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Published on 15 April 2008

Statement Number  
**000766**

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

**CONSTRUCTION OF WAREHOUSE AND TRANSPORT DEPOT ON LOT 46 TOMAH  
ROAD, WELSHPOOL**

**Proposal:** Construction of Warehouse and Transport Depot on Lot 46 Tomah Road, Welshpool and the Provision of an Environmental Offset by Protecting 21.2 Hectares of Significant Wetland and Native Vegetation at Lot 23 Ioppolo Road, Chittering.

The Proposal is further documented in Schedule 1 of this statement.

**Proponent:** Merilla Pty Ltd

**Proponent Address:** PO Box 607 COTTESLOE WA 6911

**Assessment number:** 1721

**Report of the Environmental Protection Authority:** Bulletin 1280

The proposal referred to in the above report of the Environmental Protection Authority may be implemented. The implementation of that proposal is subject to the following conditions and procedures.

**1. Proposal Implementation**

- 1.1. The proponent shall implement the proposal as documented and described in schedule 1 of this statement subject to the condition and procedures of this statement.

## **2. Proponent Nomination and Contact Details**

- 2.1. The proponent for the time being nominated by the Minister for the Environment under sections 38(6) or 38(7) of the Environmental Protection Act 1986 is responsible for the implementation of the proposal.
- 2.2. The proponent shall notify the Chief Executive Officer of the Department of Environment and Conservation (CEO) of any change of the name and address of the proponent for the serving of a notice or other correspondence within 30 days of such change.

## **3. Time Limit of Authorisation**

- 3.1. The authorisation to implement the proposal provided for in this statement shall lapse and be void within five years after the date of this statement if the proposal to which this statement relates is not substantially commenced.
- 3.2. The proponent shall provide the CEO with written evidence which demonstrates that the proposal has substantially commenced on or before the expiration of five years from the date of this statement.

## **4. Clearing of native vegetation at Lot 46 Tomah Road, Welshpool**

- 4.1. Clearing of native vegetation shall only occur at Lot 46 Tomah Road, Welshpool subject to the satisfactory demonstration of the protection of a portion of Lot 23 Ioppolo Road, Chittering in accordance with condition 4-2.
- 4.2. The portion of Lot 23 Ioppolo Road, Chittering, as detailed in schedule 1, is to be permanently protected by: a) transferring the land title into the formal conservation reserve system; b) establishing covenants with an approved organisation; or c) establishing legal tenure agreements, to the requirements of the Department of Environment and Conservation.

David Templeman MLA  
MINISTER FOR THE ENVIRONMENT; CLIMATE CHANGE; PEEL



## Schedule 1

### ***The Proposal (Assessment No. 1721)***

#### ***General Description***

The proposal is for the Construction of Warehouse and Transport Depot on Lot 46 Tomah Road, Welshpool and the Provision of an Environmental Offset by Protecting 21.2 Hectares of Significant Wetland and Native Vegetation at Lot 23 Ioppolo Road, Chittering (see figure 1 and 2).

The proposal is described in the following document – Cardno BSD Pty Ltd: *Construction of Warehouse and Transport Depot on Lot 46 Tomah Road, Welshpool and the Permanent Environmental Offset of Protecting 21.2 Hectares of Significant Wetland and Native Vegetation at Lot 23 Ioppolo Road, Chittering, 2008*

#### ***Summary Description***

A summary of the key proposal characteristics is presented in Table 1

***Table 1 – Summary of Key Proposal Characteristics***

| Element              | Description   |
|----------------------|---|
| Proposal             | <ul style="list-style-type: none"><li>• Clearing of Lot 46 Tomah Road and the construction of warehouse and transport depot</li><li>• The permanent environmental offset of protecting 21.2 hectares of significant wetland and native vegetation at Lot 23 Ioppolo Road, Chittering</li></ul>  |
| Area of Disturbance  | Approximately 3.5 hectares  |
| Area of Conservation | Not less than 21.2 hectares   |
| Development          | <ul style="list-style-type: none"><li>• Clearing of all vegetation (approximately 3.5 hectares) from Lot 46 Tomah Road, Welshpool</li><li>• Construction of warehouse and transport depot on Lot 46 Tomah Road. This will include associated earthworks, such as cutting, filling and re-contouring in order to prepare the site for construction</li></ul> |

| Element      | Description  |
|--------------|--|
| Conservation | <ul style="list-style-type: none"> <li>• The proponent is to become the legal owner of Lot 23 Ioppolo Road, Chittering, Shire of Chittering, as described on Certificate of Title Volume 2130 and Folio 80</li> <li>• The proponent is then to permanently protect the area depicted as ‘the offset site’ within the proposal document prepared by Cardno BSD Pty Ltd (2008 - refer to Figure 4), or similar area following detailed discussion with the Department of Environment and Conservation, and being not less than 21.2 hectares in area, by: a) transferring the land title into the formal conservation reserve system, b) establishing covenants with an approved organisation; or c) establishing legal tenure agreements.</li> <li>• To construct agricultural fencing to a standard suitable to the Department of Environment and Conservation around the perimeter of ‘the offset site’ and to commit to other reasonable management measures for the offset site, as agreed with the Department of Environment and Conservation</li> </ul> |

