

Church and School, Lot 68 Bertram Road, Wellard

El Shaddai Kwinana Christian Fellowship

Proposed change to Environmental Condition

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

**Environmental Protection Authority
Perth, Western Australia
Bulletin 670
January 1993**

THE PURPOSE OF THIS REPORT

This report contains the Environmental Protection Authority's environmental assessment and recommendations to the Minister for the Environment on the environmental acceptability of the proposal.

Immediately following the release of the report there is a 14-day period when anyone may appeal to the Minister against the Environmental Protection Authority's report.

After the appeal period, and determination of any appeals, the Minister consults with the other relevant ministers and agencies and then issues his decision about whether the proposal may or may not proceed. The Minister also announces the legally binding environmental conditions which might apply to any approval.

APPEALS

If you disagree with any of the contents of the assessment report or recommendations you may appeal in writing to the Minister for the Environment outlining the environmental reasons for your concern and enclosing the appeal fee of \$10.

It is important that you clearly indicate the part of the report you disagree with and the reasons for your concern so that the grounds of your appeal can be properly considered by the Minister for the Environment.

ADDRESS

Hon Minister for the Environment
12th Floor, Dumas House
2 Havelock Street
WEST PERTH WA 6005

CLOSING DATE

Your appeal (with the \$10 fee) must reach the Minister's office no later than 5.00 pm on 22 January, 1993.

1. Background

El Shaddai Kwinana Christian Fellowship (the proponent) received approval from the Minister for the Environment to develop a church and school on Lot 68 Bertram Road, Wellard, on 19 July 1991 subject to a number of legally binding Environmental Conditions (Appendix 1). The Minister's approval followed the release of the Environmental Protection Authority's Report and Recommendations on the proposal (EPA Bulletin 479).

In October 1992, the proponent indicated that it would be difficult to comply with Condition 2 at this point in time, and requested an alteration to the condition. The Minister for the Environment requested the Environmental Protection Authority, under Section 46 of the Environmental Protection Act 1986, to report to him on the proposed change to the Environmental Condition.

2. The proposal

The proponent has indicated that they wish to commence construction of Stage One of the proposal which includes two classrooms and an ablution block. Condition 2 of the Minister's approval states that:

"Prior to use, the proponent shall connect both the church and the school to a reticulated sewerage service."

It is intended to connect to reticulated sewerage via a pump station which will be constructed approximately 500 metres to the west of the school site in East Parmelia. However, the pump station will not be constructed for about 6 to 12 months.

The proponent is seeking a variation to Condition 2 so that they can be allowed to dispose of effluent by alternative means until the pump station becomes available for connection. The alternative means proposed by the proponent include on-site disposal by use of systems such as Ecomax or Biocycle, or disposal of effluent into a storage tank which would then be transported to the Forrestfield Wastewater Treatment Plant by an approved liquid waste contractor.

3. Advice of the Environmental Protection Authority

The Environmental Protection Authority considers that the temporary disposal of effluent to an appropriate on-site effluent disposal system, pending the availability of reticulated sewerage facilities in the vicinity is environmentally acceptable.

The Environmental Protection Authority recommends that:

- **Stage One only of the proposal be allowed to use a nutrient attenuating on-site effluent disposal system until the pump station and rising pressure main in East Parmelia are commissioned. The system chosen for use is to meet the requirements of the Environmental Protection Authority and the Health Department of Western Australia.**
- **Stage One of the school must be connected to reticulated sewerage within three months of the latter system being commissioned and available. Future stages of the church and school proposal should not be permitted to operate until reticulated sewerage is available.**
- **The on-site effluent disposal system is to be de-commissioned and removed, and the site rehabilitated to meet the requirements of the Town of Kwinana once effluent disposal has been connected to reticulated sewerage.**

Appendix 1

Ministerial statement issued on 19.7.91



WESTERN AUSTRALIA
MINISTER FOR THE ENVIRONMENT

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

CHURCH AND SCHOOL, LOT 68 BERTRAM ROAD, WELLARD, TOWN OF KWINANA(412)

EL SHADDAI KWINANA CHRISTIAN FELLOWSHIP

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. Prior to use, the proponent shall connect both the church and the school to a reticulated sewerage service.
3. Prior to use, the proponent shall design and construct a stormwater disposal system capable of containing at least a one-in-ten year storm event on-site, to the satisfaction of the Environmental Protection Authority on advice of the Town of Kwinana.
4. Prior to construction, the proponent shall submit and subsequently implement an Environmental Management Programme, including, but not limited to the following:
 - (1) nutrient and irrigation management; and
 - (2) a wetland periphery revegetation programme for the south western portion of Lot 68, Bertram Road, Wellard.to the satisfaction of the Minister for the Environment on advice of the Environmental Protection Authority and Department of Conservation and Land Management.
5. 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 for the Environment 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.

Published on

19 JUL 1991

6. If the proponent has not substantially commenced the project within five years of the date of this statement, then the approval to implement the proposal as granted in this statement shall lapse and be void. The Minister for the Environment shall determine any question as to whether the project has been substantially commenced. Any application to extend the period of five years referred to in this condition shall be made before the expiration of that period, to the Minister for the Environment by way of a request for a change in the condition under Section 46 of the Environmental Protection Act. (On expiration of the five year period, further consideration of the proposal can only occur following a new referral to the Environmental Protection Authority).



Bob Pearce, MLA
MINISTER FOR THE ENVIRONMENT

19 JUL 1991