

# **Campbell Road Estate Super-lot subdivision**

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**City of Gosnells**

**Report and recommendations  
of the Environmental Protection Authority**

**Environmental Protection Authority  
Perth, Western Australia  
Bulletin 1162  
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# 1. Introduction

This report provides the advice and recommendations of the Environmental Protection Authority (EPA) to the Minister for the Environment on the environmental factors relevant to the proposed Super-lot subdivision by the City of Gosnells.

The proposal seeks to amalgamate 23 individual allotments totalling 49.32 hectares (ha), then subdivide this into three large lots as follows:

- Lot 1001 (6.9ha) for conservation;
- Lot 1002 (2.38ha) for conservation area 'buffer' and stormwater management; and
- Lot 1003 (34.7ha) for urban development.

The subject lots are located within a strategic planning area known as Campbell Road Estate, which is bounded by Campbell, Nicholson and Ranford Roads, Canning Vale (Figure 1). Given the large number of individual landowners participating in this Super-lot subdivision proposal, the City of Gosnells is the proponent.

It is the EPA's opinion that wetlands of high conservation value is the environmental factor relevant to this proposal requiring detailed evaluation in this report. Approximately 13.8ha of high quality Conservation Category wetlands (CCW) are identified within the proposal area.

This proposal seeks to protect approximately half these CCW within an area that will be actively managed for conservation and separated from the proposed residential development area by a 2.38ha 'buffer' and stormwater management area.

Based on the information provided in the referral document the EPA considered that, while the proposal has the potential to affect the environment, it could be readily managed to meet the EPA's environmental objectives. Consequently, it was notified in the *West Australian* newspaper on 24 January 2005 that the EPA intended to assess the proposal at the level of Assessment on Referral Information (ARI).

The proponent has submitted a referral document setting out the details of the proposal, potential environmental impacts and appropriate commitments to manage those impacts. The EPA considers that the proposal as described can be managed in an acceptable manner, subject to these commitments and the EPA's recommended conditions being made legally binding.

The EPA has therefore determined under Section 40(1) of the *Environmental Protection Act 1986* (EP Act) that the level of assessment for the proposal is Assessment on Referral Information, and this report provides the EPA advice and recommendations in accordance with Section 44(1).

## **2. The proposal**

### **2.1 Background**

This Super-lot subdivision proposal corresponds to 70% of the strategic planning area known as Campbell Road Estate (see Figure 1 and 2).

Campbell Road Estate is approximately 60ha in size and is bounded by Nicholson, Ranford and Campbell Roads, Canning Vale. It comprises 32 individual allotments ranging in size from 1.46ha to 2.73ha. The land is zoned *Urban* in the Metropolitan Region Scheme and *Residential Development* in the City of Gosnells Town Planning Scheme (TPS) No. 6. These zonings were not referred to the EPA or assessed by it, as they were initiated prior to the 1996 amendments to the EP Act, enabling the EPA to assess schemes and their amendments.

City of Gosnells TPS 6 requires the preparation and approval of an Outline Development Plan (ODP) for *Residential Area* zonings to provide a strategic framework in order to guide development.

There is significant history surrounding the preparation of the ODP for Campbell Road Estate. Since early 2002, officers from the Department of Environment (DoE) have actively provided advice to the City of Gosnells, the Department for Planning and Infrastructure and various land owners on the significant environmental features of the site and potential constraints to development.

As part of the consultation undertaken during the preparation of the ODP, the DoE reviewed the values and total amount of wetlands within the Campbell Road Estate land holding. As a result of this review, the DoE's current wetland database identifies 18ha of Conservation Category Wetlands (CCW) on site. Additional areas of Resource Enhancement, Multiple Use value wetlands and associated vegetation are also identified.

The City of Gosnells has forwarded a copy of the proposed ODP (RobertsDay, 2004), to the EPA for its information. While this document is not a referral to the EPA and has not been assessed in this Report, the ODP provides important information regarding the overall strategic vision for the development and protection of the environmental values of the of the larger area (see Figure 3). The EPA has provided Other Advice regarding the ODP in section 6.

This Super-lot subdivision includes approximately 75% of the total CCW within Campbell Road Estate.

