

Appendix 14

Recommended Environmental Conditions

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

1 Management Plans

1-1 The following Environmental Management Plans may be required in accordance with the specifications set out in Attachment 1 in the Minister for the Environment'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 Management Plans, to the satisfaction of the Western Australian Planning Commission:

- 1) Environmental Management Plans for schemes, subdivisions and developments;
- 2) Environmental Management Plans for industrial development with the Kemerton Industrial Area and Special Control Area No. 2;
- 3) Drainage, Nutrient and Water Management Plan; and
- 4) Acid Sulfate Soil Management Plan.

2 Biological Survey

2-1 As part of a scheme amendment or application to subdivide or develop land 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 and tourist purposes, the Western Australian Planning Commission or local authority may require connection of the land to reticulated sewerage where:

- 1) the Average Annual Maximum Groundwater Level is less than 1.2 metres below the natural ground surface; or

- 2) subsoil drainage is proposed or will be required as a part of development, unless the responsible authority and the Environmental Protection Authority agree that there are special circumstances applying to a particular subdivision or development.

4 Land to be reserved

- 4-1 All or portions of the following sites shall be reserved for conservation, in accordance with the requirements set out in Attachment 1 of the Minister for the Environment's "Statement that a Scheme may be Implemented" No. (insert number) published on (date):

- 1) Reserve 35061 Paris Road, Australind - Decommissioned Wastewater Treatment Plant
- 2) Reserve 31012 Harewoods Road, Dalyellup
- 3) Port Installation Reserve
- 4) Lots 0, 7 and 9 Brunswick River (east of Australind Bypass)
- 5) Twin Rivers - Pt Lot 211 Barnes Avenue, Australind
- 6) College Grove - Lot 1000 Bussell Highway
- 7) Pt Loc 632 Parade Road, Glen Padden
- 8) Reserve 670 North Boyanup Road, Davenport
- 9) Picton Waters - EPP Lake on portion of Lots 40-44 Jeffery Road, Picton
- 10) Lot 10 Ferguson River foreshore, Picton
- 11) Pt Lot 1 North Boyanup Road, Davenport

5 Realignment of Primary Regional Road Reserves

- 5-1 Portions of the following Primary Regional Road Reserves shall be realigned, in accordance with the requirements set out in Attachment 1 of the Minister for the Environment's "Statement that a Scheme may be Implemented" No (insert number) published on (date):

- 1) Port Access Road
- 2) Bunbury Outer Ring Road

Attachment 1 – STATEMENT THAT A SCHEME MAY BE IMPLEMENTED – GREATER BUNBURY REGION SCHEME

SPECIFICATIONS FOR ENVIRONMENTAL MANAGEMENT PLANS

1. Environmental Management Plans for schemes, subdivisions and developments

1-1 Prior to amending local town planning schemes, 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, waterway, wetland or land that may be part of an ecological linkage.

The Environmental Management Plan shall include:

- 1) a 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 boundaries or significant areas to be protected;
- 3) fire management;
- 4) drainage and nutrient management;
- 5) management of access and rehabilitation;
- 6) vegetation and/or wetland mitigation strategies
- 7) allocation of responsibilities and identification of timing and duration of implementation;
- 8) provision for routine monitoring of environmental values; and
- 9) provision of details of contingency plans in the event that the monitoring surveys indicate that the development is having or has had an adverse impact upon environmental values.

- 1-2 An 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.
- 1-3 An Environmental Management Plan shall also include a Vegetation Compensation Package to off-set the impacts on particular vegetation complexes.

The Vegetation Compensation Package shall consider:

- 1) the biological and environmental values of any vegetation to be impacted by the proposed alignment and design of the road;
- 2) a review of the alignment of the route or design of the road, to avoid or minimize impacts on the vegetation; and
- 3) measures, including the possible acquisition of other vegetated land, to mitigate for the loss of any biological and environmental values caused by the construction of the road.

2. Environmental Management Plans for industrial development with the Kemerton Industrial Area and Special Control Area No. 2

- 2-1 Prior to approving subdivision or development within the Kemerton Industrial Area and the Special Control Area No. 2, 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 development.

An Environmental Management Plan shall include:

- 1) a description of existing environmental values (including vegetation, fauna and wetlands) and the identification of the environmental outcome to be achieved through the implementation of this plan;
- 2) management of potential impacts on visual amenity;
- 3) clear delineation of significant areas to be protected;
- 4) allocation of responsibilities and identification of timing and duration of 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 subdivision or development is having or has had an adverse impact upon environmental values.

- 2-2 An Environmental Management Plan required by condition 2-1 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.

3. Drainage, Nutrient and Water Management Plan

- 3-1 Prior to amending local town planning schemes, or finally approving subdivisions or developments (including those for 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 Responsible Authority or local authority may require a Drainage, Nutrient and Water Management Plan to be prepared and implemented.
- 3-2 A Drainage, Nutrient and Water Management Plan, if required, shall ensure that there is no net increase in nitrogen export to the Leschenault Inlet as a result of development within the Greater Bunbury Region.
- 3-3 The Drainage, Nutrient and Water Management Plan shall be prepared to the satisfaction of the Western Australian Planning Commission or local authority 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.

An Environmental Management Plan shall also include:

- 1) a 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) allocation of responsibilities and identification of timing and duration of implementation;
- 4) provision for routine monitoring of environmental values; and
- 5) provision of details of contingency plans in the event that the monitoring surveys indicate that the road is having or has had an adverse impact upon environmental values.

