

**PUBLIC ENVIRONMENTAL REVIEW**  
**OF**  
**PROPOSED AIRSTRIP AND FISHING BASE**  
**CAPE LONDONDERRY**  
**BY**  
**BENRAMA PTY LTD**

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## INVITATION

The Environmental Protection Authority (EPA) invites people to make a submission on this proposal.

The Public Environmental Review (PER) has been proposed in accordance with Western Australian Government Procedures. The PER proposes the building of a fishing base together with a servicing airstrip in the Cape Londonderry area. The report will be available for comment until the 13th December, 1991.

Following receipt of comments from government agencies and the public, the EPA will prepare an assessment report with recommendations to government, taking into account issues raised in public submissions.

### Why write a submission?

A submission is a way to provide information, express your opinion and put forward your suggested course of action - including an alternative approach. It is useful if you indicate any suggestions you have to improve the proposal.

All submissions received by the EPA will be acknowledged. Submissions will be treated as public documents unless confidentiality is requested, and may be quoted either in full or in part in each report.

### Why not join a group?

If you prefer not to write your own comments, it may be worthwhile joining with a group or other groups interested in making a submission on similar issues. Joining submissions may help to reduce the workload for an individual or group, as well as increase the pool of ideas and information. If you form a small group (up to 10 people) please indicate all the names of the participants. If your group is larger, please indicate how many people your submission represents.

### Developing a submission

You may agree or disagree with, or comment on, the general issues discussed in the PER or the specific proposals. It helps if you give reasons for your conclusions, supported by relevant data. You may make an important contribution by suggesting ways to make the proposal environmentally more acceptable.

When making comments on specific proposals in the PER:

- . clearly state your point of view;
- . indicate the source of your information or argument if this is applicable; and
- . suggest recommendations, safeguards or alternatives.

### **Points to keep in mind**

By keeping the following points in mind, you will make it easier for your submission to be analysed:

- . attempt to list points so that the issues raised are clear. A summary of your submission is helpful.
- . refer each point to the appropriate section, chapter or recommendation in the PER;
- . if you discuss different sections of the PER keep them distinct and separate, so there is no confusion as to which section you are considering.
- . attach any factual information you wish to provide and give details of the source. Make sure your information is accurate.

Remember to include:

- . your name;
- . address; and
- . date.

The closing date for submissions is 13 December, 1991.

Submissions should be addressed to:

The Chairman  
Environmental Protection Authority  
1 Mount Street  
PERTH WA 6000

Attention: Mrs Jackie Boyer

PUBLIC ENVIRONMENTAL REVIEW  
OF  
PROPOSED AIRSTRIP AND FISHING BASE  
CAPE LONDONDERRY

**1. SUMMARY**

**1.1 Proposal**

Our initial proposal to Department of Land Administration (DOLA) was for a small portion of land in the Cape Londonderry vicinity to be used as a base for our commercial fishing boat. One of the conditions of the lease granted for the fishing base was that access was to be by air or water only. The airstrip is deemed as a vital link for the operation and safety of the employees at this fishing camp.

It was also stated that once established there would be amateur fishing activities from this area as offshore conditions indicate potential sport-fishing grounds. The camp is to accommodate a maximum of twelve people with three staff when required. It is not to become a luxury tourist resort, but a low impact camp with comfortable and modern conveniences.

Transport to the fishing base would be by air and sea as set out in our lease conditions. The use of helicopters and sea-planes have been examined, but are costly and not readily obtainable at all times, especially for transport of our perishable product or a medical evacuation. A strip that would take the flying doctor is essential. The airstrip will be connected to the fishing base by an old mining exploration track.

**1.2 Alternatives Considered**

On our initial inspection with DOLA and Conservation and Land Management (CALM) alternative sites were considered and examined. It was the consideration of the CALM Officer that the alternative areas were not suitable for various reasons and this influenced the final decision. All present agreed to this location. CALM agreement subject to Environmental Protection Authority (EPA) approval.

**1.3 Existing Environment**

The landscape (see photo Appendix C) is that typical of the Kimberley coastal region hot, dry and stoney with low scrub and brush. The fauna is that typical of the region including salt water crocodiles, sea and terrestrial birds and animals.

The area is remote, 80 kilometres from the nearest inhabitation and is currently very difficult to access.

#### **1.4 Environmental Commitments**

Environmental monitoring, management and safeguards and commitments are clearly laid down in our lease with the Lands Department. The contents of the lease Appendix "A" and its management proposal constructed by DOLA and CALM clearly covers the areas of :-

- \* water supply
- \* buildings, permanent and temporary
- \* rubbish disposal
- \* effluent
- \* access

The above will be monitored by local authorities, with regular consultation between ourselves and the appropriate department.

While we do not anticipate any serious problem with erosion we will correct any occurrence to the satisfaction of DOLA and CALM.

All non biodegradable waste will be removed from the site as per our lease conditions.

As the fishing base is not to become a luxury resort we do not anticipate the surrounding areas will be opened up to the public.

#### **1.5 Conclusions**

The site that has been chosen and allocated to us has taken several years of inspection of alternate areas and many trips and discussions with CALM. It is with their input and knowledge and the assistance of DOLA that enabled us to achieve a decision on a location suitable for our fishing base. It is to be understood the base is for commercial and amateur fishing; the latter to be introduced once the original concept is well established. Therefore there should be little impact on the environment of this area.

