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Published on 4 March 2008

Statement No. 762

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

**WUNGONG URBAN WATER REDEVELOPMENT SCHEME 2006
(AN AMENDMENT TO THE BROOKDALE REDEVELOPMENT SCHEME 2005)**

The general purposes of the Scheme are to:

- a) promote and co-ordinate the development and re-development of land within the Scheme Area;
- b) set out the planning aims and objectives for subdivision and development within the Scheme Area;
- c) identify land reserved for public purposes;
- d) provide for the orderly and efficient provision of infrastructure and services;
- e) set out procedures for the assessment and determination of structure plans, contribution plans, subdivision and planning applications;
- f) make provision for the administration and enforcement of the Scheme; and
- g) establish a statutory framework for the making of planning policies and design guidelines to guide the Authority's decision-making powers.

Responsible Authority: Armadale Redevelopment Authority

Responsible Authority Address: Unit 5, 210-220 Jull Street, ARMADALE WA 6112

Assessment Number: 1647

Report of the Environmental Protection Authority: Bulletin 1253

Subject to the following conditions, there is no known environmental reason why the Wungong Urban Water Redevelopment Scheme 2006 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 Environmental Management Strategies and Plans

- 1-1 The Scheme shall be amended with the concurrence of the Environmental Protection Authority to require that the following environmental management strategies and plans are prepared and implemented in accordance with the specifications set out in Attachment 1 of this "Statement that a Scheme may be Implemented":

- a) District Water Management Strategy;
- b) Surface Water Quality Contingency Plan;
- c) Local Water Management Strategy;
- d) Urban Water Management Plan;
- e) Wetland Management Plan;
- f) Foreshore Management Plan;
- g) Landscape and Irrigation Management Strategy;
- h) Fauna Relocation and Management Plan;
- i) Construction Management Plan;
- j) Strategic Acid Sulfate Soils Management Plan;
- k) Acid Sulfate Soils Management Plan; and
- l) Mosquito and Midge Management Plan.

CONDITIONS TO BE INCORPORATED INTO THE SCHEME BY MODIFICATION TO SCHEME

2 Clause 3.3 “Variations to the Wungong Urban Water Master Plan”

- 2-1 Amend Clause 3.3 “Variations to the Wungong Urban Water Master Plan” with the concurrence of the Environmental Protection Authority to convey that variations to the Master Plan proposed as part of a Structure Plan which do not require a formal scheme amendment include the detailed location of those Master Plan elements which are shown indicatively on the Master Plan, including Relocated Brook Drain, Created Brook, Road Avenue, Park Avenue, Buffer Area and Foreshore Buffer.

3 Clause 3.4.6 “Active Open Space”

- 3-1 Amend Clause 3.4.6 “Active Open Space” with the concurrence of the Environmental Protection Authority to include the following objective: “where the purpose of the open space is to protect a significant environmental feature such as the Wungong River, a Resource Enhancement wetland or a poorly retained vegetation type, to manage the feature in a way which assists in its care and conservation”.

4 Clause 3.4.7 “Passive Open Space”

- 4-1 Amend Clause 3.4.7 “Passive Open Space” items (a) and (c) with the concurrence of the Environmental Protection Authority by deleting references to “drainage”.

5 Appendix One: Scheme Map

5-1 Amend the Scheme Map with the concurrence of the Environmental Protection Authority by:

