



Minister for the Environment; Climate Change; Peel

Statement No.

000739

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

**RIVERSLEA RESIDENTIAL SUBDIVISION
SUSSEX LOCATIONS 9002 & 9101, MARGARET RIVER
SHIRE OF AUGUSTA-MARGARET RIVER**

Proposal: To subdivide an area of land (Locations 9002 and 9101) for residential purposes, approximately one kilometre east of the Margaret River townsite in the Shire of Augusta-Margaret River.

The proposal is further documented in schedule 1 of this statement.

Proponent: Greendene Development Corporation Pty Ltd
(ACN 008 793 244)

Proponent Address: Level 2/47 Stirling Highway, NEDLANDS WA 6009

Assessment Number: 1463

Report of the Environmental Protection Authority: Bulletin 1224

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

1 Proposal Description

- 1-1 The proponent shall implement the proposal as documented and described in schedule 1 of this statement subject to the conditions and procedures 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) of the *Environmental Protection Act 1986* is responsible for the implementation of the proposal.

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

3 Time Limit of Authorisation

- 3-1 The authorisation to implement the proposal provided for in this statement shall lapse and be void within five years after the date of this statement if the proposal to which this statement refers is not substantially commenced.
- 3-2 The proponent shall provide the CEO with written evidence which demonstrates that the proposal has substantially commenced on or before the expiration of five years from the date of this statement.

4 Compliance Reporting

- 4.1 The proponent shall submit annually an audit compliance report, for the previous twelve-month period.

The audit compliance report shall:

1. be endorsed by the proponent's Chief Executive Officer or a person, approved in writing by the Department of Environment and Conservation, delegated to sign on the proponent's Chief Executive Officer's behalf;
 2. include a statement as to whether the proponent has complied with the conditions, procedures, commitments and actions within the Environmental Management Plans;
 3. identify all non-compliances and describe the related corrective and preventative actions taken;
 4. review the effectiveness of all corrective and preventative actions taken;
 5. provide verifiable evidence of compliance with the conditions, procedures and commitments;
 6. describe the state of implementation of the proposal; and
 7. be prepared in accordance with an audit program and in a format acceptable to the Department of Environment and Conservation.
- 4-2 The proponent shall make the audit compliance report publicly available in a manner approved by the Department of Environment and Conservation.

5 Environmental Induction for Employees and Contractors

5-1 At all stages of the proposal from construction through to completion of all ground-disturbing activities, the proponent shall provide adequate environmental induction for all employees and contractors before they start work on the site.

5-2 The environmental inductions required by condition 5-1 shall address:

1. statutory requirements for protection of the environment;
2. relevant work procedures;
3. environmental management measures;
4. weed hygiene and control measures; and
5. incident reporting requirements.

6 Water Quality

6-1 Prior to ground-disturbing activities, the proponent shall prepare a Stormwater and Watercourse Rehabilitation Management Plan to the requirements of the Minister for Environment on advice of the Environmental Protection Authority and the Department of Water.

This Plan shall provide the framework for the management of stormwater from the site, rehabilitation of the tributary to Darch Brook and the ongoing management of the foreshore areas of the watercourses in the proposal area.

The objectives of the Plan are to:

- ensure that post-development flows are maintained at pre-development rates in Darch Brook and its tributary;
- protect the quality of stormwater discharges to the watercourses;
- outline the requirements for successful rehabilitation of the tributary to Darch Brook; and
- protect the structural integrity of the ecosystem which exists adjacent to the waterways (including both riparian and upland vegetation) from environmental impacts of the subdivision.

This Plan shall address the following topics and for each topic develop appropriate performance criteria:

(1) Stormwater Management

1. Urban stormwater to be managed in accordance with the principles of water sensitive urban design and best practice drainage design as described in the *Stormwater Management Manual for Western Australia* (Department of Environment, 2004).

(2) *Watercourse Rehabilitation*

1. rehabilitation of the tributary to Darch Brook into a natural wetland;
2. plant species to be utilised in revegetation;
3. completion criteria;
4. a rehabilitation schedule including timing;
5. restoration and revegetation requirements;
6. management measures (such as weed management);
7. monitoring and maintenance of rehabilitated areas for at least five years following completion;
8. remedial actions; and
9. community involvement and consultation.

(3) *Foreshore Management*

1. management of the foreshore area and development interface, including the provision by the proponent of a dual/multiple use path at the interface;
2. management of Darch Brook;
3. provision and alignment of recreational facilities, including limiting uncontrolled access to the foreshore area;
4. installation of signage; and
5. community involvement and consultation.

