



MINISTER FOR THE ENVIRONMENT

Statement No.

000632

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

**CHAMPION LAKES MASTERPLAN DEVELOPMENT
LAKE ROAD, ARMADALE**

Proposal: The development of a water-based recreation park incorporating an international rowing course and other facilities, including a residential component on land situated on Lake Road in the City of Armadale, as documented in the Public Environmental Review and in schedule 1 of this statement.

Proponent: Western Australian Planning Commission and the City of Armadale

Proponent Address: Locked Bag No 2, Armadale WA 6992

Assessment Number: 1400

Report of the Environmental Protection Authority: Bulletin 1100

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

1 Implementation and Changes

- 1-1 The proponent shall implement the proposal as documented in the Public Environmental Review and the proponent's response to submissions, and as described above and in schedule 1 of this statement subject to the conditions of this statement.
- 1-2 Where the proponent seeks to change any aspect of the proposal as documented in the Public Environmental Review and the proponent's response to submissions, and as described above and in schedule 1 of this statement, in any way that the Minister for the Environment determines, on advice of the Environmental Protection Authority, is substantial, the proponent shall refer the matter to the Environmental Protection Authority.

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- 1-3 Where the proponent seeks to change any aspect of the proposal as documented in the Public Environmental Review and the proponent's response to submissions, and as described above and in schedule 1 of this statement, in any way that the Minister for the Environment determines on advice of the Environmental Protection Authority, is not substantial, the proponent may implement those changes upon receipt of written advice.

2 Proponent Commitments

- 2-1 The proponent shall implement the environmental management commitments documented in schedule 2 of this statement.
- 2-2 The proponent shall implement subsequent environmental management commitments which the proponent makes as part of the fulfilment of the conditions in this statement.

3 Proponent Nomination and Contact Details

- 3-1 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.
- 3-2 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.
- 3-3 The nominated proponent shall notify the Department of Environmental Protection of any change of contact name and address within 60 days of such change.

4 Commencement and Time Limit of Approval

- 4-1 The proponent shall provide evidence to the Minister for the Environment within five years of the date of this statement that the proposal has been substantially commenced 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.

- 4-2 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.

5 Compliance Audit and Performance Review

5-1 The proponent shall prepare an audit program and submit compliance reports to the Department of Environmental Protection which address:

1. the 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 Environmental Protection is empowered to audit 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.

5-2 The proponent shall submit a performance review report every five years after the start of the operations phase, 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.

6 Water Quality

- 6-1 The proponent shall have in place an operating system for water quality management of the waterbody to ensure that water quality in the waterbody is maintained within acceptable ranges of target criteria at all times.
- 6-2 Within two months following initial filling of the total waterbody and at all times thereafter, the proponent shall meet the water quality criteria required to maintain a level of water quality sufficient to support recreation and aesthetics, as published from time to time by the *Australian and New Zealand Environment and Conservation Council (ANZECC)*.

Note:

- 1 The version of criteria *currently* applicable was issued in October 2000.
- 2 Monitoring shall be consistent with guidelines provided in *National Water Quality Management Strategy – Reports 4 and 7*.

- 6-3 The proponent shall only discharge water from the waterbody to surface waters, including the Southern River, which meets water quality criteria specified by the Swan River Trust and/or the Water and Rivers Commission, depending on the receiving waterbody.

Any intended discharge to surface waters shall be subject to prior community consultation.

- 6-4 The proponent shall only discharge water from the waterbody to groundwater which meets the requirements of the Minister for the Environment on advice of the Water and Rivers Commission.
- 6-5 In relation to conditions 6-3 and 6-4, the proponent shall demonstrate that monitoring of waters discharged from the waterbody has been carried out according to industry best practice.

7 Water Extraction (Supply and Dewatering)

- 7-1 At all times there shall be no significant change to the water regime of the Southern River or adverse impacts on vegetation, water and wetlands, including Conservation Category wetlands and Resource Enhancement and Multiple Use wetland vegetation, within 500 metres of the waterbody's edge in all directions, as a consequence of 'drawdown' resulting from groundwater extraction or dewatering by the proponent.