4. Acid Sulfate Soils Management Plan

- 4-1 Prior to amending local town planning schemes, or finally approving subdivisions or developments, the Western Australian Planning Commission may require:
- 1) A Preliminary Acid Sulfate Soils assessment to be prepared where there is likely to be a significant risk of disturbing acid sulfate soils; or
 - 2) An Acid Sulfate Soil Management Plan to be prepared and implemented where the presence of acid sulfate soils has been confirmed.

5. Biological Surveys

5-1 Prior to rezoning land in the scheme which has the potential to impact on regionally significant remnant vegetation or native fauna, the responsible Authority may require a biological survey.

5-2 A biological survey shall be prepared to the satisfaction of the Western Australian Planning Commission 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.

6. Reserve 35061 Paris Road, Australind - Decommissioned Waste Water Treatment Plant

6-1 Land shall be reserved for conservation purposes to protect the integrity, function and environmental value of the bushland on the northern and western portions of Reserve 35061 Paris Road, Australind, to the requirements of the Western Australian Planning Commission on advice of the Department of Environmental Protection, and shall only be used for conservation and complementary purposes.

7. Reserve 31012 Harewoods Road, Dalyellup

7-1 Land shall be reserved for conservation purposes to protect the integrity, function and environmental value of the bushland on the northern portion of Reserve 31012 Harewoods Road, Dalyellup to the requirements of the Western Australian Planning Commission on advice of the Department of Environmental Protection and shall only be used for conservation and complementary purposes.

8. Port Installation Reserve

8-1 Land shall be reserved for conservation purposes to protect the integrity, function and environmental value of the foreshore adjacent to the Port Installation, zone to the requirements of the Western Australian Planning Commission on advice of the Department of Environmental Protection and shall only be used for conservation and complementary purposes.

9. Port Access Road

9-1 The Port Access Road Primary Regional Road reserve shall be realigned to protect the integrity, function and environmental value of bushland, wetlands, and watercourses, to the requirements of the Western Australian Planning Commission on advice of the Department of Environmental Protection.

10. Lots 0, 7 and 9 Brunswick River (east of Australind Bypass)

10-1 Land shall be reserved for conservation purposes to provide an appropriate buffer to the Brunswick River on Lots 0, 7 and 9 (east of Australind Bypass), to the requirements of the Western Australian Planning

Commission on advice of the Department of Environmental Protection, and shall only be used for conservation and complementary purposes.

11. Twin Rivers - Pt Lot 211 Barnes Avenue, Australind

11-1 All of Pt Lot 211 shall be reserved for conservation purposes to protect the integrity, function and environmental value of the bushland, wetland and river foreshores on Pt Lot 211 Barnes Avenue, Australind, to the requirements of the Western Australian Planning Commission on advice of the Department of Environmental Protection, and shall only be used for conservation and complementary purposes.

12. Picton Waters - EPP Lake on portion of Lots 40-44 Jeffery Road, Picton

12-1 Land shall be reserved for conservation purposes to protect the integrity, function and environmental value of the wetland on Lots 40-44 Jeffery Road, Picton, to the requirements of the Western Australian Planning Commission on advice of the Department of Environmental Protection, and shall only be used for conservation and complementary purposes. The land requirements shall include an appropriate buffer to protect the core wetland.

13. College Grove - Lot 1000 Bussell Highway

13-1 A corridor between 300 metre and 500 metre shall be reserved for conservation purposes on Lot 1000 Bussell Highway, to protect the integrity, function and environmental value of the bushland on Lots 1000 Bussell Highway to the requirements of the Western Australian Planning Commission on advice of the Department of Environmental Protection, and shall only be used for conservation and complementary purposes.

14. Pt Loc 632 Parade Road, Glen Padden

14-1 Land shall be reserved for conservation purposes to protect the integrity, function and environmental value of the bushland on Pt Loc 632 Parade Road, Glen Padden, to the requirements of the Western Australian Planning Commission on advice of the Department of Environmental Protection, and shall only be used for conservation and complementary purposes.

15. Reserve 670 North Boyanup Road, Davenport

15-1 Land shall be reserved for conservation purposes to protect the integrity, function and environmental value of the bushland on Reserve 670 North Boyanup Road, Davenport to the requirements of the Western Australian Planning Commission on advice of the Department of Environmental Protection, and shall only be used for conservation and complementary purposes.

16. Bunbury Outer Ring Road

16-1 The Bunbury Outer Ring Road Primary Regional Road Reserve shall be realigned to protect the integrity, function and environmental value of bushland, wetlands, and watercourses, to the requirements of the Western Australian Planning Commission on advice of the Department of Environmental Protection.

17. Lot 10 Ferguson River foreshore, Picton

17-1 Land shall be reserved for conservation purposes to provide an appropriate buffer to the Ferguson River on Lot 10, Picton to the requirements of the Western Australian Planning Commission on advice of the Department of Environmental Protection, and shall only be used for conservation and complementary purposes.

18. Pt Lot 1 North Boyanup Road, Davenport

18-1 Land shall be reserved for conservation purposes to provide an appropriate buffer to the Preston River on Pt Lot 1, Picton to the requirements of the Western Australian Planning Commission on advice of the Department of Environmental Protection, and shall only be used for conservation and complementary purposes.