



Statement No.

MINISTER FOR THE ENVIRONMENT;  
LABOUR RELATIONS

000545

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

**INDUSTRIAL SUBDIVISION OF LOT 51 MURAT ROAD, EXMOUTH**

**Proposal:** This proposal is to develop an Industrial Park on Lot 51 Murat Road, Exmouth, as defined in schedule 1. It includes the installation of stormwater detention basins, services, roads, fencing and firebreaks, and the creation of buffers.

The proposal does not include development and operational activities subsequent to the sale of the various lots within the Industrial Park.

**Proponent:** Springdale Holdings Pty Ltd

**Proponent Address:** 101 North West Coastal Highway  
Geraldton WA 6531

**Assessment Number:** 1315

**Report of the Environmental Protection Authority:** Bulletin 972

The proposal to which the above report of the Environmental Protection Authority relates may be implemented subject to the following procedures and conditions:

Procedures

**1 Implementation**

- 1-1 Subject to these conditions and procedures, the proponent shall implement the proposal as documented in schedule 1 of this statement.
- 1-2 Where the proponent seeks to change any aspect of the proposal as documented in schedule 1 of this statement in any way that the Minister for the Environment determines, on advice of the Environmental Protection Authority, is substantial, the proponent shall refer the matter to the Environmental Protection Authority.
- 1-3 Where the proponent seeks to change any aspect of the proposal as documented in schedule 1 of this statement in any way that the Minister for the Environment determines, on advice of the Environmental Protection Authority, is not substantial, those changes may be effected.

Published on

- 9 MAY 2000

## **2 Proponent**

- 2-1 The proponent for the time being nominated by the Minister for the Environment under section 38(6) or (7) of the Environmental Protection Act 1986 is responsible for the implementation of the proposal until such time as the Minister for the Environment has exercised the Minister's power under section 38(7) of the Act to revoke the nomination of that proponent and nominate another person in respect of the proposal.
- 2-2 Any request for the exercise of that power of the Minister referred to in condition 2-1 shall be accompanied by a copy of this statement endorsed with an undertaking by the proposed replacement proponent to carry out the proposal in accordance with the conditions and procedures set out in the statement.
- 2-3 The proponent shall notify the Department of Environmental Protection of any change of proponent contact name and address within 30 days of such change.

## **3 Commencement**

- 3-1 The proponent shall provide evidence to the Minister for the Environment within five years of the date of this statement that the proposal has been substantially commenced.
- 3-2 Where the proposal has not been substantially commenced within five years of the date of this statement, the approval to implement the proposal as granted in this statement shall lapse and be void. The Minister for the Environment will determine any question as to whether the proposal has been substantially commenced.
- 3-3 The proponent shall make application to the Minister for the Environment for any extension of approval for the substantial commencement of the proposal beyond five years from the date of this statement at least six months prior to the expiration of the five year period referred to in conditions 3-1 and 3-2.
- 3-4 Where the proponent demonstrates to the requirements of the Minister for the Environment on advice of the Environmental Protection Authority that the environmental parameters of the proposal have not changed significantly, then the Minister may grant an extension not exceeding five years for the substantial commencement of the proposal.

## **4 Compliance Auditing**

- 4-1 The proponent shall submit periodic Compliance Reports, in accordance with an audit program prepared in consultation between the proponent and the Department of Environmental Protection.
- 4-2 Unless otherwise specified, the Chief Executive Officer of the Department of Environmental Protection is responsible for assessing compliance with the conditions and procedures contained in this statement and for issuing formal written advice that the requirements have been met.
- 4-3 Where compliance with any condition or procedure is in dispute, the matter will be determined by the Minister for the Environment.

## Conditions

### **5 Environmental Management Programme**

5-1 Prior to the commencement of subdivision works, the proponent shall prepare an Environmental Management Programme to the requirements of the Department of Environmental Protection on advice of the Water and Rivers Commission, the Shire of Exmouth and the Department of Conservation and Land Management.