(4) *Monitoring and Reporting*

1. Monitoring and reporting of progress of the watercourse rehabilitation program and its effectiveness.

6-2 The proponent shall implement the Stormwater and Watercourse Rehabilitation Management Plan required by condition 6-1.

6-3 The proponent shall make the Stormwater and Watercourse Rehabilitation Management Plan required by condition 6-1 publicly available in a manner approved by the Department of Environment and Conservation.

David Templeman MLA
MINISTER FOR THE ENVIRONMENT, CLIMATE CHANGE, PEEL

28 MAR 2007

Schedule 1

The Proposal (Assessment No. 1463).

The proposal is to subdivide an area of land (Locations 9002 and 9101) for residential purposes, approximately one kilometre east of the Margaret River townsite in the Shire of Augusta-Margaret River. The 65-lot subdivision covers an area of approximately 12.3 hectares, including riparian vegetation adjacent to Darch Brook and a tributary to Darch Brook, of which approximately 4.8 hectares of remnant upland vegetation will be cleared.

A 50-metre upland buffer will be provided between the edge of the riparian vegetation of Darch Brook and the subdivision, and a set-back of at least 15 metres of upland vegetation to the north of the tributary and the subdivision.

The proposal also includes roads within the subdivision; installation of a sewerage connection; rehabilitation of the tributary and the creation of reservations for Darch Brook and its tributary; the creation of a Dual/Multiple Use Path as a management boundary between the Darch Brook foreshore reserve and the subdivision; as well as an area of Public Open Space. The sewer line connecting to the pump station on Lot 27 Bussell Highway will be at least 50 metres from Darch Brook riparian vegetation and a site of Aboriginal Heritage significance (i.e. Darch Brook Aboriginal Heritage Site ID 4495).