- a) changing the category of wetland for the Hilbert Road Wetland (shown as wetland MIN 98Sr in Figure 6, *Armadale Redevelopment Authority: Wungong Urban Water Redevelopment Scheme 2006 (An Amendment to the Brookdale Redevelopment Scheme 2005) Environmental Review (EPA Assessment No. 1647)*, Volume I, Version 3, Report No: 2006/222, ATA Environmental, Perth (November 2006) from “Resource Enhancement Wetland” to “Conservation Category Wetland”, and changing the Place Based Code over and around the wetland from “Active Open Space” to “Passive Open Space”, provided the change in category is approved by the Department of Environment and Conservation;
- b) showing the wetland management category on the Lambert Lane Bushland, Wungong (Bush Forever Site No. 264) consistent with the Department of Environment and Conservation *Geomorphic Wetlands Swan Coastal Plain* dataset;
- c) inserting the “Passive Open Space” Place Based Code and “Buffer Area” Master Plan Element around the Lambert Lane Bushland, Wungong (Bush Forever Site No. 264); and
- d) amending the legend notes to convey that “some Master Plan elements are shown indicatively. The detailed locations of the following elements are to be determined after site-specific investigations:
 - the extent of all Buffer Areas and Foreshore Buffers around wetlands and waterways, respectively, and
 - the locations of Road Avenues, Park Avenues, Relocated Brook Drains and Created Brooks”.

Note: For item c) above, if existing roads are to be retained, their presence may be taken into account when the extent of the buffer is determined at the structure planning stage.

5-2 The Description of Master Plan Feature “Resource Enhancement Wetland” in “Appendix One: Scheme Map” shall be amended to accord with the description in *Wetlands of the Swan Coastal Plain, Volume 2: “Wetland Mapping, Classification and Evaluation, Wetland Atlas”*, Hill, A.L., Semeniuk, C.A., Semeniuk, V. and Del Marco, A., Perth (1996), as follows “wetlands which have been partially modified but still support substantial functions and attributes”.

5-3 The Description of Master Plan Feature “Relocated Brook/Drain” shall be amended with the concurrence of the Environmental Protection Authority to reflect that it is to be recreated as a living stream (similar to the description of “Created Brook”).

David Templeman MLA

MINISTER FOR THE ENVIRONMENT; CLIMATE CHANGE; PEEL

ATTACHMENT 1

STATEMENT THAT A SCHEME MAY BE IMPLEMENTED WUNGONG URBAN WATER REDEVELOPMENT SCHEME 2006

1 District Water Management Strategy

- 1-1 A District Water Management Strategy (the Strategy) shall be prepared to the requirements of the Armadale Redevelopment Authority with the concurrence of the Department of Water on advice of the Swan River Trust and the Department of Environment and Conservation.
- 1-2 The Strategy shall meet the objectives set in Condition 1-3 and include the items listed in clauses 1-4, 1-5 and 1-6 below.
- 1-3 The objectives of the Strategy are to:
1. ensure that the quality of surface water post development is improved compared with pre-development surface water quality (the Operational Water Quality Objective);
 2. conserve or enhance significant environmental features;
 3. guide future hydrological studies for local structure plans, non-potable water source option, arterial drainage planning, floodplain mapping and storage requirements;
 4. offset, if necessary, any deterioration of water quality post development compared to pre-development;
 5. establish a comprehensive monitoring program to measure and detect changes in storm water quality to measure consistency with the Operational Water Quality Objective (1);
 6. Inform the preparation of structure plans.
- 1-4 The Strategy shall demonstrate compliance with following design criteria (compared to 'traditional' urban stormwater systems):
- a) at least 80% reduction in suspended solids;
 - b) at least 60% reduction of total phosphorus;
 - c) at least 45% reduction of total nitrogen; and
 - d) at least 70% reduction of gross pollutants.
- 1-5 No stormwater infrastructure to be constructed within Conservation Category wetlands and their buffers, within the Wungong River foreshore area or in Passive Open Space where the purpose is to conserve or enhance a significant environmental feature unless approved in accordance with the procedures set out in the latest version of the *Decision Process for Stormwater Management in WA*, Department of Environment and Swan River Trust (2005)

