



**MINISTER FOR THE ENVIRONMENT;
LABOUR RELATIONS**

**STATEMENT THAT A SCHEME MAY BE IMPLEMENTED
(PURSUANT TO THE PROVISIONS OF DIVISION 3 OF PART IV OF THE
ENVIRONMENTAL PROTECTION ACT 1986)**

**CITY OF GOSNELLS TOWN PLANNING SCHEME NO. 1 AMENDMENT NO. 478
(RESIDENTIAL DEVELOPMENT ZONE, CANNING VALE)**

Scheme Purpose:

- (a) to rezone the land in Canning Vale generally bounded by Haigh Road (Garden Street), Nicholson Road, Lansdowne Entrance, Nicholson Court, Fraser Road, Dumbarton Road, Campbell Road, Amherst Road and Warton Road, from "Rural" zone to "Residential Development" zone;
- (b) to reclassify land bounded by Dumbarton Road, Fraser Road and Comrie Road to "Public Purpose High School Reserve"; and
- (c) to amend the City of Gosnells Town Planning Scheme No. 1 Scheme Text by the inclusion of the "Residential Development" zone and associated provisions.

Responsible Authority: City of Gosnells (referred to below as "Council")

Responsible Authority Address: 2120 Albany Highway, Gosnells WA 6102
(PO Box 662, Gosnells WA 6990)

Assessment Number: 1112

Report of the Environmental Protection Authority: Bulletin 921

Subject to the following conditions, there is no known environmental reason why the town planning scheme amendment to which the above report of the Environmental Protection Authority relates should not be implemented:

- 1 The following clauses, with clause and schedule identifiers renumbered as appropriate, shall be inserted into the City of Gosnells Town Planning Scheme No. 1 Scheme Text:

" X.X Environmental Conditions

X.X.1 In accordance with Section 7A4 of the Town Planning and Development Act, environmental conditions imposed by the Minister for the Environment on the Scheme or amendments to the Scheme and contained in Statements under Section 48F Environmental Protection Act, are incorporated into the Scheme by:

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- Clauses X.X.1 to X.X.4 inclusive;
- The Yth Schedule, and
- appropriate modifications to the Scheme Maps.

X.X.2 The environmental conditions in the Yth Schedule shall be complied with notwithstanding any other requirements of the Scheme.

X.X.3 Where appropriate, the environmental conditions are indicated on the Scheme Map by the symbol EC to indicate that environmental conditions apply to the land.

X.X.4 The Council shall maintain a register of all the Statements published under Section 48F referred to in sub-clause X.X.1 which shall be made available for public inspection at the offices of the Council.”

2 The following schedule, renumbered as appropriate, shall be inserted into the City of Gosnells Town Planning Scheme No. 1 Scheme Text:

“The Yth Schedule - Environmental Conditions

Amendment No. (gazettal date)	Location of Land	Environmental Conditions Associated with the Area Identified in “Location of Land”
478 X/X/XXXX	the land in Canning Vale generally bounded by Haigh Road (Garden Street), Nicholson Road, Lansdowne Entrance, Nicholson Court, Fraser Road, Dumbarton Road, Campbell Road, Amherst Road and Warton Road, and designated “Residential Development Zone” and “Public Purpose High School Reserve” as shown on the Scheme Map	<p>1 Conservation Category Wetlands</p> <p>1-1 Land shall be set aside for conservation reserve purposes to protect the conservation category wetlands, in accordance with the requirements set out in Attachment 1 of the Minister for the Environment’s “Statement that a Scheme may be Implemented” No. [insert relevant Statement Number] published on [insert date].</p> <p>1-2 The Outline Development Plan shall show the land required by condition 1-1 above to be set aside as conservation reserves.</p> <p>2 Environmental Management Plans</p> <p>2-1 Wetland Management Plans and Drainage and Nutrient Management Plans shall be prepared in accordance with the specifications set out in Attachment 1 in the Minister for the Environment’s “Statement that a Scheme may be Implemented” No. [insert relevant Statement Number] published on [inset date], and shall be subsequently implemented in accordance with the provisions of the Plans, to the requirements of Council.</p>

3 The Scheme Map for the City of Gosnells Town Planning Scheme No. 1 shall be amended by inserting the symbol EC on the Scheme Map to show that environmental conditions apply to the subject land.

