



**MINISTER FOR THE ENVIRONMENT; SCIENCE**

000686

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

**CAMPBELL ROAD ESTATE SUPER-LOT SUBDIVISION  
CITY OF GOSNELLS**

- Proposal:** Super-lot subdivision and amalgamation relating to 23 lots of Campbell Road Estate, as documented in schedule 1 of this statement.
- Proponent:** City of Gosnells
- Proponent Address:** 2120 Albany Highway, GOSNELLS WA 6110
- Assessment Number:** 1547
- Report of the Environmental Protection Authority:** Bulletin 1162

The proposal referred to above may be implemented by the proponent subject to the following conditions and procedures:

**1 Implementation**

- 1-1 The proponent shall implement the proposal as documented in schedule 1 of this statement subject to the conditions and procedures of this statement.

**2 Proponent Nomination and Contact Details**

- 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 as the proponent for the proposal.

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- 2-2 If the proponent wishes to relinquish the nomination, the proponent shall apply for the transfer of proponent and provide a letter with a copy of this statement endorsed by the proposed replacement proponent that the proposal will be carried out in accordance with this statement. Contact details and appropriate documentation on the capability of the proposed replacement proponent to carry out the proposal shall also be provided.
- 2-3 The nominated proponent shall notify the Department of Environment of any change of contact name and address within 60 days of such change.

### **3 Commencement and Time Limit of Approval**

- 3-1 The proponent shall substantially commence the proposal within five years of the date of this statement or the approval granted in this statement shall lapse and be void.

Note: The Minister for the Environment will determine any dispute as to whether the proposal has been substantially commenced.

- 3-2 The proponent shall make application for any extension of approval for the substantial commencement of the proposal beyond five years from the date of this statement to the Minister for the Environment, prior to the expiration of the five-year period referred to in condition 3-1.

The application shall demonstrate that:

- 1 the environmental factors of the proposal have not changed significantly;
- 2 new, significant, environmental issues have not arisen; and
- 3 all relevant government authorities have been consulted.

Note: The Minister for the Environment may consider the grant of an extension of the time limit of approval not exceeding five years for the substantial commencement of the proposal.

### **4 Compliance Audit and Performance Review**

- 4-1 The proponent shall prepare an audit program and submit compliance reports to the Department of Environment which address:
1. the status of implementation of the proposal as defined in schedule 1 of this statement;
  2. evidence of compliance with the conditions and commitments; and
  3. the performance of the environmental management plans and programs.

Note: Under sections 48(1) and 47(2) of the *Environmental Protection Act 1986*, the Chief Executive Officer of the Department of Environment is empowered to monitor the compliance of the proponent with the statement and should directly receive the compliance documentation, including environmental management plans, related to the conditions, procedures and commitments contained in this statement.

- 4-2 The proponent may submit a report prepared by an independent auditor to the Chief Executive Officer of the Department of Environment on each condition/commitment of this statement which requires the preparation of a management plan, programme, strategy or system, stating whether the requirements of each condition/commitment have been fulfilled within the timeframe stated within each condition/commitment.

## **5 Wetland and Conservation Area**

- 5-1 The proponent shall set aside Lot 1001 as shown in figure 1 of schedule 1 for conservation purposes.
- 5-2 The proponent shall set aside Lot 1002 as shown in figure 1 of schedule 1 for Public Open Space, conservation area buffer and drainage.
- 5-3 Lots 1001 and 1002 shall only be used for the purposes specified in conditions 5-1 and 5-2 in accordance with the Wetland and Conservation Area Management Plan required by condition 6-1.

## **6 Wetland and Conservation Area Management Plan**

- 6-1 Within six months following the date of this statement, the proponent shall prepare a Wetland and Conservation Area Management Plan to the requirements of the Minister for the Environment on advice of the Environmental Protection Authority and the Department of Conservation and Land Management.

The objective of this Plan is:

- to ensure the conservation of significant vegetation and wetland communities which occur within Lot 1001 shown in figure 1 of schedule 1.