- 1-6 The Strategy shall include the components of a District Water Management Strategy as set out in *Interim Approach for Integrating Urban Water Management with Landuse Planning within the Southern River Area: Guidance for Developers*, Essential Environmental Services (March 2006), as generally addressed in the *Wungong Urban Water Master Plan District Water Management Strategy*, JDA Consultant Hydrologists, GHD and CSIRO (October 2006), and shall also include:
- a) Further details on the level and type of information and studies which are required to inform local structure plans, and responsibilities for providing information, including studies to inform selection of a non-potable water source option; groundwater and hydrogeological investigations to inform arterial drainage planning studies; any outstanding floodplain mapping; storage requirements and critical hydraulic information for each structure plan area; and incorporation of information in the Strategy;
 - b) For the Wungong River and tributaries, clarification of interim environmental water requirements and provisions, and the process for establishing long term environmental water requirements and provisions including monitoring;
 - c) Clarification that any references to subsoil exclusion zones around significant wetlands and sensitive environments are indicative only and subject to further site-specific studies;
 - d) A detailed monitoring program including more detail on responsibilities for monitoring post-development and identification for funding, maintenance responsibilities, and monitoring requirements for Local Water Management Strategies and Urban Water Management Plans to measure and detect changes in storm water quality to measure consistency with the Operational Water Quality Objective;
 - e) Proposed offsets to be applied should water quality post-development not improve compared to pre-development;
 - f) Sufficient information on total water cycle management for the Scheme Area to assist the preparation of structure plans; and
 - g) Mechanisms for responding in a timely way to new information (for example, from monitoring and modelling) to meet the Strategy objectives.

Note: Where the October 2006 version of the District Water Management Strategy is at variance with any requirements at a) to g) above, the Strategy required by this condition shall prevail.

- 1-7 The Armadale Redevelopment Authority shall, in consultation with the Department of Water and the Swan River Trust, establish the base-line data to be used in determining compliance with the design criteria in Condition 1-4.
- 1-8 Each structure plan shall be consistent with the District Water Management Strategy required by this “Statement that a Scheme may be Implemented”.
- 1-9 Any reference to offsets to be consistent with condition 2 in Attachment 1 to the “Statement that a Scheme may be Implemented”

2 Surface Water Quality Contingency Plan

- 2-1 Within 18 months of the gazettal of this Scheme, the Armadale Redevelopment Authority shall, in consultation with the Department of Water and the Swan River Trust, establish the number of years that monitoring needs to be carried out so that compliance with the Operational Water Quality Objective of the District Water Management Strategy (Condition 1-3 Objective 1) can be accurately and reasonably determined.
- 2-2 In the event that the Operational Water Quality Objective of the District Water Management Strategy (Condition 1-3 Objective 1) is not met, the Armadale Redevelopment Authority shall develop and implement as appropriate remedial actions to the satisfaction of the Environmental Protection Authority on advice of the Swan River Trust, the Department of Water, the Department of Environment and Conservation, the City of Armadale, the Western Australian Planning Commission and the Water Corporation.

The objective is to take action promptly to improve water quality to meet the prevailing criteria of the Government of Western Australia and the Swan River Trust plan for healthy rivers and the outcomes sought by the *Swan-Canning Cleanup Program Action Plan* (Swan River Trust, 1999) and the *Environmental Protection (Peel Inlet-Harvey Estuary) Policy 1992*.

Actions may include off-site offsets referred to in Condition 1-6 e) within the catchments provided these comply with the prevailing Environmental Protection Authority and Swan River Trust guidance.

3 Local Water Management Strategy

- 3-1 Prior to approval of a structure plan, a Local Water Management Strategy shall be prepared by the developer for the structure plan area after appropriate site investigations and modelling, and shall be advertised for public comment. The Local Water Management Strategy shall be finalised to the requirements of the Armadale Redevelopment Authority on advice of the City of Armadale, the Department of Water, the Water Corporation, the Department of Environment and Conservation, the Swan River Trust and the Department of Health.
- 3-2 Each structure plan shall be consistent with the Local Water Management Strategy required by this “Statement that a Scheme may be Implemented”.
- 3-3 The Local Water Management Strategy shall be prepared by the developer after appropriate site investigations and modelling and shall include:
- a) The principles, objectives and requirements for total water cycle management as outlined in the latest versions of *State Planning Policy 2.9: Water Resources*, Special Government Gazette No. 227, 19 December 2006, Government of Western Australia (2006); *Liveable Neighbourhoods*, Western Australian Planning Commission (2004); and the *Stormwater Management Manual for Western Australia* including the Decision Process, Department of Environment (2004 – current);

