



MINISTER FOR THE ENVIRONMENT;
LABOUR RELATIONS

Statement No.

000515

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

RURAL RESIDENTIAL SUBDIVISION, LOT 2 SOUNNESS DRIVE
BULLSBROOK (1190)

Proposal: The proposal is to subdivide a 19.7 hectare lot into two lots of 2 hectares each and one lot of 15.7 hectares, as documented in schedule 1 of this statement.

Proponent: F H and E F Oorschot

Proponent Address: Lot 2 Sounness Drive, Bullsbrook WA 6084

Assessment Number: 1190

Report of the Environmental Protection Authority: Bulletin 896

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.

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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.

3 Proponent

- 3-1 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.
- 3-2 Any request for the exercise of that power of the Minister referred to in condition 3-1 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.
- 3-3 The proponent shall notify the Department of Environmental Protection of any change of proponent contact name and address within 30 days of such change.

4 Commencement

- 4-1 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.
- 4-2 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.
- 4-3 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 at least six months prior to the expiration of the five year period referred to in conditions 4-1 and 4-2.
- 4-4 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.

5 Compliance Auditing

- 5-1 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.

- 5-2 Unless otherwise specified, the Chief Executive Officer of the Department of Environmental Protection is responsible for assessing compliance with the conditions, procedures and commitments contained in this statement and for issuing formal written advice that the requirements have been met.
- 5-3 Where compliance with any condition, procedure or commitment is in dispute, the matter will be determined by the Minister for the Environment.

Note

- 1 In implementing the proposal, the conditions of other statutory approvals, including the conditions of the planning approval, shall be satisfied.

CHERYL EDWARDES (Mrs) MLA
MINISTER FOR THE ENVIRONMENT

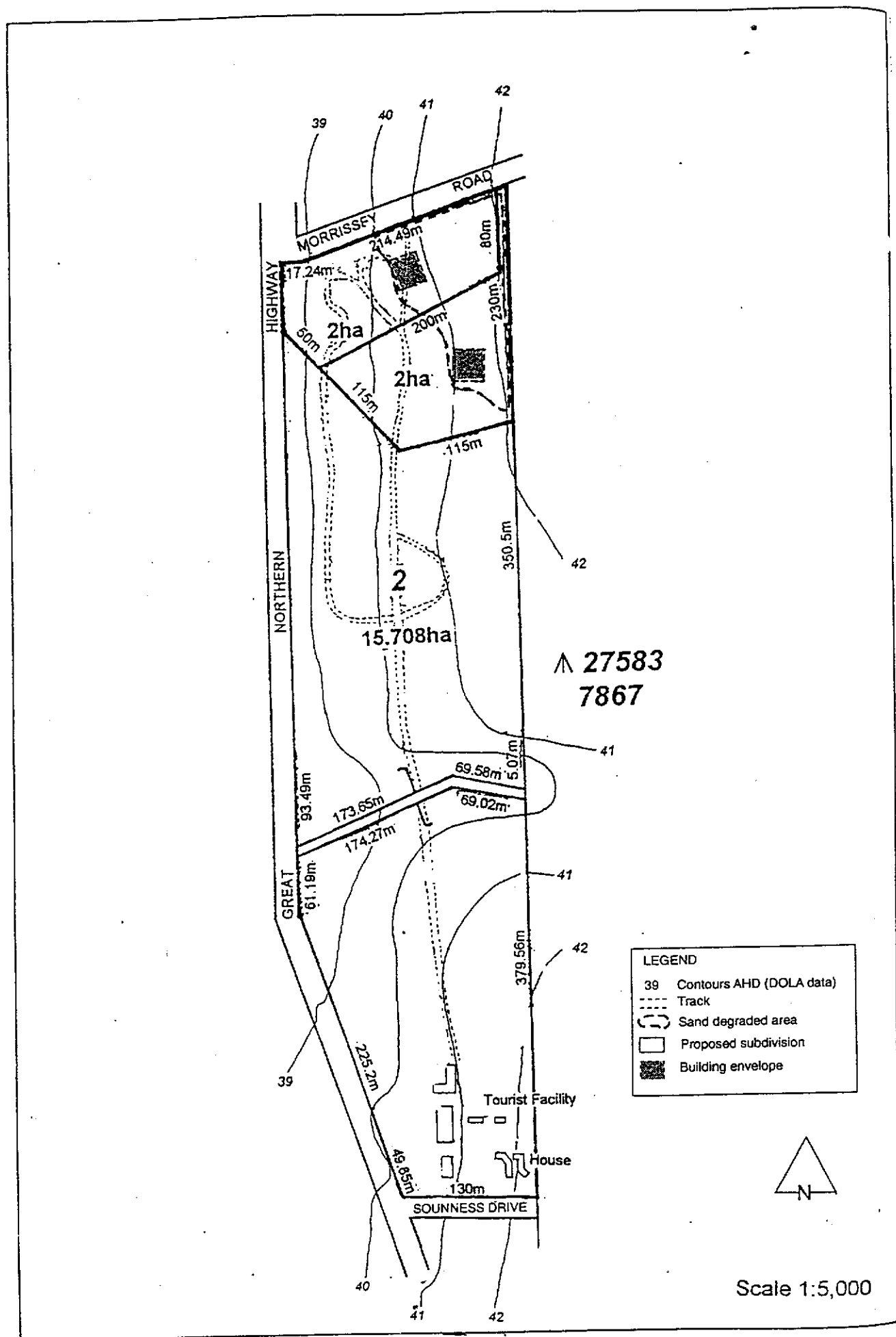
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Schedule 1