8 Waterbody Liner

8-1 The proponent shall line the waterbody with an appropriate material or suitable liner, and shall establish a system designed to monitor water movements into and from the waterbody, to ensure that the following objectives are achieved:

- negligible leakage of water from the waterbody; and
- negligible inflow of groundwater into the waterbody.

9 Wetland Mitigation Strategy

9-1 Within six months following commencement of ground-disturbing activity, the proponent shall have in place a Wetland Mitigation Strategy with the following objectives:

- minimisation of impacts on wetlands, both existing and those remaining post-construction; and
- provision of acceptable mitigation measures to ensure no net loss of the environmental values and functions of wetlands.

This strategy shall be prepared in consultation with the community, and shall address:

1. avoidance of direct impacts on all Conservation Category wetlands, and Resource Enhancement and Multiple Use wetland vegetation wherever practicable;
2. minimisation of indirect impacts on all Conservation Category wetlands, and Resource Enhancement and Multiple Use wetland vegetation wherever practicable;
3. rehabilitation and revegetation measures within the project area;
4. creation of appropriate wetland habitat within the project area; and
5. rehabilitation and revegetation of the conservation area adjacent to the eastern margin of the former Wright Lake;

(See also commitments 4 and 5).

9-2 Prior to operation of the facility, the proponent shall rehabilitate and restore the narrow elongated area to the north of Wright Lake, adjacent to the Tonkin Highway (identified as Area A on Figure 1), to maintain natural processes.

9-3 Prior to operation of the facility, Area A referred to in condition 9-2 shall be fenced to keep out dogs and feral animals, and to discourage human entry, to achieve rehabilitation and protection of environmental values.

9-4 The proponent shall maintain and enhance the dampland in Area A (referred to in condition 9-2) to a state approaching the original natural state of the proposal area.

- 9-5 The proponent shall create waterbird water habitat(s) in either Area A (referred to in condition 9-2) or on other suitable adjacent land.

Procedures

- 1 Where a condition states "to the requirements of the Minister for the Environment on advice of the Environmental Protection Authority", the Chief Executive Officer of the Department of Environmental Protection will obtain that advice for the preparation of written advice to the proponent.
- 2 The Environmental Protection Authority may seek advice from other agencies, as required, in order to provide its advice to the Chief Executive Officer of the Department of Environmental Protection.

Notes

- 1 The Minister for the Environment will determine any dispute between the proponent and the Environmental Protection Authority or the Department of Environmental Protection over the fulfilment of the requirements of the conditions.
- 2 The proponent is required to apply for a Groundwater Extraction Licence for any abstraction of groundwater, and a Dewatering Licence, issued by the Water and Rivers Commission.
- 3 Within this statement, to "have in place" means to "prepare, implement and maintain for the duration of the proposal".

Dr Judy Edwards MLA
MINISTER FOR THE ENVIRONMENT

- 2 SEP 2003

Schedule 1

The Proposal (Assessment No. 1400)

The proposal is to develop a water-based recreation park incorporating an international rowing course and other facilities, including a residential component on land situated on Lake Road in the City of Armadale. The site is approximately 138 hectares in area and lies between the proposed Tonkin Highway and Lake Road, stretching from Wright Lake in the north-east to Southern River in the south-west, as depicted in Figures 1 and 2.

The proposal Master Plan includes the excavation of an area of approximately 53 hectares to a final depth of 3.5 to 4.5 metres to form the basis of the rowing course and associated water bodies.

The remainder of the site will be used for residential purposes, other water-based and recreational facilities, conference and Aboriginal centres, shops, parking areas and conservation purposes. Detailed planning has not yet commenced for the remainder of the site outside the waterbody.

The main characteristics of the proposal are summarised in Table 1 below.

