



000538

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 WANNEROO TOWN PLANNING SCHEME NO. 1,
AMENDMENT NO. 787

Scheme Purpose:

- (a) to rezone the portion of the Yanchep-Two Rocks area zoned "Central City Area" on the Metropolitan Region Scheme, being portions of Pt Lot 8 and Pt Lot M1689 from "Rural" and "Residential Development" to "Centre" Zone;
- (b) to rezone the portion of the Yanchep-Two Rocks area zoned "Industrial" on the Metropolitan Region Scheme being portion of Pt Lot M1689 from "Rural" to "Industrial Development" Zone; and
- (c) to rezone Lots 1, 101, 102, 103, Pt lot 8, Lot 12, Pt Lot 9, Pt Lot M1689, Lot 200, Lot 201, Reserve 41479, Lot 16, lot 8, Portion Lot 35, Lot 1011 and Pt Lot M1688, being those portions of the Yanchep-Two Rocks area which are zoned "Urban" or "Urban Deferred" under the Metropolitan Region Scheme and zoned "Rural", "Service Station", "Special Zone (Additional Use) Video Hire" and "Residential Development" under the City of Wanneroo Town Planning Scheme No. 1 to "Urban Development" Zone.

Responsible Authority:

City of Wanneroo

Responsible Authority Address:

11 Moolanda Boulevard
KINGSLEY WA 6026

Assessment Number:

1136

Report of the Environmental Protection Authority: Bulletin 959

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:

Published on

15 FEB 2000

1 Environmental Conditions

- 1-1 In accordance with Section 7A4 of the Town Planning and Development Act, the environmental conditions imposed by the Minister for the Environment on the Scheme or amendments to the Scheme and contained in Statements published under Section 48F of the Environmental Protection Act, are to be incorporated into the Scheme by appropriate changes to relevant provisions and appropriate modifications to the Scheme Maps as required.
- 1-2 Where appropriate, the environmental conditions are to be indicated on the Scheme Map by the symbol EC to indicate that environmental conditions apply to the land.
- 1-3 The Responsible Authority 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 Responsible Authority.

2. ENVIRONMENTAL CONDITIONS TO BE INCORPORATED INTO THE SCHEME BY INSERTION OF PROVISIONS IN SCHEME TEXT

2.1 Responsible Authority scheme provisions

- 2.1-1 The Responsible Authority shall incorporate the following environmental conditions documented in this statement into the scheme, the subject of this statement.

2.2 Environmental Management Plans

- 2.2-1 The following Environmental Management Plans shall be prepared in accordance with the specifications 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):

- Stygofauna and/or Troglobitic Fauna Management Plan
- Drainage, Nutrient and Water Management Plan
- Karst Management Strategy
- Solid and Liquid Waste Management Plan
- Aboriginal Culture and Heritage Management Plan

- 2.2-2 The Environmental Management Plans referred to in condition 2.2-1 shall be prepared and implemented in accordance with the provisions of the Plans, to the requirements of the Responsible Authority.

2.3 Vegetation and Fauna Management

- 2.3-1 Regionally significant vegetation (draft *Perth's Bushplan* sites) which surrounds the amendment area (as shown on Figure 1) shall be protected from indirect and direct impacts associated with the development of the amendment area by the following:

- Clear delineation of regionally significant areas of vegetation from the amendment area through the use of dual use paths, roads, public open space areas and the like.

- Control of off-road vehicle use and dumping of rubbish.
- Fire Management.
- Promotion of community awareness of bushland protection.

2.4 Stygofauna and Troglobitic Fauna Management

- 2.4-1 If studies in relation to karst and hydrology (see 2.5-1) indicate the likelihood of significant stygofauna and/or troglobitic fauna assemblages being present in or immediately adjacent to the amendment area, the landowner (with assistance from relevant scientific experts) shall undertake a survey (at the Local Structure Planning Stage) to assess the nature and extent of any population/s.

This survey shall be completed prior to finalisation of the Local Structure Plan and to the requirements of the Responsible Authority on advice from the Department of Conservation and Land Management and the University of Western Australia (Department of Zoology).

2.5 Assessment of Karst Landform

- 2.5-1 At the **District and Local Structure Planning Stage**, the landowner shall review existing geotechnical information and undertake further site investigations to confirm the nature and extent of karst landform within the amendment area.

This review shall be completed prior to finalisation of the District and Local Structure Plan and to the requirements of the Responsible Authority on advice from the Department of Environmental Protection.

2.6 Solid and Liquid Waste Management

- 2.6-1 The landowner shall ensure that lots within the industrial zone are connected to the deep sewerage system for the disposal of appropriate liquid wastes as approved by the relevant Government Agency/ies.

2.7 Environmental Reporting

- 2.7-1 The Responsible Authority shall provide a report to the Environmental Protection Authority every five years, or at the time of the review of the existing town planning scheme (whichever is the earlier), as per Section 48H of the Environmental Protection Act.

