



MINISTER FOR THE ENVIRONMENT;
LABOUR RELATIONS

Statement No.

000486

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

RESIDENTIAL/COMMERCIAL SUBDIVISION, PART LOT 402 RAE ROAD,
COCKBURN SOUND LOCATION 16, ROCKINGHAM

Proposal: The subdivision of Part Lot 402, Rae Road, Rockingham for residential and commercial purposes and the ceding of the Parks and Recreation Reserve and the Important Regional Road Reserve to the Crown, as documented in Schedule 1 and generally depicted in Figure 1 of this statement.

Proponent: Allied Land Company Pty Ltd

Proponent Address: PO Box 481, West Perth 6872

Assessment Number: 1077

Report of the Environmental Protection Authority: Bulletin 892

The proposal to which the above report of the Environmental Protection Authority relates may be implemented subject to the following conditions and procedures:

1 Implementation

- 1-1 Subject to these conditions and procedures, the proponent shall implement the proposal as documented in Schedule 1 of this statement.
- 1-2 Where, in the course of implementing the proposal, the proponent seeks to change any aspect of the proposal as documented in Schedule 1 of this statement in any way that the Minister for the Environment determines, on advice of the Environmental Protection Authority, is not substantial, those changes may be effected.

2 Proponent Commitments

- 2-1 The proponent shall implement the consolidated environmental management commitments documented in Schedule 2 of this statement.
- 2-2 The proponent shall implement subsequent environmental management commitments which the proponent makes as part of the fulfilment of conditions and procedures in this statement.

Published on

18 SEP 1998

3 Parks and Recreation Reserve Environmental Management Plan

- 3-1 Prior to subdivision, the proponent shall prepare an Environmental Management Plan for the portion of Part Lot 402 required for Parks and Recreation Reserve purposes and for the land excluded from development as described in condition 5, to the requirements of the Department of Environmental Protection on advice of the Department of Conservation and Land Management and the City of Rockingham.

This Plan shall address:

- 1 the protection of the conservation values of the Parks and Recreation Reserve and the land excluded from development as described in condition 5, including the protection of thrombolites, wetlands, terrestrial fauna and Vegetation Community 19;
- 2 the impacts of residents and visitors;
- 3 the impacts of construction activities;
- 4 the provision of facilities such as fencing, boardwalks, signage and accessways;
- 5 revegetation;
- 6 maintenance and responsibilities for maintenance; and
- 7 timing of actions required.

- 3-2 The proponent shall implement the Environmental Management Plan required by condition 3-1 to the requirements of the Department of Environmental Protection on advice of the Department of Conservation and Land Management and the City of Rockingham.

4 Drainage and Nutrient Management Plan

- 4-1 Prior to subdivision, the proponent shall prepare a Drainage and Nutrient Management Plan for the site, to the requirements of the Department of Environmental Protection on advice of the Water and Rivers Commission and the City of Rockingham.

This Plan shall address:

- 1 water quality objectives and criteria;
- 2 drainage design;
- 3 construction;
- 4 management;
- 5 monitoring;
- 6 contingency planning; and
- 7 timing of actions required.

- 4-2 The proponent shall implement the Drainage and Nutrient Management Plan required by condition 4-1 to the requirements of the Department of Environmental Protection on advice of the Water and Rivers Commission and the City of Rockingham.

5 Land to be Excluded from Development

- 5-1 The proponent shall neither subdivide nor develop for residential or commercial purposes the land on the eastern side of Lake Richmond which is less than 100 metres from the outermost extent of the wetland-dependent vegetation.

Note 1: The land to be excluded from development is the land located generally west of the Fisher Street extension which is shown on Figure 1 in Schedule 1.

Note 2: See procedure 1 below.

- 5-2 The proponent shall plan and implement environmental management measures consistent with condition 3, for the land referred to in condition 5-1.

6 Proponent

- 6-1 The proponent for the time being nominated by the Minister for the Environment under section 38(6) or (7) of the Environmental Protection Act is responsible for the implementation of the proposal until such time as the Minister for the Environment has exercised the Minister's power under section 38(7) of the Act to revoke the nomination of that proponent and nominate another person in respect of the proposal.
- 6-2 Any request for the exercise of that power of the Minister referred to in condition 6-1 shall be accompanied by a copy of this statement endorsed with an undertaking by the proposed replacement proponent to carry out the proposal in accordance with the conditions and procedures set out in the statement.
- 6-3 The proponent shall notify the Minister for the Environment of any change of proponent contact name and address within 30 days of such change.