### **2.2 Super-lot subdivision**

The City of Gosnells proposes to amalgamate 23 individual lots within Campbell Estate totalling 49.32ha, then subdivide this into three lots to create a:

- ‘core’ conservation area incorporating significant high quality wetlands (6.9ha);
- ‘buffer’ to the conservation area that will also provide some stormwater management (2.38ha); and
- residential development area (34.7ha).

The remaining 10.68ha, which is included in the Campbell Road Estate ODP is not part of this proposal.

The main characteristics of the proposal are summarised in the table below.

**Table 1: Summary of key proposal characteristics**

<b>Element</b>	<b>Description</b>
Proposal	1. Amalgamate 23 lots totalling 49.32ha. 2. Subdivide this Super-lot to create three individual lots as follows: <ul style="list-style-type: none"> <li>• Lot 1001 (6.9ha) for conservation;</li> <li>• Lot 1002 (2.38ha) for conservation area buffer and stormwater management; and</li> <li>• Lot 1003 (34.7ha) for urban development.</li> </ul>
Area of disturbance	34.7ha of site including 6.9ha of Conservation wetland and associated vegetation clearing.  Additional Resource Enhancement, Multiple Use wetland and associated vegetation clearing.
Roads	Fairlie and Govan roads are proposed to be closed and revegetated/rehabilitated.  Nicholson road is proposed to be widened within an existing road reserve impacting the identified CCW area by 0.62ha.





Management Plans	<p>The following 5 Management Plans are proposed:</p> <ul style="list-style-type: none"><li>• Wetland and Conservation Area;</li><li>• Drainage and Nutrient Management;</li><li>• Rare Flora;</li><li>• Fauna; and</li><li>• Road Construction and Rehabilitation.</li></ul>
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The potential impacts of the proposal are discussed by the proponent in the referral document. No changes have been made to this proposal since its referral to the EPA.

# Campbell Estate

## Conservation Category Geomorphic Wetlands



-  Conservation Category Geomorphic Wetlands
-  Campbell Estate Boundary
-  Roads
-  Local Government Authority Boundaries



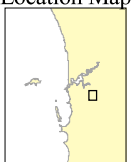
0 50 100 150 200m

Projection: Map Grid of Australia Zone 50  
Datum: Geocentric Datum of Australia, 1994

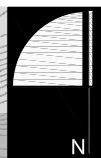
Map Produced: 01/2005



Location Map







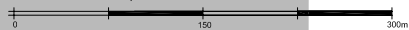
# SUPERLOT SUBDIVISION PLAN

WEST CANNING VALE OUTLINE DEVELOPMENT PLAN

CAMPBELL ESTATE

roberts day

client: CITY OF GOSNELLS  
 scale: 1:6000 @ A4  
 drawn: LH  
 checked: KT  
 approved: ER  
 date: 25/11/04  
 datum: MGA 94





**LEGEND**

-  DEVELOPMENT
-  CONSERVATION CATEGORY WETLAND
-  CONSERVATION CATEGORY WETLAND BUFFER
-  LOCAL OPEN SPACE
-  PROPOSED ROAD WIDENING
-  PROPOSED DRAINAGE BASIN/SWALE LOCATIONS

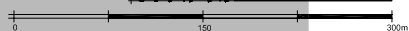
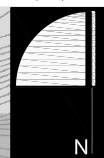
client:  
**CITY OF GOSNELLS**  
 scale: 1:6000 @ A4  
 drawn: LH  
 checked: KT  
 approved: ER  
 date: 14/1/2005  
 datum:

**OUTLINE DEVELOPMENT PLAN**

WEST CANNING VALE OUTLINE DEVELOPMENT PLAN

CAMPBELL ESTATE

roberts day



### 3. Consultation

The City of Gosnells has advised that consultation has occurred with affected land owners since February 1997. The following provides a summary of the City's consultation since 2001:

**Table 2: Summary of key consultation**

Date	Advertising method	Advertising period
August 2001	Correspondence to landowners Advertisement in Local Community Paper 33 submissions received	13 September to 14 October (31 days)
June 2004	Correspondence to landowners Evening information session (31 May 2004) 6 submissions received	11 June to 1 July (22 days)
August 2004	Correspondence to landowners Evening information session (24 August 2004) Advertisement in Local Community Paper 37 submissions received	13 August – 9 September (27 days)
November 2004	Meeting held with Conservation Council representative	N/A

In addition to the above advertising and submission processes, the City of Gosnells has liaised extensively with the DoE Wetlands and Stormwater Management sections for technical advice on the significant environmental features and possible constraints to development of the Campbell Road Estate.