CHERYL EDWARDES (Mrs) MLA
MINISTER FOR THE ENVIRONMENT

15 FEB 2000

1. Stygofauna and Troglobitic Fauna Management Plan

- 1-1 The landowner shall prepare a Stygofauna and/or Troglobitic Fauna Management Plan to ensure the protection of stygofauna and/or troglobitic fauna that may be affected directly or indirectly by development of the amendment area, to the requirements of the Responsible Authority on advice from the Department of Conservation and Land Management and the University of Western Australia (Department of Zoology).

This plan shall include:

- The identification of the environmental outcome (including sustainability indicators) to be achieved through the implementation of this plan.
- Management strategies for the protection of stygofauna and/or troglobitic fauna within and immediately adjacent to the Amendment area.
- Recommendations for ongoing sampling, as required, of karstic areas to determine number and species diversity of stygofauna and/or troglobitic fauna.
- Provision of details of contingency plans in the event that the investigations and monitoring surveys indicate that the development is having an adverse impact upon populations of stygofauna and/or troglobitic fauna.
- Allocation of responsibilities and identification of timing and duration of implementation.

2. Drainage, Nutrient and Water Management Plan

- 2-1 At the **Local Structure Planning Stage**, the landowner shall prepare a Drainage, Nutrient and Water Management Plan to ensure that surface and groundwater are managed to the minimum requirements of a Priority 3 Underground Water Pollution Control Area, to the requirements of the Responsible Authority on the advice of the Water and Rivers Commission and the Water Corporation.

This plan shall include:

- Identify the environmental outcome (including sustainability indicators) to be achieved through the implementation of this plan.
- Include provisions for the connection of all areas of development to the deep sewerage.
- Demonstrate that best practice Water Sensitive Urban Design principles are incorporated to maximise on-site water infiltration generally.
- Provide details of reporting mechanisms to demonstrate compliance with performance criteria specified in the Plan.

- Provide details of contingency plans in the event that the performance criteria specified in the plan are not achieved.

3 Karst Management Strategy

- 3-1 At the **Local Structure Planning Stage**, the landowner shall prepare a Karst Management Strategy to the requirements of the Responsible Authority on advice from the Department of Environmental Protection.

The Strategy shall include:

- The identification of the environmental outcome (including sustainability indicators) to be achieved through the implementation of this plan.
- Detailed geotechnical investigations in areas of karst or potential karst in accordance with the protocols described in Alan Tingay & Associates (1999) and summarised in Table 1 (attached).
- Provision to ensure that no development is permitted on areas immediately over large karstic structures unless approved by a qualified geotechnical consultant and environmental scientist and agreed to by the Responsible Authority.
- Provision for monitoring of high risk karstic features within the Amendment area to note enlargements in karstic features, new openings and recent collapse or subsidence.
- Provision of details of contingency plans in the event that the investigations and monitoring surveys indicate that the development has had an adverse impact upon karstic landforms.
- Allocation of responsibilities and identification of timing and duration of implementation.

4 Solid and Liquid Waste Management Plan

- 4-1 The landowner shall prepare a Solid and Liquid Waste Management Plan at the **Local Structure Planning Stage** to the requirements of the Responsible Authority on the advice of the Department of Environmental Protection.

This plan shall include:

- The identification of the environmental outcome to be achieved through the implementation of this plan.
- Options for recycling, and appropriate storage and disposal options for liquid and solid wastes from industry.

5 Aboriginal Culture and Heritage Management Plan

- 5-1 The landowner shall prepare an Aboriginal Culture and Heritage Management Plan at the **Local Structure Planning Stage** to the requirements of the Responsible Authority with the concurrence of the Aboriginal Affairs Department.

The plan shall include:

- The identification of the environmental outcome to be achieved through the implementation of this plan.
- Management strategies for the archaeological site (If it becomes necessary to disturb the archaeological site, the subdivider shall obtain the necessary clearances under the Aboriginal Heritage Act 1972).
- Management strategies to ensure that employees and workers involved in construction activities in the vicinity of the archaeological site receive training regarding protection of its values.
- Management strategies to ensure that prior to commencement of site works, staff undergo a briefing on Aboriginal Heritage issues, to enable staff to recognise materials that may constitute an Aboriginal Site. During earthworks, all contractors shall be supervised by a Site Manager, who shall seek specialist advice to confirm the identification of any suspected site.

TABLE 1

WORK SCHEDULE REQUIRED WITH RESPECT TO KARST TERRAIN APPRAISAL

	Structure Plan Assessment Prior to Subdivision	Placement of Building Envelopes/Drainage Design for Proposed Subdivision	Geotechnical inspection and recommendations for additional site assessment prior to building	Building Envelope Assessment	Prior to			
	A further geotechnical appraisal of the high and medium risk karst areas with respect to the draft Local Structure Plan design **	Detailed interpretation of existing Ground Probing Radar (GPR) data	Geotechnical inspection and recommendations for additional site assessment prior to building	Geotechnical Assessment	Investigations for Foundation			
		Detailed geotechnical inspection target location, and drilling, and possible remediation		Further GPR as recommended from the geotechnical evaluation	Drilling borehole to total depth of 15m	Drilling at least 1 borehole to a total depth of more than 15m	Testing Pitting to 3m depth ²	Perth Sand Penetro meter Testing to 750mm ³
High	✓	✓			Further work on high risk only if specifically required/remediation work			
Medium	✓	✓	✓	✓*	✓		✓	✓
Low		✓	✓	✓*		✓	✓	✓
Very Low		✓	✓	✓*			✓	✓

* On the basis of advice from the geotechnical assessment.