This Programme shall include:

- 1 The preparation of a Stormwater Drainage Management Plan which:
  - (a) provides measures to facilitate the removal of pollutants and nutrients;
  - (b) incorporates best practice water sensitive urban design principles to maximize on-site water infiltration;
  - (c) ensures all stormwater generated from roadways is directed into detention basins;
  - (d) incorporates a monitoring and reporting program to measure and report on the performance of the implemented system against performance criteria; and
  - (e) includes contingency plans in the event that the criteria are temporarily not achieved.
  
- 2 The preparation of a Vegetation Management Plan which:
  - (a) ensures that vegetation within buffer areas (See figure 2) is retained and protected;
  - (b) limits clearing of vegetation to roads and service infrastructure during the construction of the Industrial Park; and
  - (c) includes measures to rehabilitate areas impacted upon by clearing for roads and service infrastructure.
  
- 3 The preparation of a Karst Management Plan which:
  - (a) incorporates a ground survey using Ground Probing Radar of Lot 51 under the direction of a qualified geologist; and
  
  - (b) includes recommendations for further detailed geotechnical and subterranean fauna investigations of areas of high risk karst to be undertaken by purchasers/occupiers of the lots within the Park when submitting a development application to the Shire of Exmouth.

Note:

The survey required by 3 (a) above should be designed to identify the potential for subsidence risk arising both from the potential for collapse of cave features; and from the penetration of small scale solution/weathering pipes to the overlying unconsolidated sand, leading to localised subsidence as surface sands flow into the cavity. As far as possible the readings of the Ground Probing Radar should be calibrated against known cavities.

- 4 Environmental requirements to be addressed (as appropriate) by prospective occupiers/purchasers of land within the Industrial Park when submitting a development application to the Shire of Exmouth.

These requirements will include the following:

- (a) follow-up geotechnical investigations, if necessary (See condition 3 (b) above);
- (b) management of the storage, handling and disposal of environmentally sensitive materials;
- (c) management of dust, noise, odour and gaseous emissions;
- (d) the volume and management of wastewater;
- (e) management of stormwater generated on the individual development sites;
- (f) the volume of effluent and management of on-site effluent disposal systems, including the monitoring of the capacity of the site to continue to absorb effluent; and
- (g) protection of vegetation.

Note:

The addressing of the above requirements may lead to the preparation of further environmental management plans.

- 5-2 The proponent shall implement the Environmental Management Programme required by condition 5-1 prior to the sale or lease of any lot within the Industrial Park.
- 5-3 The proponent shall make the Environmental Management Programme required by condition 5-1 publicly available, to the requirements of the Department of Environmental Protection.

## **6 Fencing**

- 6-1 Prior to the sale or lease of any lot within the Industrial Park, the proponent shall install fencing along the eastern, southern and northern boundaries of the Park, to the requirements of the Department of Environmental Protection on advice of the Shire of Exmouth.

## **7 Leases or Transfers of Land**

- 7-1 The proponent shall ensure that prospective occupiers/purchasers of land within the Industrial Park are provided with a copy of the Environmental Management Programme required by condition 5-1.
- 7-2 Prior to the sale of any of the lots, the proponent shall install a sign to the requirements of the Department of Environmental Protection and the Shire of Exmouth, at the entrance to the Industrial Park, which advises prospective occupiers/purchasers of land within the Park of the Environmental Management Programme pertaining to the Park.