Table 1 – Key Proposal Characteristics

Element	Description
Proposal Description	A water-based recreational park incorporating an international rowing course, islands accommodating rowing facilities and conservation areas, whitewater rafting facility, conference centre, shops, Aboriginal Interpretive Centre, cable ski and water park, short-stay accommodation, indoor sport and aquatic centre, amphitheatre, conservation areas, parking areas, urban land uses, launch area and a residential development.
Total area of proposal	Approximately 138 hectares.
Dimensions of rowing course	Approximately 2150 metres long by 135 metres wide **, 3.5 to 4.5 metres deep.
Dimensions of artificial watercourse / rowing return lane	Notionally 535 metres long by 30 metres wide *.
Dimensions of warm-up lake	Notionally 800 metres long by 200 metres wide *.
Total Water Area	Rowing course approximately 29 hectares (fixed) Warm-up lake and return lane – approximately 24 hectares (subject to further detailed design – will not exceed 24 hectares).
Area set aside for conservation	21 hectares
Area for conference centre, shops, whitewater rafting course, cable ski and water park, short stay accommodation, indoor sport and aquatic centre, amphitheatre and Aboriginal centre.	Notionally 16 hectares *.

Spectator area / Start area	Notionally 8 hectares *.
Public Launch and Picnic Area	Notionally 0.6 hectares *.
Rowing Facility Island Area	Notionally 7 hectares *.
Event Day Parking Area	Notionally 9 hectares *.
Urban land uses	Notionally 21 hectares *.
Construction Duration (rowing course only)	Approximately 18 months.

* - Subject to further detailed design.

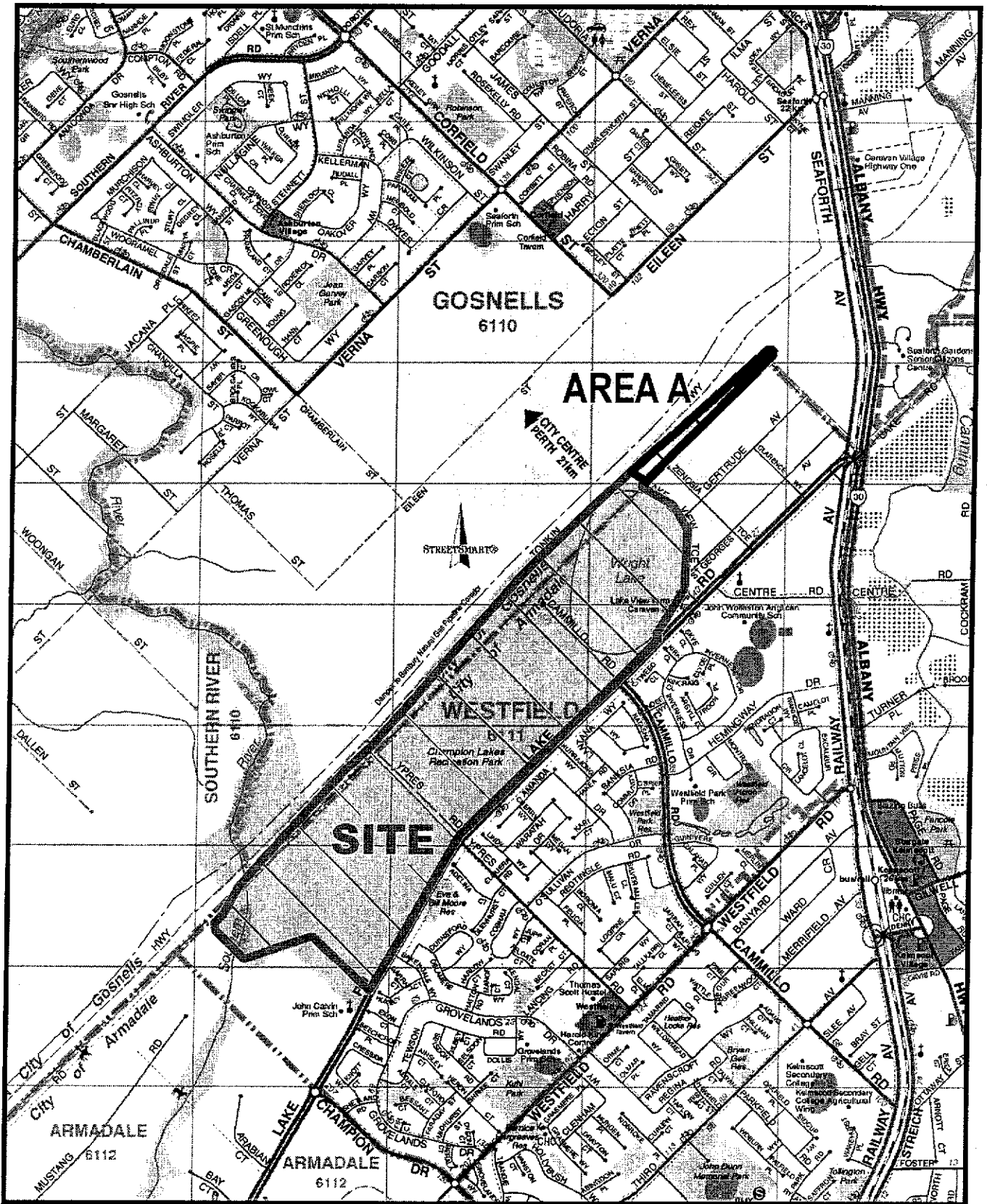
** - Since the release of the Public Environmental Review, the Fédération Internationale des Sociétés d'Aviron, or Federation of Rowing Associations \ (FISA) advised that the minimum width for an international rowing course is now 135 metres.