- b) Objectives and requirements for water management as set out in the final Southern River Integrated Land and Water Management Plan and the District Water Management Strategy;
- c) Existing site characteristics such as geology, hydrogeology and groundwater characteristics in more detail than the Southern River Integrated Land and Water Management Plan or District Water Management Strategy;
- d) Site constraints and opportunities (such as environmental assets, landscape and landform) identifying the critical management issues;
- e) Conceptual urban water management system, including:
 - Quantification of land required for storage and retention of stormwater for the 100-year Average Recurrence Interval, 10-year Average Recurrence Interval and 1-year Average Recurrence Interval storm events;
 - Map of existing groundwater levels and any proposed controlled groundwater level (including use of subsoil drains) with justification for this control;
 - Demonstrated understanding of the concepts and key issues associated with Best Management Practice choice - identification of types of Best Management Practices for management of surface water and groundwater quality and quantity and indicative drawings of possible treatment trains and design approaches;
 - Fit-for-purpose water use strategy, including mechanisms to conserve potable water and minimise wastewater (including those relating to development design and construction);
 - Infrastructure and management requirements for proposed water, wastewater and stormwater systems, including siting and sizing, and having consideration of infrastructure already existing and identifying any necessary approvals;
 - Siting of water management infrastructure to protect the hydrology of significant wetlands and waterways;
 - Concepts for any Relocated Brook Drain, Created Brook, Park Avenue or Road Avenue having regard for multiple use under the Place Based Code; and
 - Management of issues relating to particular water management measures, for example mosquitoes.
- f) Issues to be addressed at subdivision stage in an Urban Water Management Plan;
- g) Monitoring framework, pre- and post-development, and adaptive response to monitoring to meet Strategy objectives; and
- h) Implementation of Strategy, including roles, responsibilities and funding for monitoring and maintenance.

4 Urban Water Management Plan

- 4-1 The Armadale Redevelopment Authority shall have due regard for an Urban Water Management Plan when considering an application for subdivision for objections or recommendations under section 142 of the *Planning and Development Act 2005*, or a planning application which in the opinion of the Armadale Development Authority requires an Urban Water Management Plan. The Authority will not generally support the application prior to the preparation of a satisfactory Urban Water Management Plan.
- 4-2 The Urban Water Management Plan shall be prepared by the developer after appropriate site investigations and modelling, and shall address:
- a) Objectives, criteria and requirements in the Southern River Integrated Land and Water Management Plan, the District Water Management Strategy and the Local Water Management Strategy;
 - b) Demonstration of compliance with these objectives, criteria and requirements through appropriate assessment tools, site investigations, calculations or assessments, with the concurrence of the Department of Water;
 - c) Agreed/approved measures to achieve water conservation and efficiencies of use including sources of water for non-potable uses and detailed designs, controls, management and operation of any proposed system;
 - d) Management of groundwater levels, including maintenance of ecosystem health and any proposed dewatering;
 - e) Detailed stormwater management design including the size, location and design of public open space areas, integrating major and minor flood management capability;
 - f) Specific structural and non-structural Best Management Practices and treatment trains to be implemented including their function, location, maintenance requirements, expected performance and agreed ongoing management arrangements;
 - g) Measures to achieve protection of waterways, wetlands and their buffers, remnant vegetation and ecological linkages;
 - h) Mosquito management for constructed water bodies;
 - i) Adequacy of buffers proposed in the Local Structure Plan having consideration of any controlled groundwater level proposed;
 - j) Where an artificial water body is proposed, identify its purpose, design and management;
 - k) Management of subdivisional works (to ensure no impact on regional conservation areas, maintenance of any installed Best Management Practices and management of any dewatering and soil/sediment, including dust);
 - l) Management of disease vector and nuisance insects such as mosquitoes and midges;
 - m) Monitoring program and/or contribution; and
 - n) Implementation plan including roles, responsibilities, funding and maintenance arrangements. Contingency plans shall also be indicated where necessary.