7 Commencement

- 7-1 The proponent shall provide evidence to the Minister for the Environment within five years of the date of this statement that the proposal has been substantially commenced.
- 7-2 Where the proposal has not been substantially commenced within five years of the date of this statement, the approval to implement the proposal as granted in this statement shall lapse and be void. The Minister for the Environment will determine any question as to whether the proposal has been substantially commenced.
- 7-3 The proponent shall make application to the Minister for the Environment for any extension of approval for the substantial commencement of the proposal beyond five years from the date of this statement.
- 7-4 Where the proponent demonstrates to the requirements of the Minister for the Environment on advice of the Environmental Protection Authority that the environmental parameters of the proposal have not changed significantly, then the Minister may grant an extension not exceeding five years for the substantial commencement of the proposal.

8 Compliance Auditing

- 8-1 The proponent shall submit periodic Performance and Compliance Reports, in accordance with an audit program prepared in consultation between the proponent and the Department of Environmental Protection.
- 8-2 Unless otherwise specified, the Department of Environmental Protection is responsible for assessing compliance with the conditions and procedures contained in this statement and for issuing formal clearance of conditions.
- 8-3 Where compliance with any condition or procedure is in dispute, the matter will be determined by the Minister for the Environment.

Schedule 1

The Proposal

Allied Land Company Pty Ltd, the proponent, proposes to subdivide Part Lot 402, Rae Road, Rockingham into residential lots, commercial lots, roads and land for parks and recreation purposes, as generally depicted in Figure 1 below.

The main characteristics of the proposal as modified during the environmental impact assessment process under the Environmental Protection Act 1986 are summarised in Table 1 below.

Table 1: Summary of key proposal characteristics (Assessment No. 1077)

| Proposal Characteristic | Description |
|--|--|
| Total site area (Pt Lot 402) | 115 ha (approx.) |
| Area proposed for subdivision | 86 ha (approx.) |
| Area of Important Regional Road Reserve | 6 ha (approx.) |
| Area of Parks and Recreation Reserve | 23 ha (approx.) |
| Drainage | <p>Water run-off from roads generated by storm events up to 1:10 years and 20 minute to 48 hour duration storm of 100 year ARI* are retained on-site using infiltration basins within Public Open Space (see Figure 3). Water Corporation drains will be used when storm events exceed these criteria. Run-off from houses will be disposed of in soakwells or surface infiltration on each lot. Condition 4 requires the preparation and implementation of a Drainage and Nutrient Management Plan.</p> <p>The Peter Street Drain (see Figure 2) will be upgraded and storm water recharged to an infiltration basin within Public Open Space.</p> |
| Sewerage | The proposal will be connected to reticulated sewerage. Sewage pump stations will meet Department of Environmental Protection criteria for 'sensitive areas'. |
| Interface of proposal with Parks and Recreation Reserve | <p>The proposal will provide pedestrian access points between the development area and Parks and Recreation Reserve including the provision of gates or other structures which will prevent unauthorised vehicle access to the Reserve. Condition 3 requires the preparation and implementation of a Parks and Recreation Reserve Environmental Management Plan.</p> <p>The proponent will prepare a Construction Management Plan which will incorporate procedures to prevent access of construction vehicles to the Lake Richmond Parks and Recreation Reserve, and the control of noise, dust, fire and fuel storage within the development area.</p> |

* ARI = average return index.

The development and subdivision of the land generally west of the Fisher Street extension as shown on this figure is subject to the requirements of condition 5.