As the proponent has not undertaken any detailed planning of the layout of the facilities within the Master Plan, Table 1 has been modified to reflect this by indicating most areas notionally.

Figures (attached)

Figure 1: Champion Lakes proposal area; and

Figure 2: Champion Lakes Master Plan concept development showing areas proposed for various uses.



Source: Department of Land Administration and West Australian Newspapers Ltd.

Figure 1: Champion Lakes proposal area

Schedule 2

Proponent's Environmental Management Commitments

1 September 2003

**CHAMPION LAKES MASTERPLAN
DEVELOPMENT
LAKE ROAD, ARMADALE**

(Assessment No. 1400)

**WESTERN AUSTRALIAN PLANNING COMMISSION
&
CITY OF ARMADALE**

Schedule 2

PROPONENT'S ENVIRONMENTAL MANAGEMENT COMMITMENTS
 CHAMPION LAKES MASTERPLAN DEVELOPMENT, LAKE ROAD, ARMADALE (Assessment No. 1400) 1 September 2003

Note: The term "commitment" as used in this schedule includes the entire row of the table and its six separate parts as follows:

- a commitment number;
- a commitment topic;
- the objective of the commitment;
- the "action" to be undertaken by the proponent;
- the timing requirements of the commitment; and
- the body/agency to provide technical advice to the Department of Environmental Protection.

No.	Topic	Objective	Action	Timing	Advice
1.	Construction	To protect the remnant wetland vegetation identified for protection within <i>Bush Forever</i> and proposed to be conserved within the development from potential impacts associated with construction. To minimise (direct and indirect) impacts associated with the construction of the course and surrounds on fauna, surface and groundwater quality and quantity and local residents.	Have in place, and make publicly available, a Construction Environmental Management System which will ensure that there are no adverse environmental consequences arising from: <ul style="list-style-type: none"> • Weeds and Disease; • Dust; • Dewatering upon the ecology within the conservation areas, surrounding wetlands, Southern River, Canning River and groundwater and surface water quality; • Mosquitoes and Midges in dewatering ponds; • Construction Noise, and • Earthworks and/or machinery in conservation areas. 	Preparation to commence prior to commencement of site works as applicable to each phase of construction	CALM (Quenda) City of Armadale WRC for Dewatering Program Consultation with Armadale Gosnells Landcare Group, Swan River Trust.