**Note:**

- 1 Following the subdivision of Lot 51, the Shire of Exmouth will be responsible for the ongoing implementation of the Environmental Management Programme.
- 2 Any subsequent developments in the Industrial Park should be carried out according to all relevant Government statutes and agency requirements, including the Western Australian Planning Commission requirements concerning the coastal foreshore reserve. If the developments are likely to have a significant impact on the environment they should be referred to the Environmental Protection Authority at the earliest opportunity (as per Division One of Part IV of the Environmental Protection Act).
- 3 The Shire of Exmouth may (in accordance with Clause 5.8.2 of *Shire of Exmouth Town Planning Scheme No. 3*), having regard for any environmental management plans that apply to the land, undertake monitoring and implement management to meet environmental requirements, as well as impose conditions relating to the continuing environmental management of the land, and may consult the Environmental Protection Authority for advice on the terms of such conditions.
- 4 The Shire of Exmouth will, following the development of the first industrial lot within the Industrial Park, monitor the effluent water quality of each individual septic tank monitoring standpipe within the Industrial Park three times a year (in the months of April, August and December).

  
CHERYL EDWARDES (Mrs) MLA  
MINISTER FOR THE ENVIRONMENT

- 9 MAY 2000

## Schedule 1

### The Proposal (1315)

This proposal is to develop an Industrial Park on Lot 51 Murat Road, Exmouth. Figure 1 shows the location of Lot 51.

The proposal includes the installation of stormwater detention basins, services, roads, fencing and firebreaks, and the creation of buffers.

The proposal does not include development and operational activities subsequent to the sale of the various lots within the Industrial Park.

The Industrial Park is approximately 45 hectares in area and will provide sixty industrial lots ranging in size from 3000 square metres to 5.7 hectares, with approximately 12 hectares designated as buffer areas. The proposed subdivision layout of the Industrial Park and surrounding environment is included in Figure 2.

The key characteristics of the proposal are summarised in the table below:

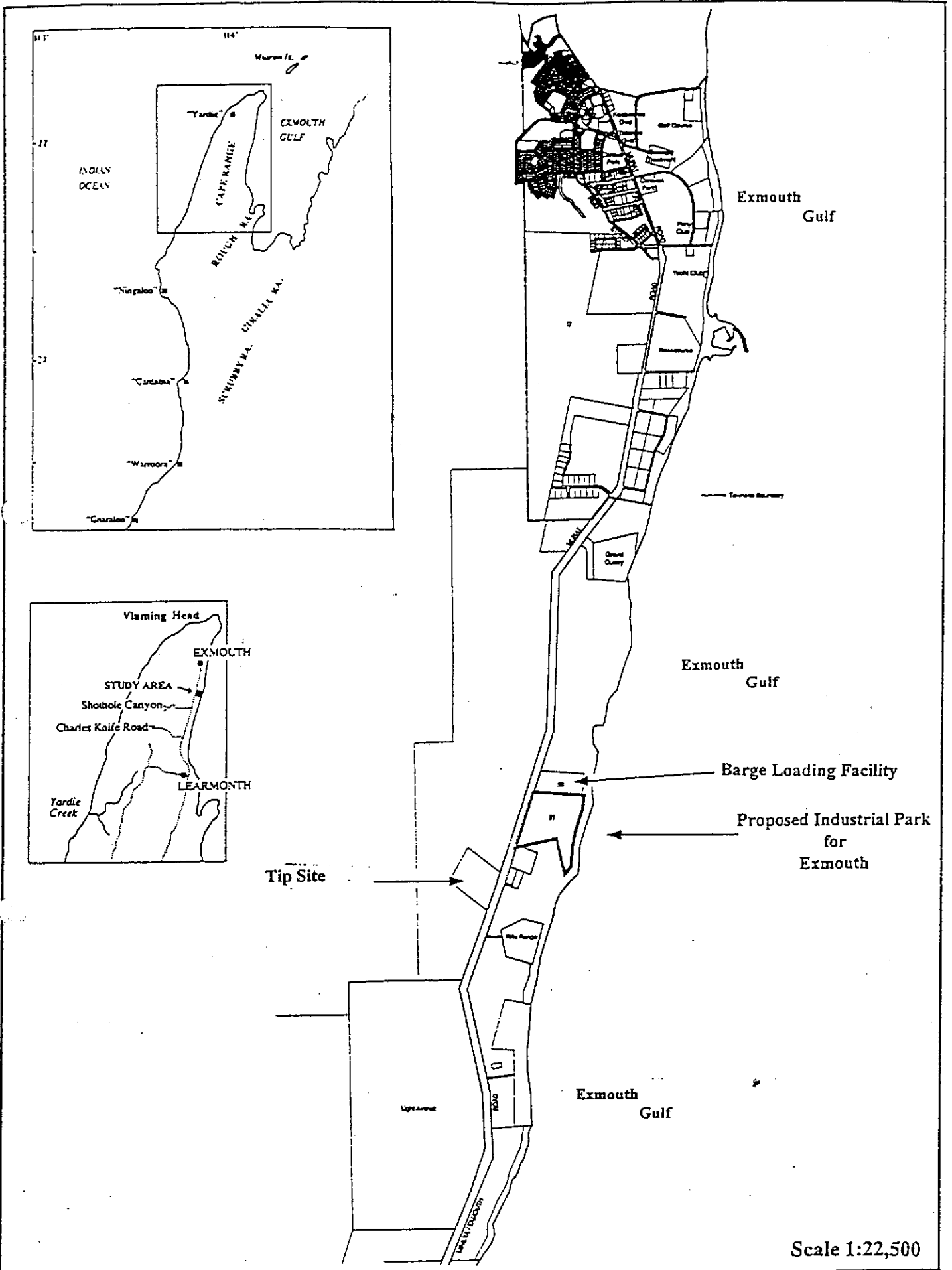
### Key Characteristics Table

| Element                                 | Description  |
|---|--|
| Industrial Lots                         | 60 industrial lots ranging in size from 3000 square metres to 5.7 hectares (total area available for development approximately 33 hectares).   |
| Buffer Areas                            | Murat Road Buffer Area and South East Buffer Area  |
| Reticulated Water                       | Separate industrial lot connections.   |
| Underground Power                       | Separate industrial lot connections.   |
| Roads and Vehicle Access                | <ul style="list-style-type: none"><li>• Approximately 2.5 kilometres of internal roads.</li><li>• Boulevard entry off Murat Road.</li><li>• Accelerating and decelerating lanes on Murat Road.</li><li>• A public road reserve to provide vehicle access for users of the Industrial Park to the future barge loading facility on adjoining Lot 50.</li><li>• An emergency vehicle access easement to the southwest to Murat Road.</li></ul> |
| Fencing                                 | To be installed along the eastern, southern and northern boundaries of the Industrial Park.  |
| Surface Water Drainage Detention Basins | 3 drainage detention basins located in northern, southern and southeastern sections of the Industrial Park   |
| Firebreak                               | Located along the southern boundary of the Industrial Park   |

### Figures (Attached).

Figure 1 - Location of Lot 51 Murat Road, Exmouth.

Figure 2 - Subdivision layout of the Industrial Park.

