



Ass #	500
Bull #	491
State #	211

WESTERN AUSTRALIA
MINISTER FOR THE ENVIRONMENT

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

**SPECIAL RURAL REZONING, SUBDIVISION AND DEVELOPMENT
SWAN LOCATION 1739, NEAVES ROAD, MARIGINIUP (500)**

CITY OF WANNEROO

This proposal may be implemented subject to the following conditions:

1. Subject to these conditions, the manner of detailed implementation of the proposal shall conform in substance with that set out in any designs, specifications, plans or other technical material submitted by the proponent to the Environmental Protection Authority with the proposal. Where, in the course of that detailed implementation, the proponent seeks to change those designs, specifications, plans or other technical material in any way that the Minister for the Environment determines on the advice of the Environmental Protection Authority, is not substantial, those changes may be effected.
2. The Town Planning Scheme amendment for this proposal shall include provision for each lot to be no less than two hectares and for each building envelope to be no greater than 10 per cent of lot size.
3. The Town Planning Scheme amendment for this proposal shall include provision for landholders to maintain both revegetation established by the developer and the existing vegetation outside the areas cleared for the building envelopes (which shall be no greater than 10 per cent of the total area), fences, firebreaks, access and servicing. This provision shall be to the satisfaction of the Minister for the Environment on advice of the Environmental Protection Authority and the State Planning Commission.
4. The Town Planning Scheme amendment for this proposal shall include provision for protecting remnant and replanted vegetation and preventing excessive nutrient input by limiting the type and number of livestock in accordance with guidelines developed by the City of Wanneroo, to the satisfaction of the Minister for the Environment on advice of the Environmental Protection Authority.
5. The Town Planning Scheme amendment for this proposal shall include a provision that restricts fertiliser application to within the building envelope, to the satisfaction of the Minister for the Environment on advice of the Environmental Protection Authority.
6. The Town Planning Scheme amendment for this proposal shall include provision for the primary land use on the site to be residential.

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7. The Town Planning Scheme amendment for this proposal may include provision for ancillary land uses provided that the land uses do not involve the clearing of land nor the application of nutrients outside of the building envelope. Provisions for ancillary land uses shall be to the satisfaction of the Environmental Protection Authority on advice of the Department of Agriculture and the State Planning Commission.
8. The Town Planning Scheme amendment for this proposal shall include provision for conventional on-site effluent disposal systems to be located and installed such that there is at least a two metre vertical separation between the base of the leach drain and the highest recorded groundwater level or bedrock, and at least a 100 metre horizontal separation between the disposal system and the nearest water body, to the satisfaction of the Minister for the Environment on advice of the Environmental Protection Authority. Alternatively, use of modified effluent treatment systems may be permitted provided management guidelines are prepared by the City of Wanneroo and included by an amendment to the portion of the Town Planning Scheme affected by this proposal, to the satisfaction of the Environmental Protection Authority.

Bob Pearce, MLA
MINISTER FOR THE ENVIRONMENT

20 JAN 1992