



MINISTER FOR THE ENVIRONMENT;  
LABOUR RELATIONS

Statement No.

000560

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

**METROPOLITAN REGION SCHEME AMENDMENT No. 1008/33  
SOUTH FREMANTLE / HAMILTON HILL**

- Scheme Purpose:**
- (a) to rezone the subject land shown shaded in Figure 1 from the 'Industrial' Zone and the 'Railways' Reservation to the 'Urban' Zone and 'Parks and Recreation' Reservation; and
  - (b) to amend the Scheme maps accordingly.

**Responsible Authority:** Western Australian Planning Commission

**Responsible Authority Address:** 469 Wellington Street, PERTH WA 6000

**Assessment Number:** 1256

**Report of the Environmental Protection Authority:** Bulletin 992

Subject to the following conditions, there is no known environmental reason why the Metropolitan Region Scheme amendment to which the above report of the Environmental Protection Authority relates should not be implemented:

**PROCEDURES**

- 1-1 In accordance with Section 7A4 of the Town Planning and Development Act, the environmental conditions imposed by the Minister for the Environment on the Scheme or amendments to the Scheme and contained in Statements published under Section 48F of the Environmental Protection Act, are to be incorporated into the Scheme by appropriate changes to relevant provisions and appropriate modifications to the Scheme Maps as required.

Published on

**22 DEC 2000**

## **1 Noise Management Plan**

- 1-1 As part of the structure planning process and prior to application for subdivision or development approval within the amendment area, whichever occurs first, the Responsible Authority shall require the preparation of a Noise Management Plan.

This Plan shall:

- (1) include predictions of noise levels from trains and heavy or commercial vehicles;
  - (2) identify the appropriate noise criteria against which noise impacts in the amendment area should be measured; and
  - (3) show how noise-sensitive land uses will be protected from adverse noise impacts from the adjacent rail line and heavy or commercial vehicle traffic.
- 1-2 The Noise Management Plan shall be prepared and implemented to the requirements of the Responsible Authority with the concurrence of the Department of Environmental Protection.

## **2 Site Investigation and Management Plan**

- 2-1 Prior to application for subdivision or development approval, whichever occurs first, the Responsible Authority shall require the preparation of a Site Investigation and Management Plan, to the requirements of the Responsible Authority with the concurrence of the Department of Environmental Protection on advice of the Health Department of Western Australia and the Water and Rivers Commission.

This Plan shall include:

- (1) the methods and criteria, compatible with the intended land use, by which potential soil and groundwater contamination in the amendment area will be determined;
  - (2) details of the nature and extent of the soil and groundwater contamination, including notation of any contamination which it is reasonable to assume has extended beyond the boundary of the amendment area as a result of previous land use within the amendment area;
  - (3) detailed description of how sensitive land uses in the scheme amendment area will be protected from adverse impacts from soil or groundwater contamination, including the details of any remediation works and any on-going groundwater restrictions or monitoring required; and
  - (4) the framework of the validation report and audit that will be undertaken, to confirm the success of the remediation.
- 2-2 The Site Investigation and Management Plan shall be implemented prior to subdivision or development approval, whichever occurs first, to the requirements of the Responsible Authority with the concurrence of the Department of Environmental Protection on advice of the Health Department of Western Australia and the Water and Rivers Commission.

**ENVIRONMENTAL CONDITIONS TO BE INCORPORATED INTO THE SCHEME  
BY INSERTION OF PROVISIONS IN SCHEME TEXT**

**2 Responsible Authority Scheme Provisions**

- 2-1 The Responsible Authority shall incorporate the environmental conditions documented in this statement into the scheme, the subject of this statement.

**3 Environmental Management Plans**

- 3-1 The following Environmental Management Plans shall be prepared in accordance with the specifications set out in Attachment 1 of the Minister for the Environment's Statement that a Scheme may be Implemented No. XXX published on (insert date):

- Noise Management Plan;
- Site Investigation and Management Plan; and
- Site Remediation and Validation Report.

- 3-2 The above Environmental Management Plans shall be prepared and implemented in accordance with the provisions of the Plans, to the requirements of the Responsible Authority.

**4 Buffers**

- 4-1 As part of the structure planning process and prior to application for subdivision or development approval, the Responsible Authority shall require that the potential for land use conflict between sensitive land uses and industrial premises has been identified, and buffers established where necessary, to the requirements of the Responsible Authority on advice of the relevant local government authority and the Department of Environmental Protection.

CHERYL EDWARDES (Mrs) MLA  
MINISTER FOR THE ENVIRONMENT

22 DEC 2000

- 2-3 Where it is noted that it is reasonable to assume that contamination has extended beyond the boundary of the amendment area as a result of previous land use within the amendment area, the landowner shall notify the Ministry for Planning, the Department of Environmental Protection, the Water and Rivers Commission and the relevant local government authority of the details of such contamination.