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

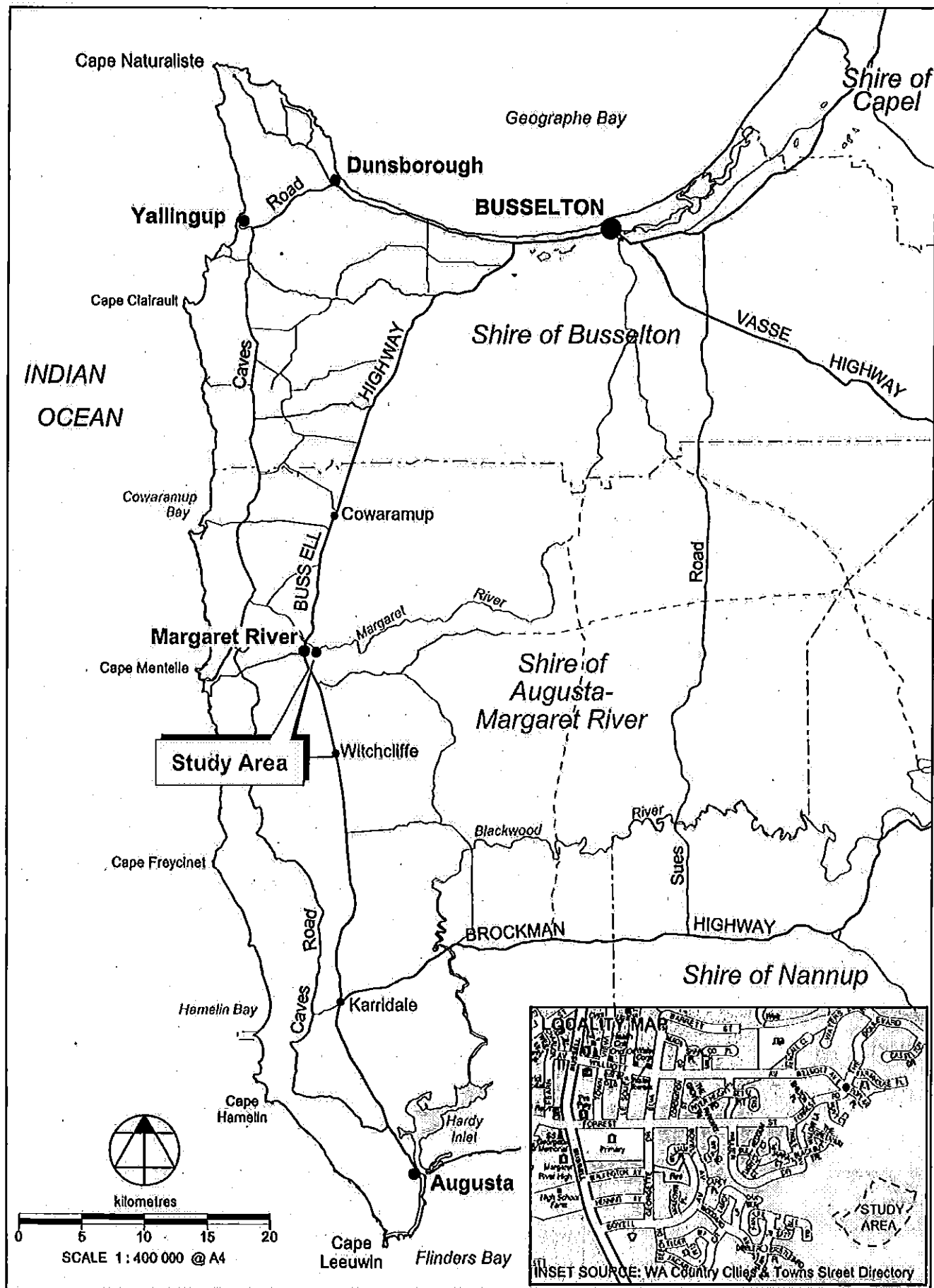
Table 1 - Key Proposal Characteristics

Element	Description
Proposal	Creation of 65 residential lots
Area (including tributary, Public Open Space, and foreshore reserves)	12.3 hectares (approximately).
Area of disturbance	4.8 hectares (approximately) of clearing.
Infrastructure	Roads within the subdivision and installation of a sewerage connection. A Dual/Multiple Use Path to be an interphase between the Darch Brook foreshore reserve and the subdivision.
Set-backs: Darch Brook Tributary to Darch Brook	50-metre upland buffer between edge of Darch Brook riparian vegetation and the subdivision. Set-back of at least 15 metres between edge of upland vegetation to north of degraded tributary and the subdivision.
Rehabilitation	Reconstruction of the degraded portion of the tributary to Darch Brook to create a habitat which provides for wetland flora and fauna, subdivision drainage and passive recreation.

Figures (attached)

Figure 1 – Regional Location.

Figure 2 – Proposal Location and Environmental Considerations.