## **2. INTRODUCTION**

### **2.1 Proponent Identification**

The project is to be run by Benrama Pty Ltd, a Western Australian Company whose shareholders are :-

John Bruce Ellison	Kununurra WA
William Barry Bridges	Sydney NSW
David Anthony Swansson	Kununurra WA
Susan Gai Bradley	Kununurra WA

### **2.2 Brief Details**

It is planned to build basic accommodation to sleep the crew off the boat, an ablution block and kitchen area. Processing of fish will all be done at sea. It is anticipated the buildings could be complete within six months of obtaining the necessary approvals. The airstrip required for access is situated on a red pea gravel plateau and simply requires minimal preparation with a small dozer and grader. The road connecting the airstrip with the lease is an existing mining exploration track.

### **2.3 Objective**

The objective of the proposal is to utilise the area as a commercial fishing base in conjunction with our commercial fishing boat and licence, currently held by Mr J B Ellison, Commonwealth FBL No 60756 (Appendix B). The base once established it is proposed to incorporate sports fishing on an amateur basis. Therefore we also require an airstrip to bring in supplies, crew changes, expedite the transport of our chilled fish product to our newly obtained markets from the safety aspect for emergency medivacs.

### **2.4 Statutory Requirements**

Statutory requirements for the fishing base have already been obtained in the form of a Lease Agreement with DOLA. A Lease Agreement for the airstrip will be approved by DOLA following the satisfactory result of this Public Environmental Review (PER).

Approvals have been received from the relevant authorities by DOLA, and are on file.

### **3. NEED FOR DEVELOPMENT**

From the proponents point of view, the development will provide a base for the fishing boat and will save travelling time and costs. It is a 24 hour trip in favourable conditions to the nearest port, Wyndham, compared to a one hour flight.

At local and regional levels, the Fishing Base will supply fresh, quality fish to Kununurra, Wyndham, Turkey Creek and Halls Creek. At present there is no current supplier of fresh fish to these areas. The airstrip will benefit the Royal Flying Doctor Service in emergency evacuations, Customs Department with coastal surveillance, CALM with access to the area, Bush Fires Board in their control of fires and utilisation of back-burning programme.

### **4. EVALUATION OF ALTERNATIVES**

Alternatives to the proposal that have been considered:-

- \* off shore islands
- \* various other mainland sites

No other suitable sites were located due to:

- \* shortage of fresh water
- \* unsuitable boat access
- \* exposure to foul weather
- \* rough terrain for access from air-strip
- \* significant increase in flight and sea distances
- \* as the 1300 km coastline from Wyndham to Derby is Aboriginal Reserve or under Aboriginal claim
- \* Customs surveillance
- \* Bush Fire Board concerns
- \* CALM restrictions

This site was chosen due to the close proximity of fresh water, sheltered boat harbour and the fact that the fishing base and air-strip locations complement one another.

Our building and service areas have been selected and approved by DOLA and CALM as acceptable sites and environmentally sound if the project was to proceed following EPA approval.

### **5. DESCRIPTION OF PROPOSAL**

#### **5.1 Airstrip**

##### **5.1.1 Overall Concept**

The airstrip will be required for the transportation of staff and equipment and supplies to the camp, fly the chilled fish product out to Kununurra and eventually fly in amateur fishermen. It is also essential in the case of an emergency in the area, e.g. weather, medical, Customs or bush fire requirement.

In addition the lease of the fishing base stipulates that access will be by sea and air only. Due to our restricted access, the airstrip is an essential link in the success of the operation. It will enable us to transport product and people on a time and cost saving level and ensures a fast medical evacuation.

#### **5.1.2 Location**

The location of the airstrip will be on the plateau behind the camp as indicated on the map (Figure 1). The strip will be 1200 metres long, using existing red pea gravel base.

#### **5.1.3 Planning Context**

The strip is classed as an Authorised Landing Area (ALA) and will be in accordance with Civil Aviation Authority (CAA) requirements and will be constructed in accordance with ARGA (Aeronautical Ground Aid) - 6 as laid down by CAA.

#### **5.1.4 Access Routes**

Access from the airstrip to the campsite will be by traversing the existing four wheel drive track. There are currently no other recognisable access tracks in the area due to the roughness of the terrain, upon arrival at the campsite movement is restricted to walking only as the terrain is extremely rough with high cliff walls surrounding the leased area. The crew will be advised both verbally and by a sign indicating the extent of the lease boundaries, which will be situated in the mess room.

However as previously stated due to the extreme roughness of the terrain the people will be restricted to the campsite and foreshore area.

#### **5.1.5 Infrastructure and facilities**

There is no infrastructure required at the airstrip as it is strictly an ALA, on a fly-in, fly-out basis, and quick turn around is required. Aircraft utilising this strip will carry sufficient fuel for the return flight. The strip is solely for the purpose of a landing ground.

#### **5.1.6 Construction**

Construction can only be undertaken during the dry season. The method used to construct the airstrip will be the use of a small dozer and grader. (Minimal clearing is required as the area is open woodland.) Wastage will be utilised for cooking fuels. Existing pea gravel will be used by grading and rolling to obtain firm base. There will be no need for transportation of additional gravel material. Approximately 6 hectares. (1200m x 50m) for the strip and 6 hectares of relative clearing for safety.

#### **5.1.7 Control**

The control and staging of the project will be undertaken by the directors of Benrama Pty Ltd. The anticipated completion of the airstrip will amount to approximately seven (7) days from the commencement date. This is due to the fact that only minor clearing and levelling is to be undertaken.