Briefing note packages have also been forwarded to two other local conservation groups, however the proponent has advised that it has not received a formal response at this time.

## **4. Relevant environmental factors**

Section 44 of the *Environmental Protection Act 1986* requires the EPA to report to the Minister for the Environment on the environmental factors relevant to the proposal and the conditions and procedures, if any, to which the proposal should be subject. In addition, the EPA may make recommendations as it sees fit.

It is the EPA's opinion that wetlands of high conservation value is the environmental factor relevant to this proposal requiring detailed evaluation in this report.

Details on this relevant environmental factor and its assessment are contained in Section 4.1. The description of this factor shows why it is relevant to the proposal and how it will be affected by the proposal. The assessment of a factor is where the EPA decides whether or not a proposal meets the environmental objective set for that factor.

### **4.1 Wetlands of Conservation value**

#### **Description**

The proposed Super-lot subdivision includes 23 individual lots totalling 49.32ha of the Campbell Road Estate and includes approximately 13.8ha of CCW as identified on the DoE Wetlands database.

The CCW's are described as damplands, being subject to seasonal waterlogging (Hill et.al., 1996). Additional areas of Resource Enhancement category, Multiple Use wetlands and associated vegetation in *Very Good* to *Excellent* condition also occur on site.

A number of investigations have been undertaken into the environmental features of Campbell Road Estate. These include the following reports:

- *A Survey of Remnant Vegetation in the City of Gosnells West of the Darling Scarp.* (Trudgen, M and Keighery, B 1995);
- *Rare Flora Search and Vegetation Survey, Campbell Estate Canning Vale, City of Gosnells* (Weston, A 1999);
- *West Canning (Campbell Estate) Outline Development Plan Volume 1 and Volume 2, Appendices* (BBG, 2002); and
- *Vegetation and Flora Survey Campbell Estate, Canning Vale. Update of the 1999 Report* (Weston, A 2004).

Representatives from the DoE have also visited the site a number of times to verify the wetland mapping and information presented in these reports.

The vegetation is described as *Southern River Complex*, of which Bush Forever (Govt. WA, 2000) proposes to reserve 10% within the Perth Metropolitan Region. The Campbell Road Estate itself is not recognised within Bush Forever as contributing to this target.

Notable wetland vegetation identified on site in *Very Good* to *Excellent* condition includes:

- *Melaleuca preissiana* Low Woodland to Low Open Woodland;
- *Pericalymma ellicpticum* Closed Heath; and
- *Banksia attenuata* Low Open Forest to Low Woodland.

The Declared Rare Flora (DRF) *Diuris purdiei* (Donkey Orchid) has previously been recorded on site but not in recent surveys conducted in 1998, 1999 and 2004 (BBG, 2004).

No specific fauna surveys have been undertaken for the site, however anecdotal evidence suggests that the site may provide habitat for long necked tortoises and the Southern Brown Bandicoot *Isodon obesulus fusciventer* (Quenda).

The following table provides a description of the environmental impacts associated with the proposed Super-lot subdivision. The potential impacts of the Campbell Road Estate ODP are also presented to provide a context in which the EPA has considered the contribution of the Super-lot proposal to the overall strategic development and protection of the environmental values of the larger area.

**Table 3: Summary of potential impacts**

<b>Element</b>	<b>Super-lot proposal</b>	<b>Campbell Road Estate</b>
Total area	49.32ha	60ha
Total area of CCW	13.8ha	18.37ha
Total area of CCW to be retained for conservation	6.9ha	9.86ha
CCW buffer area	2.38ha	2.88ha

### **Assessment**

The EPA’s objective for wetlands is to maintain the integrity, ecological functions and environmental values of wetlands.