No.	Topic	Objective	Action	Timing	Advice
		<p>To control stock and human access into the conservation areas</p> <p>To avoid fires.</p> <p>To avoid disturbance of birds at peak breeding and nesting times;</p>	<ol style="list-style-type: none"> 1. Erect fencing and construct access ways; 2. Retain or place strategic firebreaks around the perimeter of the conservation areas; 3. Protect remnant vegetation not located within the required earthworks boundary; 4. Relocate all Quenda to suitable site/s; and 5. Construction around Wright Lake will take place to avoid periods of peak water levels, from July-August through to October-November. 		
2.	<p>Foreshore and Revegetation</p>	<p>To protect the conservation values identified for protection within the development adjacent to Wright Lake and Southern River.</p> <p>To mitigate proposed clearing within the development and enhance linkages and habitat value.</p>	<p>Have in place, and make publicly available, a Foreshore Management and Revegetation System which will ensure that there are no adverse environmental consequences arising from:</p> <ul style="list-style-type: none"> • Weeds; • River bank instability; and • Vehicle and pedestrian access. <ol style="list-style-type: none"> 1. Revegetate and restore conservation areas with appropriate indigenous flora of the Southern River and Forrestfield Complex from seed collected within the site and surrounding areas, whilst maintaining soil and plant source material hygiene; 2. Increase the area (to the extent depicted as 'conservation' in Figure 2) and condition of native vegetation contained within Bush Forever Site No. 260; 3. Create habitat and wildlife corridors; 4. Provide fire hydrants; and 5. Provide educational and interpretative materials within the area. 	<p>Preparation prior to construction of any permanent buildings within the site.</p>	<p>Bush Forever Office for Bush Forever Site 260 CALM Dept of Agriculture WRC</p> <p>Consultation with Armadale Gosnells Landcare Group</p>

No.	Topic	Objective	Action	Timing	Advice
3.	Overall Drainage Nutrient Irrigation and Water Quality Management Plan	To maintain acceptable water quality within the proposed waterbody and the Southern River. Determine if and when water from the IRC can be released to the Southern River.	<p>Have in place, and make publicly available, a Drainage, Nutrient, Irrigation and Water Quality Management System for the Champion Lakes development as a whole site which will ensure that there are no adverse environmental consequences arising from:</p> <ol style="list-style-type: none"> 1. nutrients; 2. flushing requirements, 3. water release; and 4. irrigation of the public open space. <p>Releases of water from the water body will be consistent with the objectives of the WRC's Canning River System Environmental Water Provisions Project.</p>	The overall DNIWQM System is to be prepared prior to subdivision or the development of buildings on any component of the development.	WRC Swan River Trust. Consultation with Armadale Gosnells Landcare Group.
4.	Wetland Mitigation	To minimise impacts on wetlands and to offset any wetland impacts to ensure no net loss of function or value. To provide for additional appropriate wildlife habitat where possible within the proposed waterbody in the detailed planning and design as outlined in Table 1.	<p>Associated with the Wetland Mitigation Strategy outlined in the PER and required by condition 9-1:</p> <ol style="list-style-type: none"> 1. Fence and limit access by humans and stock into the Conservation Category wetland vegetation at Southern River; 2. Establish a dryland buffer zone to Southern River from the development; 3. Revegetate and restore the riverine and wetland vegetation as well as the buffer with the Southern River Vegetation Complex; 4. Undertake a weed eradication program at Southern River and the conservation area adjacent to Wright Lake; 5. Rehabilitate and restore the relevant part of the conservation area and vegetation adjacent to Wright Lake; and 6. Provide for additional appropriate wildlife habitat where possible within the Wright Lake area of the proposed waterbody, by the construction of shallow water areas and introduction of appropriate fringing vegetation, including where possible appropriately vegetated transition zones for wildlife habitat. 	During construction	WRC Consultation with Armadale Gosnells Landcare Group, and the Conservation Council of WA.

