



MINISTER FOR ENVIRONMENT

STATEMENT THAT A PROPOSAL MAY BE IMPLEMENTED (PURSUANT TO THE
PROVISIONS OF THE ENVIRONMENTAL PROTECTION ACT 1986)

SPECIAL RESIDENTIAL REZONING AND SUBDIVISION, LAKES ROAD
EAST MANDURAH

COLONIAL DEVELOPMENT CORPORATION

This proposal may be implemented subject to the following conditions:

1. The proponent shall adhere to the proposal as assessed by the Environmental Protection Authority and shall fulfil the commitments made in the Notice of Intent and in subsequent letters to the Authority (copy of commitments attached).
2. All lots within 200 m of Lake Goegrup (high water mark) and lots with an area of less than 4,000 m² and within 400 m of Lake Goegrup (high water mark) shall be connected by the proponent to reticulated sewerage at the time of subdivision, to the satisfaction of the Water Authority of Western Australia.
3. The Town of Mandurah shall ensure that where septic tank/soil absorption systems are installed on the subject land, they are constructed such that there is a vertical separation of at least 2 metres between the base of the soil absorption system and the highest known ground water level for the site.
4. The Town of Mandurah shall ensure that where fill is placed below septic tank/soil absorption systems, the fill shall have a Phosphorus Retention Index at least equal to that of Spearwood sands.
5. Statutory provisions shall be included in the Town of Mandurah's Town Planning Scheme to ensure that the clearing controls referred to by the proponent in the Notice of Intent are met. These provisions should be available prior to development of the lots for residential purposes.

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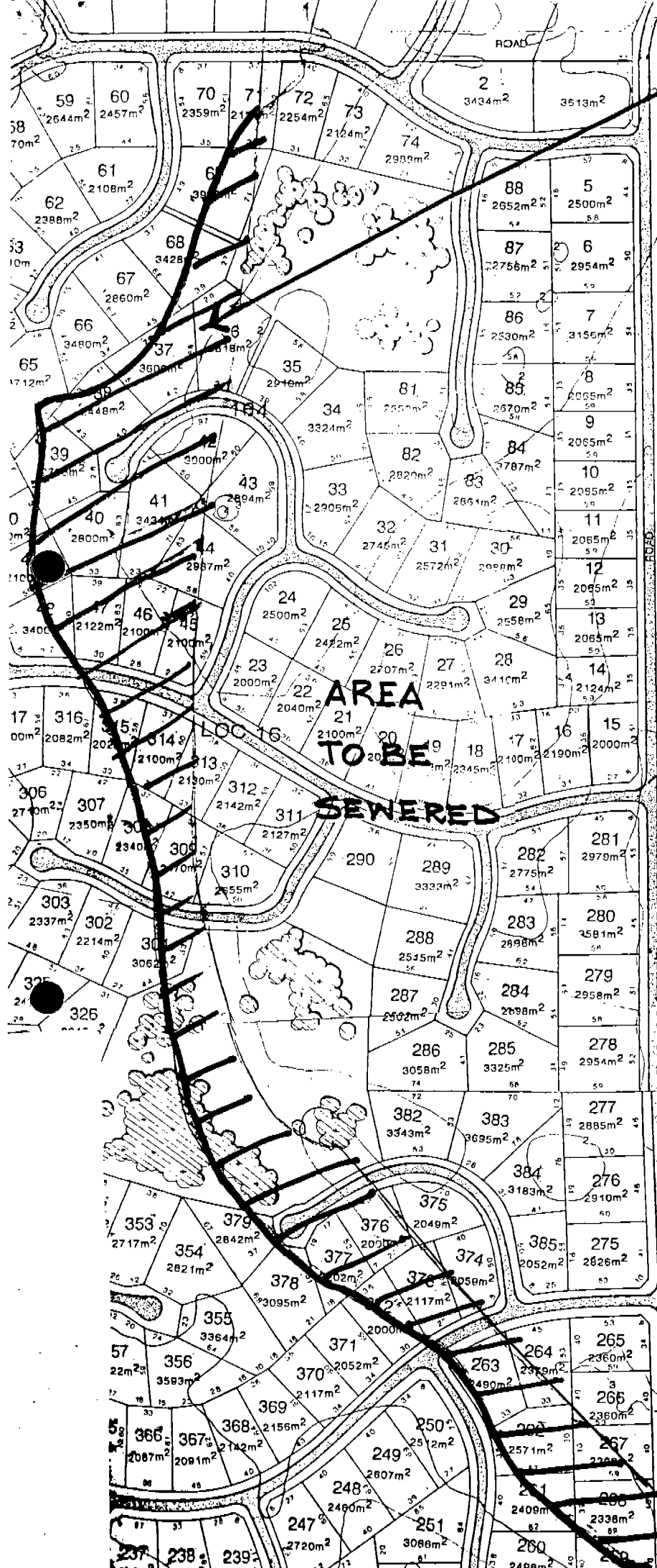
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6. The Town of Mandurah and the Health Department of WA shall require septic tank/soil absorption systems to be installed with a dual drainage system that can be alternated by way of a diversion box.
7. The proponent shall as a condition of subdivision, provide for all drainage waters from the proposal to be disposed of on-site, to the satisfaction of the Town of Mandurah.
8. No transfer of ownership, control or management of the project which would give rise to a need for the replacement of the proponent shall take place until the Minister has advised the proponent that approval has been given for the nomination of a replacement proponent. Any request for the exercise of that power of the Minister shall be accompanied by a copy of this statement endorsed with an undertaking by the proposed replacement proponent to carry out the project in accordance with the conditions and procedures set out in the statement.

~~Barry Hodge, MLA~~
MINISTER FOR ENVIRONMENT

The following is a list of Environmental Commitments made by the proponent in the Notice of Intent and subsequent documentation.

1. The landowner will do all that is reasonable to ensure that clearing of natural vegetation be kept to a minimum.
2. On the advice of your Department, only that land which lies to the west of the area bordered in blue on the attached plan will be developed without a sewerage requirement. In that area, the minimum separation between the highest known groundwater table level and the surface is 3 metres or minimal filling will be carried out to achieve a 3 m separation.
3. The amount of fill to take place will be restricted to that part of the site which accommodate a building and as a consequence will limit any impact on the existing vegetation.
4. The area enclosed with a blue border on the attached plan will be sewerred as and when development of the site progresses.
5. As much as will be admitted by the relevant approving authorities, stormwater drainage will be contained on site. No direct drainage to Lake Goegrup from the site will take place.
6. Strict compliance with Council's Town Planning Scheme, (particularly those parts relevant to the restriction of the Residential will apply.



AREA TO BE FILLED TO ACHIEVE A MIN. 3.0m SEPERATION BETWEEN HOUSING & GROUNDWATER LEVEL.

AREA TO BE SEWERED

LAKE
GOEGRU

BALWINA ROAD