- 4-3 The Urban Water Management Plan shall be implemented by the developer in accordance with the provisions of the Plan.

5 Wetland Management Plan

- 5-1 Prior to approval of a structure plan, a Wetland Management Plan shall be prepared by the developer for each Conservation Category and Resource Enhancement wetland and its buffer in the structure plan area and shall be advertised for public comment. The Wetland Management Plan shall be finalised to the requirements of the Armadale Redevelopment Authority. In the case of a Wetland Management Plan for a Conservation Category wetland or wetland subject to the *Environmental Protection (Swan Coastal Plain Lakes) Policy 1992*, the Plan shall be prepared to the requirements of the Armadale Redevelopment Authority with the concurrence of the Department of Environment and Conservation on advice of the City of Armadale, the Department of Water, the Department of Health, the Water Corporation, the Department of Indigenous Affairs and the Department for Planning and Infrastructure (Strategic Biodiversity Planning) where relevant.
- 5-2 Each structure plan shall be consistent with the relevant Wetland Management Plan required by this “Statement that a Scheme may be Implemented”.
- 5-3 Each Wetland Management Plan shall include:
- a) Description of the site and context;
 - b) Site-specific determination of wetland buffer in keeping with the latest published version of Attachment B4-3 of *Environmental Guidance for Planning and Development*, Draft Guidance Statement No. 33, Environmental Protection Authority, Perth (2005).
 - c) Site-specific environmental issues (for example: conservation, ecological linkage, recreation, stormwater management, water quality, fire management, flooding, Aboriginal and non-indigenous heritage, reserve boundaries, mosquitoes and midges, dieback, weeds, utility services and corridors, introduced fauna, feral animals, education, visual amenity, vandalism, trampling, liability and risk from community use);
 - d) Management aims and objectives;
 - e) Management responsibilities;
 - f) Management actions/measures to achieve the objectives;
 - g) Diagrammatic management plan;
 - h) Funding and resources;
 - i) Monitoring criteria and an evaluation plan to enable compliance with objectives and criteria to be checked and response, including monitoring to determine pre-development hydrology and compliance with District Water Management Strategy wetland objectives;
 - j) Stakeholder consultation;
 - k) Timing, implementation and review schedules; and
 - l) Summary of management requirements.

- 5-4 Each Wetland Management Plan shall be implemented during subdivision and development consistent with the provisions of the Plan to the requirements of the approval agencies having regard for the advice of the relevant government agencies.

6 Foreshore Management Plan

- 6-1 Prior to approval of a structure plan for an area which includes or adjoins the Wungong River or the Neerigen Brooks:
- a) A Foreshore Management Plan for the Wungong River and Neerigen Brooks shall be prepared by the Armadale Redevelopment Authority and shall be advertised for public comment; and
 - b) The Foreshore Management Plan shall be finalised to the requirements of the Armadale Redevelopment Authority with the concurrence of the Department of Water on advice of the Swan River Trust, the City of Armadale, the Department of Environment and Conservation, the Water Corporation, the Department of Health, the Department of Indigenous Affairs and the Department for Planning and Infrastructure (Strategic Biodiversity Planning).

The objectives of the Foreshore Management Plan are to protect and enhance the environmental values of the Wungong River and Neerigen Brook foreshore areas, to mitigate clearing, to manage land use in areas adjacent to foreshores, and to enhance linkages and habitat values of foreshores.