### **5.1.8 Operation**

Once cleared, the airstrip will be utilised with operations including:-

- \* servicing the fishing base
- \* Royal Flying Doctor Service (RFDS)
- \* Customs Surveillance
- \* Bush Fire Board
- \* CALM
- \* No Public Use of Airstrip without permission

### **5.1.9 Projected Life**

The projected life of the airstrip will run in conjunction with the viability of the fishing base. However should the base no longer become a viable option the lease will be surrendered and both the land containing the fishing base and the airstrip will revert to the Crown. We, as the proponents, will then remove all improvements from the site as indicated in the lease conditions.

The airstrip however maybe maintained by either the Customs Branch, the Royal Flying Doctors Service, Bush Fires Board or whichever authority has a requirement. Should there be no requirement then the airstrip will revert to its original state. A \$10,000 surety has been given for lease rehabilitation.

## **5.2 Fishing Base**

### **5.2.1 Location and Layout**

The location and layout of the project is clearly shown in the photos and plans attached. (Appendix C & D) The buildings will be of rustic construction (eg; pine logs) and built to blend in with the local surrounds and natural environment.

### **5.2.2 Planning Context**

The camp construction will be in accordance with the Shire of Wyndham and East Kimberley building by-laws and regulations.

### **5.2.3 Access from Airstrip**

The access to the base camp from the airstrip will be on the existing dozed track which was made by an exploration company ten years ago. (Figure 1) Only minor renovations are required to make it serviceable.

### **5.2.4 Access Routes**

There will be no other vehicle tracks other than the access route to the airstrip due to the roughness of the terrain. The fishing base is proposed to be constructed between surrounding hills and as such traversing the rough and rocky terrain would be most difficult.

Offshore islands will not be visited as there is no need, other than in an emergency.

As previously stated both the crew and the amateur fisherman will be advised verbally and by sign erected in the mess room of the extent of the lease boundaries.

#### **5.2.5 Public Access**

No public access is possible due to the severe isolation of the site. However should another boat or yachtsman wish to anchor in the bay and come ashore, they would be most welcome to do so.

#### **5.2.6 Infrastructure**

Boat servicing and maintenance will be undertaken at the Wyndham Port. Only emergency repairs will be undertaken at the camp site.

No jetty or mooring structures will be erected, however a mooring will be laid in the bay due to the large tidal fluctuation.

Fuel will be barged into the beach area and stored in a fuel dump at the building site near the lighting plant. The refuelling of the boat will only be undertaken during high tide when the boat can be brought into the beach. The boat would only need to be refuelled once a fortnight.

#### **5.2.7 Auxiliary Services**

- Power - a 7-10 kva lighting plant will be used to supply the power for lighting. All refrigeration for the fishing industry will be on the boat.
- Water - fresh water will be pumped from an adjacent creek, supplemented by spear if necessary. Salt water will be used in showers and toilets.
- Sewerage - a septic system will be built in accordance with the local authorities by-laws and regulations.

#### **5.2.8 Construction**

Construction can only take place in the dry and is anticipated to take 3 months to construct. The buildings will be of treated pine log frames with concrete floors and hessian walls. Disposal of waste water and solid matter will be by septic system.

#### **5.2.9 Control**

The project will be built by two of the directors, and will be completed approximately six months from obtaining the necessary approvals.

#### **5.2.10 Operation**

There will be no operation of fishing while under construction. After completion of the camp facilities and airstrip, commercial fishing will be commenced.

#### **5.2.11 Projected Life**

The projected life of the fishing base and airstrip is related to the terms of the lease conditions. the lease will run for a term of nine (9) years with a renewal option should we wish to continue.

Should however the operation not prove totally viable than the lease campsite will be removed and the land rehabilitated as required in the lease conditions.

## **6. EXISTING ENVIRONMENT**

### **6.1 Physical**

#### **6.1.1 Geology and Geomorphology**

The coastline is extremely varied and colourful. Siltstone and sandstone cliffs of up to approximately fifty (50) metres high are interspersed with low rocky shores, sandy tracts as alluvial tidal flats. The road from the airstrip to the base runs from Red pea gravel to rock then stony clay at the base.

The plateau consists of a core of Carpenteria Carson Volcanis flanked on the east by Wanton sandstone.

The escarpment consists mainly of King Leopold sandstone.

#### **6.1.2 Soils**

The beach site is sandy beach alluvium, the building site is stony clay, the air-strip site is red pea-gravel. The road from the airstrip to the base runs from red pea gravel to rock then stony clay at the base.

#### **6.1.3 Hydrology and Hydrogeology**

The area is drained by small creeks that run only in the wet season.

#### **6.1.4 Coastal Processes**

There is a constant slight change in the beach line due to the sand build up in the bay.

#### **6.1.5 Meteorology and Oceanography**

There is no flushing of the bay, only the effects of the natural high tidal range.

#### **6.1.6 Severe Meteorological Events**

The area is subject to occasional cyclones and extreme rainfall and temperatures.

### **6.2 Biological**

#### **6.2.1 Flora**

The following information has been supplied by CALM. "The vegetation of the plateau is mostly low open-forest and low woodland with areas of tall scrubland. Eucalypts are the predominant trees, especially Bloodwoods, and there are various scrub species, eg. acacia. Areas of sand carry a hummock grassland of *Spinifex longifolius* and *Triodia*. Mangroves occur along the tidal section of the creek near the fishing base."

