



MINISTER FOR ENVIRONMENT; WATER

Statement No: 863

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

ROCKINGHAM INDUSTRIAL ZONE STRATEGIC ENVIRONMENTAL ASSESSMENT (FORMERLY IP14)

Proposal: The strategic proposal is to identify a development footprint for future industrial development over a 339 hectare area of the Rockingham Industrial Zone, while retaining an area as a conservation reserve.

The strategic proposal and identification of derived proposals is further documented in schedule 1 of this statement.

Proponent: Landcorp

Proponent Address: Level 3
Wesfarmers House
40 The Esplanade
Perth WA 6000

Assessment Number: 1534

Report of the Environmental Protection Authority: Report 1390

The strategic proposal and future proposals referred to in the above report of the Environmental Protection Authority may be implemented. The implementation of the proposal shall be subject to the following conditions and procedures (subject to the Minister for Environment's identification of relevant conditions under section 45A(3) of the *Environmental Protection Act 1986*):

1 Proponent Nomination and Contact Details

1-1 The proponent for the time being nominated by the Minister for Environment under sections 38(6) or 38(7) of the *Environmental Protection Act 1986* is responsible for the implementation of the proposal.

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1-2 The proponent shall notify the Chief Executive Officer of the Department of Environment and Conservation of any change of the name and address of the proponent for the serving of notices or other correspondence within 30 days of such change.

2 Time Limit of Authorisation for Strategic Proposal

2-1 The authorisation provided for in this statement to request a derived proposal under section 39B(1) of the *Environmental Protection Act 1986* shall lapse and be void 20 years after the date of this statement.

3 Time Limit of Authorisation for a Derived Proposal

3-1 The authorisation to implement a derived proposal provided for in this statement shall lapse and be void five years after the declaration of the Environmental Protection Authority under section 39B(3) of the *Environmental Protection Act 1986* that the proposal is a derived proposal.

4 Compliance Reporting

4-1 The proponent shall prepare and submit a compliance assessment plan to the satisfaction of the Chief Executive Officer of the Office of the Environmental Protection Authority at least 6 months prior to the first compliance report required by condition 4-6 or prior to the commencement of future proposals, whichever is sooner.

4-2 The proponent shall implement and maintain to the satisfaction of the Chief Executive Officer of the Office of the Environmental Protection Authority the compliance assessment plan required by condition 4-1. The compliance assessment plan shall indicate:

1. the frequency of compliance reporting;
2. the approach and timing of compliance assessments;
3. the retention of compliance assessments;
4. the reporting of potential non-compliances and corrective actions taken;
5. the table of contents of compliance reports; and
6. the public availability of compliance reports.

4-3 The proponent shall assess compliance with conditions in accordance with the compliance assessment plan required by condition 4-1.

4-4 The proponent shall retain reports of all compliance assessments described in the compliance assessment plan required by condition 4-1 and shall make those reports available when requested by the Chief Executive Officer of the Office of the Environmental Protection Authority.

- 4-5 The proponent shall advise the Chief Executive Officer of the Office of the Environmental Protection Authority of any potential non-compliance as soon as practicable.
- 4-6 The proponent shall submit a compliance assessment report annually from the date of the Minister for Environment's notice under section 45A(2) of the *Environmental Protection Act 1986* addressing the previous twelve month period or other period as agreed by the Chief Executive Officer of the Office of the Environmental Protection Authority. The compliance assessment report shall:
1. be endorsed by the proponent's Managing Director or a person, approved in writing by the Office of the Environmental Protection Authority, delegated to sign on the Managing Director's behalf;
 2. include a statement as to whether the proponent has complied with the conditions;
 3. identify all potential non-compliances and describe corrective and preventative actions taken;
 4. be made publicly available in accordance with the compliance assessment plan; and
 5. indicate any proposed changes to the compliance assessment plan required by condition 4-1.

5 Conservation Area

- 5-1 Within 6 months of the date of this statement the proponent shall fence the Conservation Area, as delineated by Figure 1 and Table 2, to assist in preventing unauthorised access, and shall maintain the fencing until such time as the land is ceded to the Conservation Commission of Western Australia.
- 5-2 Within 6 months of the date of this statement the proponent shall remove all dumped rubbish from the Conservation Area and thereafter the proponent shall maintain the Conservation Area free of rubbish until such time as the land is ceded to the Conservation Commission of Western Australia.
- 5-3 Within two years of the date of this statement the proponent shall prepare an Initial Conservation Area Management Plan for the Conservation Area to the satisfaction of the Chief Executive Officer of the Office of the Environmental Protection Authority on advice from the Department of Environment and Conservation. The objective of this Initial Conservation Area Management Plan is to improve the condition of the Conservation Area to a level suitable for incorporation into the Conservation Estate.