The implementation of the Super-lot subdivision will provide for 6.9ha of CCW and associated vegetation in *Very Good* to *Excellent* condition, to be set aside and actively managed for conservation. In addition, another 2.38ha, some of which also contains valuable wetland, will be retained to separate the proposed residential development and assist in stormwater management for the site.

The potential environmental impacts associated with the Super-lot subdivision proposal are not insignificant. The implementation of the Super-lot subdivision proposal will result in the clearing of 6.9ha of CCW for residential development. The widening of Nicholson Road, although not part of this proposal, will also result in the clearing of 0.62ha of CCW.

The EPA considers this impact manageable within the context of the opportunity to protect 6.9ha of CCW and see this actively managed for conservation in the long term.

All lots containing CCW within the subject land are currently in private ownership. These valuable wetlands are not actively managed for conservation and are at risk of degradation associated with weed invasion, trampling, fire and other threats.

The proponent has agreed to prepare and implement the following five Management Plans to contribute to improving the long term protection of the conservation area:

- Wetland Management and Conservation Area Plan – to protect the ‘core’ area for conservation, including access, boardwalks, fire management and weed invasion.
- Drainage and Nutrient Management Plan – to address drainage development swales within the buffer of the ‘core’ conservation area.
- Rare Flora Management Plan – noting that recent surveys have not recorded DRF on site, it is appropriate that additional surveys are undertaken prior to development.
- Fauna Management Plan – to manage and restrict access to the ‘core’ conservation area to protect fauna and habitat.
- Road Revegetation and Rehabilitation Management Plan – for the closure of Fairlie and Govan roads.

The objectives and details of these Management Plans are presented in the proponents referral documentation and the Campbell Road Estate ODP. The EPA has recommended the above Management Plans are included as recommended conditions for the Minister for Environment.

## **Summary**

Having particular regard to the:

- high conservation value wetlands on site;

- proposed protection of 6.9ha of CCW within a ‘core’ conservation area and the addition of a 2.38ha ‘buffer’ to separate this area from the residential development;
- closure and revegetation/rehabilitation of Fairlie and Govan Roads to further consolidate the ‘core’ conservation area;
- Management Plans (cited above) to be prepared and implemented to protect this ‘core’ conservation area; and
- proposed clearing of 6.9ha of CCW,

it is the EPA’s opinion that the proposal can be managed to meet the EPA’s environmental objective for this factor.

## 5. Conditions

Section 44 of the *Environmental Protection Act 1986* requires the EPA to report to the Minister for the Environment on the environmental factors relevant to the proposal and on the conditions and procedures to which the proposal should be subject, if implemented. In addition, the EPA may make recommendations as it sees fit.

Having considered the proponent’s commitments and the information provided in this report, the EPA has developed a set of conditions that the EPA recommends be imposed if the Super-lot proposal by the City of Gosnells to amalgamate and subdivide 49.32ha of Campbell Estate in order to create three lots as follows:

- Lot 1001 (6.9ha) for conservation;
- Lot 1002 (2.38ha) for conservation area buffer and stormwater management; and
- Lot 1003 (34.7ha) for urban development,

is approved for implementation.

These conditions are presented in Appendix 2. Matters addressed in the conditions include the following:

- a) Wetland and Conservation Area Management Plan;
- b) Drainage and Nutrient Management Plan;
- c) Rare Flora Management Plan;
- d) Fauna Management Plan; and
- e) Road Construction and Revegetation Management Plan.

## 6. Other Advice

### Campbell Road Estate ODP

In its assessment of the City of Gosnells Super-lot subdivision proposal, the EPA has been mindful of the overall strategic objectives and vision detailed in the Campbell Road Estate ODP. Campbell Road Estate presents a complex planning and environmental situation. The presence of high quality conservation value wetlands over almost one third of the site is a significant constraint to the residential development intended by the site's historic zoning.

The situation is further complicated in that the majority of the surrounding area has already been significantly cleared and developed for residential purposes. Strategic planning for the area has anticipated that the Campbell Road Estate area would also be developed for residential purposes for a number of years.