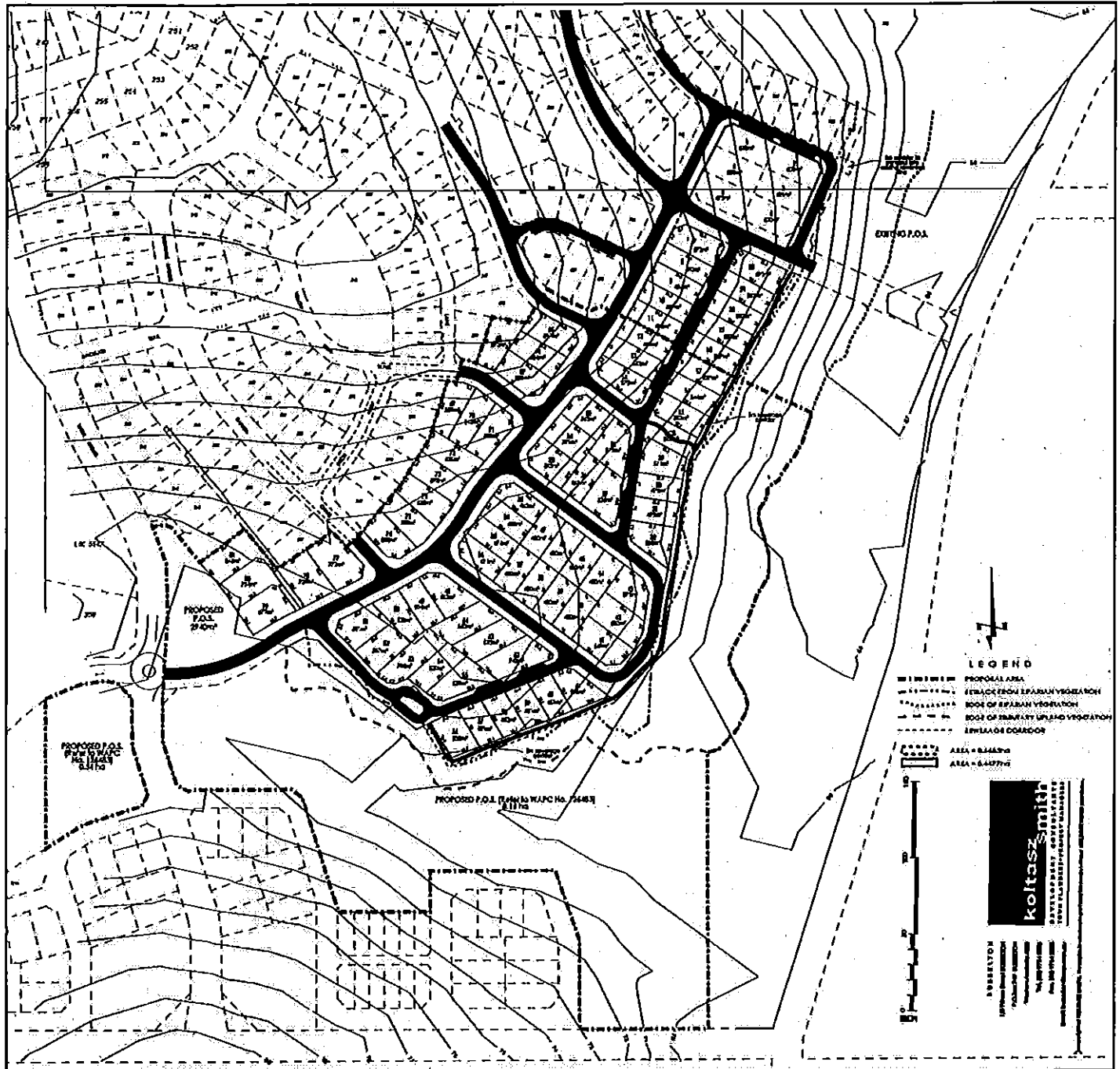


Figure 2: Proposal Location and Environmental Considerations

Attachment 1 to Ministerial Statement 739

Change to proposal approved under section 45C of the *Environmental Protection Act 1986*

This Attachment replaces Schedule 1 of Ministerial Statement 739

Proposal: Riverslea Residential Subdivision, Sussex Locations 9002 and 9101, Margaret River, Shire of Augusta - Margaret River

Proponent: WALSEC Pty Ltd

Changes:

- Reduction in development envelope from 12.3 hectares to 8.73 hectares

Table 1: Summary of the Proposal

Proposal Title	Riverslea Residential Subdivision, Sussex Locations 9002 and 9101, Margaret River, Shire of Augusta - Margaret River
Short Description	This proposal is for the subdivision of land (Locations 9002 and 9101, Margaret River) for residential purposes, approximately one kilometre east of the Margaret River townsite in the Shire of Augusta – Margaret River.

Table 2: Location and authorised extent of physical and operational elements

Element	Location	Previously Authorised Extent	Authorised Extent
Area (Project Boundary)	Figure 1	12.3 ha	Up to 8.73 ha
Area of disturbance		4.8 ha of clearing	4.8 ha of clearing
Infrastructure	Figure 1	Roads within the subdivision and installation of a sewerage connection. A Dual/Multiple Use Path to be an interphase between the Darch Brook foreshore reserve and the subdivision.	Removed as not a key characteristic relevant to the environment
Set-backs: Darch Brook Tributary to Darch Brook	Figure 1	50-metre upland buffer between edge of Darch brook riparian vegetation and the subdivision. Set-back of a least 15 metres between edge of upland vegetation to north of degraded tributary and the subdivision.	50-metre upland buffer between edge of Darch brook riparian vegetation and the subdivision. Set-back of a least 15 metres between edge of upland vegetation to north of degraded tributary and the subdivision.

Element	Location	Previously Authorised Extent	Authorised Extent
Rehabilitation		Reconstruction of the degraded portion of the tributary to Darch Brook to create a habitat which provides for wetland flora and fauna, subdivision drainage and passive recreation.	Removed as this element has been completed

Note: Text in **bold** in Table 2 indicates a change to the proposal.

Table 3: Abbreviations

Abbreviation	Term
ha	hectare
km	kilometre
GL	gigalitre

Figures - all previous Figures are replaced by the following:

Figure 1 Proposal Location and Project Boundary

[Signed 17 June 2015]

Dr Paul Vogel

CHAIRMAN

Environmental Protection Authority
under delegated authority



Figure 1: Proposal Location and Project Boundary