No.	Topic	Objective	Action	Timing	Advice
5.	Wetland Mitigation	To establish changes in the biodiversity present on the site. To maintain biodiversity and abundance of fauna in the waterbody.	<ol style="list-style-type: none"> 1. Undertake aquatic fauna and waterbird monitoring over a period of two years from completion of the rowing course. 2. If the monitoring establishes that there is a significant decrease in the biodiversity and abundance of fauna occurring in the waterbody compared with Wright Lake, take further action within the Wetland Mitigation Strategy for replacement of habitat values lost. 	From completion of the rowing course.	WRC
6.	Site Contamination	To determine nature and extent of any soil or groundwater contamination present within the site which may pose risk to human health or the environment.	<ol style="list-style-type: none"> 1. Contamination will be determined at areas identified in the Preliminary Site Investigation (PSI) using the staged approach recommended in the <i>Contaminated Sites Management Series</i> (DEP, 2001); 2. The next phase will be an initial sampling and analysis program to determine the presence, nature and magnitude of contamination at the identified areas of potential contamination; 3. Determine site contamination for areas identified in the PSI. 	Prior to site works in areas identified in the PSI as potentially contaminated	Land and Water Quality, DEP, Swan River Trust.
7.	Water Conservation Principles	To conserve water.	<p>Have in place, and make publicly available, a Water Conservation System which will be applied throughout the development.</p> <p>Undertake the following:</p> <ol style="list-style-type: none"> 1. Promote the use of plant species which have low water and fertiliser requirements; 2. Utilise local native varieties in landscaping; 3. Promote landscape treatments sympathetic to climatic conditions and prevailing site conditions – soil types, topography, environment, wetlands etc; 4. Utilise “cluster or clump” plantings to provide useable shade areas and better use of reticulated water in preference to single item or symmetrical planting regimes; 5. Irrigate grass and garden areas at appropriate time so as to reduce evaporative loss and minimise transpiration losses; and 6. Ensure that irrigation regime is responsive to prevailing weather conditions. 	To be considered within preparation of the Foreshore Management and Revegetation System and the DNIWQM System (Commitments 2 and 3).	WRC

No.	Topic	Objective	Action	Timing	Advice
8.	Noise	To maintain amenity of nearby sensitive land uses and to comply with the requirements of the <i>Environmental Protection (Noise) Regulations 1997</i> .	<ol style="list-style-type: none"> 1. Use a larger number of small speakers carefully positioned along the rowing course; 2. Memorials will be required for new residential titles to provide a warning that the area is subject to noise generated at the rowing course; and 3. Noise emissions from white water generating pumps will be controlled by placing them in acoustic enclosures or at a suitable distance from the residential area. 	During the design of the PA system and water pumps, and prior to the subdivision of the residential area.	DEP (Noise Section)
9.	Lighting	To protect the amenity of nearby land users and comply with acceptable standards.	Design the lighting systems in the Champion Lakes Regional Recreation Park in accordance with AS4282-1997 and the recommended limits.	During design of outdoor lighting	
10.	Acid Sulfate Soil Management	To ensure that no unacceptable effects will occur to human health or the environment from the disturbance of soils within the development area.	Have in place, and make publicly available, an Acid Sulfate Soil Management System.	Prior to earthworks or dewatering in areas identified as having potential for Acid Sulfate Soils	Land and Water Quality, DEP Swan River Trust. Consultation with Armadale Gosnells Landcare Group
11.	Mosquito and Midge Management	To prevent nuisance proportions of mosquitos and midges.	Have in place, and make publicly available, a Mosquito and Midge Management System. The approving authority consider the imposition of memorials on the titles of future residential development in the area to advise of the possibility of a mosquito nuisance associated with the waterbody.	Prior to completion of the construction of the Rowing Course	WRC Department of Health

No.	Topic	Objective	Action	Timing	Advice
12.	Archaeological investigations	To fulfil the requirements stipulated on the Section 18 clearances of the <i>Aboriginal Heritage Act 1972</i>	Undertake further Archaeological investigations. (These may include surface recording, mapping and collection of archaeological material, and archaeological excavation and/or sub-surface evaluation.) Relevant Aboriginal people will monitor earth-disturbing work during the excavation of Wright Lake and the general development area.	Prior to site works	Department of Indigenous Affairs

Abbreviations

DEP = Department of Environmental Protection

DNIWQM = Drainage, Nutrient, Irrigation and Water Quality Management

PA = Public address

WRC = Water and Rivers Commission