



Ass # 344
Bull # 637
State # 280

WESTERN AUSTRALIA
MINISTER FOR THE ENVIRONMENT

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

URBAN DEVELOPMENT, LOTS 1 & 2 FLYNN DRIVE & LOC 2579
EAST OF JOONDALUP (344)

HOMESWEST, YATALA NOMINEES PTY LTD & THE R&I BANK

This proposal may be implemented subject to the following conditions:

1 Implementation

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 Planning Statement

To achieve the environmental objectives through the planning process, the proponent shall fulfil the requirements listed in the attached Appendix A to the satisfaction of the State Planning Commission prior to endorsement of any subdivision Plans and/or the endorsement of Diagrams of Survey.

3 Proponent

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.

4 Time Limit on Approval

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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Procedure

Regardless of responsibility nominated in the above conditions, if there is any question regarding the conditions set under this statement, the matter shall be referred to the Minister for the Environment for determination.


Bob Pearce, MLA
MINISTER FOR THE ENVIRONMENT

21 AUG 1992

Note: Advice regarding subsequent planning approval

This environmental approval under the provisions of the Environmental Protection Act does not imply that planning approval will follow automatically.

APPENDIX A

Planning Statement (344)

1. RETENTION OF NATIVE VEGETATION

1.1. The proponents should maximise the amount of native vegetation left on the site. On the land currently covered with bushland, the proponents should, prior to subdivision receiving final approval, produce a remnant vegetation plan. This plan should show:

- the location of the public open space areas, and the sections which will be left as native bushland;
- the corridors that will be left as native bushland; and
- any other areas where native vegetation can be left subject to further development.

Where substantial re-landscaping is necessary, this requirement will not be necessary. However, all species replanted should be those typical of the vegetation types Karrakatta South and Central, according to the requirements of the City of Wanneroo.

Each plan is to be developed with advice from the City of Wanneroo.