



MINISTER FOR THE ENVIRONMENT;
LABOUR RELATIONS

Statement No.

000511

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

**SHIRE OF KALAMUNDA DISTRICT PLANNING SCHEME No. 2
AMENDMENT No. 177 (FORRESTFIELD MARSHALLING YARDS)**

Scheme Purpose:

- (a) to exclude the Amendment area from the "Railways" reservation;
- (b) to include land within the Amendment area in the "General Industry", "Mixed Use" and "Light Industry" zones with Additional Use Permit over portion of the land, and the "Public Open Space" and "Important Regional Road" reservations;
- (c) to remove the "Important Regional Road" reservation on that portion of the existing Dundas Road generally south of Wittenoom Road and amend the reservation on that portion of the road generally north of Wittenoom Road;
- (d) to variously zone and reserve the land on the east side of Dundas Road and generally south of Wittenoom Road to "Rural", "Special Rural", "Light Industry", "General Industry" and "Regional Reservation - Special Use"; and
- (e) to amend the Scheme Text such that the Use Class "Office" is an "AA" use in the "General Industry" zone.

Responsible Authority: Shire of Kalamunda

Responsible Authority Address: 2 Railway Road, Kalamunda WA 6076

Assessment Number: 1143

Report of the Environmental Protection Authority: Bulletin 927

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

1 Drainage and Nutrient Management Plans

- 1-1 Prior to submission of an application for subdivision approval (other than an application for consolidation or minor modification to existing boundaries) or development, which-

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ever occurs first, the Responsible Authority shall require the preparation of a Drainage and Nutrient Management Plan for that portion of the drainage catchment within the Forrestfield Marshalling Yards and the widened portion of the "Important Regional Road" between Wittenoorn and Kalamunda Roads which contains the application site, 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 Environmental Protection Authority "Draft Western Australian Water Quality Guidelines for Fresh and Marine Waters" Bulletin 711 (1993).

The Drainage and Nutrient Management Plan shall be prepared to the requirements of the Responsible Authority with the concurrence of the Department of Environmental Protection and the Water and Rivers Commission.

The Plan shall include:

- 1 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;
- 2 mechanisms to minimise erosion during and after the development phase;
- 3 mechanisms to protect the water regimes of the conservation category wetlands within the Amendment area and adjacent System Six M52 area, including water quality and water levels;
- 4 a monitoring program, including definition of performance criteria and analysis procedures, to demonstrate whether the objectives for the catchment are being achieved;
- 5 contingency measures to be implemented in the event that performance criteria are not met; and
- 6 identification of responsibilities for implementation of the Plan.

1-2 The above-mentioned Drainage and Nutrient Management Plan shall be implemented.

2 Soil Contamination Remediation Plans

2-1 Prior to submission of an application for subdivision approval (other than an application for consolidation or minor modification to existing boundaries) or development, whichever occurs first, the Responsible Authority shall require the preparation of a Soil Contamination Remediation Plan for the application site to the requirements of the Responsible Authority with the concurrence of the Department of Environmental Protection, to meet the following objective:

- to ensure the rehabilitation of the site is to an acceptable standard that is compatible with the intended land use, consistent with appropriate criteria.

The Plan shall include:

- 1 establishment of soil quality criteria to be achieved following remediation of contaminated soils, based on the intended land uses;
- 2 identification of areas of soil contamination;
- 3 development of a remediation plan for contaminated soils in areas where the soil quality criteria are not met; and
- 4 identification of responsibilities for implementation of the Plan.

Note: Criteria for assessment and remediation recognised by the Environmental Protection Authority include those in the ANZECC and NHMRC "Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites" (1992), and "Dutch B and C" (1986), or the most current soil remediation criteria.

2-2 The above-mentioned Soil Contamination Remediation Plan shall be implemented.

3 Groundwater Contamination Remediation Plans

3-1 Prior to submission of an application for subdivision approval (other than an application for consolidation or minor modification to existing boundaries) or development, whichever occurs first, the Responsible Authority shall require the preparation of a Groundwater Contamination Remediation Plan for the application site to the requirements of the Responsible Authority with the concurrence of the Department of Environmental Protection and the Water and Rivers Commission, to meet the following objective:

- to ensure that the beneficial uses of groundwater can be maintained, consistent with the Environmental Protection Authority "Draft Western Australian Water Quality Guidelines for Fresh and Marine Waters" (1993).

The Plan shall include:

- 1 establishment of groundwater quality criteria to be achieved, based on the most sensitive beneficial use of the groundwater;
- 2 determination of the extent, and any movement, of contaminated groundwater beneath the application site;
- 3 development of management actions, including remediation if necessary, in the event that groundwater quality criteria are not met; and
- 4 identification of responsibilities for implementation of the Plan.

Note: Criteria for assessment and remediation recognised by the Environmental Protection Authority include those in the ANZECC and NHMRC "Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites" (1992), "Dutch B and C" (1986), or the most current soil remediation criteria, the ANZECC "Australian Water Quality Guidelines for Fresh and Marine Waters" (1992), and the NHMRC and ARMCANZ "Australian Drinking Water Guidelines - National Water Quality Management Strategy" (1996).

3-2 The above-mentioned Groundwater Contamination Remediation Plan shall be implemented.

4 Groundwater Abstraction Plan

4-1 Prior to submission of an application for subdivision approval (other than an application for consolidation or minor modification to existing boundaries) or development, whichever occurs first, the Responsible Authority shall require the preparation of a Groundwater Abstraction Plan to the requirements of the Responsible Authority with the concurrence of the Department of Environmental Protection and the Water and Rivers Commission, to meet the following objective:

- to ensure that the beneficial uses of groundwater can be maintained, consistent with the Environmental Protection Authority "Draft Western Australian Water Quality Guidelines for Fresh and Marine Waters" (1993).

The Plan shall include:

- 1 mechanisms to protect the groundwater regimes of the conservation category wetlands within the Amendment area and the adjacent System Six M52 area;
- 2 a monitoring program, including definition of performance criteria and analysis procedures, to demonstrate whether the objectives for the groundwater are being achieved;
- 3 contingency measures to be implemented in the event that performance criteria are not met; and
- 4 identification of responsibilities for implementation of the Plan.

4-2 The above-mentioned Groundwater Abstraction Plan shall be implemented.

5 Scheme Map

- 5-1 The Scheme Map shall be amended by inserting an appropriate symbol on the Scheme Map and a corresponding modification to the legend, to show that environmental conditions apply to the subject land, to the requirements of the Responsible Authority with the concurrence of the Environmental Protection Authority.

CHERYL EDWARDES (Mrs) MLA
MINISTER FOR THE ENVIRONMENT

- 4 JUN 1999