- 6-2 Each structure plan for an area which includes or adjoins the Wungong River or Neerigen Brook shall be consistent with the approved Foreshore Management Plan.
- 6-3 The Foreshore Management Plan shall address the main components of an environmental management plan as summarised in Attachment A1-2, *Environmental Guidance for Planning and Development*, Draft Guidance Statement No. 33, Environmental Protection Authority, Perth (2005), and shall include:
- a) Delineation of foreshore reserves and buffers in liaison with the Department of Water using the criteria in *Foreshore Policy 1 – Identifying the Foreshore Area*, Water and Rivers Commission (2002), and *Determining Foreshore Reserves*, Water Note 23, Water and Rivers Commission (2001);
 - b) Comprehensive weed management program;
 - c) Revegetating and restoring foreshores in and adjoining conservation areas with appropriate local provenance native flora species;
 - d) Increasing the area contained within public open space adjoining Bush Forever sites;
 - e) Creation of wildlife corridors;
 - f) Investigation of areas of straightened sections of Wungong River suitable for meander;
 - g) Nutrient management;
 - h) Controlling vehicle and pedestrian access;
 - i) Provision of public facilities;
 - j) Soil and plant source material hygiene;

- k) Fire management including provision of fire hydrants;
- l) Management of disease vector and nuisance insects;
- m) Encouraging community involvement and awareness promoting control of pets;
- n) Water conservation principles;
- o) Monitoring criteria to determine the success of the vegetation and weed eradication program;
- p) Progress and compliance reporting; and
- q) Timing and implementation schedule.

6-4 The Foreshore Management Plan shall be implemented during subdivision and development consistent with the provisions of the Plan to the requirements of the approval agencies having regard for the advice of the relevant government agencies.

7 Landscape and Irrigation Management Strategy

7-1 Prior to approval of a structure plan:

- a) A Landscape and Irrigation Management Strategy for the structure plan area shall be prepared by the developer and shall be advertised for public comment; and
- b) The Landscape and Irrigation Management Strategy shall be finalised to the requirements of the Armadale Redevelopment Authority on advice of the Department of Environment and Conservation, the Department of Water, the City of Armadale and the Department for Planning and Infrastructure (Strategic Biodiversity Planning) as appropriate.

The objective of the Strategy is to guide rehabilitation and management of remnant vegetation, fauna habitat and ecological linkages, new landscape planting and water sensitive urban design features within development and areas of open space.

7-2 Each structure plan shall be consistent with the Landscape and Irrigation Management Strategy required by this “Statement that a Scheme may be Implemented”.

7-3 The Landscape and Irrigation Management Strategy shall include but is not limited to:

- a) As appropriate, flora and vegetation studies to complement those reported in *Flora and Vegetation Assessment Brookdale Redevelopment Area*, in Volume II, Appendix 2, *Armadale Redevelopment Authority: Wungong Urban Water Redevelopment Scheme 2006 (An Amendment to the Brookdale Redevelopment Scheme 2005) Environmental Review (EPA Assessment No. 1647)*, Version 3, Report No: 2006/222, ATA Environmental, Perth (November 2006), and guidance on more detailed work at subsequent stages of planning;
- b) In the case of the Strategy for Structure Plan Area F near Hilbert Road reserve, protection of upland vegetation belonging to type identified as BmBaLOF on Figure 7a of Volume I of the reference cited in a) above;
- c) Rehabilitation and revegetation strategy employing native local provenance;
- d) Enhancement of ecological corridors;
- e) Fire management;

- f) Mitigation strategies, including, in the case of unavoidable clearing of vegetation from key habitats, an offsets plan to the requirements of the Armadale Redevelopment Authority to include the planting and revegetation of Public Open Space areas;
- g) Monitoring criteria to determine the success of rehabilitation and revegetation, and an evaluation program;
- h) Progress and compliance reporting; and
- i) Timing, implementation and review schedules.

7-4 The Landscape and Irrigation Management Strategy shall be implemented during subdivision and development consistent with the provisions of the Strategy to the requirements of the approval agencies having regard for the advice of the relevant government agencies.

8 Fauna Relocation and Management Plan

8-1 A Fauna Relocation and Management Plan shall be prepared by the developer to the requirements of the Armadale Redevelopment Authority on advice of the Department of Environment and Conservation and shall be implemented by the developer during subdivision and development to reduce adverse impacts on fauna if clearing of habitat is approved.