#### **6.2.2 Fauna**

The following information has been supplied by CALM. "Salt water crocodiles are occasionally seen in the area. There are many sea birds, terrestrial birds and animals. The fauna of the area has not been studied in detail, but the Spangled Drongo (*Dicrurus Bracteatus*) is known to occur in the small vine thickets on the east coast. Other birds recorded in The Cape Londonderry Area include the Brolga, Jabiru and Great Bower-bird."

## **6.3 Human**

### **6.3.1 Water and Land Use**

Currently there is no human habitation or activity in the area, consequently open water use and land use is not applicable. The lease applications are for Vacant Crown Land.

### **6.3.2 Road Systems**

There is only a rough bull-dozed track put in by a mining company ten years ago for prospecting. Areas of this track are no longer passable. The section from the air-strip site to the camp site is negotiable by four wheel drive vehicle.

### **6.3.3 Public Access**

As outlined in the Conservation Through Reserves Committee report access to the region is either sea or helicopter due to the remoteness of the terrain. There is no road access to the proposed fishing base site.

### **6.3.4 Landscape**

The landscape is that typical of the Kimberley region hot, dry and stoney with low scrub and brush type vegetation. The landscape is unaltered by human activity except for the mining track. (See photo Appendix C).

### **6.3.5 System 7.8 Recommendation**

#### **CTRC Recommendations**

"The committee considers the area worthy of National Park status, on the basis of its geographical position, and its varied scenery, geology, flora and fauna. Although currently almost inaccessible except from the sea or by helicopter, it has potential for recreation in the future."

#### **EPA Recommendation**

"The EPA recommends that:

1. the area shown in fig. 7.8 including the adjacent islands, be declared a Class A Reserve for National Park and vested in the National Parks Authority;
2. this reserve include the islands of mangroves in the estuary of the Drysdale River;
3. the boundary be extended to low water mark."

CALM endorsed this recommendation.

### **6.3.6 Sites of Significance**

None known by the West Australian Museum.

### **6.3.7 Adjacent Land Use**

There is no close habitation. Eighty air kilometres to the south is Carson River Station, owned and run by the Kalumburu Aboriginal Community. Oombulgurri Community Reserve No. 13873 is to the east, the settlement is 180 air kilometres away.

## **7. PUBLIC PARTICIPATION AND CONSULTATION**

The Department of Land Administration sought comment from all relevant Government bodies, there were no objections nor concerns raised.

The project is to be publicised in the "West Australian" newspaper and the "Kimberley Echo". The P.E.R. will be available for an 8 week public submission period at:

- a) Environmental Protection Authority, 1 Mount Street, Perth WA 6000
- b) The Environment Centre, 794 Hay Street, Perth WA 6000
- c) State Reference Library, Alexander Library Building, Cultural Centre, Perth WA 6000
- d) Kununurra Library
- f) Shire of Wyndham - East Kimberley Offices

The near aboriginal settlements were consulted during preparation of the fishing base lease.

## **8. ENVIRONMENTAL IMPACTS**

### **8.1 Soil Stability**

- Airstrip - naturally gravelled, no earthmoving required.
- Fishing Base - stony/clay, little disturbance due to the minimal earthwork required. No erosion problems are anticipated and if they occur we will take the necessary action to correct them.
- Road - As only renovation work is being done no further disturbance is necessary.

### **8.2 Clearing**

- Airstrip - 1200m x 50m, approximately 12 HA of low open scrubby and wooded area of which 6 HA will be cleared for landing strip and 6 HA will be cleared for safety. Vegetation is typical of that found in the Cape Londonderry area. Wastage will be used for cooking fuels.
- Fishing Base - No vegetation to be cleared. Only levelling at camp site required, approx. 50 square metres. This area is of sandstone rock with the intrusion of spinifex tussock vegetation.
- Road - No clearing required, renovation of existing track.

### **8.3 Services**

- Power - supplied by 7-10 kva generator.
- Water - pumped from near by creek. The water supply depends largely on the wet season. However, over the past years that we have visited the site there has always been ample water. The supplement of water by spear would only be of a precautionary measure. Fresh water can always be shipped in by the barge if required.
- Sewerage - septic system as approved by the Shire of Wyndham/East Kimberley (SWEK) building by-laws.

The camp site is situated on a ridge approximately 300 metres from the water and elevated approximately 30 metres high. This location alleviates any possibility of any pollutant impacts to the near shore marine environment at the fishing base.

#### **8.4 Emission**

Air -	nil
Waste disposal -	water: Toilet - Septic tank system
Dishwashing -	utilised for watering the trees and shrubs surrounding the base.
Household Rubbish-	All combustible rubbish may be burnt on site.
	All non-combustible rubbish is required to be barged out. (As per condition 27 of the lease agreement).

#### **8.5 Noise**

The airstrip will have limited use, there is no human habitation within a 80 kilometre radius, therefore no noise impact is anticipated.

#### **8.6 Physical Access**

There is no need for creation of physical access to airstrip or beach as the old mining track still exists in these areas, the existing track will be repaired, no earthmoving is required.

#### **8.7 Vehicle Access**

There is no need for any access tracks for construction purposes. Access will be by barge.

#### **8.8 Landscape Amenity**

Airstrip will only be visible from air; minimal impact.  
Buildings will be harmonious with the surrounding physical environment and will not be visible on the skyline except from the immediate foreshore. From the sea they will be shielded by the headland and/or almost impossible to see against the hills in the background.  
The track will only be visible from the air. There will be minimal impact on landscape amenity.

#### **8.9 Effects on Coastal Processes**

There will be nil effect on coastal processes by our activity.

