



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

**HOPE VALLEY-WATTLEUP REDEVELOPMENT PROJECT MASTER PLAN**

**Scheme Purpose:** To promote the orderly and proper planning, development and management of the Hope Valley-Wattleup Redevelopment Area, including any provision that may be made by a town planning scheme under the *Town Planning Act 1928*.

**Responsible Authority:** Western Australian Land Authority

**Responsible Authority Address:** Level 3, Wesfarmers' House, 40 The Esplanade, PERTH WA 6000

**Assessment Number:** 1470

**Report of the Environmental Protection Authority:** Bulletin 1133

Subject to the following conditions, there is no known environmental reason why the Hope Valley-Wattleup Redevelopment Project Master Plan to which the above report of the Environmental Protection Authority relates should not be implemented:

**CONDITIONS TO BE INCORPORATED INTO THE SCHEME BY INSERTION OF PROVISIONS IN SCHEME TEXT**

**1 Water Management Strategy**

1-1 Prior to 30 June 2005 and the finalisation of any precinct structure plan, the Water Management Strategy referred to in section 7.3 of the Hope Valley-Wattleup Redevelopment Project Master Plan shall be modified in accordance with the specification 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 [insert date] to the satisfaction of the Western Australian Planning Commission in consultation with the Cockburn Sound Management Council, and on advice of the Water and Rivers Commission, the Western Australian Land Authority, the City of Cockburn and the Town of Kwinana.

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- 1-2 The Water Management Strategy shall subsequently be implemented in accordance with the provisions of the Strategy.
- 1-3 The Water Management Strategy referred to in provision 7.3.2(j) of the Master Plan shall be the latest approved version of the Water Management Strategy.
- 1-4 Each use and development within the Redevelopment Area shall be carried out in accordance with a Water Management Plan addressing the management of ground and surface water quality and quantity and potential contaminants to meet the objectives and requirements of the Water Management Strategy.

## **2 Biodiversity Strategy**

- 2-1 Prior to 30 June 2005 and the finalisation of any precinct structure plan, a Biodiversity Strategy for the Hope Valley-Wattleup Redevelopment Area shall be prepared by the Western Australian Land Authority in accordance with the specification 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 [insert date] to the satisfaction of the Western Australian Planning Commission on advice of the Department of Environment, the Department of Conservation and Land Management, the Water and Rivers Commission, the Town of Kwinana and the City of Cockburn.
- 2-2 The Biodiversity Strategy shall subsequently be implemented in accordance with the provisions of the Strategy.

## **3 Development Proposed near a Wetland or in an Area of Native Vegetation – Interim Requirement**

- 3-1 Prior to the finalisation of the Biodiversity Strategy required by condition 2, any proposed subdivision, use or development of land within 200 metres of a conservation or resource enhancement category wetland as determined by the Water and Rivers Commission shall not occur unless:
  - 1 The subdivision, use or development is shown to be consistent with the protection of the environmental values of the wetland; and
  - 2 The written advice of the Water and Rivers Commission has been received and fully taken into account by the Western Australian Planning Commission.
- 3-2 Prior to the finalisation of the Biodiversity Strategy required by condition 2, no new subdivision boundary, use or development shall impact on a threatened ecological community, or on areas of vegetation shown in Figure 1 (attached) as in "Good", "Very Good", "Excellent" or "Pristine" condition.

## **ATTACHMENT 1 – OF STATEMENT THAT A SCHEME MAY BE IMPLEMENTED – HOPE VALLEY-WATTLEUP REDEVELOPMENT PROJECT MASTER PLAN**

