

Rezoning application, Ravenswood

**A P & M Boucaut
Shire of Murray**

Proposed change to Environmental Conditions

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

**Environmental Protection Authority
Perth, Western Australia
Bulletin 793
November 1995**

MP

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 **15 December 1995**.

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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 **8 December 1995**.

Summary

The Environmental Protection Authority herein reports on the environmental assessment of the proposed modification of Environmental Condition 7 of A P & M Boucaut's statement and Environmental Condition 3 of the Shire of Murray's statement of approval for the rezoning of Lot 6 and Part Lot 64 Lloyd Avenue, Ravenswood from "Residential Development" to "Residential R-10" and "Caravan and Chalet Park".

The aforementioned proposal (Caravan and Chalet Park) was originally assessed by the Environmental Protection Authority in 1990 and Environmental Conditions were set by the Minister for the Environment on 22 April 1991. Two statements were issued; one statement for each proponent.

Both statements of Environmental Conditions contained conditions requiring connection to reticulated sewer and advised that if the proponent has not substantially commenced the project within five years then approval to implement the proposal as granted shall lapse and be void.

In April 1995 A P & M Boucaut requested that the Minister for the Environment consider granting an extension of several years to the five year approval period to allow sufficient time for the site to be connected to the sewer. This requires a change to Environmental Condition 7 of A P & M Boucaut's statement and Environmental Condition 3 of the Shire of Murray's statement through Section 46 of the *Environmental Protection Act 1986*. This Section 46 assessment advises on the environmental acceptability of the proposed changes to Environmental Conditions.

Topic	Original Assessment	This proposal - Section 46 Assessment
Disposal of sewage in a manner that does not impact upon the Peel-Harvey Estuary.	Proponent was required to connect the development to sewer prior to clearance of survey documents. Environmental Conditions set May 1991.	Proponent seeks an extension to the five year approval period to enable connection to reticulated sewer. Subject of recommended Environmental Conditions in this assessment.

The Environmental Protection Authority considers that the proposal to extend the time given to the proponent to connect to a reticulated sewerage service is environmentally acceptable. This decision is based on the understanding that the conditions that applied to the previous approval are maintained in this approval, with the only change being an extension of time to commence the project. It is recommended that Environmental Condition 7 of A P & M Boucaut's statement and Environmental Condition 3 of the Shire of Murray's statement be modified accordingly.

Since 1993, there have been improvements in the way in which Environmental Conditions are worded and structured, to make procedures, requirements and responsibilities clearer. Without changing the intent or effect of the conditions, the Environmental Protection Authority recommends that these improvements should be implemented in the new environmental statement.

Summary of Recommendations	
1	Approval to implement the proposal be extended for a further four years.
2	The new statements issued from this assessment should be structured to reflect the changes to the conditions as summarised in Table 2.

1. Introduction and background

1.1 Purpose of this report

This report and recommendations provides the Environmental Protection Authority's advice to the Minister for the Environment on the environmental acceptability of the proposed change to Environmental Conditions set on the Caravan and Chalet Park, Lloyd Avenue, Ravenswood.

1.2 Background

In 1991 the Environmental Protection Authority formally assessed the proposal to rezone Lot 6 and Part Lot 64 Lloyd Avenue Ravenswood from "Residential Development" to "Residential R-10" and "Caravan and Chalet Park" (EPA, November 1990, Bulletin 458) (refer Figure 1). The key environmental issue was management of nutrients, in particular, the potential for impacts on the Peel-Harvey Estuary, an area protected under the *Environmental Protection (Peel Inlet-Harvey Estuary) Policy 1992*.

The proposal was approved by the Minister for the Environment, on 22 April 1991, subject to a number of legally binding Environmental Conditions. Two sets of conditions were set; one for each proponent (Appendix 1a and 1b), namely A P & M Boucaut for the development and the Shire of Murray for the rezoning.

Environmental Condition 2 of A P & M Boucaut's statement was concerned with the disposal of sewage in a manner which did not impact upon the Peel-Harvey Estuary. The proponent was required to connect each residential lot and the caravan/chalet park to a reticulated sewerage service prior to applying for clearance of survey documents. Environmental Condition 1 of the Shire of Murray's statement required the Town Planning Scheme Amendment documents for this proposal to include the provision for reticulated sewerage as a prerequisite of subdivision or development.