### ***Figures***

Figure 1 – Lot 46 Tomah Road, Welshpool (Development Area)

Figure 2 – Part Lot 23 Ioppolo Road, Chittering (Offset Site)

Figure 1: Lot 46 Tomah Road, Welshpool (Development Area)

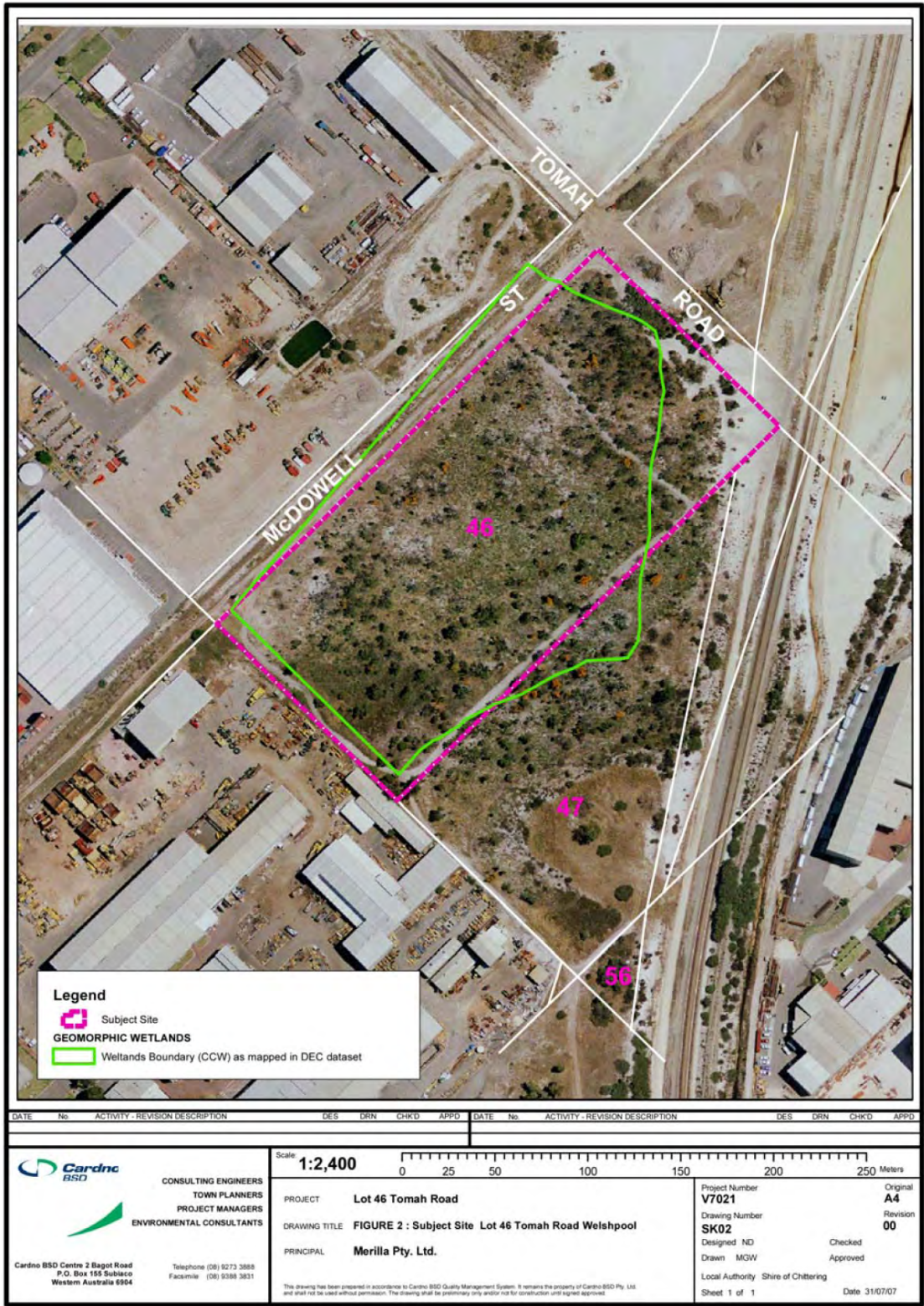
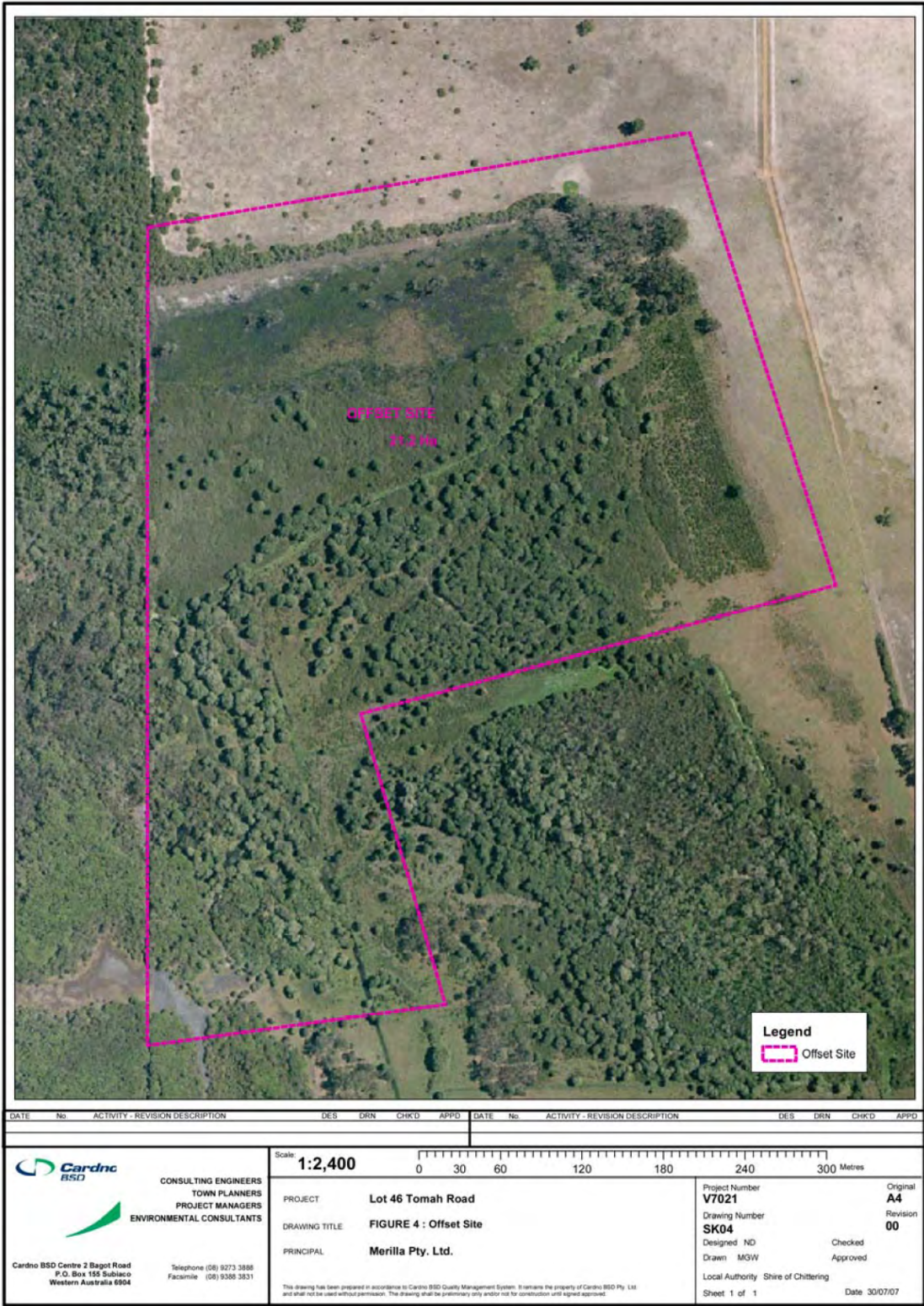