This Plan shall address:

1. the protection and management of the vegetation and wetland areas within Lot 1001;
2. the use and management of Lot 1002;
3. revegetation and rehabilitation strategies;
4. Rare and Priority Flora survey, identification and management;
5. Rare and Priority Fauna survey, identification and management;
6. fire management;

7. drainage management;
8. public open space/buffer design and use; and
9. weed management.

6-2 The proponent shall implement the Wetland and Conservation Area Management Plan required by condition 6-1.

6-3 The proponent shall make the Wetland and Conservation Area Management Plan required by condition 6-1 publicly available.

## **7 Urban Water Management Plan**

7-1 Prior to any development within the proposal area which requires off-site drainage or which is located within 100 metres of Lot 1001, the proponent shall prepare an Urban Water Management Plan to the requirements of the Minister for the Environment on the advice of the Environmental Protection Authority.

The objective of this Plan is:

- to manage the total water cycle balance within development areas relative to the pre-development status and protect the hydrological and ecological values of Lot 1001.

This Plan shall address:

1. water quality, quantity and conservation mechanisms;
2. broad drainage design; and
3. location of drainage swales and other drainage infrastructure.

7-2 The proponent shall implement the Urban Water Management Plan required by condition 7-1.

7-3 The proponent shall make the Urban Water Management Plan required by condition 7-1 publicly available.

7-4 All development on site shall comply with the Urban Water Management Plan required by condition 7-1.

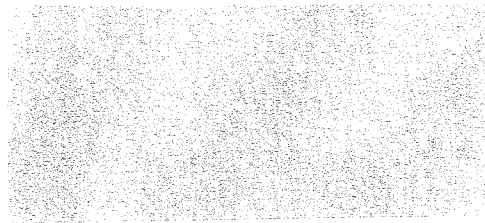
## **Procedures**

1. Where a condition states “to the requirements of the Minister for the Environment on advice of the Environmental Protection Authority”, the Environmental Protection Authority will provide that advice to the Department of Environment for the preparation of written notice to the proponent.

2. The Environmental Protection Authority may seek advice from other agencies or organisations, as required, in order to provide its advice to the Department of Environment.
3. Where a condition lists advisory bodies, it is expected that the proponent will obtain the advice of those listed as part of its compliance reporting to the Department of Environment.

#### Notes

1. The Minister for the Environment will determine any dispute between the proponent and the Environmental Protection Authority or the Department of Environment over the fulfilment of the requirements of the conditions.



Dr Judy Edwards MLA  
MINISTER FOR THE ENVIRONMENT

31 AUG 2006

## Schedule 1

### The Proposal (Assessment No. 1547)

The proposal is for the creation of Lot 1003 for urban development; Lot 1002 for conservation area buffer, public open space and drainage; and Lot 1001 for conservation.