- 4 Upon final approval and gazettal of the amendment, the environmental conditions 1-1, 1-2 and 2-1 set out in the Yth Schedule in condition 2 above shall be complied with.

CHERYL EDWARDES (Mrs) MLA
MINISTER FOR THE ENVIRONMENT

12 APR 1999

ATTACHMENT 1

OF STATEMENT THAT A SCHEME MAY BE IMPLEMENTED, CITY OF GOSNELLS TOWN PLANNING SCHEME NO. 1 AMENDMENT NO. 478

1 Conservation Category Wetlands

- 1-1 Land shall be set aside for conservation reserve purposes to protect the integrity, functions and environmental values of the conservation category wetlands, to the requirements of the Council with the concurrence of the Environmental Protection Authority and the Water and Rivers Commission, and shall only be used for conservation and complementary purposes.

The land to be set aside shall be determined by:

- i) a case-by-case investigation of the values and attributes of each wetland in the amendment area as mapped by the Water and Rivers Commission and shown as "verified conservation category wetlands" on the map entitled "Wetlands of Mapsheet 2033 1 NE - Wetland Mapping Classification and Evaluation" plotted from the Water and Rivers Commission's Wetland Mapping System for the Swan Coastal Plain March 1998; and
 - ii) identification of appropriate buffers around each conservation category wetland.
- 1-2 The boundary of the conservation reserve around the wetland that is mostly in existing reserve 38134 on Shreeve Road (the Shreeve Road wetland) shall be generally consistent with the boundary of the additional public open space around that wetland as shown on the Outline Development Plan dated 21 August 1998 as released for public comment, provided that the boundary shall be a minimum of 50 metres from the edge of the wetland-dependent vegetation, wherever practical.

2 Wetland Management Plans

- 2-1 Prior to the grant of any approval to use or develop land or to subdivide land that contains or abuts land that is required by 1-1 and/or 1-2 above to be set aside as a conservation reserve, a Wetland Management Plan shall be prepared for the wetland and its buffer to meet the following objective:
- to maintain and, where possible, enhance the integrity, functions and environmental values of the wetland.
- 2-2 Each Wetland Management Plan required by 2-1 above shall be prepared to the requirements of the Council with the concurrence of the Environmental Protection Authority and on advice of the Department of Conservation and Land Management and the Water and Rivers Commission.

Each Plan shall include:

- i) a description of the wetland including its ecosystems, attributes and values;
- ii) management objectives, including the protection of the water regime that supports the wetland;
- iii) management actions to ensure that the management objectives are achieved, including control of access through fencing, paths and the like;

- iv) a monitoring program, including definition of performance criteria and analysis procedures, to demonstrate whether the management objectives are being met;
- v) contingency plans to be implemented in the event that performance criteria are not met; and
- vi) identification of responsibilities for implementation of the Plan.

3 Drainage and Nutrient Management Plans

3-1 A Drainage and Nutrient Management Plan shall be prepared for each of the three catchments shown on figure 1 attached to this Statement, to meet the following objective:

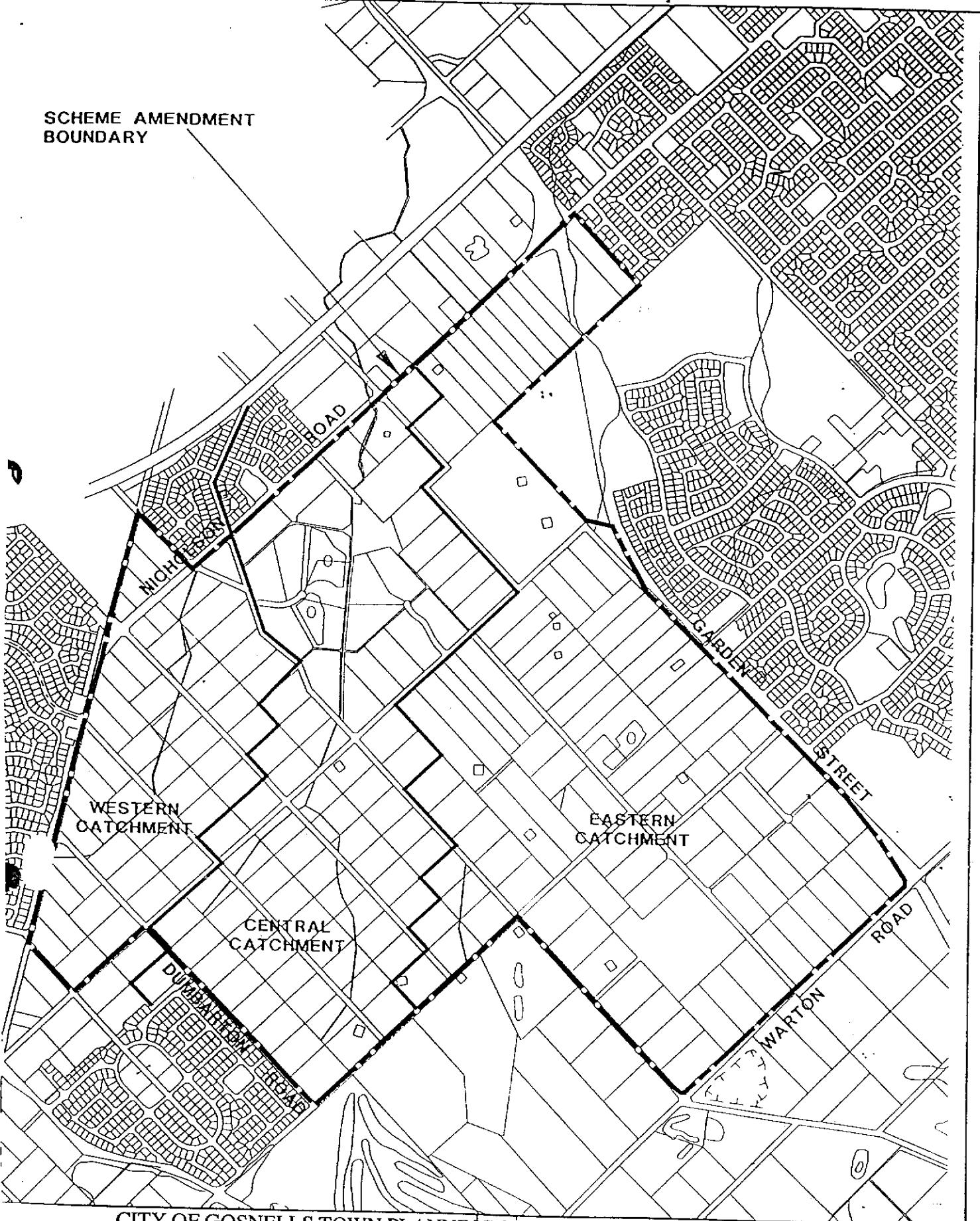
- to maintain or enhance the quality of surface water so that existing and potential uses, including ecosystem maintenance, are protected consistent with the Environmental Protection (Swan and Canning Rivers) Policy 1997, and the West Australian Water Quality Guidelines for Fresh and Marine Waters (Environmental Protection Authority Bulletin 711).

3-2 Each Drainage and Nutrient Management Plan shall be prepared in accordance with 3-3 below prior to the grant of any approval to use or develop land or to subdivide land (other than for the purposes of consolidation or the minor alignment of boundaries) within the catchment to which the Plan applies.

3-3 Each Drainage and Nutrient Management Plan shall be prepared to the requirements of the Council with the concurrence of the Environmental Protection Authority and the Water and Rivers Commission, and shall include:

- i) management actions and objectives consistent with the Environmental Protection (Swan and Canning Rivers) Policy, relevant subregional drainage and catchment management plans, and water sensitive urban design principles and best management practices;
- ii) mechanisms to minimise erosion during and after the development phase;
- iii) mechanisms to protect the water regimes of the conservation category wetlands, including water quality and water levels;
- iv) a monitoring program, including definition of performance criteria and analysis procedures, to demonstrate whether the objectives for the catchment are being achieved;
- v) contingency measures to be implemented in the event that performance criteria are not met; and
- vi) identification of responsibilities for implementation of the Plan.

FIGURE 1



CITY OF GOSNELLS TOWN PLANNING SCHEME NO. 1 AMENDMENT NO. 478

STORMWATER DRAINAGE CATCHMENTS