The Initial Conservation Area Management Plan will address:

1. Protecting and rehabilitating the threatened ecological community *Sedgeland*s in *Holocene dune swales of the Southern Swan Coastal Plain*;
 2. Maintenance of fencing of the area to control access to designated areas within the Conservation Area;
 3. Design and implementation of appropriate monitoring of the vegetation within the Conservation Area, including the threatened ecological community *Sedgeland*s in *Holocene dune swales of the Southern Swan Coastal Plain*;
 4. Design and implementation of appropriate monitoring of hydrology including groundwater levels and quality and contingencies in the event of unacceptable hydrological impacts;
 5. Maintaining the Conservation Area free of dumped rubbish;
 6. Rehabilitation of degraded areas within the Conservation Area including tracks not required for strategic access;
 7. The control of feral animal populations in the Conservation Area;
 8. Weed control in the Conservation Area;
 9. Fire prevention and response;
 10. Enhancement of the fauna habitat in the area by providing harvested and artificial breeding infrastructure for significant fauna;
 11. Using artificial polishing drainage basins outside of the Conservation Area, for the re-infiltration of stormwater into the Conservation Area; and
 12. Completion criteria for handover to another management authority.
- 5-4 The proponent shall implement the Initial Conservation Area Management Plan required by Condition 5-3 until the Conservation Area is ceded to the Conservation Commission of Western Australia
- 5-5 When the completion criteria of Condition 5-3-12 are met, or within two years of a written request from the Department of Environment and Conservation, the proponent will arrange to cede the Conservation Area to the Conservation Commission of Western Australia.
- 5-6 Within one year of ceding land (pursuant to Condition 5-5) the proponent shall prepare a Conservation Area Management Plan to the satisfaction of the Chief Executive Officer of the Office of the Environmental Protection Authority on advice from the Department of Environment and Conservation. The

objective of this Conservation Area Management Plan is to guide continued management of the conservation values of the area.

The Conservation Area Management Plan will address:

1. Protecting and rehabilitating the threatened ecological community *Sedgelands in Holocene dune swales of the Southern Swan Coastal Plain*;
2. Maintenance of fencing of the area to control access to designated areas within the Conservation Area;
3. Ongoing vegetation monitoring of the threatened ecological community *Sedgelands in Holocene dune swales of the Southern Swan Coastal Plain*;
4. Ongoing monitoring of hydrology including groundwater levels and quality and implementation of contingencies in the event of unacceptable hydrological impacts;
5. Management of rehabilitated areas within the Conservation Area
6. The control of feral animal populations in the Conservation Area;
7. Weed control in the Conservation Area;
8. Fire prevention and response;
9. Enhancement of the fauna habitat in the area by providing harvested and artificial breeding infrastructure for Carnaby's Cockatoos; and
10. Using artificial polishing drainage basins outside of the Conservation Area for the re-infiltration of stormwater into the Conservation Area.

6 Water Management Strategy

- 6-1 Within two years of the date of this statement the proponent shall prepare a Water Management Strategy to the requirements of the Chief Executive Officer of the Office of the Environmental Protection Authority on advice from the Department of Environment and Conservation and the Department of Water.

The Water Management Strategy will address:

1. Managing stormwater as a resource;
2. Maintaining stormwater and groundwater quality to pre-development levels;
3. Maintaining hydrology including water quality and levels of natural ecosystems;

4. Retaining or improving groundwater balance;
 5. Managing the salt wedge / Cockburn Sound interface;
 6. Creating industrial landscapes as ecologically functioning units; and
 7. Integrating Water Sensitive Urban Design within landscape at site, precinct and district scales.
- 6-2 The proponent shall implement the Water Management Strategy required by Condition 6-1.

7 Offsets

- 7-1 Within two years of the date of this statement the proponent shall prepare an Offsets Package to the requirements of the Chief Executive Officer of the Office of the Environmental Protection Authority on advice from the Department of Environment and Conservation that will ensure the rehabilitation of at least 9 hectares of threatened ecological community *Sedgeland*s in *Holocene dune swales of the Southern Swan Coastal Plain*, outside of the Strategic Environmental Assessment boundary, that requires active management in land managed by the Department of Environment and Conservation and at other high priority sites in the Rockingham region.
- 7-2 The proponent shall implement the Offsets Package required by Condition 7-1 within three years of the date of this statement.