### **1 Water Management Strategy**

- 1-1 The Water Management Strategy shall be modified in consultation with the Water and Rivers Commission, the Department of Environment, the Cockburn Sound Management Council, the City of Cockburn, the Town of Kwinana and the Department for Planning and Infrastructure, for the purpose of the promotion and integration of water management through the land use planning and development processes applying to the Hope Valley-Wattleup Redevelopment Area.
- 1-2 The Water Management Strategy shall be subject to public consultation before finalisation.
- 1-3 The Water Management Strategy shall include but not be limited to identification of:
- 1 the environmental values and beneficial uses of the water resources of the Redevelopment Area, and water-related issues including the protection of off-site water resources, threatening processes, and priorities;
  - 2 water management objectives;
  - 3 the strategies, initiatives and processes applying to water management in the Redevelopment Area including Cockburn Sound Management Council initiatives and development of the Environmental Protection (Cockburn Sound) Policy; water regime targets and criteria; investigation of water re-use and recycling schemes, and processes to ensure integration between land use planning and water management mechanisms;
  - 4 a summary of technical information sources relevant to the hydrology of the Redevelopment Area (including its associated surface water and groundwater catchments and discharge areas) and land characteristics that may influence water regimes (including acid sulfate soil risk areas); identification of additional technical information that will assist land use planning processes; and procedures for obtaining this information and incorporating it into planning decision-making at the appropriate time;
  - 5 a strategy to manage major flooding;
  - 6 an implementation and monitoring program to include a more detailed schedule of actions, timing, and responsibilities for actions. The implementation program shall include the preparation and implementation of precinct water management plans, and individual development water management plans, and include contingency provisions in the event that targets or criteria established for water quality and quantity are not met; and
  - 7 a process to periodically review the Water Management Strategy and the Water Management Planning Policy to complement the Water Management Strategy.

## **2 Biodiversity Strategy**

- 2-1 A Biodiversity Strategy shall be prepared in accordance with a methodology developed in consultation with the Department for Planning and Infrastructure, the Department of Environment, the Department of Conservation and Land Management, the Water and Rivers Commission, the Town of Kwinana and the City of Cockburn.
- 2-2 The Biodiversity Strategy shall be subject to public consultation before finalisation.
- 2-3 The purposes of the Biodiversity Strategy shall include the following:
- 1 to identify the location of key natural areas to be protected in the Redevelopment Area including ecological linkages, wetlands and wetland buffers, and other areas significant for representation of ecological communities, diversity of species, rarity of species and communities including threatened ecological communities, and maintaining ecological processes or systems. These areas should be located in sufficient detail to assist precinct planning and the consideration of development applications in the event that the Western Australian Planning Commission is required to consider applications before precinct planning is finalised;
  - 2 to identify processes and policies to ensure biodiversity considerations are integrated into the subsequent stages of land use planning and development; and
  - 3 to identify how land identified for biodiversity protection will be secured and managed.
- 2-4 The Biodiversity Strategy shall include but not be limited to:
- 1 biological site studies sufficient to determine key ecological linkages and areas of open space to be retained;
  - 2 an ecological linkage between the Beeliar Regional Park wetland chains which are located to the east and the west of the Redevelopment Area;
  - 3 protection of a significantly larger area of open space in the southern portion of the Redevelopment Area than is shown as Proposed Parks and Recreation in Figure 21 of the Responsible Authority's Environmental Review document, maintaining a linkage with Long Swamp and Hendy Swamps, and along Anketell Road, and maintaining the potential for a linkage with land south of the Redevelopment Area;
  - 4 information on the limitations of any site studies carried out, and guidance on any further site studies that may be required at the subsequent stages of planning;
  - 5 demonstration that relevant Government policy and guidance has been taken into account; and

- 6 a schedule of actions of what will be done, by whom, and when, to ensure the protection of areas identified by the Biodiversity Strategy, including the timing of and responsibility for the preparation and implementation of management plans for all areas identified for protection.