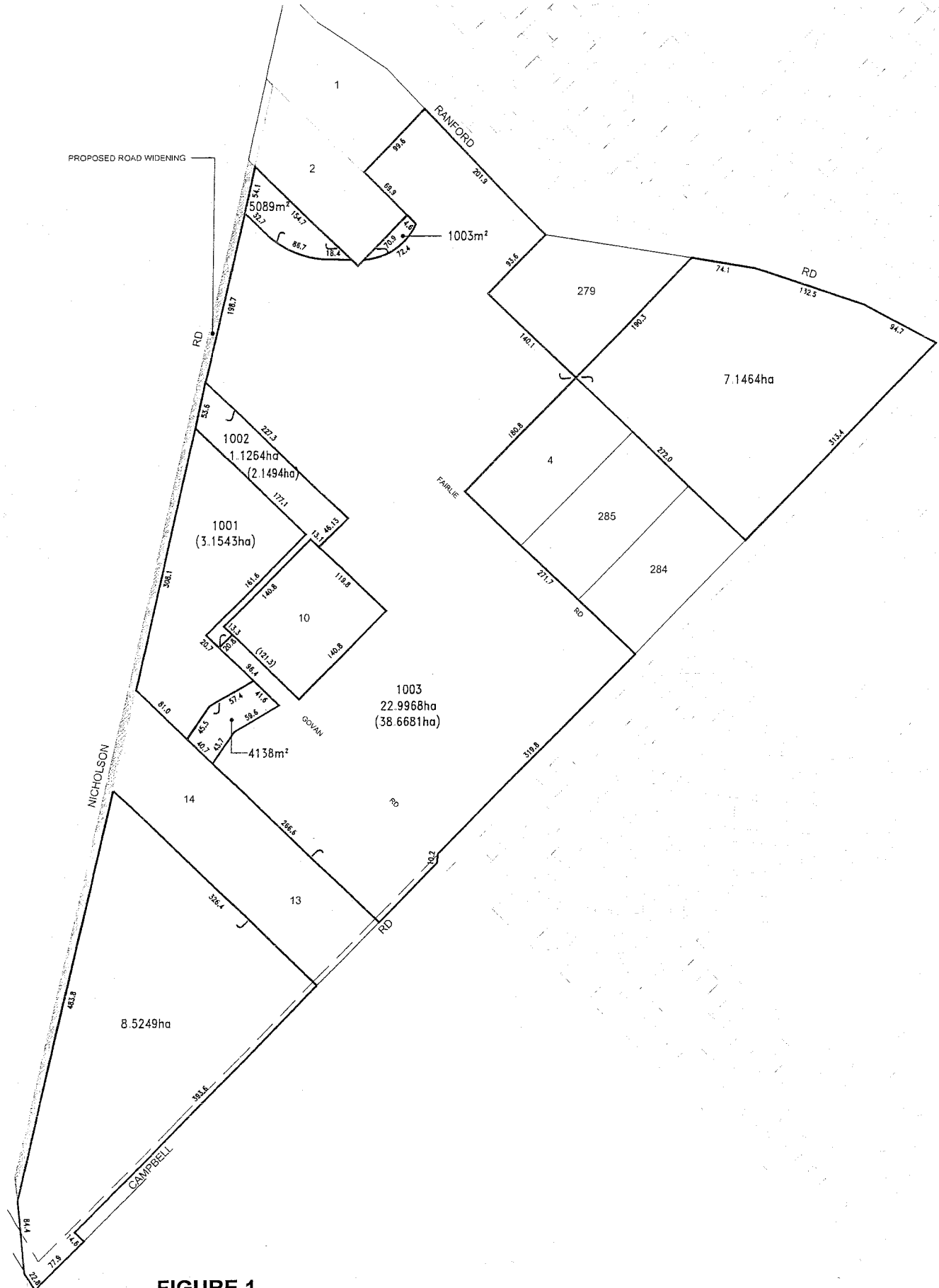
The Key Proposal Characteristics are contained in Table 1.

**Table 1 – Key Proposal Characteristics**

<b>Element</b>	<b>Description</b>
Lot 1001	Approximately 3.15 hectares – conservation area.  Note: Includes the closure and revegetation/rehabilitation of a portion of Govan Road.
Lot 1002	Approximately 2.13 hectares – conservation area buffer, public open space and drainage.
Lot 1003	Approximately 23 hectares – urban development.  Note: Other clearing of Conservation Category, Resource Enhancement and Multiple Use wetlands and associated vegetation will take place.

### Figure (attached)

Figure 1 – Super-lot Subdivision Plan



**FIGURE 1**

NOTE: ALL AREAS AND DIMENSIONS SUBJECT TO SURVEY



**SUPERLOT SUBDIVISION PLAN**  
 WEST CANNING VALE OUTLINE DEVELOPMENT PLAN  
 GLENARIFF ESTATE

**day**  
 scale: 1:4000 © AJ  
 draft: FC  
 checked: FC  
 approved: ER  
 date: 1.8.2005  
 client: FERMANAGH