### **3 Site Remediation and Validation Report**

- 3-1 Prior to the backfilling of clean fill and/or commencement of site works for subdivision or development on any land that has residual soil or groundwater contamination, the Responsible Authority shall require the preparation of a Site Remediation and Validation Report to the requirements of the Responsible Authority with the concurrence of the Department of Environmental Protection on advice of the Health Department of Western Australia and the Water and Rivers Commission.
- 3-2 The Site Remediation and Validation Report shall verify that the remediation of the site has occurred to an acceptable standard that is compatible with the intended land use, and consistent with appropriate criteria to the requirements of the Responsible Authority with the concurrence of the Department of Environmental Protection on advice of the Health Department of Western Australia and the Water and Rivers Commission.

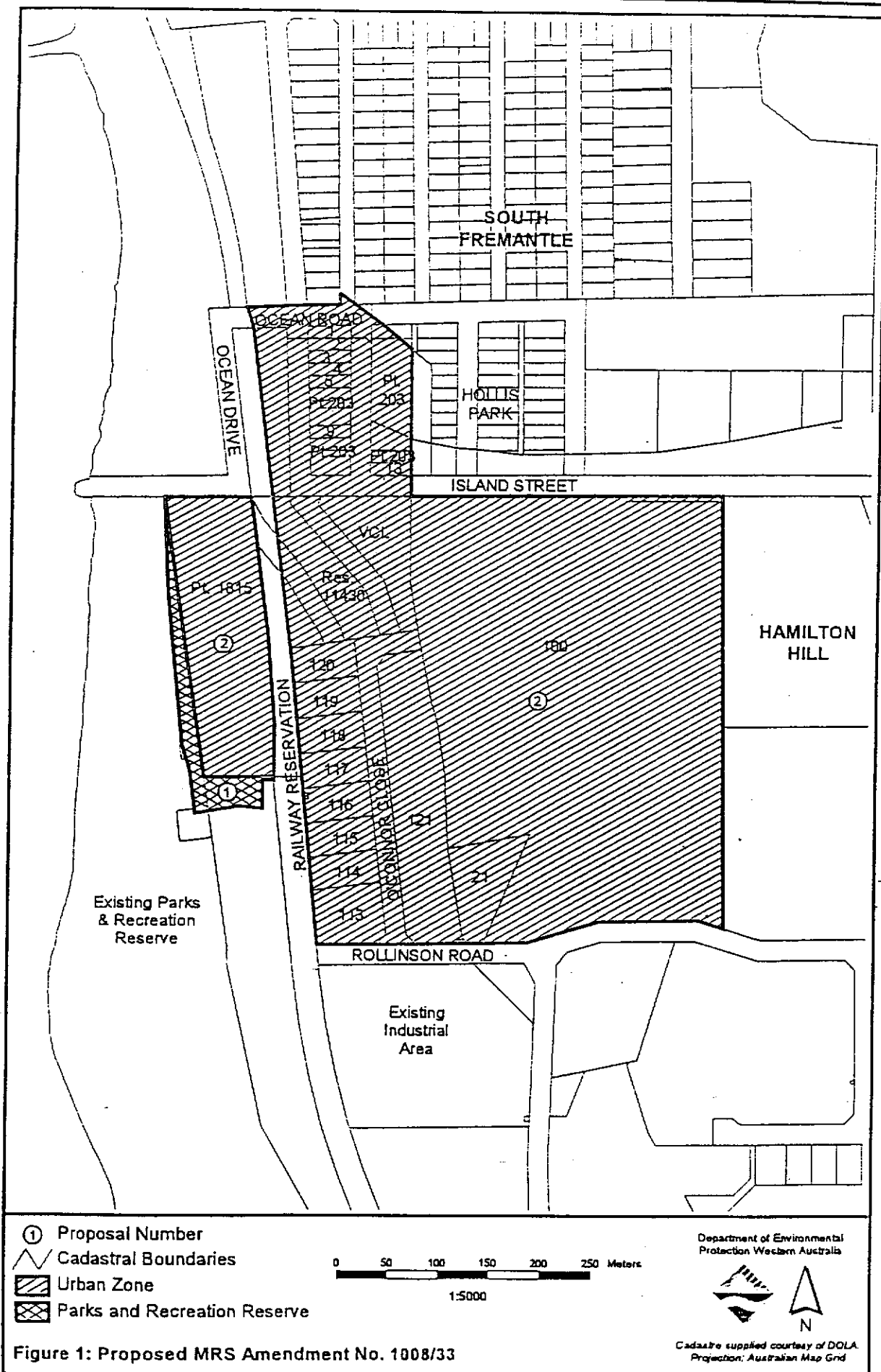


Figure 1. Proposed Metropolitan Region Scheme Amendment No.1008/33.