Prior to the April 1996 deadline as set in the Environmental Conditions the proponent has requested an extension of several years to commence the project, which requires modification of Environmental Condition 7 of A P & M Boucaut's statement and Environmental Condition 3 of the Shire of Murray's statement.

The Minister for the Environment has requested the Environmental Protection Authority, under Section 46 of the *Environmental Protection Act 1986*, report to him on the proposed change to the Environmental Conditions.

2. The Proposal

The proponent has requested permission to extend the five year approval period by several years to allow sufficient time for the site to be connected to the sewer. Sewerage headworks are currently located some distance from the property and it is not viable to provide a connection prior to the expiry date of April 1996. The development has not yet proceeded because of the unavailability of sewerage.

The Water Authority of Western Australia has programmed infill sewerage work for Ravenswood township for the financial year 1998/99. The Water Authority have further indicated that this timing cannot be considered as certain due to the size of the infill program, and works may be brought forward or delayed depending on priorities set from time to time and constraints which may arise (see letter Appendix 2).

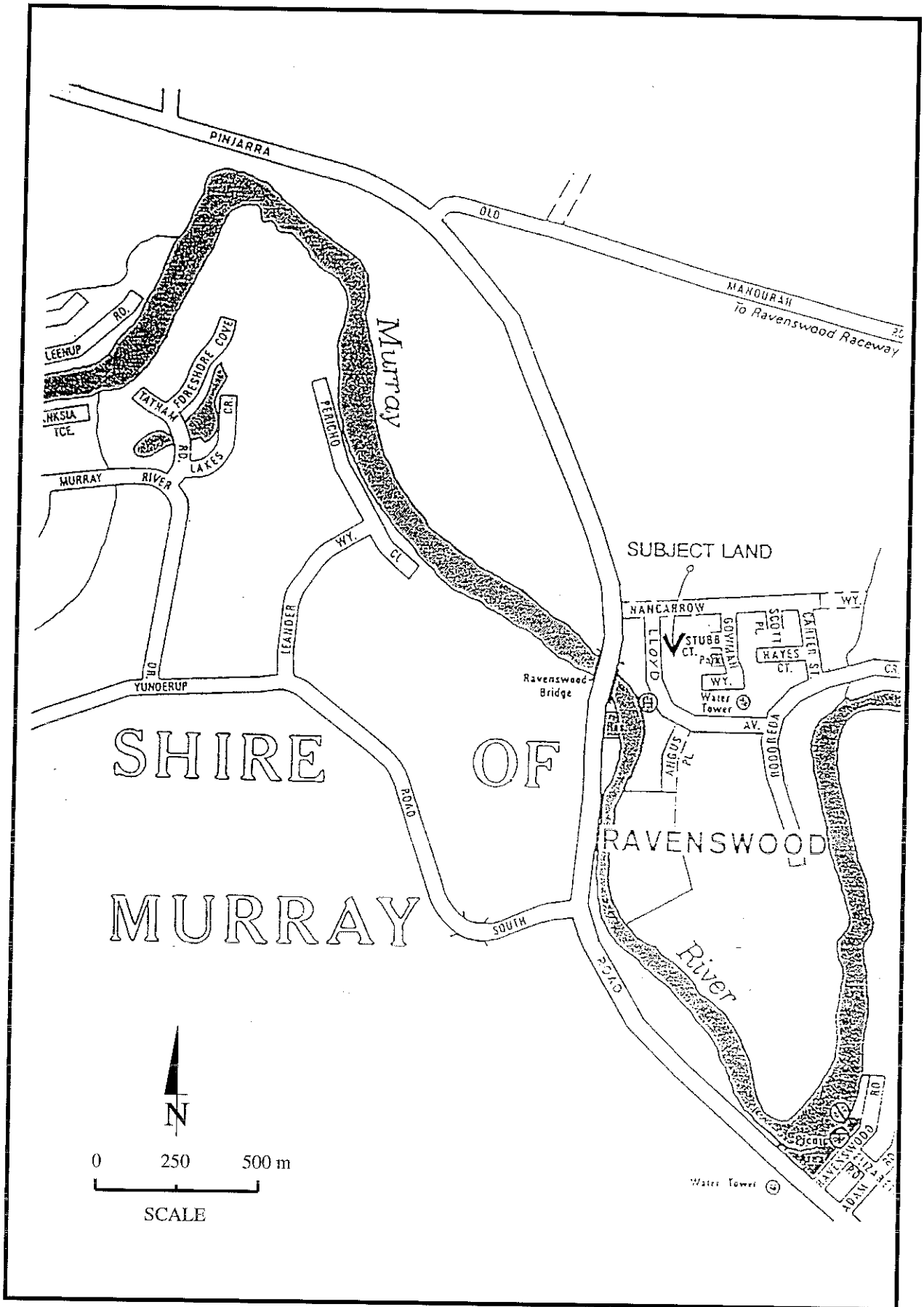


Figure 1. Location of proposed Caravan and Chalet Park, Ravenswood. (Source: BSD Consultants 1990)

3. Environmental impact assessment method

3.1 Steps in the procedure of assessment

The purpose of the Section 46 amendment of Environmental Conditions is to determine whether the proposed change to Environmental Conditions is environmentally acceptable or under what conditions it could be determined as environmentally acceptable.

The process is initiated by the Minister for the Environment requesting 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.

The first step in the assessment method is to identify the environmental issues to be considered. As part of this process an outline of the proposed change to the Environmental Condition is distributed to those agencies and members of the public who may have an interest in the proposal.

The responses received are summarised by the Department of Environmental Protection on behalf of the Environmental Protection Authority. This process can add environmental issues which need to be evaluated in terms of the acceptability of potential environmental impacts. A list of submitters appears as Appendix 3.

The proponent's document and the submissions are then subjected to analysis for environmental acceptability. For each environmental issue, an objective is defined and where appropriate an evaluation framework is identified.

The expected impact of the proposed change to Environmental Conditions, with due consideration to the proponent's commitments to environmental management, is evaluated against the assessment objective. The Environmental Protection Authority then determines the acceptability of the impact. Where the proposed change to Environmental Conditions has unacceptable environmental impacts, the Environmental Protection Authority can either advise the Minister for the Environment against the change proceeding or make recommendations to ensure the change is environmentally acceptable.