#### **8.10 Effect on Local Communities**

The only communities that are near the proposed camp site are Kalumburu (80 kilometres away) and Oombulgurri (180 kilometres away). Due to the remoteness of the camp location it is almost impossible for these communities to reach the camp.

The Kalumburu community has the best fishing grounds in Napier Broome Bay and as such I can foresee no problems regarding the interaction of fishing grounds.

#### **8.11 Construction**

The construction and operational workforce for the airstrip and fishing base would consist of the Directors of Benrama plus two of our employees, total consisting of 6 people. A fly camp would be set up for the construction period; minimal impact. All non biodegradable waste generated by the construction team will be removed from the site.

#### **8.12 Proposed Reserve - Recommended in System 7.8**

Under section 7 of our lease with DOLA it states that if the surrounding Crown Land is converted to a National Park or Reserve under the control of CALM then we, the lessee, will within reasonable time surrender our Land Act lease with the view of receiving a lease for a balance of the term from CALM. It is anticipated that any lease over the airstrip site would be on a similar basis.

Minimal other effects are likely on the proposed reserve. The landing strip will only be used by our own or other authorised users, eg RFDS, Coastwatch, CALM, DOLA and will not be available for recreational use apart from that under our control. As the camp is to accommodate a maximum of 12 people and staff and will not become a luxury resort but remain a low impact camp with comfortable and modern conveniences.

#### **8.13 Impact of recreational activities of workforce in proposed Reserve.**

The activities undertaken by the crew and amateur fisherman would be those experienced in other isolated commercial fishing ventures i.e. the playing of darts, table tennis, viewing of videos etc. The crew will be advised as to the boundaries which together with the extremely rough terrain will make travelling extremely difficult.

#### **8.14 Fuel Storage**

Airstrip - There will be no fuel stored.  
Camp site - Drums of diesel will be stored in a designated fuel dump area. With the recommended bunding built around the area to hold the fuel should leakage occur. The necessary fire fighting equipment will be in place. \*Refer plan (Appendix D).

#### **8.15 Boat Servicing and Maintenance**

Boat servicing will be carried out in Wyndham. Only immediate break downs will be carried out on site. Servicing of lighting plant is minimal and carried out on site.

#### **8.16 Final Synthesis**

The proponents of the fishing base and airstrip are more than conversant with the nature of our fishing camp and the environment. It must be noted that:-

1. Camp can only be operated during the dry season, April - October.
2. We are bound by the strict constraints of our lease agreement with DOLA.
3. Isolation of fishing camp - has limited access.
4. Little to no impact on the Kalumburu and Oombulgurri communities due to their location in relation to our fishing base.
5. Minimal construction work required for the airstrip, fishing base and track from the airstrip to camp.
6. Use of airstrip is restricted and under our control.

Due to the low impact of our proposal there will be minimal effect to the soil and vegetation as well as low noise and low emissions. We will be using existing track which has been there for over the last 10 years. This needs to be upgraded and maintained to prevent the continuing erosion. The proponents have designed the camp site to utilise minimal area and therefore needs minimal earth works for construction of camp area. As shown on enclosed map, the proposed camp site is situated in the very south east corner of the proposed National Park.

## **9. ENVIRONMENTAL MANAGEMENT**

This fishing project will be under the control of Mr B Ellison and Mr D Swansson, directors of Benrama Pty Ltd. Both of these directors have had over 35 years living and working in this area and are more than familiar with the correct management needed for this environment. This proposal has been clearly discussed with CALM and DOLA and our lease agreement with DOLA lays down quite categorically the conditions with which we must comply, many of the concerns raised are covered in the lease agreement.

The area where the airstrip will be located will have minimal effect on erosion due to the level site chosen. The existing track requires upgrading for the control of further erosion. The camp site will have nil effect on the natural drainage of the ridge.

Airstrip - minimal work required therefore the erosion content will remain the same and if necessary windrows will be constructed to direct the water flow.

Track upgraded and repaired to control the water flow and erosion.

Fuel dump area will be isolated from main area and will be banded in the correct manner to safeguard from any spillage and leakage. Water storage will be in the form of large water tanks, the volume of these has been expanded in order to sustain the requirement of fresh water needed.

The Directors of Benrama Pty Ltd will be responsible for the overall management of the proposed leased area and fishing operation. The estimated cost of setting up the land base has been evaluated at \$50,000. This will be funded proportionally between the Directors of Benrama Pty Ltd.

The monitoring and management as stated in our lease with DOLA is under the control of CALM, DOLA and SWEK and is to be checked annually by each department. A report is to be filed by Benrama Pty Ltd on a bi-annual basis.

## **10. CONCLUSION**

The proponents of Benrama Pty Ltd have closely studied the suitability of alternate areas in conjunction with our present site. It was agreed with CALM and DOLA that the present site of the camp and airstrip would have the least affect on the overall environment. The selected building structure will be harmonious with the surrounds. The fishing camp base is low impact and will only have a maximum complement of 15 people at peak times.

No affect on proposed National Park due to its position in the far SE corner and because of the strict control effected by the DOLA lease conditions.



## 11. SUMMARY OF COMMITMENTS BY PROPONENT

We the proponents agree to maintain a sound environmental management system to the satisfaction of the Department of Conservation and Land Management which shall be practised over the area and to this effect a surety of \$10,000 in the form of a bank guarantee shall be provided by us. The bank will provide funds from the account of up to \$10,000 without question; upon application by title the Development of Land Administration or the Department of Conservation and Land Management for the purpose of environmental rehabilitation work on the lease.