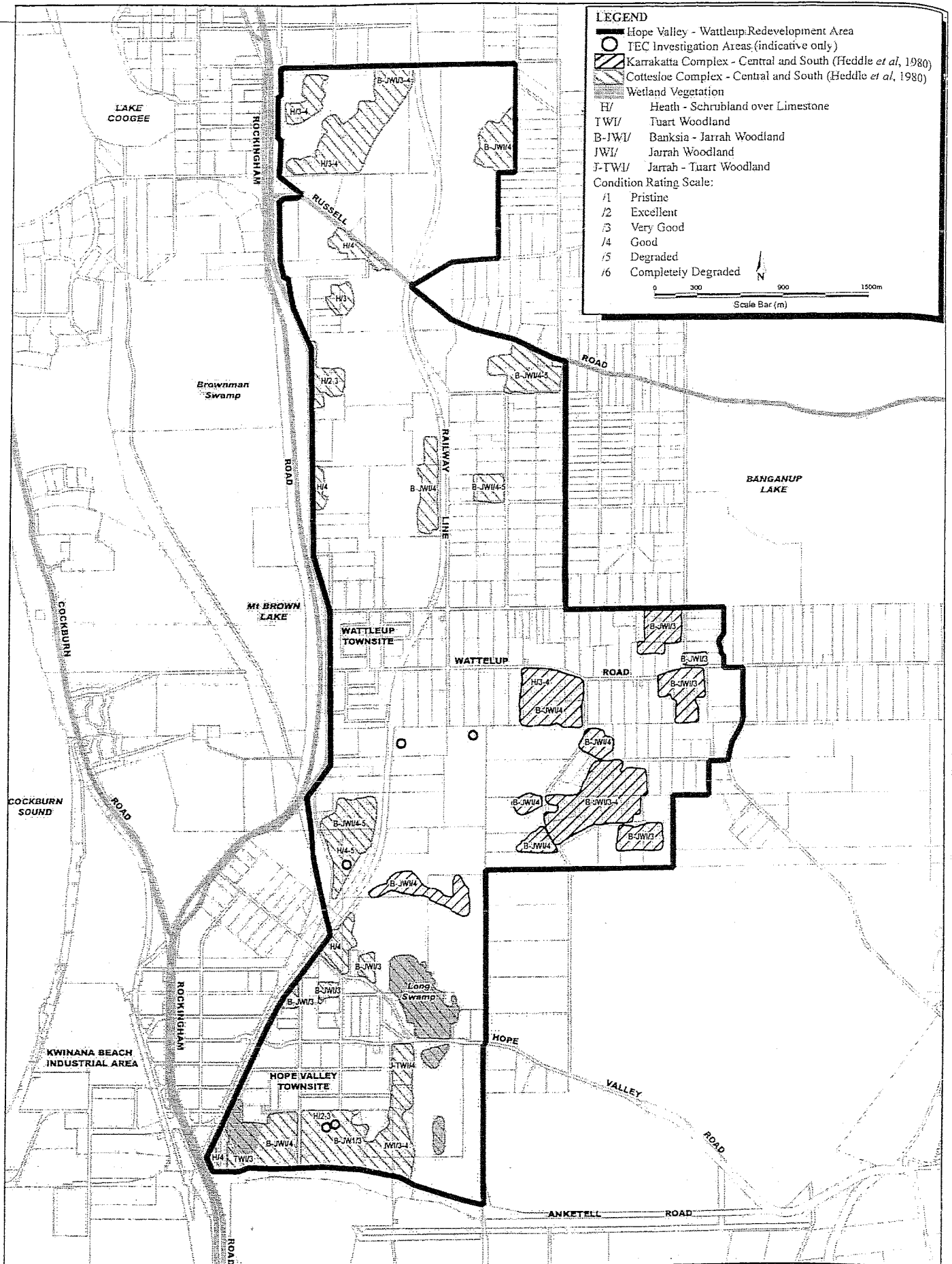


Figure 1: Remnant Bushland and Threatened Ecological Community Investigation Areas (from WALA)

This requirement does not apply to a subdivision, use or development which:

- 1 Had approval at the time of gazettal of the Hope Valley-Wattleup Redevelopment Project Master Plan;
- 2 Has been referred to the Environmental Protection Authority and does not require environmental assessment; or
- 3 Is on land which does not contain remnant bushland.

#### **CONDITIONS TO BE INCORPORATED INTO THE SCHEME BY MODIFICATION OF PROVISIONS IN SCHEME TEXT**

##### **4 Modification to Part 7 “Environment”**

- 4-1 Replace clause 7.2 (d) with the following:  
“allow the aquifer to be managed in a sustainable manner and in a way that groundwater quality is protected and improved;”
- 4-2 Replace clause 7.3.2 (b) with the following:  
“Contribute to the objective of an overall improvement in the water quality of Cockburn Sound, by protecting and improving ground and surface water quality and quantity through water-sensitive design and management.”
- 4-3 Modify clause 7.3.3 (b) by replacing “agreed with the Environmental Protection Authority Service Unit” with “developed in consultation with the Water and Rivers Commission”.

##### **5 Table 1 – Precinct Land Use**

- 5-1 The Precinct Land Use Table shall prohibit more than one house per lot in the Rural Precinct.

Dr Judy Edwards MLA  
MINISTER FOR THE ENVIRONMENT

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