Where the proposed change to Environmental Conditions is environmentally acceptable, the Environmental Protection Authority recommends that the condition be modified.

As part of the Section 46 assessment the opportunity is taken to review all existing conditions and commitments, in order to achieve a single environmental statement that provides for adequate protection of the environment and for efficient and effective environmental auditing of compliance criteria.

Limitation

This evaluation has used information currently available, which has been provided by the proponent in the proposal documents (letter of 29 April 1995), by Department of Environmental Protection officers utilising their own expertise and reference material, by utilising expertise and information from other State and local government agencies and by contributions from EPA members.

The EPA recognises that further studies and research may affect the conclusions.

3.2 Public submissions

Comments were sought on the acceptability of the proposed change to the Environmental Conditions from those agencies and members of the public who may have an interest in the proposal. Five (5) responses were received and no topics were raised that required a response from the proponent.

Synopsis of public submissions

Submissions received stated that there were no objections, provided that the conditions which applied to the previous proposal are imposed on the extended approval, namely connection to reticulated sewer.

4. Evaluation of key environmental issues

The Environmental Protection Authority has evaluated the key environmental issue raised during the Section 46 process, including matters identified in submissions. Table 1 summarises the topic raised, the characteristics of the proposal and the comments received. The Environmental Protection Authority has evaluated the key environmental issue arising from this proposal, viz:

- the effect on the Peel-Harvey Estuary.

In addition, as part of the Section 46 process, the Environmental Protection Authority has reviewed the Environmental Conditions from the two statements previously issued and has recommended revised statements be issued by the Minister for the Environment.

Table 1. Identification of issues requiring Environmental Protection Authority evaluation

TOPICS	PROPOSAL CHARACTERISTICS	GOVERNMENT AGENCY & PUBLIC COMMENTS	PROPONENT'S RESPONSE	IDENTIFICATION OF ISSUES
Pollution Issues				
Impact on estuary (protected under Environmental Protection Policy) through transport of nutrients from site.	Residential lots and Caravan/Chalet Park to be connected to reticulated sewer. Irrigation and nutrient management plan to be implemented.	Connection to reticulated sewerage essential.	Previous commitment to connect development to reticulated sewerage.	Requires EPA consideration.