Should however an environmental problem occur we will immediately contact the Department of Conversation and Land Management and the Department of Land Administration.

- A) We will undertake the recovery work with the relevant offices supervising the project.
- B) What the work is: We will obtain the necessary information from the relevant authority/ Shire CALM, DOLA to determine the action required to rectify the problem.
- C) When will work be carried out: The work will be carried out immediately, subject to the relevant offices being available to supervise the action required to rectify the problem.
- D) The work will be undertaken to the satisfaction of the relevant Department and Authority.

**The Proponents make the following specific commitments.**

### 1. The Airstrip

The proponent will ensure that erosion will not take place during, or as a result of the construction of the airstrip and will not clear any areas other than that are necessary to operate the airstrip to the satisfaction of DOLA and CALM.

The proponent will if erosion becomes a problem during the operation of the airstrip take action to correct the problem as soon as is practical to the satisfaction of DOLA and CALM.

The proponent will not waste cleared vegetation but will use it for cooking.

The proponent will not permit unauthorised use of the airstrip.

### 2. The Fishing Base

The proponent will minimise clearing associated with the construction of the fishing base to the satisfaction of DOLA and CALM.

Staff will be restricted to the base site by written and verbal instructions to the satisfaction of CALM.

All non biodegradable waste will be removed to the satisfaction of DOLA and CALM.

The proponent will not expand the currently proposed marine and land based facilities without consultation with and agreement of EPA, DOLA and CALM.

**3. The Camp/Airstrip Road**

The proponent will renovate the existing track to make it safe for vehicle traffic and to avoid further deterioration resulting from vehicle traffic and ongoing weathering to the satisfaction of CALM.

The proponent will, if erosion becomes apparent during use of the track, take action to correct the problem as soon as is practical to the satisfaction of DOLA and CALM.

The proponent will prior to the construction of any other track from the campsite, prepare a management plan and route location plan of the proposed track to the satisfaction of DOLA and CALM.

The proponent will maintain all tracks in the lease area to the satisfaction of DOLA.



C.L. No. 331/1990

Registration  
Fee paid

# SPECIAL LEASE

(Under section 116 of the Land Act, 1933)

Lease No. { 3116  
10410

KIMBERLEY DIVISION  
Marndoc Location 10

Elizabeth the Second, by the Grace of God, Queen of Australia and Her other Realms and Territories, Head of the Commonwealth. To all to whom these presents shall come, GREETING: Know Ye that whereas by section 116 of the *LAND ACT, 1933*, power is given to the Minister for Lands to grant leases of any portion of Crown land to any person for any purpose upon the terms and conditions set forth in section 116 of the said Act: And whereas

Benrama Pty Ltd having its registered office situate at 2nd Floor 10 Outram Street West Perth

, in the said State, has made application for a lease of the land hereinafter described for the special purposes of Fishing Base and Accommodation :

And whereas the said Minister for Lands has approved the granting of the said lease; We of our especial Grace, and in consideration of the premises, and also in consideration of the rents

hereinafter reserved and on the part of the said Benrama Pty Ltd

its Executors, Administrators, and Assigns (hereinafter called "the Lessee"), to be paid and in exercise of the powers in that behalf to us given by the said Act, do by these Presents demise and lease to the said Lessee the natural surface and so much of the land as is below the natural surface to a depth of 12.19 metres of ALL THAT piece or parcel of land being

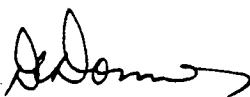
Marndoc Location 10 and containing 100 hectares as delineated by a border of green colour on the plan hereon, with the appurtenances: TO HAVE AND TO HOLD the premises hereby demised subject to the powers, reservations, and conditions herein and in the Act contained, and with all the rights, powers, and privileges conferred by the Act as are applicable hereto, unto the said Lessee, for the term of

Nine years, to be computed from the First day of January

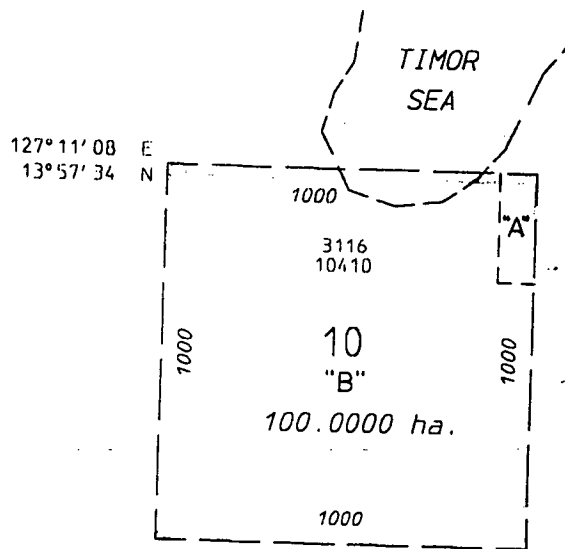
19 90, for the special purposes aforesaid: YIELDING AND PAYING therefor during the said term unto Us, Our Heirs and Successors, the yearly rent of \$1000.00 without deduction, by equal payments half-yearly, in advance on or before 1 March and 1 September in