PARKS & RECREATION RESERVE

URBAN ZONE

IMPORTANT REGIONAL ROADS RESERVE

URBAN ZONE

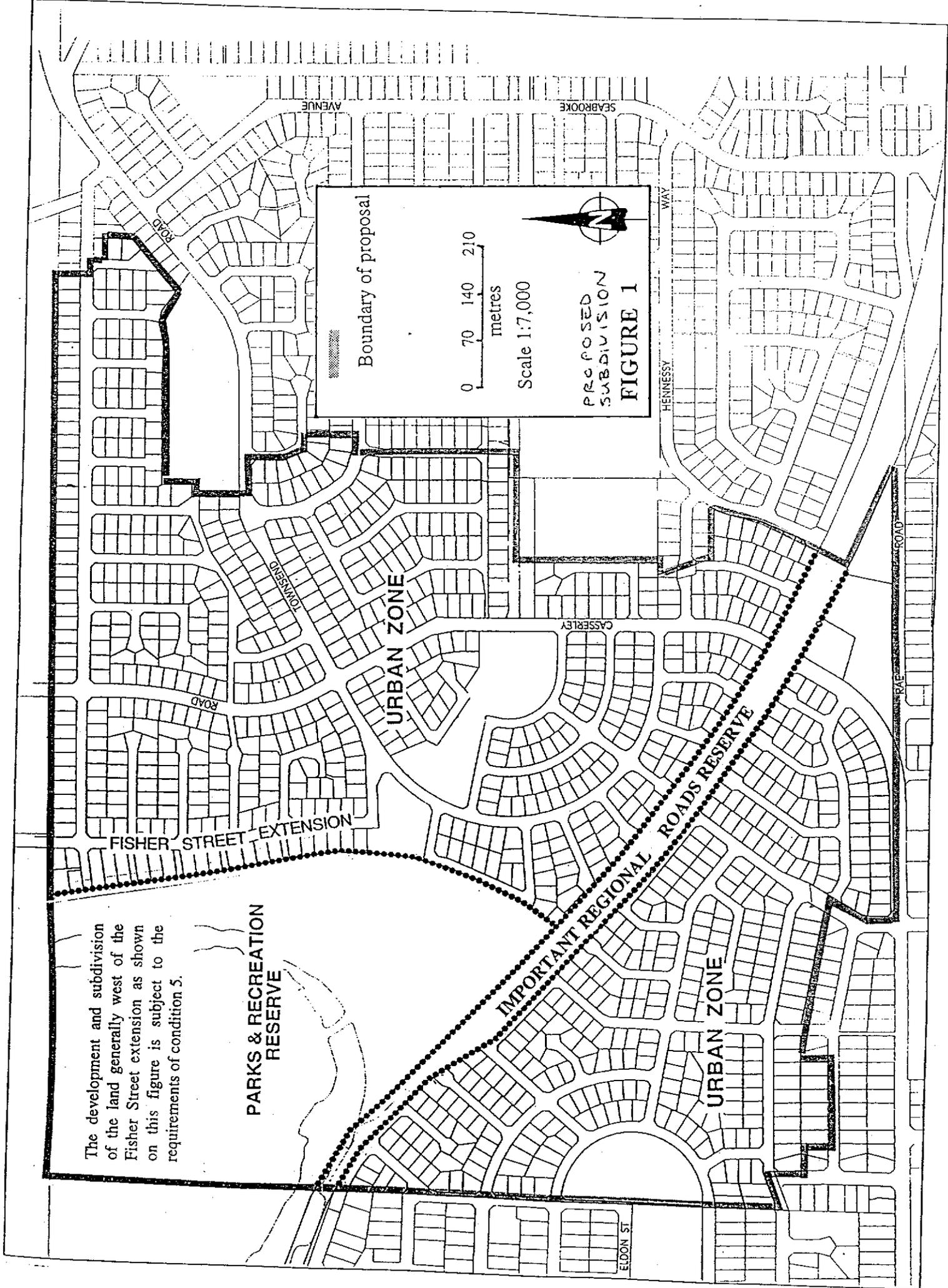
Boundary of proposal

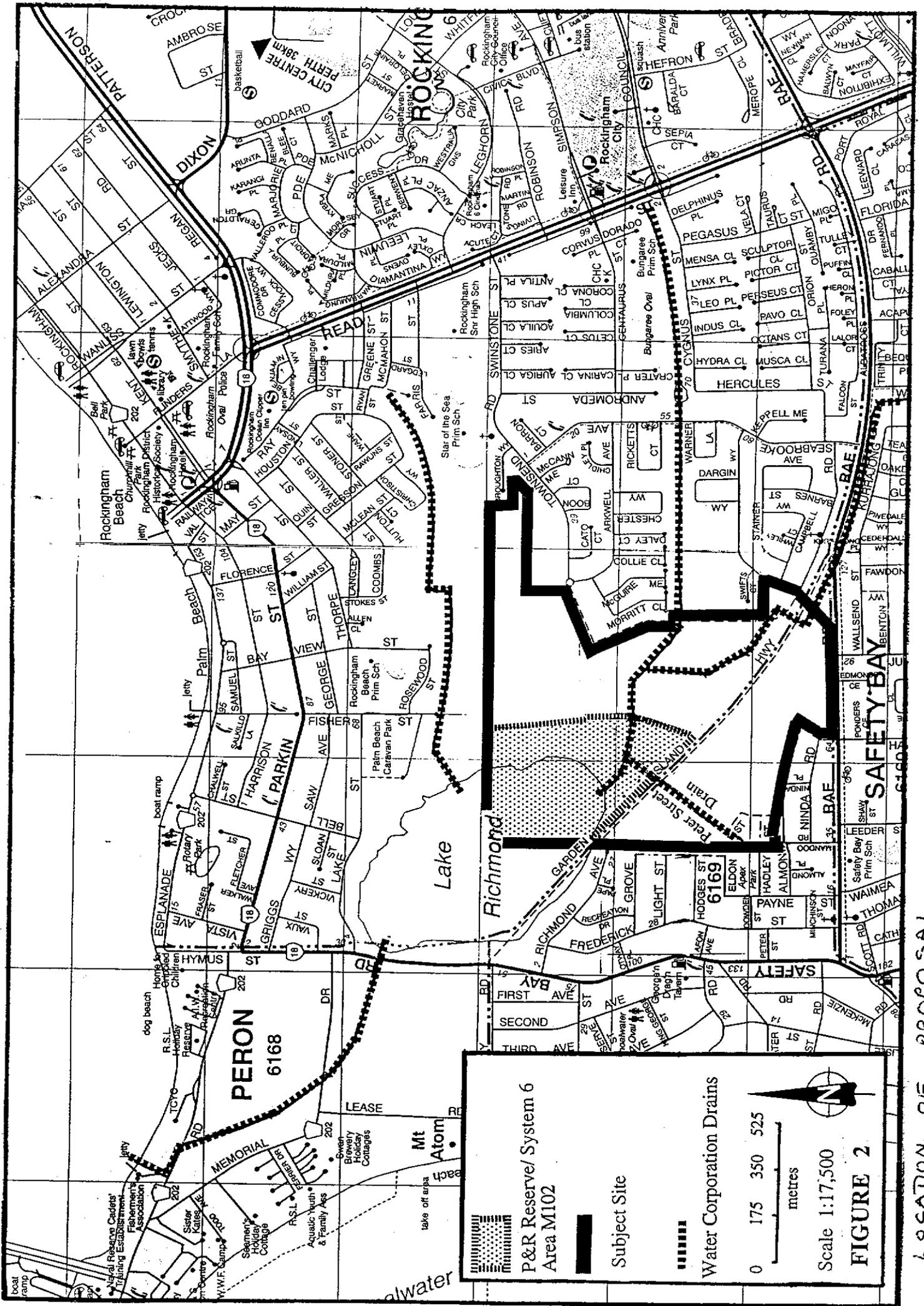
0 70 140 210 metres

Scale 1:7,000



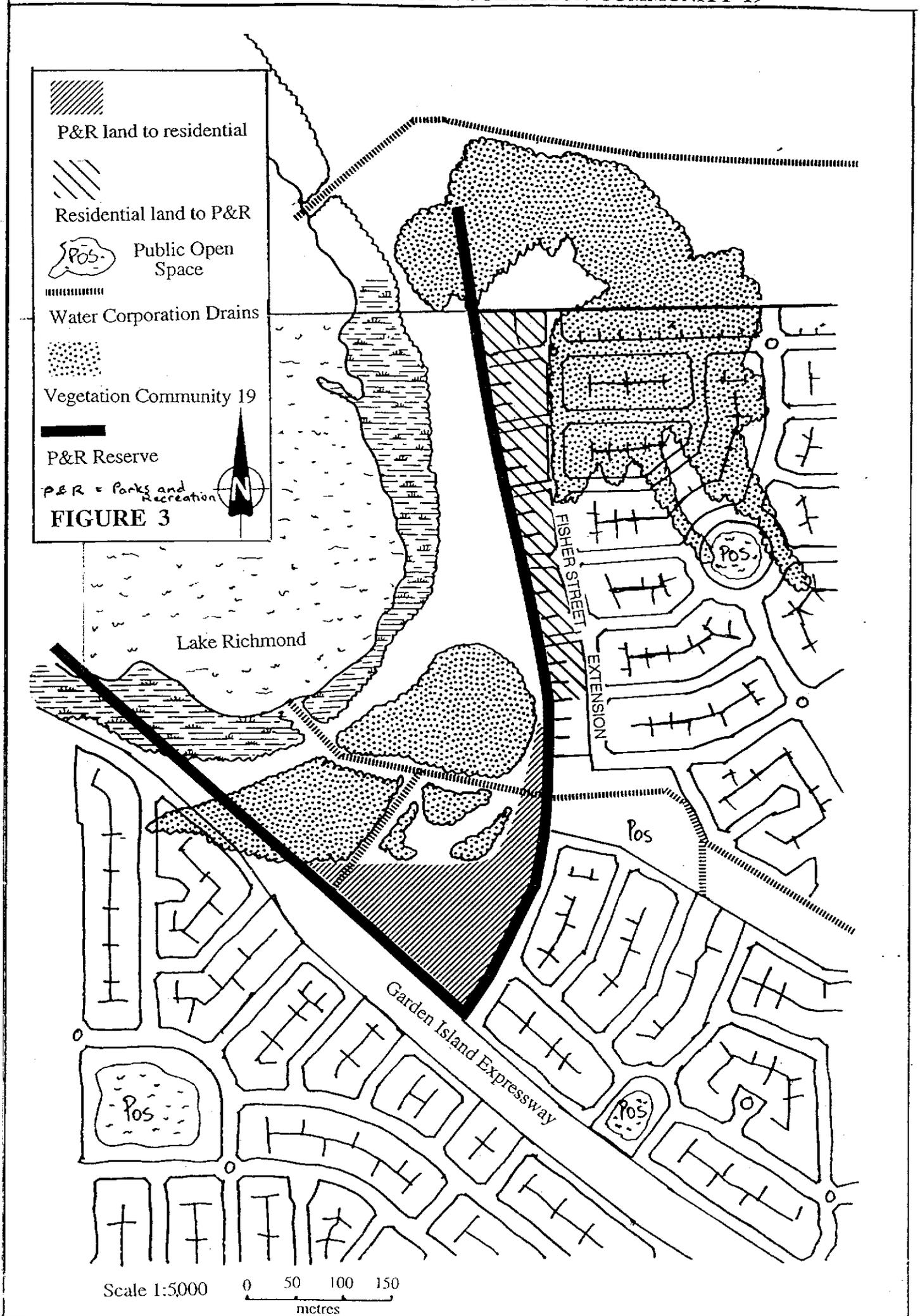
PROPOSED SUBDIVISION
FIGURE 1





LOCATION OF PROPOSAL

FIGURE 3: RECOMMENDED PARKS AND RECREATION RESERVE MODIFICATION AND LOCATION OF VEGETATION COMMUNITY 19



**Proponent's Consolidated Environmental Management
Commitments**

April 1998

**RESIDENTIAL/COMMERCIAL SUBDIVISION, PART LOT
402 RAE ROAD, COCKBURN SOUND LOCATION 16,
ROCKINGHAM.**

Assessment Number: 1077

Proponent: ALLIED LAND COMPANY PTY LTD

- 1 Prior to commencement of construction, the proponent will undertake detailed design of sewer pumping stations to ensure the requirements of the Department of Environmental Protection are met.