The ODP seeks to consolidate, protect and actively manage half the high quality wetlands on site within a designated 'core' conservation area. The 'core' conservation area represents the best opportunity to consolidate, manage and conserve the significant environmental values of the Campbell Road Estate. Fairlie and Govan Roads that presently dissect the area will be closed, rehabilitated and revegetated to further consolidate the wetlands and assist in long term conservation. The EPA is also aware that the approach detailed by the ODP is generally supported by the DoE.

Acknowledging the historic planning context for this area, it is the EPA's view that the ODP represents an opportunity to secure and actively manage a viable conservation area for the long term. The ODP is therefore supported by the EPA. Accordingly, the EPA expects that the ODP will guide future development in this area and supports the City of Gosnells and other decision making authorities in making decisions that achieve the protection and management of the core conservation area and associated buffer.

The EPA notes that not all the high quality conservation value wetlands identified on site and nominated for inclusion with the 'core' conservation area, are included in this current Super-lot subdivision proposal. The EPA is also aware that the Minister for Environment has requested the DoE to undertake a review of the wetland values of four lots within the Campbell Road Estate ODP. Importantly, this includes two lots that are proposed to contribute to the 'core' conservation area.

The core conservation area includes, but is not limited to the high value conservation wetlands. It also includes upland vegetation in *Very Good* to *Excellent* condition. This vegetation provides a transition zone to the wetland areas, it will assist in separating the residential area from the 'core' conservation area and is likely to provide valuable fauna habitat for a variety of species including the Quenda and long necked tortoises.

In view of the EPA's support for the ODP, should the EPA receive a referral under section 38 of the EP Act of individual proposals for the development of areas which



are not consistent with the endorsed ODP approach, the EPA may find these proposals environmentally unacceptable.

## **7. Conclusions**

The EPA has considered the Super-lot proposal by the City of Gosnells to amalgamate and subdivide 49.32ha of Campbell Estate in order to create three lots as follows:

- Lot 1001 (6.9ha) for conservation;
- Lot 1002 (2.38ha) for conservation area buffer and stormwater management; and
- Lot 1003 (34.7ha) for urban development.

In assessing this proposal, the EPA has given careful consideration to the significant environmental values of the site, the proposed protection and management of CCW within a conservation area and the impact of the proposed clearing of an equal area of CCW for residential development.

While the proposed impact of the Super-lot subdivision is not insignificant, the EPA recognises the opportunity presented by this proposal to secure an area of 6.9ha and see this actively managed for conservation in the long term.

The EPA is aware of the strategic ODP for the Campbell Road Estate, however, this has not been referred to or assessed by the EPA. The EPA has provided Other Advice in section 6. It is the EPA's view that the ODP represents an opportunity to secure and actively manage a viable conservation area for the long term and is therefore supported by the EPA. Accordingly, the EPA expects that the ODP will guide future development in this area and supports the City of Gosnells and other decision making authorities in making decisions that achieve the protection and management of the core conservation area and associated buffer.

The EPA is also mindful of the review currently being undertaken into the wetland values of a number of wetlands of Campbell Estate. The EPA has also provided Other Advice about this review in section 6. It should be noted that this review includes two lots that are proposed to contribute to the 'core' conservation area identified in the ODP.

The EPA has concluded that the proposal is capable of being managed in an environmentally acceptable manner such that it is most unlikely that the EPA's objectives would be compromised, provided there is satisfactory implementation of the recommended conditions and proponent's commitments set out in Section 5.

## **8. Recommendations**

The EPA submits the following recommendations to the Minister for the Environment:

1. That the Minister notes that the proposal being assessed is for the amalgamation of 23 individual allotments and subdivision of this to create the following three lots:

- 6.9ha for conservation;
  - 2.38ha for buffer and stormwater management; and
  - 34.7ha for residential development.
2. That the Minister considers the report on the relevant environmental factor of wetlands of conservation value as set out in Section 4;
  3. That the Minister notes that the EPA has concluded that it is unlikely that the EPA's objectives would be compromised, provided there is satisfactory implementation by the proponent of the recommended conditions set out in Appendix 2, including the proponent's commitments.
  4. That the Minister imposes the conditions and procedures recommended in Appendix 2 of this report.
  5. That the Minister notes the EPA's support for the strategic approach as documented in the Campbell Road Estate ODP.
  6. That the Minister notes the EPA's position on the additional significant environmental values of the remaining areas of Campbell Road Estate not subject to this Super-lot subdivision proposal.

