



Ass # 842

Bull # 722

State # 345

WESTERN AUSTRALIA

MINISTER FOR THE ENVIRONMENT

**STATEMENT TO AMEND CONDITIONS APPLYING TO A PROPOSAL
(PURSUANT TO THE PROVISIONS OF SECTION 46 OF THE
ENVIRONMENTAL PROTECTION ACT 1986)**

PROPOSAL: URBAN REZONING, SUBDIVISION & DEVELOPMENT
ELLENBROOK, SHIRE OF SWAN (551/842)

CURRENT PROPONENT: HOMESWEST AND SANWA VINES PTY LTD

CONDITIONS SET ON: 13 OCTOBER 1992

Condition 2 is amended to read as follows:

2 Implementation

Changes to the proposal which are not substantial may be carried out with the approval of the Minister for the Environment.

- 2-1 Subject to the conditions in this amended statement, 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.

Condition 10 is amended to read as follows:

10 Lifting of "Urban Deferred" Zoning

The lifting of the "Urban Deferred" zoning over any portion of the Ellenbrook project is conditional upon:

- (1) The additional survey work recommended by the Environmental Protection Authority being finalised and the outcomes determined;
- (2) Arrangements being finalised for the acquisition of approximately 270 hectares of land with high conservation values in the northern sector of the site, indicated as areas "a" and "b" in Figure 3 of Environmental Protection Authority Bulletin 722 (A copy of Figure 3 is attached); and
- (3) Any acquisition of land being determined on the basis of the pre-Public Environmental Review zoning.

All parts of this condition shall be met to the requirements of the Minister for the Environment.

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Procedure 1 is deleted and the following condition is inserted following condition 10:

11 Conservation of Protected Lakes and Other Areas

Lakes protected by the Environmental Protection (Swan Coastal Plain Lakes) Policy 1992, the fringing and surrounding vegetation and areas identified for conservation through conditions 3 and 4 should be set aside for conservation.

- 11-1 Prior to the lifting of "Urban Deferred" to "Urban" zoning in the Metropolitan Region Scheme, the proponent shall set aside an area of approximately 270 hectares in the northern part of the subject land as indicated by areas "a" and "b" in Figure 3 of Environmental Protection Authority Bulletin 722 (a copy of Figure 3 is attached), to be subsequently reserved and vested in the National Parks and Nature Conservation Authority, the final boundary of which shall be to the requirements of the Minister for the Environment on advice of the Department of Conservation and Land Management and the Department of Planning and Urban Development.
- 11-2 The setting aside of the land, the subject of condition 11-1, is to be achieved by the proponent guaranteeing reservation to the requirements of the Minister for Planning and the Minister for the Environment.

Kevin Minson MLA
MINISTER FOR THE ENVIRONMENT

- 3 MAR 1994