4.1 Effect on the Peel-Harvey Estuary

4.1.1 Objective

The Environmental Protection Authority's objective is to ensure the protection of the Peel-Harvey Estuary through appropriate management of land uses which have the potential to export nutrients to the estuarine system.

4.1.2 Evaluation framework

Existing policy framework

Environmental Protection (Peel Inlet-Harvey Estuary) Policy 1992

The policy aims to set out environmental quality objectives for the Estuary to rehabilitate the Estuary and protect it from further degradation.

4.1.3 Evaluation

The original assessment of the proposal identified the following environmental issues:

- sewerage effluent disposal;
- drainage management;
- flood potential;
- landscaping;
- adjacent land use; and
- clearing.

It is considered that these issues have been adequately addressed through the legally binding Environmental Conditions, and that the proposed change to condition 7 of the proponent's statement and condition 3 of the Shire of Murray's statement will not lead to unacceptable environmental impacts.

The change to conditions sought will not adversely affect the environment at the Caravan and Chalet park site because construction can only commence when reticulated sewerage is available, therefore nutrients in human effluent will not be a threat to the estuary.

The Environmental Protection Authority, therefore, considers that A P & M Boucaut's request for an extension of time to commence the project is reasonable and should be approved.

4.2 Review of existing Environmental Conditions

The Caravan and Chalet Park proposal is currently subject to Environmental Conditions set as a result of the environmental impact assessment of the proposal in 1991 (refer Appendices 1a and 1b).

4.2.1 Objective

The objective of reviewing existing conditions is to achieve an environmental statement that provides for adequate protection of the environment and for efficient and effective environmental auditing of compliance criteria. It is also considered that this objective will assist the public, the proponent and relevant agencies to easily identify the environmental requirements associated with the Caravan and Chalet Park development and the subsequent modifications to the proposal.

4.2.2 Changes to Environmental Conditions

Existing Environmental Conditions have been reviewed, consolidated and have had minor revisions in wording. The status of conditions are summarised in Table 2. The table should be examined in conjunction with the original statement of Environmental Conditions and the statement of the amended conditions contained in Appendices 1a and 1b respectively. The revised statement containing the recommended Environmental Conditions arising from this assessment is included in section 6 of this report.

Table 2. Summary and evaluation of changes to Environmental Conditions

Statement No.	Original Condition No.	Intent of original condition	Evaluation	New Condition No.
135 (1991)	1	Adhere to proposal.	Carried over and modified to conform with current style.	1-1 1-2
	2	Connection to sewer required prior to application to clear survey documents.	Carried over and modified to conform with current style.	2-1
	3	Design and construct a stormwater disposal system.	Carried over and modified to conform with current style.	3-1
	4	Prepare and implement a nutrient and irrigation management plan.	Carried over and modified to conform with current style.	4-1 4-2
	5	Prepare and implement a dust and noise management plan.	Carried over and modified to conform with current style.	5-1 5-2
	6	Transfer of ownership	Carried over and modified to conform with current style.	6-1
	7	Time limit on approval	Recommended for amendment through current Section 46 process.	7-1
	8	Compliance Auditing	Recommended for amendment through current Section 46 process.	8-1
136 (1991)	1	Sewage Disposal	Carried over and modified to conform with current style.	1-1
	2	Implement the nutrient and irrigation management plan.	Carried over and modified to conform with current style.	2-1
	3	Time limit on approval	Recommended for amendment through current Section 46 process.	3-1
	4	Compliance Auditing	Recommended for amendment through current Section 46 process.	4-1

5. Conclusions

The Environmental Protection Authority has examined the environmental issue associated with the proposal and has taken the opportunity to review and revise the existing Environmental Conditions. The recommendations are summarised in Table 3.

The Environmental Protection Authority concludes that the proposal to extend the time given to the proponent to commence development is environmentally acceptable subject to the recommendations contained within this report. The Environmental Protection Authority

recommends that the Environmental Statements for the proposal of 22 April 1991 should be updated to reflect changes and to include standard conditions to enable more effective project management.