# **Appendix 1**

## **References**

Bowman Bishaw Gorham. (2002). *West Canning (Campbell Estate) Outline Development Plan Volume 1 and Volume 2, Appendices* (including a 1999 *Constraints Analysis* for the site). Perth, Western Australia.

Government of Western Australia (2000). *Bush Forever*. Western Australian Planning Commission, Perth WA.

Bowman Bishaw Gorham. (2004). *EPA Referral Documentation – Campbell Road Estate, Canning Vale*. Perth, Western Australia.

Hill, A. L., Semeniuk, V., and Del Marco, A. (1996). *Wetlands of the Swan Coastal Plain. Volume 2b. Wetland Mapping, Classification and Evaluation*. Water and Rivers Commission and Department of Environmental Protection. Perth, Western Australia.

RobertsDay Town Planning and Design. (2004). *Campbell Road Estate Outline Development Plan*. Perth, Western Australia.

Trudgen, M and Keighery, B. (1995). *A Survey of Remnant Vegetation in the City of Gosnells West of the Darling Scarp*. Unpublished Report to the City of Gosnells and Australian Nature Conservation Agency.

Weston, A. (1999). *Rare Flora Search and Vegetation Survey, Campbell Estate Canning Vale, City of Gosnells*. Report prepared for Bowman Bishaw Gorham February 1999. Perth, Western Australia.

Weston, A. (2004). *Vegetation and Flora Survey Campbell Estate, Canning Vale. Update of the 1999 Report*. Report prepared for Bowman Bishaw Gorham 2004. Perth, Western Australia.

## **Appendix 2**

### **Recommended Environmental Conditions**

**RECOMMENDED CONDITIONS AND PROCEDURES**

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

**CAMPBELL ROAD ESTATE SUPER-LOT SUBDIVISION, CANNING VALE  
CITY OF GOSNELLS**

**Proposal:** Super-lot subdivision and amalgamation relating to 23 lots of Campbell Estate, as documented in Schedule 1 of this statement.

**Proponent:** City of Gosnells

**Proponent Address:** 2120 Albany Highway, Gosnells Western Australia 6110

**Assessment Number:** 1547

**Report of the Environmental Protection Authority:** Bulletin 1162

The proposal referred to above may be implemented by the proponent subject to the following conditions and procedures:

**1 Implementation**

1-1 The proponent shall implement the proposal as documented in schedule 1 of this statement subject to the conditions of this statement.

**2 Proponent Nomination and Contact Details**

2-1 The proponent for the time being nominated by the Minister for the Environment under section 38(6) or (7) of the *Environmental Protection Act 1986* is responsible for the implementation of the proposal until such time as the Minister for the Environment has exercised the Minister's power under section 38(7) of the Act to revoke the nomination of that proponent and nominate another person as the proponent for the proposal.

- 2-2 If the proponent wishes to relinquish the nomination, the proponent shall apply for the transfer of proponent and provide a letter with a copy of this statement endorsed by the proposed replacement proponent that the proposal will be carried out in accordance with this statement. Contact details and appropriate documentation on the capability of the proposed replacement proponent to carry out the proposal shall also be provided.
- 2-3 The nominated proponent shall notify the Department of Environment of any change of contact name and address within 60 days of such change.

### **3 Commencement and Time Limit of Approval**

- 3-1 The proponent shall substantially commence the proposal within five years of the date of this statement or the approval granted in this statement shall lapse and be void.

Note: The Minister for the Environment will determine any dispute as to whether the proposal has been substantially commenced.

- 3-2 The proponent shall make application for any extension of approval for the substantial commencement of the proposal beyond five years from the date of this statement to the Minister for the Environment, prior to the expiration of the five-year period referred to in condition 4-1.

The application shall demonstrate that:

1. the environmental factors of the proposal have not changed significantly;
2. new, significant, environmental issues have not arisen; and
3. all relevant government authorities have been consulted.

Note: The Minister for the Environment may consider the grant of an extension of the time limit of approval not exceeding five years for the substantial commencement of the proposal.

