



Statement No.

**MINISTER FOR THE ENVIRONMENT;
LABOUR RELATIONS**

000546

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

**METROPOLITAN REGION SCHEME AMENDMENT NO. 991/33
(SOUTH WEST DISTRICTS OMNIBUS NO. 3B)**

Scheme Purpose:

To amend the Metropolitan Region Scheme to allow for modifications to the Metropolitan Region Scheme to accommodate planning proposals in the South West districts of the metropolitan region.

Conditions are set for two of the above-mentioned modifications. These modifications are referred to below as:

- (1) Marine Industry Technology Park, Munster; and
- (2) Realignment of "Controlled Access Highway" reservation, Baldivis.

Purpose of planning proposal referred to as Marine Industry Technology Park, Munster:

- to rezone land bounded by Fawcett Road, Coogee Road, Frobisher Avenue, Rockingham Road and Russell Road, and adjacent to Lake Coogee, Munster, from "Rural" zone to "Urban" zone.

Purpose of planning proposal referred to as Realignment of "Controlled Access Highway" reservation, Baldivis:

- to realign the existing "Controlled Access Highway" reservation between Lightbody Road and the future Kwinana Freeway interchange at Baldivis to generally follow the existing alignment of Mundijong Road.

Responsible Authority: Western Australian Planning Commission

Responsible Authority Address: 469 Wellington Street, PERTH WA 6000

Assessment Number: 1129

Report of the Environmental Protection Authority: Bulletin 952

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Subject to the following conditions being applied to the two planning proposals specifically mentioned below, 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:

Marine Industry Technology Park, Munster

1 Environmental Management

1-1 Prior to finalisation of the amendment of the City of Cockburn Town Planning Scheme, the Responsible Authority shall require the preparation of an Environmental Management Plan for the Marine Technology Park, to ensure the protection of the Conservation Category wetland on the site and Lake Coogee.

1-2 The Environmental Management Plan shall be prepared in consultation with the City of Cockburn and the Water and Rivers Commission, to the requirements of the Responsible Authority with the concurrence of the Department of Environmental Protection.

This Plan shall include:

- 1 the protection of the conservation values of wetlands and vegetation, including the location and dimensions of appropriate wetland buffers;
- 2 impacts and management of construction activities;
- 3 landscaping and revegetation of buffer areas;
- 4 maintenance and responsibilities for maintenance; and
- 5 implementation timing.

1-3 The Environmental Management Plan required by condition 1-1 shall be implemented.

2 Drainage and Nutrient Management Plan

2-1 A Drainage and Nutrient Management Plan shall be prepared and implemented for the Marine Technology Park to ensure that the rate, quantity and quality of water leaving the site will not adversely impact the Conservation Category wetland on the site or Lake Coogee.

2-2 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 preparation of a Drainage and Nutrient Management Plan for the drainage catchment that contains the proposal within the Amendment area, to the requirements of the Responsible Authority with the concurrence of the Department of Environmental Protection, the Water and Rivers Commission and the City of Cockburn.

2-3 The proponent shall implement the Drainage and Nutrient Management Plan required by condition 2-1 to the requirements of the Responsible Authority with the concurrence of the Water and Rivers Commission.

3 Contamination

3-1 Prior to submission of an application for subdivision approval or development, whichever occurs first, the Responsible Authority shall require preparation, in consultation with the City of Cockburn, of a Site Contamination Management Plan for the subject land 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 to an acceptable standard that is compatible with the intended land use, consistent with appropriate criteria.

This Plan shall include:

- 1 identification of areas of contamination resulting from previous activities in the portion of the Amendment area which is the subject of the subdivision or development application;
- 2 establishment of criteria to be achieved following remediation of contaminated areas, based on the intended land uses;
- 3 development of a remediation plan for contaminated areas where the 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 Australian and New Zealand Environment and Conservation Council (ANZECC) and National Health and Medical Research Council (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), NHMRC and Agricultural and Resource Management Council of Australia and New Zealand "Australian Drinking Water Guidelines - National Water Quality Management Strategy (1996) - refer to "Contaminated Sites: Assessment and Management of Contaminated Land and Groundwater in Western Australia" - A public position paper, Department of Environmental Protection, 1997.

3-2 The abovementioned Site Contamination Management Plan shall be implemented.

Realignment of "Controlled Access Highway" reservation, Baldivis

4 Environmental Management

4-1 Prior to the commencement of construction for the Mundijong Road, the Responsible Authority shall require the preparation of an Environmental Management Plan to ensure that construction impacts are minimised and to address any indirect impacts of the upgraded road.

4-2 The Environmental Management Plan shall be prepared in consultation with the Department of Conservation and Land Management, the Water and Rivers Commission and the Local Authority, to the requirements of the Responsible Authority with the concurrence of the Department of Environmental Protection.

This Plan shall include:

- 1 impacts and management of construction activities;

- 2 stormwater drainage management;
- 3 rehabilitation and revegetation strategies ;
- 4 maintenance and responsibilities for maintenance; and
- 5 implementation timing.

4-3 The Environmental Management Plan required by condition 4-1 shall be implemented.

5 Limit of Works

5-1 The Responsible Authority shall place provisions in the Scheme Amendment text for the "Controlled Access Highway" reservation to ensure that future upgrading of Mundijong Road does not extend further south than the existing limit of the sealed road surface.

CHERYL EDWARDES (Mrs) MLA
MINISTER FOR THE ENVIRONMENT

30 MAY 2000