Table 3. Summary of Environmental Protection Authority Recommendations

ISSUES	OBJECTIVE	EVALUATION FRAMEWORK	PROPONENT'S COMMITMENT	EPA RECOMMENDATION
Impact on estuary through transport of nutrients from site.	Protect estuary through appropriate management of land uses which have the potential to export nutrients to the lake.	Estuarine system protected under <i>Environmental Protection (Peel Inlet-Harvey Estuary) Policy 1992</i> .	Development to be connected to reticulated sewer prior to applying for clearance of survey documents.	Proponent to connect to reticulated sewerage. Extension of four years to commence project to enable connection to reticulated sewerage.
Review of existing environmental conditions.	Achieve a single environmental statement that provides for adequate protection of the environment and for efficient and effective environmental auditing of compliance criteria.			The new statement of environmental conditions should be structured to reflect the changes to in conditions summarised within Table 2.

Recommendation 1

The proposal to extend the time given to the proponent to connect to a reticulated sewerage service is environmentally acceptable. The proponent should be granted an extension of four years to commence the project.

Recommendation 2

The new statement issued from this assessment should be structured to reflect the changes to the conditions summarised in Table 2.

6. Recommended Environmental Conditions

The following Recommended Environmental Conditions would amend the Minister for the Environment's previous statements of 22 April 1991 for the Caravan and Chalet Park Ravenswood, as contained in Appendices 1a and 1b, and modify conditions to reflect the recommendations in this report.

**DRAFT RECOMMENDED ENVIRONMENTAL CONDITIONS
STATEMENT TO AMEND CONDITIONS APPLYING TO A PROPOSAL
(PURSUANT TO THE PROVISIONS OF SECTION 46 OF THE
ENVIRONMENTAL PROTECTION ACT 1986)**

STATEMENT FOR A P & M BOUCAUT

PROPOSAL: REZONING "RESIDENTIAL DEVELOPMENT" TO
"RESIDENTIAL R-10" AND "CARAVAN/CHALET
PARK", SUBDIVISION AND DEVELOPMENT,
LOT 6 AND PART LOT 64, LLOYD AVENUE,
RAVENSWOOD
(453/974)

CURRENT PROPONENT: A P & M BOUCAUT (JOINT)

CONDITIONS SET ON: 22 APRIL 1991

The implementation of this proposal is now subject to the following conditions which replace all previous conditions applicable to the above-mentioned proponent (see note at foot of this statement):

1 Implementation

Changes to the proposal which are not substantial may be carried out with the approval of the Minister for the Environment.

- 1-1 Subject to these conditions, the manner of detailed implementation of the proposal, reported on in Environmental Protection Authority Bulletins 458 and XXX, 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.
- 1-2 Where, in the course of the detailed implementation referred to in condition 1-1, the proponent seeks to change the designs, specifications, plans or other technical material submitted to the Environmental Protection Authority 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 Sewage Connection

- 2-1 Prior to applying for clearance of survey documents by the Ministry for Planning, the proponent shall connect each residential lot of the subdivision and the caravan/chalet park to reticulated sewerage.

3 Stormwater Disposal

- 3-1 Prior to applying for clearance of survey documents by the Ministry for Planning, the proponent shall construct a stormwater disposal system capable of containing at least a one-in-ten year storm event on-site, to the requirements of the Department of Environmental Protection on advice of the Shire of Murray.

4 Nutrient and Irrigation Management

- 4-1 Prior to subdivision or development, the proponent shall prepare a nutrient and irrigation management plan for the caravan/chalet park and landscaped areas such as public open space within the proposed subdivision.
- 4-2 The proponent shall implement the nutrient and irrigation management plan required by condition 4-1, except within any areas of public open space vested in the Shire of Murray as a result of the subdivision.

5 Dust and Noise Management

- 5-1 Prior to undertaking any site works, the proponent shall prepare a dust and noise management plan, to the satisfaction of the Department of Environmental Protection on advice of the Shire of Murray.
- 5-2 The proponent shall implement the management plan for dust and noise required by condition 5-1.