** Geotechnical works likely to involve mapping and GPR. Program to be developed in consultation with City of Wanneroo and a geotechnical engineer.

1. Following the geotechnical assessment a reappraisal of the work program for building envelope assessment with respect to the risk rating may be required.

2. Test Pitting is generally carried out by a backhoe and refilled after logging and sampling.

3. The Perth Sand Penetrometer is a hand held portable device used for measuring the compaction of soils.

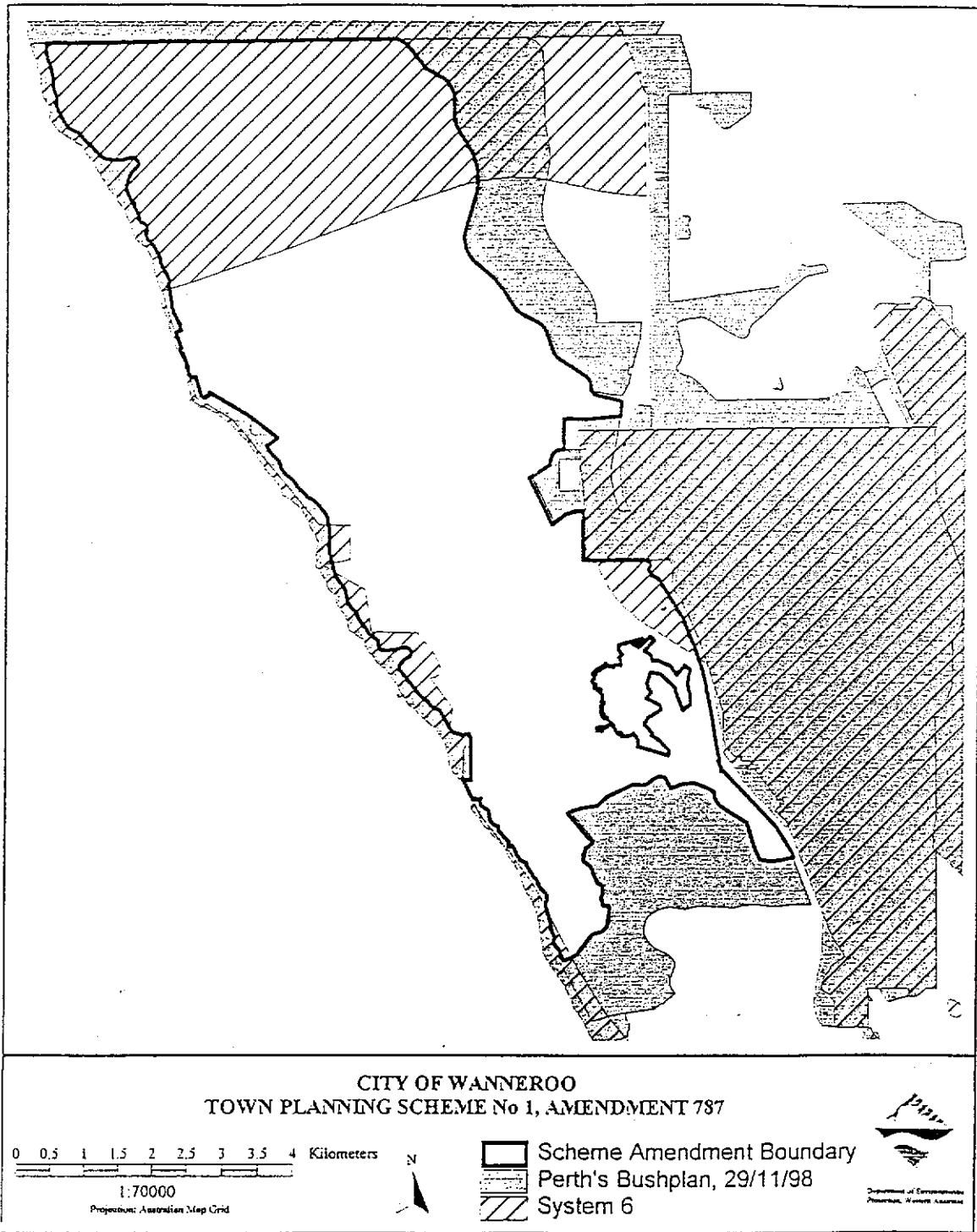


Figure 1. System Six Areas and Bushplan Sites.