Bill Marmion

**HON BILL MARMION MLA
MINISTER FOR ENVIRONMENT; WATER**

25 MAY 2011

Schedule 1

The Strategic Proposal for the Rockingham Industrial Zone and Identification of Derived Proposals (Assessment No. 1534)

The Strategic Proposal is to:

- identify a development footprint for future industrial development within a 339 hectare section of the Rockingham Industrial Zone (the SEA Area shown in Figure 1);
- retain an area as a conservation area as delineated in Figure 1 and by coordinates in Table 2.

Derived proposals are expected to include:

- subdivision for industrial purposes; and
- the provision of infrastructure (such as roads, water services and power services) within the development footprint.

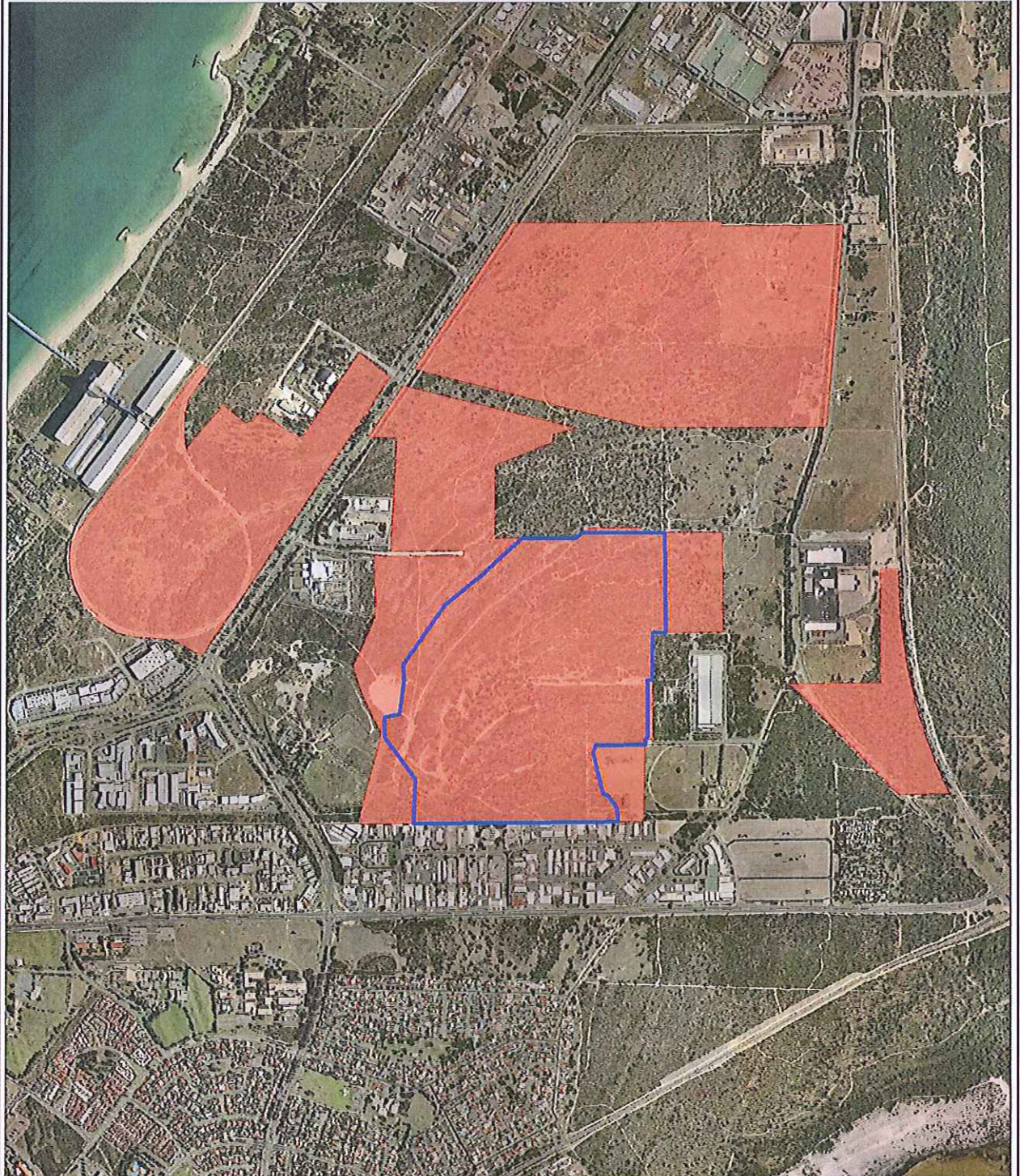
The main characteristics and the extent of derived proposals of the strategic proposal are summarised in Table 1 below.