6 Proponent

These conditions legally apply to the nominated proponent.

- 6-1 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.

7 Time Limit on Approval

The environmental approval for the proposal is limited.

- 7-1 If the proponent has not substantially commenced the project within four years of the date of this statement, then the approval to implement the proposal as granted in the statement of 22 April 1991 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 four years referred to in this condition shall be made before the expiration of that period to the Minister for the Environment.

Where the proponent demonstrates to the requirements of the Minister for the Environment on advice of the Department of Environmental Protection that the environmental parameters of the proposal have not changed significantly, then the Minister may grant an extension not exceeding five years.

8 Compliance Auditing

To help determine environmental performance, periodic reports on progress in implementation of the proposal are required.

- 8-1 The proponent shall submit periodic Progress and Compliance Reports, in accordance with an audit programme prepared by the Department of Environmental Protection in consultation with the proponent.

Procedure

- 1 Unless otherwise specified, the Department of Environmental Protection is responsible for assessing compliance with the conditions contained in this statement and for issuing formal clearance of conditions.
- 2 Where compliance with any condition is in dispute, the matter will be determined by the Minister for the Environment.

Note

- 1 This statement should be considered in conjunction with the Environmental Conditions in the statement of the same date and for the same proposal, applicable to the Shire of Murray.

**DRAFT RECOMMENDED ENVIRONMENTAL CONDITIONS
STATEMENT TO AMEND CONDITIONS APPLYING TO A PROPOSAL
(PURSUANT TO THE PROVISIONS OF SECTION 46 OF THE
ENVIRONMENTAL PROTECTION ACT 1986)**

STATEMENT FOR THE SHIRE OF MURRAY

PROPOSAL: REZONING "RESIDENTIAL DEVELOPMENT" TO
"RESIDENTIAL R-10" AND "CARAVAN/CHALET
PARK", SUBDIVISION AND DEVELOPMENT,
LOT 6 AND PART LOT 64, LLOYD AVENUE,
RAVENSWOOD
(453/974)

CURRENT PROPONENT: SHIRE OF MURRAY (JOINT)

CONDITIONS SET ON: 22 APRIL 1991

The implementation of this proposal is now subject to the following conditions which replace all previous conditions applicable to the above-mentioned proponent (see note at foot of this statement):

1 Sewage Disposal

1-1 The Town Planning Scheme Amendment documents for this proposal shall include the provision for reticulated sewerage as a prerequisite of subdivision or development.

2 Nutrient and Irrigation Management

2-1 The Shire of Murray shall implement the nutrient and irrigation management plan, prepared by the developer, within any areas of public open space vested in the Shire as a result of the subdivision.

3 Time Limit on Approval

The environmental approval for the proposal is limited.

3-1 If the proponent has not substantially commenced the project within four years of the date of this statement, then the approval to implement the proposal as granted in the statement of 22 April 1991 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 four years referred to in this condition shall be made before the expiration of that period to the Minister for the Environment.

Where the proponent demonstrates to the requirements of the Minister for the Environment on advice of the Department of Environmental Protection that the environmental parameters of the proposal have not changed significantly, then the Minister may grant an extension not exceeding five years.

4 Compliance Auditing

To help determine environmental performance, periodic reports on progress in implementation of the proposal are required.

- 4-1 The Shire of Murray shall submit periodic Progress and Compliance Reports, in accordance with an audit programme prepared by the Department of Environmental Protection in consultation with the Shire of Murray.

Procedure

- 1 Unless otherwise specified, the Department of Environmental Protection is responsible for assessing compliance with the conditions contained in this statement and for issuing formal clearance of conditions.
- 2 Where compliance with any condition is in dispute, the matter will be determined by the Minister for the Environment.

Note

- 1 This statement should be considered in conjunction with the Environmental Conditions in the statement of the same date and for the same proposal, applicable to the developer.