### **4 Compliance Audit and Performance Review**

- 4-1 The proponent shall prepare an audit program and submit compliance reports to the Department of Environment which address:
1. the status of implementation of the proposal as defined in schedule 1 of this statement;
  2. evidence of compliance with the conditions and commitments; and

3. the performance of the environmental management plans and programs.

Note: Under sections 48(1) and 47(2) of the *Environmental Protection Act 1986*, the Chief Executive Officer of the Department of Environment is empowered to monitor the compliance of the proponent with the statement and should directly receive the compliance documentation, including environmental management plans, related to the conditions, procedures and commitments contained in this statement.

- 4-2 The proponent shall submit a performance review report every five years after the start of operations, to the requirements of the Minister for the Environment on advice of the Environmental Protection Authority, which addresses:
  1. the major environmental issues associated with the project; the targets for those issues; the methodologies used to achieve these; and the key indicators of environmental performance measured against those targets;
  2. the level of progress in the achievement of sound environmental performance, including industry benchmarking, and the use of best available technology where practicable;
  3. significant improvements gained in environmental management, including the use of external peer reviews;
  4. stakeholder and community consultation about environmental performance and the outcomes of that consultation, including a report of any on-going concerns being expressed; and
  5. the proposed environmental targets over the next five years, including improvements in technology and management processes.
- 4-3 The proponent may submit a report prepared by an auditor approved by the Department of Environment under the “Compliance Auditor Accreditation Scheme” to the Chief Executive Office of the Department of Environment on each condition/commitment of this statement which requires the preparation of a management plan, programme, strategy or system, stating whether the requirements of each condition/commitment have been fulfilled within the timeframe stated within each condition/commitment.

## **5 Wetland and Conservation Area**

- 5-1 At the time of subdivision, the proponent shall create the ‘core’ conservation area of Lot 1001 shown on Figure 1 of Schedule 1, to the requirements of the Minister for the Environment on advice of the Environmental Protection Authority.
- 5-2 Within six months following subdivision approval, the proponent shall prepare a Wetland Management Plan to the requirements of the Minister for the Environment on advice of the Environmental Protection Authority.



This Plan shall include the following:

1. identification of the 'core' conservation area including boundaries;
2. identification of areas of wetlands and upland vegetation that require rehabilitation and identification of species to be used;
3. weed management;
4. location of dual use paths and fencing;
5. monitoring of wetland areas to assess the health of the core conservation area; and
6. contingency measures to be implemented in the event that a decline in health of the 'core' conservation area is detected.

5-3 The proponent shall implement the Wetland Management Plan required by condition 5-2 to the requirements of the Minister for the Environment on advice of the Environmental Protection Authority.

5-4 The proponent shall make the Wetland Management Plan required by condition 5-2 publicly available to the requirements of the Minister for the Environment on advice of the Environmental Protection Authority.

## **6 Drainage and Nutrient Management Plan**

6-1 Within six months following subdivision approval, the proponent shall prepare a Drainage and Nutrient Management Plan to the requirements of the Minister for the Environment on advice of the Environmental Protection Authority.

This Plan shall include the following:

1. detailed drainage system design;
2. identification of the 'core' conservation area;
3. location and design of drainage swales, wet detention basins and gross pollutant traps;
4. details of the area of wetland and associated vegetation to be cleared; and
5. weed management.

6-2 The proponent shall implement the Drainage and Nutrient Management Plan required by condition 6-1 to the requirements of the Minister for the Environment on advice of the Environmental Protection Authority.

6-3 The proponent shall make the Drainage and Nutrient Management Plan required by condition 6-1 publicly available to the requirements of the Minister for the Environment on advice of the Environmental Protection Authority.

## **7 Rare Flora Management Plan**

7-1 Within six months following subdivision approval, the proponent shall prepare a Rare Flora Management Plan to the satisfaction of the Minister for the Environment on advice of the Environmental Protection Authority and the Department of Conservation and Land Management.

This Plan shall include the following:

1. details and timing of a Declared Rare Flora survey; and
  2. details of the proposed protection and management of any Declared Rare Flora identified.
- 7-2 The proponent shall implement the Rare Flora Management Plan required by condition 7-1 to the requirements of the Minister for the Environment on advice of the Environmental Protection Authority.
- 7-3 The proponent shall make the Rare Flora Management Plan required by condition 7-1 publicly available to the requirements of the Minister for the Environment, on advice of the Environmental Protection Authority.