Table 1: Summary of Key Proposal Characteristics

Strategic proposal	
Element	Description
Overall area	339 hectares of Rockingham Industrial Zone (SEA Area).
Development area:	All land within the SEA Area, excluding the Conservation Area.
Derived proposals	
Type of derived proposal	Key characteristics
Subdivision and provision of infrastructure.	<ul style="list-style-type: none"> • Within the development area • In accordance with the Water Management Strategy (of Condition 6-1). • Includes a Construction Environmental Management Plan to: <ul style="list-style-type: none"> - Retain, where practical, vegetation within the developed area; - Include a fauna trapping and relocation

	<p>program to be implemented in consultation with the Department of Environment and Conservation (DEC);</p> <ul style="list-style-type: none"> - Salvage potential breeding habitat for avifauna during clearing for integration into the Conservation Area; and - Establish vegetation in road reserves using appropriate local native species to provide linkages between areas of remnant vegetation. <ul style="list-style-type: none"> • Includes an Environmental Management Plan (overall or site specific) to guide future development of industry within the site to: <ul style="list-style-type: none"> - Retain, where practical, vegetation within the developed area, especially the threatened ecological community <i>Sedgelands in Holocene dune swales of the Southern Swan Coastal Plain</i>; - Include a fauna trapping and relocation program to be implemented in consultation with the DEC; and - Salvage potential breeding habitat for avifauna during clearing for integration into the Conservation Area.
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Office of the Environmental Protection Authority
Figure 1: SEA Boundary and Conservation Area Boundary





<p>Legend</p> <p> Conservation Area</p> <p> SEA Boundary</p>	<p>0 245 490 980 m</p> <p>Projection: Geocentric Coordinate System Datum: Geocentric Datum of Australia, 1994 Scale: 1:20,000</p>	<p>This map is produced for the Environmental Protection Authority, for inclusion into a report on the Rockingham Industrial Park Project</p> <p>This map depicts the boundaries of the Landcorp proposed conservation area in relation to the SEA and Threatened Ecological Community Areas</p>
	<p>Data Source</p> <p>Landcorp Proposed Conservation Area (Landcorp -2011) Threatened Ecological Community Areas - (Coffee, 2011) Swan Coastal Plain Imagery (Landgate - 2009)</p>	<p>Disclaimer: This map is intended as a generalised interpretation of environmental issues. The information contained on this map is to be considered indicative only and in no event shall the Environmental Protection Authority be liable for any incident or consequential damages resulting from use of the material.</p> <p>© Copyright Environmental Protection Authority 2010 All Rights Reserved. All works and information displayed are subject to Copyright. For the reproduction or publication beyond that permitted by the Commonwealth Copyright Act 1968 a free permission must be sought from the Authority.</p>
<p>Analysis</p> <p>not applicable</p>	<p>Presentation</p> <p>Map create date: 21/03/2011 Map create by: Euan Sutherland Map location:</p>	

Figure 1: SEA Area and Conservation Area Boundary

Table 2: Co-ordinates defining the boundary of the Conservation Area

co-ordinates derived in GDA 94 MGA Zone 50

ID	Easting	Northing
1	383863.69	6429479.27
2	383926.94	6429537.90
3	383962.12	6429569.02
4	384013.19	6429614.58
5	384219.74	6429614.68
6	384244.25	6429635.26
7	384551.58	6429634.96
8	384558.70	6429634.99
9	384562.18	6429255.29
10	384511.07	6429254.87
11	384512.58	6429074.48
12	384492.56	6429074.31
13	384492.81	6429044.20
14	384494.36	6428859.42
15	384484.45	6428849.34
16	384484.61	6428829.36
17	384298.45	6428827.86
18	384294.35	6428827.86
19	384285.65	6428798.95
20	384324.40	6428639.14
21	384341.24	6428639.02
22	384378.42	6428588.06
23	384379.61	6428535.65
24	384268.47	6428534.84
25	383934.89	6428532.42
26	383597.19	6428529.97
27	383603.50	6428698.24
28	383486.31	6428859.12
29	383486.31	6428935.12
30	383543.70	6428947.53
31	383559.21	6429068.50
32	383557.66	6429135.19
33	383720.51	6429363.17
34	383790.19	6429419.72
35	383863.69	6429479.27