



MINISTER FOR ENVIRONMENT

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

THOMSONS LAKE URBAN STRUCTURE STUDY AND SOUTH JANDAKOT DEVELOPMENT WATER RESERVES MANAGEMENT PLAN

STATE PLANNING COMMISSION

(as proponent for the rezoning under the Metropolitan Regional Scheme)

The proposed urban zoning and Parks and Recreation reservation as generally contained in the Thomson Lake Urban Structure Study Option 1 (Map 10) may be implemented, subject to the following conditions:

1. Prior to the initiation of rezoning and reservation proposals, the proponent shall outline, to the satisfaction of the Minister for Environment a proposal for a drainage management plan for the South Jandakot area, which shall establish a package of mechanisms (including monitoring) to control water levels:
 - (1) In the proposed urban areas, which is acceptable to the Water Authority of Western Australia.
 - (2) In the Thomson Lake open space area and other wetlands within the proposed Beeliar Regional Park, which is acceptable to the Environmental Protection Authority, Department of Conservation and Land Management and the Water Authority of Western Australia;

this outline of the proposal shall be made available to the public by the proponent, prior to the rezoning being advertised.

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Published on
27 OCT 1988

2. Finalisation of the proposed rezoning and reservation shall not occur, until the drainage management plan referred to in condition 1 has been prepared to the satisfaction of the Environmental Protection Authority, Water Authority of Western Australia and the Department of Conservation and Land Management.
3. Once the drainage management plan has been prepared and approved, it shall be progressively and adaptively implemented in parallel with each subdivision stage, including monitoring of the effects of each stage of the drainage management plan. This condition is intended to only require that part of the drainage management plan to be implemented which relates to the portion of land to be subdivided and not for the whole drainage plan to be constructed at once.

Where the Environmental Protection Authority believes that monitoring shows undesirable environmental impacts are occurring, further stages of the proposal shall not proceed, until changes to the drainage management plan, or development proposal are made to the satisfaction of the Environmental Protection Authority.

4. Prior to subdivisional approval being granted, reporting mechanisms (to the satisfaction of the Environmental Protection Authority, Department of Conservation and Land Management and the Water Authority of Western Australia) for monitoring of the drainage management plan shall be established. These should provide for reporting on the progress of the development, the functioning of the drainage plan and the impact on the wetland eco-systems. The reporting shall be as follows:

- . annual reports
- . detailed review of progress after three years, with decisions to be taken at that time on whether or not and under what conditions further subdivision can proceed.

These reports shall be submitted by the proponent (or any other agency which has accepted this responsibility) for review to:

- . Department of Conservation and Land Management
- . Water Authority of Western Australia
- . Environmental Protection Authority, and

with advice from these agencies forming the basis for adjustment or continuation of the drainage management plan.

5. (1) Prior to the finalisation of urban rezoning amendments, the proponent shall provide commitments to the satisfaction of the Minister for Environment, for the reduction in hydrogen sulphide levels associated with the Water Treatment Plant of the Water Authority of Western Australia, to levels acceptable to the Environmental Protection Authority.

5. (2) Prior to subdivisional approvals being granted, the level of hydrogen sulphide emitted by the Water Treatment plant must be reduced to a level acceptable to the Environmental Protection Authority.
6. A buffer area, to the satisfaction of the Environmental Protection Authority (within which residential development shall not occur) shall be established around the existing Water Authority of Western Australia water treatment plant.

This buffer is required to ensure that:

- . no residential development occurs within the one in one million risk contour associated with chlorine use and storage at the plant;
 - . no residential development occurs in areas where levels of hydrogen sulphide associated with the plant are unacceptable to the Environmental Protection Authority for residential uses.
7. Monitoring of groundwater quality shall be undertaken within the groundwater control area by the Water Authority of Western Australia. If undesirable levels of pollution are detected the Environmental Protection Authority may impose conditions on future development in the area. If necessary, controls shall be imposed by the Water Authority of Western Australia on land use practices within the existing urban area.

Barry Hodge, MLA
MINISTER FOR ENVIRONMENT

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