Figure 2 – Part Lot 23 Ioppolo Road, Chittering (Offset Site)



## Attachment 1 to Statement 766

### Change to Proposal

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**Proposal:** Construction of Warehouse and Transport Depot on Lot 46 Tomah Road, Welshpool  
**Proponent:** Merilla Pty Ltd

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**Change:** To include Lots 47 and 56 and to limit the proposal definition to clearing and earthworks.

#### Key Characteristics Table:

| Element              | Description of proposal  | Description of approved change to proposal   |
|----------------------|--|--|
| Proposal             | <ul style="list-style-type: none"><li>• Clearing of Lot 46 Tomah Road and the construction of warehouse and transport depot</li><li>• The permanent environmental offset of protecting 21.2 hectares of significant wetland and native vegetation at Lot 23 Ioppolo road, Chittering</li></ul>     | <ul style="list-style-type: none"><li>• Clearing of Lots 46, 47, and 56, Tomah Road</li><li>• The permanent environmental offset of protecting 21.2 hectares of significant wetland and native vegetation at Lot 23 Ioppolo road, Chittering</li></ul> |
| Area of disturbance  | Approximately 3.5 hectares   | Less than 5 hectares   |
| Area of conservation | Not less than 21.2 hectares  | Not less than 21.2 hectares  |
| Development          | Clearing of all vegetation (approximately 3.5 hectares) from Lot 46 Tomah Road, Welshpool<br>Construction of warehouse and transport depot on Lot 46 Tomah Road. This will include associated earthworks, such as cutting, filling and re-contouring in order to prepare the site for construction | Clearing of all vegetation from Lots 46, 47, and 56, Tomah Road, Welshpool<br>Associated earthworks, including cutting, filling and re-contouring in order to prepare the site for development   |

#### List of Figures:

Figure 3: Lots 46, 47, and 56, Tomah Road, Welshpool (Development Area)

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**Dr Paul Vogel**  
CHAIRMAN  
Environmental Protection Authority  
under delegated authority

Approval date: 3 October 2010



**Figure 3: Lots 46, 47, and 56 Tomah Road, Welshpool (Development Area)**

