdivider for the Bulbiba Lake foreshore reserve which abuts the 'Special Rural' zone the subject of this scheme, to the requirements of the Peel Inlet Management Authority, on advice from the Water and Rivers Commission and the Department of Conservation and Land Management.

The Foreshore Management Plan shall provide details on the following:

- 1 specific measures to protect the wetlands, foreshore vegetation, and fauna habitats;
 - 2 fencing requirements of the foreshore reserve;
 - 3 management of human pressures and public access to the foreshore;
 - 4 rehabilitation of degraded areas;
 - 5 maintenance of the foreshore reserve; and
 - 6 timing and responsibilities for the above.
- 3-3 The Foreshore Management Plan required by condition 3-2 shall be implemented.

4 Remnant Vegetation Protection

- 4-1 Remnant vegetation on the site shall be protected.
- 4-2 Remnant vegetation on the land the subject of the scheme shall be retained except where required for the erection of a single house for each 'Special Rural' lot and outbuildings, effluent disposal system, accessways, fences and firebreaks, or other reason permitted in writing by the Shire of Murray.
- 4-3 Areas of remnant vegetation shall be fenced to the requirements of the Shire of Murray.
- 4-4 Building envelopes shall be located in areas that are already largely cleared, shall be set back at least 30 metres from the watercourse, and shall not exceed 2 000 square metres in area.
- 4-5 Within each building envelope, the area of land which may be cleared of vegetation shall not exceed 1 000 square metres.

5 Watercourse Protection

- 5-1 A buffer to protect the watercourse within the 'Special Rural' subdivision shall be provided at the time of subdivision.
- 5-2 All remnant vegetation along the watercourse, and the land within at least 30 metres of each bank of the watercourse shall be fenced to the requirements of the Shire of Murray.

6 Drainage Management

- 6-1 The lowest part of all surface and subsurface drainage systems including road drainage systems shall be located at or above the Average Annual Maximum Groundwater Level.

7 Mosquitoes

- 7-1 Measures shall be put in place to ensure that prospective purchasers are advised of the existence of a health risk due to mosquitoes.

8 Environmental Performance

- 8-1 A report describing the environment in the amendment area and adjoining foreshore reserve in relation to the key environmental factors identified in the Environmental Protection Authority's report (Bulletin 890) shall be provided by the developer prior to any development or work associated with the subdivision commencing on site.

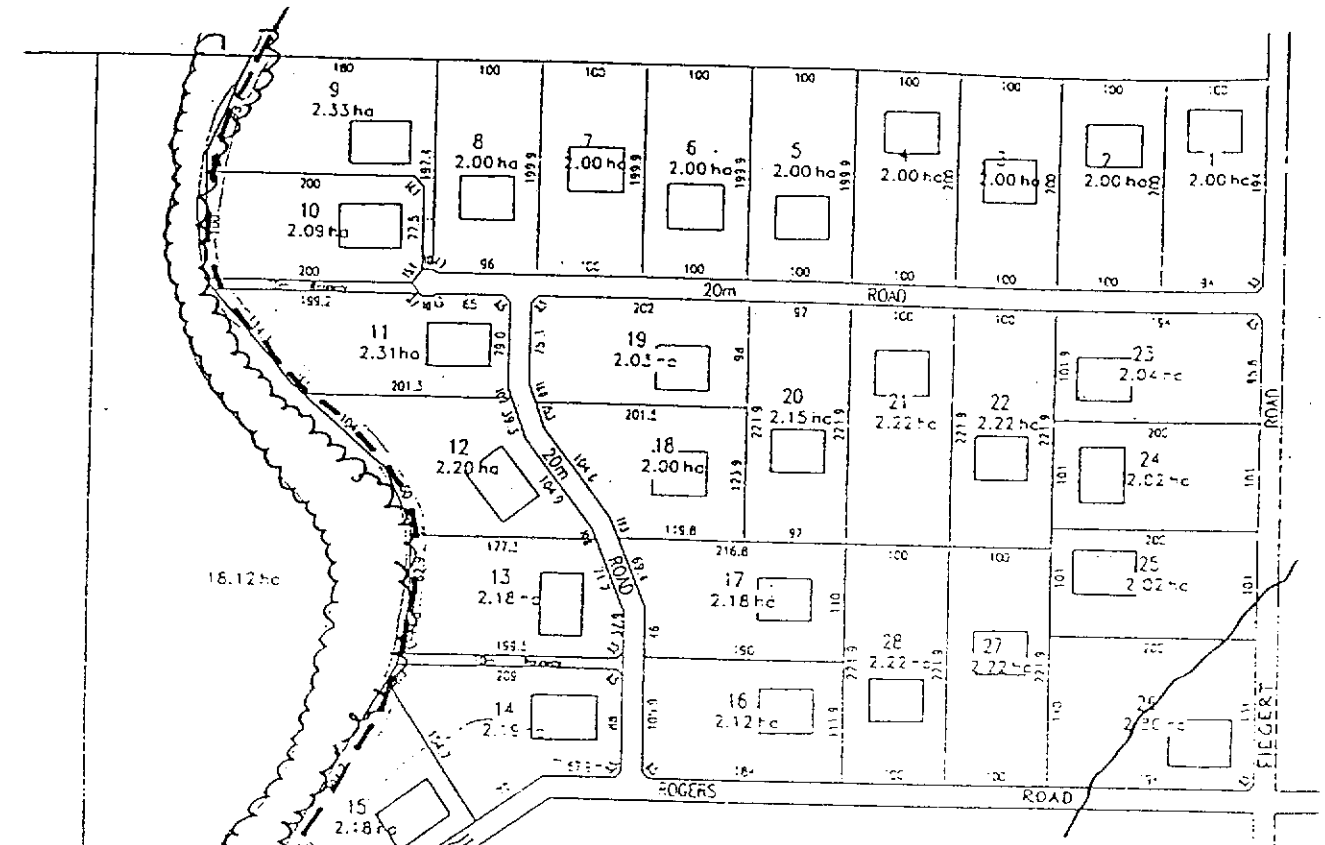
Note: This report will form the basis of any review of the environmental performance of any 'Special Rural' subdivision within the amendment area.

- 8-2 The responsible authority shall review the performance of the environmental conditions imposed on the 'Special Rural' subdivision of the amendment area in the review of the Shire of Murray Town Planning Scheme No. 4 under Section 7AA of the Town Planning and Development Act, and shall provide the Department of Environmental Protection with a report of this review.





CHERYL EDWARDES (Mrs) MLA
MINISTER FOR THE ENVIRONMENT

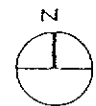
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Attachment 1 Subdivision guide plan



Lot 3 Fiegert Road

-  BUILDING ENVELOPE
-  REMNANT VEGETATION
-  CREEKLINE
-  FLOOD FRINGE (2.45m (CONTOUR))



1:5,000 @ A3

0 100 200m

SUBDIVISION GUIDE PLAN	DATE: 24.04.97
FIEGERT ROAD LOCALITY	SCALE: 1:5000
RIZZO AND ASSOCIATES Urban and Regional Planning Consultants	DRAWN: CA

NOTE: To conform with the requirements of the above conditions, this plan may require modification.