## **8 Fauna Management Plan**

- 8-1 Within six months following subdivision approval, the proponent shall prepare a Fauna Management Plan to the requirements of the Minister for the Environment on advice of the Environmental Protection Authority and the Department for Conservation and Land Management.

This Plan shall include the following:

1. details fauna survey and its timing;
  2. identification of significant specially protected, threatened or significant species; and
  3. capture and relocation program for specially protected, threatened or significant species.
- 8-2 The proponent shall implement the Fauna Management Plan required by condition 8-1 to the requirements of the Minister for the Environment on advice of the Environmental Protection Authority.
- 8-3 The proponent shall make the Fauna Management Plan required by condition 8-1 publicly available to the requirements of the Minister for the Environment on advice of the Environmental Protection Authority.

## **9 Road Construction and Rehabilitation Management Plan**

- 9-1 Within six months following subdivision approval, the proponent shall prepare a Road Construction and Rehabilitation Management Plan to the requirements of the Minister for the Environment on advice of the Environmental Protection Authority.

This Plan shall include the following:

1. identification of areas of wetlands and upland vegetation that require revegetation and rehabilitation and identification of species to be used;
2. weed management;
3. location of dual use paths and fencing;

4. monitoring of revegetated and rehabilitated areas; and
  5. contingency measures to be implemented in the event that a decline in health of the revegetated and rehabilitated area is detected.
- 9-2 The proponent shall implement the Road Construction and Rehabilitation Management Plan required by condition 9-1 to the requirements of the Minister for the Environment on advice of the Environmental Protection Authority.
- 9-3 The proponent shall make the Road Construction and Rehabilitation Management Plan required by condition 9-1 publicly available to the requirements of the Minister for the Environment on advice of the Environmental Protection Authority.

### **Procedures**

- 1 Where a condition states “to the requirements of the Minister for the Environment on advice of the Environmental Protection Authority”, the Environmental Protection Authority will provide that advice to the Department of Environment for the preparation of written notice to the proponent.
- 2 The Environmental Protection Authority may seek advice from other agencies or organisations, as required, in order to provide its advice to the Department of Environment.
- 3 Where a condition lists advisory bodies, it is expected that the proponent will obtain the advice of those listed as part of its compliance reporting to the Department of Environment.

### **Notes**

- 1 The Minister for the Environment will determine any dispute between the proponent and the Environmental Protection Authority or the Department of Environment over the fulfilment of the requirements of the conditions.

# Schedule 1

## The Proposal (Assessment No. 1547)

The proponent is amalgamating 23 individual lots bounded by Campbell, Nicholson and Ranford Roads, Canning Vale. This lot will then be subdivided to create three lots as follows:

- Lot 1001 (6.9hectares) for conservation;
- Lot 1002 (2.38hectares) for conservation area buffer and stormwater management; and
- Lot 1003 (34.7hectares) for urban development.

All 23 lots are part of the larger area known as Campbell Road Estate.

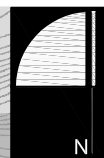
**Table 1 – Key Proposal Characteristics**

<b>Element</b>	<b>Description</b>
Area of disturbance	Approximately 34.7hectares including 6.9hectares of conservation value wetland and associated vegetation clearing.  Note: other clearing of Resource Enhancement and Multiple Use wetland and associated vegetation will take place.
Major components	6.9hectares of Conservation value wetland and associated vegetation clearing.  Closure and revegetation/rehabilitation of Fairlie and Govan Roads.



**LEGEND**

- LOT 1001 CORE CCW
- LOT 1002 CCW BUFFER - POS / DRAINAGE
- LOT 1003 DEVELOPMENT



**SUPERLOT SUBDIVISION PLAN**  
**WEST CANNING VALE OUTLINE DEVELOPMENT PLAN**  
**CAMPBELL ESTATE**



client: CITY OF GOSNELLS  
 scale: 1:6000 @ A4  
 drawnc: LH  
 checked: KT  
 approved: ER  
 date: 25/11/04  
 datum: MGA 94