1. The land shall not be used for any purpose other than Fishing Base and Accommodation without the prior approval in writing of the Minister for Lands.
2. The rent shall be subject to reappraisal at the end of the first year of the term of the lease and each successive two yearly period thereafter.
3. The lessee shall pay cost of survey when called upon.
4. The lessee shall not without the previous consent in writing of the Minister assign, transfer, mortgage, sublet or part with the possession of the demised land. The lessee shall not seek to transfer the lease without the express permission of the Minister for Lands, who may consult with the Minister for Conservation and Land Management to ascertain whether such transfer permission should be given.
5. The land shall be occupied and used by the lessee for the purpose specified within nine (9) months of the commencement of the lease and thereafter shall be continuously used to the satisfaction of the Minister.
6. All buildings, erections, paving, drainage and other works shall be to the approval of the Local Authority and the lessee shall perform, discharge and execute all requisitions and works under the demised land as may be required by any local or public authority operating under any statute by-law or regulation. Both the Department of Land Administration and the Department of Conservation and Land Management shall approve the design and set-out siting for any buildings, structures to be erected on the lease and also the following will be required to be monitored:
  1. Water Supply
  2. Rubbish Disposal
  3. Effluent Disposal
7. The lessee shall maintain existing and future improvements to the satisfaction of the Minister.
8. The lessee shall indemnify the Minister against all claims for damage to property or persons arising from the use of the land.
9. The Minister or her representative may enter the land to inspect the property at any reasonable time.
10. The lessee shall comply with all conditions imposed by the Department of Aviation.
11. The lessee shall at his own expense install and maintain fire-fighting and control equipment to the approval of the Minister.
12. Any person holding a Miners Right shall have right of entry at all times for the purpose of prospecting and pegging mining tenements on the land.
13. Compensation will not be payable for damage by flooding of the demised land.
14. Compensation shall not be payable to the lessee in respect of any improvements effected by him on the demised land and remaining thereon at the expiration or earlier determination of the lease.
15. It shall be lawful for the lessee at any time within the three calendar months immediately following the expiration of the term or earlier determination of the lease, to take down, remove and carry away any buildings, structures, improvements and plant the property of the lessee.
16. On determination of the lease, the lessee shall fill in, consolidate and level off any unevenness, excavation or hole caused by him during the term of the lease or by removal of his improvements and shall leave the demised land in a clean, neat and tidy condition to the satisfaction of the Minister and shall remove any or all waste matter as required by the Minister.
17. The lessee shall have possession of the appropriate fishing licences under State or Commonwealth Legislation.
18. Neither the State nor the Local Authority shall be responsible for the provision of any services to the site.

19. Should an airstrip be required, it shall be constructed on Vacant Crown Land adjoining the lease and shall be in a position as determined by consultation with this Department and the Department of Conservation and Land Management. The usage of the airstrip shall be available to State Authorities at any reasonable time.
20. Sound environmental management to the satisfaction of the Department of Conservation and Land Management shall be practiced over the area, and to this effect a surety of \$10,000 in the form of a bank guarantee shall be provided by the lessees. This guarantee shall take the form of an advice from a bank nominated by the lessees, that bank will provide funds from the lessees account up to \$10,000.00 without question, upon application by either the Department of Land Administration or the Department of Conservation and Land Management, for the purpose of environmental rehabilitation work on the lease.
21. Access to the site will only be by sea and air.
22. Regular inspections by the Department of Land Administration and the Department of Conservation and Land Management shall be carried out at the expense of the lessee.
23. The initial term of the lease shall be nine (9) years, however, if during the period of the lease, the surrounding Vacant Crown Land is converted to a National Park or Reserve under the control of the Department of Conservation and Land Management, the lessees shall within a reasonable time, surrender their Land Act lease with a view to receiving a lease for a balance of the term from the Department of Conservation and Land Management for a similar purpose.
24. The lessee shall reach agreement with the holders of any mining tenement over the area as to the utilisation of the site.
25. All access tracks in the vicinity of the lease, including access from the lease to the ocean shall be subject to an Environmental Management Plan and Route Location as determined, in consultation with the lessees, the Department of Land Administration and the Department of Conservation and Land Management. Such tracks constructed at the expense of the lessees shall be maintained in a condition agreed to by the lessees and the Department of Land Administration and the Department of Conservation and Land Management.
26. Freehold for this lease will not be considered at any time.
27. All combustible rubbish may be burnt on site. However, all non combustible rubbish is required to be barged out to an approved Local Authority refuse site. No refuse site will be allowed to be constructed in the leased area.
28. Effluent disposal is to be undertaken in accordance with the Local Authority's Health Act.
29. The area of lease marked "A", is the only area where structures of a permanent nature will be allowed to be erected, i.e. the fishing base and accommodation site.  
  
Area "B" will be designated as the management area and no permanent structure will be allowed to be erected. Management of the land will be in accordance with guidelines set down by the Department of Conservation and Land Management. The Public will be allowed uninterrupted access to the foreshore area.
30. The registered lessees must be the holders of a current, appropriate fishing licence. Should the fishing licence be revoked or not renewed, the Special Lease will be immediately terminated.



An Officer authorized  
By order of the Minister for Lands



Survey : Misc. Dia. 189  
Public : LONDONDERRY 1:250000  
Plan(s)

Corr : 1946 / 1988  
Scale: 1 : 20000

*RA*  
*PL*

SUBJECT TO EXAMINATION OF SURVEY

Dated this Fourteenth day of May, 1990

*[Signature]*

An Officer authorized.

By order of the Minister for Lands.

