



Statement No.

MINISTER FOR THE ENVIRONMENT AND HERITAGE

000601

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

PEEL REGION SCHEME

Scheme Purpose: To guide and regulate the use and development of land and to make provision for regional infrastructure and regional open space within the Peel Region.

Responsible Authority: Western Australian Planning Commission

Responsible Authority Address: Albert Facey House, 469 Wellington Street,
Perth WA 6000

Assessment Number: 1047

Report of the Environmental Protection Authority: Bulletin 994

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

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

1 Management Plans

1-1 The following Management Plans may be required in accordance with the specifications set out in Attachment 1 in the Minister for the Environment and Heritage's "Statement that a Scheme may be Implemented" No. [insert relevant Statement Number] published on [insert date], and shall be subsequently implemented in accordance with the provisions of the Plans, to the satisfaction of the Western Australian Planning Commission:

- Environmental Management Plans;
- Drainage, Nutrient and Water Management Plans; and
- Lake Clifton Environmental Management Plans.

Published on

- 2 AUG 2002

2 Biological Survey

- 2-1 Prior to rezoning of land in the scheme which has the potential to impact on regionally significant native remnant vegetation or native fauna, the Responsible Authority may require a biological survey, including a search for Declared Rare Flora and Fauna, Priority Flora, Threatened Flora Communities and Threatened Fauna, to be undertaken.

The biological survey shall be prepared to the satisfaction of the Responsible Authority having due regard for advice from relevant government agencies, and shall be taken into account when considering the rezoning and subsequent subdivision and development applications.

3 Connection to Reticulated Sewerage

- 3-1 As part of an amendment to a local town planning scheme or application to subdivide or develop land for residential, special residential, commercial, industrial or tourist purposes, the Western Australian Planning Commission or local government may require connection of the land to reticulated sewerage where the land is:

- (1) within the Peel-Harvey Coastal Plain Catchment Area and therefore subject to provisions of the Statement of Planning Policy No. 2 for the Peel-Harvey Coastal Plain Catchment;
- (2) outside the Peel-Harvey Coastal Plain Catchment Area and has an Average Annual Maximum Groundwater Level of less than 1.2 metres below the natural ground surface or where subsoil drainage is proposed or will be required as a part of subdivision or development; or
- (3) within the groundwater catchment of Lake Clifton.

4 Old Coast Road Wetland

- 4-1 The wetland contained on Pt Loc 1011 Willoughbridge Crescent, Erskine shall be set aside for conservation, in accordance with the requirements set out in Attachment 1 of the Minister for the Environment and Heritage's "Statement that a Scheme may be Implemented" No. [insert number] published on [date].

Dr Judy Edwards MLA
MINISTER FOR THE ENVIRONMENT AND HERITAGE

- 2 AUG 2002

**ATTACHMENT 1 - OF STATEMENT THAT A SCHEME MAY BE IMPLEMENTED -
PEEL REGION SCHEME**

SPECIFICATIONS FOR ENVIRONMENTAL MANAGEMENT PLANS

1 Environmental Management Plan

1-1 Prior to amending the local town planning scheme, or finally approving subdivisions or developments (whichever is sooner), the Western Australian Planning Commission or local government may require an Environmental Management Plan to be prepared and implemented to achieve the objective of managing the potential impacts of the proposed subdivision or development on the following:

- (1) land which is reserved as Regional Open Space in the Scheme;
- (2) a Crown conservation or nature reserve;
- (3) a National Park; or
- (4) bushland or wetland or lake which is identified in an approved Environmental Protection Policy.

The Environmental Management Plan shall include:

- (1) description of existing environmental values, and the identification of the environmental outcome to be achieved through the implementation of this plan;
- (2) clear delineation of significant areas to be protected;
- (3) fire management;
- (4) allocation of responsibilities and identification of timing and duration for implementation;
- (5) provision for routine monitoring of environmental values; and
- (6) provision of details of contingency plans in the event that the monitoring surveys indicate that the development has had an adverse impact upon environmental values.

1-2 The Environmental Management Plan required by condition 1-1 shall be prepared to the satisfaction of the Responsible Authority having due regard for advice from relevant government agencies and shall be implemented in accordance with a program defined in the Environmental Management Plan.

2 Drainage, Nutrient and Water Management Plan

2-1 Prior to amending local town planning schemes, or finally approving subdivisions or developments (including intensive horticulture) (whichever is sooner) in areas where the Average Maximum Groundwater Level is less than 1.2 metres below the natural ground surface, or where any proposed off-site drainage could lead to degradation of wetlands or waterways, the Western Australian Planning Commission or local government may require a Drainage, Nutrient and Water Management Plan to be prepared and implemented.

- 2-2 The Drainage, Nutrient and Water Management Plan, if required, shall ensure that there is no net increase in nitrogen export to the Peel-Harvey Estuary as a result of development within the Peel Region.
- 2-3 The Drainage, Nutrient and Water Management Plan shall be prepared to the satisfaction of the Western Australian Planning Commission or local government having due regard for advice from relevant government agencies and shall be implemented in accordance with a program defined in the Drainage, Nutrient and Water Management Plan.

The Drainage, Nutrient and Water Management Plan shall include the following:

- (1) establishing environmental quality objectives consistent with targets established for the catchment, as agreed by the Environmental Protection Authority;
- (2) a numerical model or other suitable analysis and forecasting techniques developed to determine the drainage management requirements of the site following development;
- (3) an estimate of the existing nutrient mass balance of the site based on detailed on-site measurements;
- (4) predicted post-development nutrient mass balance of the site based on the monitoring results of existing nutrient-stripping ponds on other sites and other nutrient management measures proposed;
- (5) a comparison of the results of the predicted mass and water balances with water quality performance criteria for the development;
- (6) details of reporting mechanisms to demonstrate compliance with water quality performance criteria including phosphorous and nitrogen concentrations and movements in surface water and groundwater;
- (7) use of best water-sensitive urban design management practices;
- (8) responsibility for nutrient and irrigation management and monitoring; and
- (9) contingency plans if it is found that environmental quality objectives and targets are not met.

3 Lake Clifton Environmental Management Plan

- 3-1 Prior to amending the local town planning scheme or finally approving subdivision (whichever is sooner) within the groundwater catchment of Lake Clifton, the Western Australian Planning Commission or local government may require an Environmental Management Plan to be prepared and implemented to manage the possible impacts of the proposed subdivision or development on the environmental values of Lake Clifton. This management plan should be prepared and implemented in accordance with the Environmental Protection Authority's criteria for environmental acceptability for land use proposals within the catchment of Lake Clifton.

4 Old Coast Road Wetland

- 4-1 Land shall be set aside for conservation purposes to protect the integrity, function and environmental value of the conservation category wetland on Pt Loc 1011 Willoughbridge Crescent, Erskine, to the requirements of the Western Australian Planning Commission on advice of the Water and Rivers Commission, and shall only be used for conservation and complementary purposes. The land requirement shall include an appropriate buffer to protect the core wetland.