



Ass # 434

Bull # 516

State # 201

WESTERN AUSTRALIA  
MINISTER FOR THE ENVIRONMENT

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

**SPECIAL RESIDENTIAL REZONING, SUBDIVISION AND DEVELOPMENT  
LOT 1 LAKES WAY JANDAKOT  
(434)**

**CHENAL NOMINEES PTY. LTD.**

This proposal may be implemented subject to the following conditions:

1. Subject to these conditions, the manner of detailed implementation of the proposal shall conform in substance with that set out in any designs, specifications, plans or other technical material submitted by the proponent to the Environmental Protection Authority with the proposal. Where, in the course of that detailed implementation, the proponent seeks to change those designs, specifications, plans or other technical material in any way that the Minister for the Environment determines on the advice of the Environmental Protection Authority, is not substantial, those changes may be effected.
2. The proponent shall ensure service corridors for the provision of power, water, sewerage and telephone services are aligned with roads within the subdivision to minimise land clearing to the satisfaction of the Environmental Protection Authority.
3. Before earthworks for the provision of reticulated water commence, the proponent shall submit plans detailing those earthworks to the Environmental Protection Authority for approval. Within the servicing constraints, any modifications to the plans shall be carried out to the satisfaction of the Environmental Protection Authority.
4. Prior to subdivision approval, the proponent shall prepare a report for the Environmental Protection Authority detailing predicted or actual noise levels arising from the proposed freeway and the rail line on the northern boundary of the site and noise associated with the development of the site. If necessary, modifications shall be made to the design of the development to ensure existing and future residents will not be subjected to unreasonable noise levels. The investigative report and any modifications required shall be to the satisfaction of the Environmental Protection Authority.
5. Prior to applying for clearance of subdivision survey documents, the proponent shall ensure that all lots in the development are connected to reticulated sewerage provided by the Water Authority of Western Australia.
6. Prior to applying for clearance of subdivision survey documents, the proponent shall design and construct a stormwater disposal system to the satisfaction of the Environmental Protection Authority.
7. Prior to applying for clearance of subdivision survey documents to the Department of Planning and Urban Development, the required Town Planning Scheme amendments shall have been gazetted.

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8. No transfer of ownership, control or management of the project which would give rise to a need for the replacement of the proponent shall take place until the Minister for the Environment has advised the proponent that approval has been given for the nomination of a replacement proponent. Any request for the exercise of that power of the Minister shall be accompanied by a copy of this statement endorsed with an undertaking by the proposed replacement proponent to carry out the project in accordance with the conditions and procedures set out in the statement.
9. If the proponent has not substantially commenced the project within five years of the date of this statement, then the approval to implement the proposal as granted in this statement shall lapse and be void. The Minister for the Environment shall determine any question as to whether the project has been substantially commenced. Any application to extend the period of five years referred to in this condition shall be made before the expiration of that period, to the Minister for the Environment by way of a request for a change in the condition under Section 46 of the Environmental Protection Act. (On expiration of the five year period, further consideration of the proposal can only occur following a new referral to the Environmental Protection Authority).

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Bob Pearce, MLA  
MINISTER FOR THE ENVIRONMENT

17 DEC 1991