Table 1: Summary of key proposal characteristics of modified proposal (1190).

Proposal Characteristic	Description
Total site area (Lot 2)	19.7 hectares
Number and size of lots	2 lots of 2 hectares each 1 lot (balance) of 15.7 hectares
Additional number of dwellings	2
Building controls	Building envelope for each new lot to be designated on previously cleared land, outside conservation category wetland area and buffer
Areas of new lots to be privately managed for conservation of regionally significant vegetation and wetlands	Outside specified building envelopes
Firebreaks	To be within the building envelope
Fencing	To permit movement of native fauna
Drainage	Stormwater drainage to be confined to the cleared areas
Effluent disposal	Alternative effluent disposal systems with nutrient retention capacity
Current land use	Tourist facility on southern portion of Lot 2. Northern portion of Lot 2 exhibits limited grazing by horses, and contains horse and pony cart tracks which have created severe localised disturbance
Other adjacent land uses	Reserve No. 1654 (Bullsbrook Nature Reserve) Reserve No. 27583 (Recreation - golf course) Great Northern Highway

Map 1: Modified subdivision proposal - as included in Environmental Protection Authority Bulletin 896, Figure 4. (Copy attached).



Map 1: Modified subdivision proposal (Adapted from Ray Belton Planning).

**Proponent's Consolidated Environmental Management
Commitments**

April 1999

**RURAL/RESIDENTIAL SUBDIVISION
LOT 2 SOUNNESS DRIVE, BULLSBROOK (1190)**

F H and E F Oorschot

**RURAL RESIDENTIAL SUBDIVISION, LOT 2 SOUNNESS DRIVE,
BULLSBROOK (1190)**

COMMITMENTS

We, F H and E F Oorschot (proponent) provide the following commitments in relation to the above proposal:

Remnant Vegetation and Wetland Protection

- 1 Prior to subdivision application, the proponent will identify a building envelope on each 2 hectare lot, on previously cleared land and outside the conservation management category wetland and its buffer, to the requirements of the Environmental Protection Authority and on advice from the Department of Environmental Protection.
- 2 The proponent will not subdivide the land prior to finalisation of a conservation covenant with the Commissioner for Soil and Land Conservation (under Part IVA of the Soil and Land Conservation Act 1945, as amended).

The covenant will set aside the land which is outside the building envelopes, on each of the two 2 hectare lots, for protection and management as described below.

The covenant will prevent

- 1 clearing, including the clearing for firebreaks which are to be within the building envelope;
 - 2 the construction of dwellings or any other associated buildings;
 - 3 planting of non-indigenous species;
 - 4 construction of boundary fences which do not allow movement of native fauna;
 - 5 the keeping of domestic stock;
 - 6 the keeping of cats and the straying of any other domestic pets;
 - 7 the disposal of stormwater and any other drainage; and
 - 8 pollution by human effluent (which will require the use of alternative effluent disposal systems with nutrient retention capacity within the building envelopes).
- 3 Prior to commencement of ground-disturbing activities, the proponent undertakes to prepare and implement a Dieback Management Plan to the requirements of the Environmental Protection Authority on advice of the Department of Environmental Protection and the Department of Conservation and Land Management and further undertakes to supply prospective purchasers with a copy of the Dieback Management Plan.