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Published on 23 December 2009

Statement No.820

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

SHIRE OF WAROONA TOWN PLANNING SCHEME NO. 7 AMENDMENT NO. 4
("RURAL 6 – RURAL RESIDENTIAL" ZONE, LOT 3 SOUTHERN ESTUARY ROAD,
LAKE CLIFTON)

Scheme Purpose:

- (a) rezoning Lot 3 Pt. Wellington Location 2942 Southern Estuary Road, Lake Clifton from "Rural 1 General Farming" to "Rural 6 – Rural-Residential"; and
- (b) incorporating into Schedule 2 of the Scheme Text Policies and provisions relating to development on Lot 3 Location 2942, Southern Estuary Road.

Responsible Authority:

Shire of Waroona

Responsible Authority Address:

PO Box 20, Waroona WA 6215

Assessment Number:

1281

Report of the Environmental Protection Authority: Report 1316

Subject to the following conditions, there is no known environmental reason why the town planning scheme amendment 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 Wetland Protection Area

- 1-1 The subdivision guide plan shall show thereon Portion of Lot 3 Southern Estuary Road (as shown as 'Conservation Area' in Attachment 1 and detailed in Attachment 2) as a Wetland Protection Area.

- 1-2 The clearing of native vegetation in, or the filling or excavation of, the Wetland Protection Area is prohibited.

Note: The above environmental conditions are to be incorporated into the scheme in accordance with the format set out in the Model Scheme Text. This will require the insertion of the model environmental conditions and a related schedule of environmental conditions into the scheme.

Hon Donna Faragher JP MLC
MINISTER FOR ENVIRONMENT; YOUTH

Attachment 1



Attachment 2

Wetland 1 Coordinates
(coordinates obtained in Geocentric
Datum of Australia 94 Map Grid of
Australia Zone 50)

ID	X_Coordinate	Y_Coordinate
1	380657.034	6368314.038
2	380657.164	6368263.951
3	380671.206	6368263.684
4	380680.752	6368261.459
5	380689.680	6368257.413
6	380692.788	6368255.449
7	380693.550	6368198.583
8	380128.949	6368191.019
9	380112.311	6368233.401
10	380056.603	6368305.949
11	380050.830	6368317.656
12	380048.604	6368327.201
13	380047.908	6368397.772
14	380066.491	6368503.156
15	380070.609	6368515.356
16	380108.331	6368592.537
17	380115.583	6368603.390
18	380124.835	6368611.615
19	380165.728	6368639.560
20	380204.806	6368655.386
21	380210.462	6368667.030
22	380214.716	6368777.784
23	380188.484	6368905.728
24	380188.574	6368913.432
25	380194.229	6368976.948
26	380195.736	6368985.455
27	380197.838	6368991.649
28	380201.183	6368998.282
29	380277.448	6369125.101
30	380287.208	6369185.504
31	380289.221	6369193.600
32	380294.800	6369205.013
33	380322.150	6369246.338
34	380364.571	6369290.215
35	380372.148	6369296.433
36	380418.426	6369320.536
37	380427.805	6369323.381
38	380450.926	6369327.809
39	380456.312	6369333.160
40	380471.920	6369386.994
41	380474.423	6369393.036
42	380479.599	6369401.360

43	380486.299	6369408.514
44	380497.152	6369415.765
45	380521.684	6369424.845
46	380531.230	6369427.071
47	380537.756	6369427.498
48	380547.511	6369426.538
49	380556.890	6369423.692
50	380565.535	6369419.072
51	380570.723	6369415.090
52	380592.623	6369394.472
53	380598.842	6369386.895
54	380602.112	6369381.231
55	380605.564	6369372.057
56	380617.717	6369320.390
57	380634.624	6369291.951
58	380638.820	6369279.591
59	380659.733	6369112.749
60	380663.581	6369104.822
61	380687.657	6369085.771
62	380690.886	6368844.924
63	380682.127	6368836.267
64	380673.803	6368831.091
65	380664.630	6368827.639
66	380626.584	6368817.766
67	380618.349	6368809.248
68	380609.458	6368634.763
69	380639.699	6368556.948
70	380661.490	6368448.834
71	380661.881	6368440.391
72	380657.034	6368314.038