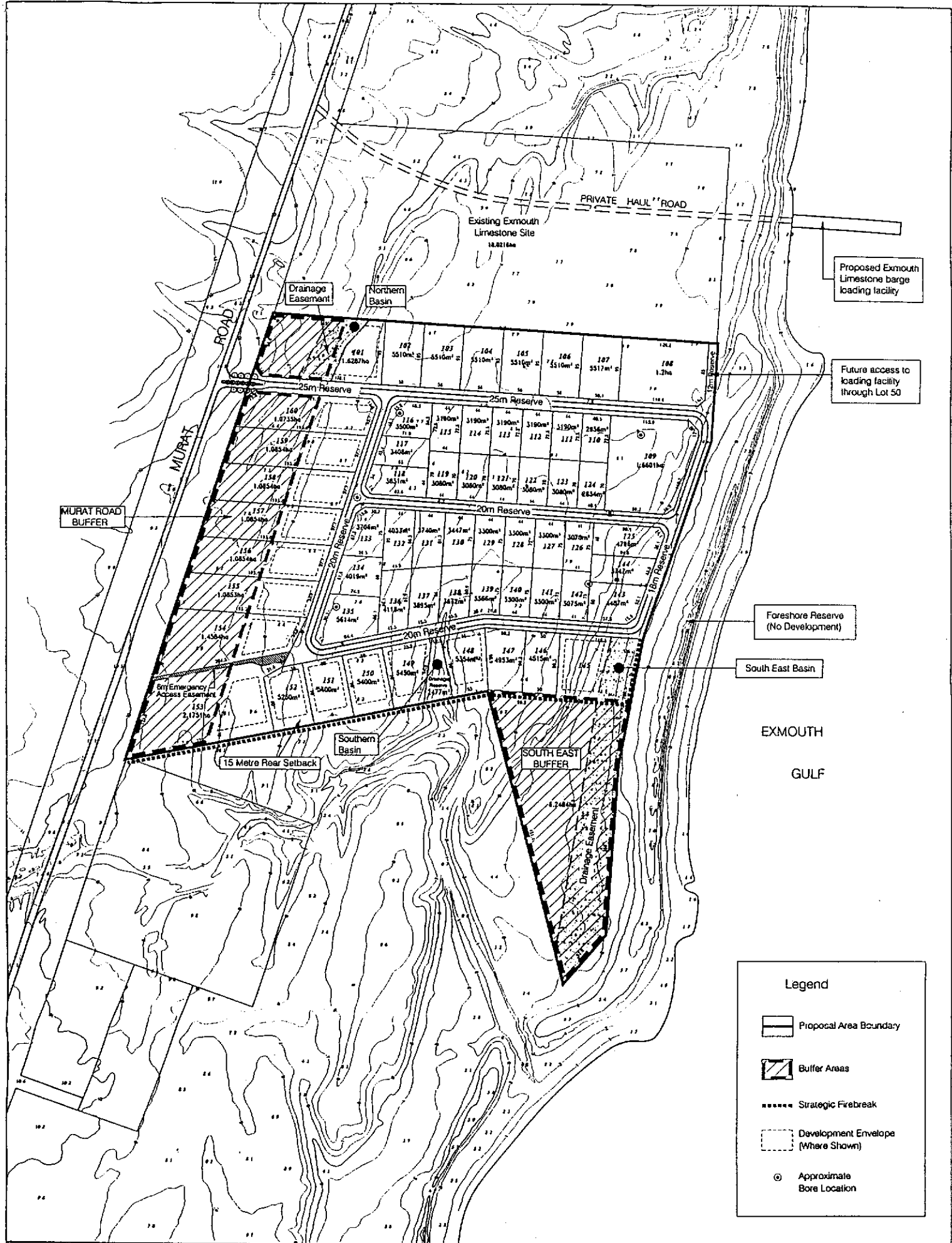


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Springdale Holdings Pty Ltd  
Lot 51, Lyndon Location 221, Murat Road, Exmouth  
August 1999

Locality Map Showing the  
Study Area in a  
Regional Context

FIGURE 1





**Legend**

-  Proposal Area Boundary
-  Buffer Areas
-  Strategic Firebreak
-  Development Envelope (Where Shown)
-  Approximate Bore Location

**STRATEGIC INDUSTRIAL AREA STRUCTURE PLAN  
LOT 51 MURAT ROAD  
EXMOUTH**

**FIGURE 2**

|   |   |                  |                       |   |
|---|---|------------------|-----------------------|---|
|  | <b>CHAPPEL &amp; LAMBERT</b><br>TOWN PLANNING<br>URBAN DESIGN<br><small>LEVEL 2 - 28 FORDLAND STREET BUNBURY WA 6230. PO BOX 100 BUNBURY WA 6230<br/>         TELEPHONE 08 9468 1222 FACSIMILE 08 9468 1127 EMAIL info@chappelleandlambert.com.au</small> |                  |                       |  |
|   | SCALE<br>1:5 000  | DATE<br>09.09.99 | COMPILED<br>C&L, MAPS |   |