- 2 Prior to the commencement of construction, the proponent will develop a Construction Management Plan which will incorporate procedures to prevent access of construction vehicles to the Lake Richmond Parks and Recreation Reserve, and the control of noise, dust, fire and fuel storage within the development area, to the satisfaction of the City of Rockingham and in consultation with the Department of Environmental Protection and the Department of Conservation and Land Management.
- 3 Prior to commencement of construction, the proponent will inform the project construction workforce of the requirement to refer uncovered Aboriginal archaeological materials to the WA Museum, in accordance with the provisions of the Aboriginal Heritage Act 1972.

Procedure

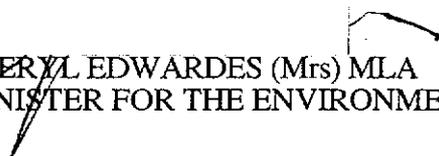
1 Parks and Recreation Reserve

The Minister for the Environment on advice of the Department of Environmental Protection and the Ministry for Planning will recommend a modification to the Parks and Recreation Reserve to protect the environmental values of Lake Richmond.

The recommended modification will take into account that:

- 1 a buffer not less than 100 metres wide is required between the outermost extent of the wetland-dependent vegetation and any development; and
- 2 the degraded land in the southern portion of the current Parks and Recreation Reserve is not required as a buffer to Lake Richmond;

as shown in principle in Figure 3 in Schedule 1 of this statement.


CHERYL EDWARDES (Mrs) MLA
MINISTER FOR THE ENVIRONMENT

17 SEP 1998