Appendix 1

**A - Statement of Conditions of Approval,
A P & M Boucaut, 22 April 1991**

**B - Statement of Conditions of Approval,
Shire of Murray, 22 April 1991**

Ass # 453

Bull # 458

State # 135



WESTERN AUSTRALIA
MINISTER FOR THE ENVIRONMENT

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

REZONING, "RESIDENTIAL DEVELOPMENT" TO "RESIDENTIAL R-10" AND "CARAVAN/CHALET
PARK", SUBDIVISION AND DEVELOPMENT, LOT 6 AND PART LOT 64, LLOYD AVENUE,
RAVENSWOOD

A P & M BOUCAUT

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 applying for clearance of survey documents by the Department of Planning and Urban Development, the proponent shall connect each residential lot of the subdivision and the caravan/chalet park to reticulated sewerage.
3. Prior to applying for clearance of survey documents by the Department of Planning and Urban Development, 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 Shire of Murray.
4. Prior to subdivision or development, the proponent shall prepare and subsequently implement a nutrient and irrigation management plan for the caravan/chalet park and landscaped areas such as public open space within the proposed subdivision, to the satisfaction of the Environmental Protection Authority.
5. Prior to undertaking any site works, the proponent shall prepare and implement a management plan for the control of dust and noise generated during development, to the satisfaction of the Environmental Protection Authority on advice of the Shire of Murray.
6. 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

02 MAY 1991

7. 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

22 APR 1991

Ass # 453
Bull # 458
State # 136



WESTERN AUSTRALIA
MINISTER FOR THE ENVIRONMENT

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

REZONING, "RESIDENTIAL DEVELOPMENT" TO "RESIDENTIAL R-10" AND "CARAVAN/CHALET
PARK", SUBDIVISION AND DEVELOPMENT, LOT 6 AND PART LOT 64, LLOYD AVENUE,
RAVENSWOOD

SHIRE OF MURRAY

This proposal may be implemented subject to the following conditions:

1. The Town Planning Scheme Amendment documents for this proposal shall include the provision for reticulated sewerage as a prerequisite of subdivision or development.
2. The Shire of Murray shall implement the nutrient and irrigation management plan, prepared by the developer, for any public open space vested in the Shire as a result of the subdivision.
3. 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).

A handwritten signature in black ink, appearing to read 'Bob Pearce'.

Bob Pearce, MLA
MINISTER FOR THE ENVIRONMENT

22 APR 1991

Published on

02 MAY 1991

Appendix 2

Correspondence from Water Authority of Western Australia

YOUR REF TP90.37
OUR REF 14912SW
ENQUIRIES G Crowd
TELE DIRECT (097) 910 465

SOUTH WEST REGION
REGIONAL OFFICE



Water Authority
of Western Australia

Bunbury Tower
61 Victoria Street
Bunbury WA

Post Office Box 305
Bunbury WA 6231

Tel (097) 91 0400
Fax (097) 91 0432
(097) 91 2280

Director, Evaluation Division
Westralia Square
141 St Georges Terrace
PERTH WA 6000

28 1995

ATTENTION: GARY WILLIAMS

Handwritten notes: 28/8/90:37 and 801.6

RE: EXTENSION OF APPROVAL PERIOD FOR CARAVAN PARK
PT LOT 64 LLOYD AVENUE, RAVENSWOOD

I refer to your letter dated August 7, 1995 requesting sewer availability information for the above development.

This office cannot advise on rate of progress or likelihood of the subdivision of Lot 20 Pinjarra Road, Ravenswood which could directly affect this development. Should Lot 20 proceed to titles, sewer would be in place and available for extension to the Caravan Park. In fact the works could be carried out concurrently if appropriate and advantageous to do so.

Lot 20 aside, the Authority has programmed infill sewerage work for Ravenswood township for the financial year 1998/99. Such timing cannot be considered firm due to the size of the infill program and works may be bought forward or delayed depending on priorities set from time to time and constraints which arise.

I have included a copy of correspondence sent to Toehold Design earlier this year which you may find relevant. Please contact the undersigned should you require further information on this matter.

Yours faithfully

A handwritten signature in black ink, appearing to read "Gary Crowd", written over a horizontal line.

Gary Crowd
SENIOR DEVELOPMENT LIAISON OFFICER
SOUTH WEST REGION
August 17, 1995

88690

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FAXED TO DEP.

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Appendix 3

List of submitters

Individual written submissions

Government Departments

Health Department of Western Australia

Ministry for Planning

Peel Inlet Management Authority

Shire of Murray

Water Authority of Western Australia