9 Construction Management Plan

9-1 Prior to subdivision and development, the developer shall prepare a Construction Management Plan to the requirements of the Armadale Redevelopment Authority on advice of the Department of Environment and Conservation, the City of Armadale and the Department for Planning and Infrastructure (Strategic Biodiversity Planning) as appropriate, for any site which adjoins or includes a Bush Forever site, a wetland/wetland buffer covered by a Wetland Management Plan, or a foreshore buffer, and the Construction Management Plan shall be implemented by the developer consistent with the provisions of the Plan.

The Construction Management Plan shall include:

- a) The minimisation of clearing and vegetation disturbance;
- b) The control and monitoring of construction impacts such as dust, drainage and erosion;
- c) The prevention of weed spread and the spread of plant disease such as dieback; and
- d) The inclusion of environmental protection specifications in all construction-related contracts.

10 Strategic Acid Sulfate Soils Management Plan

- 10-1 Prior to approval of a structure plan, a Strategic Acid Sulfate Soils Management Plan for the Scheme Area shall be prepared by the Armadale Redevelopment Authority, advertised for public comment, and finalised to the requirements of the Armadale Redevelopment Authority with the concurrence of the Department of Environment and Conservation on advice of the City of Armadale, the Department of Water, the Department of Health and the Water Corporation.

The objective is to provide a basis for planning and managing development which may potentially impact on Acid Sulfate Soil to avoid adverse effects on the natural and built environment and human activities and health. The Plan shall provide a basis for the development of detailed design and management guidelines applicable to the subsequent stages of planning, and provide for the testing of management strategies, and periodic review.

- 10-2 Each structure plan shall be consistent with the Strategic Acid Sulfate Soils Management Plan required by this “Statement that a Scheme may be Implemented”.

11 Acid Sulfate Soils Management Plans

- 11-1 Prior to approval of a structure plan, and subject to the strategies in the Strategic Acid Sulfate Soils Management Plan, an Acid Sulfate Soils Management Plan shall be prepared for the structure plan area by the developer to the requirements of the Armadale Redevelopment Authority on advice of the Department of Environment and Conservation.

The Plan shall include the results of site investigations which determine the distribution of acid sulfate soils, avoidance strategies, and demonstrate the capacity of the land to sustain the proposed land uses, and shall set out subsequent investigations and issues to be addressed at subdivision stage.

The structure plan shall be consistent with the approved Acid Sulfate Soils Management Plan.

- 11-2 A detailed Acid Sulfate Soils Management Plan shall be prepared by the developer prior to subdivision and development where any dewatering or drainage works is proposed or the excavation of 100 cubic metres or more of soil. The Plan shall be prepared to the requirements of the relevant approval agencies on advice of the Department of Environment and Conservation and other agencies as appropriate and shall be consistent with other management plans required by conditions 10 and 11 of Attachment 1 to this “Statement that a Scheme may be Implemented”.

The Armadale Redevelopment Authority will not generally support an application for subdivision or development prior to the preparation of a satisfactory Acid Sulfate Soils Management Plan on advice of the Department of Environment and Conservation.

The Plan shall be implemented by the developer in accordance with the provisions of the Plan.

Note: The Department of Environment and Conservation and the Western Australian Planning Commission publish guidelines on managing acid sulfate soils. In the first instance the latest guidelines may be accessed on the Department of Environment and Conservation and the Western Australian Planning Commission websites.

12 Mosquito and Midge Management Plan

- 12-1 A Mosquito and Midge Management Plan shall be prepared by the developer prior to submission of a subdivision or development application for land containing or near a water body or wetland where in the opinion of the approval agency a Plan is required. The objective of the Plan is to protect the health, welfare and amenity of future residents from disease vector (mosquito) and nuisance insects (midges) whilst maintaining environmental values. The Plan shall be prepared to the requirements of the relevant approval agency on advice of the Department of Health and the City of Armadale.
- 12-2 The Plan shall be implemented in accordance with the provisions of the Plan.

Note: The Department of Health publishes advice on planning a mosquito management program. In the first instance the guidelines may be accessed on the Department of Health website.