Registered the *Twenty second* day of *May*, 1990, in conformity with section 81C of Act 56, Victoria No. 14, and numbered 331 / 1990

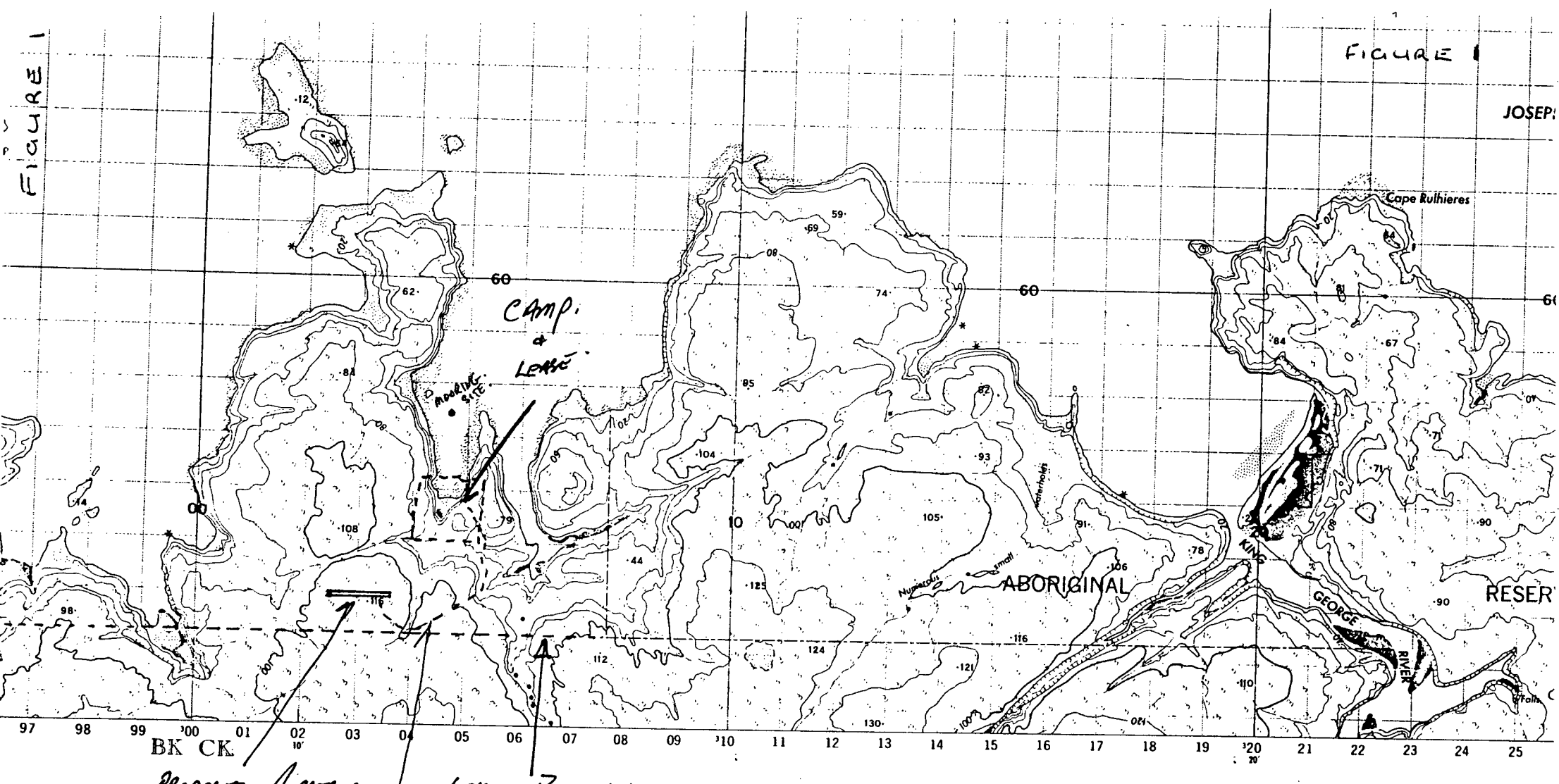


*[Signature]*  
Registrar of Titles

FIGURE 1

FIGURE 1

JOSEPH

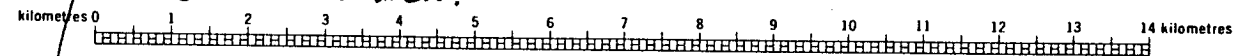


BK CK

Proposed Airstrip.

LEASE BOUNDARY  
CARSON RIVER.

SCALE 1:100 000



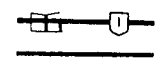
ROAD FROM Airstrip  
to Camp & Beach.

BLACK NUMBERED GRID LINES ARE 1000 METRE INTERVALS OF THE AUSTRALIAN MAP GRID, ZONE 52  
GRID VALUES ARE SHOWN IN FULL ONLY AT THE SOUTH WEST CORNER OF THE MAP  
HORIZONTAL DATUM: AUSTRALIAN GEODETIC DATUM 1966  
VERTICAL DATUM: AUSTRALIAN HEIGHT DATUM  
TRANSVERSE MERCATOR PROJECTION  
CONTOUR INTERVAL 20 METRES  
ELEVATIONS IN METRES

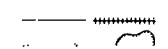
CROWN COPYRIGHT



Built-up area, National route marker  
Road sealed surface two or more lanes



Fence, Levee or bank



Orchard or vineyard, Mangrove



GRID CO  
0.4°



FISHERIES DEPARTMENT  
108 Adelaide Terrace, East Perth,  
Western Australia 6004  
Telephone (09) 325 5988

# COMMONWEALTH OF AUSTRALIA

FISHERIES ACT 1952  
SUB-SECTION 9(2)

Fee: \$40.00. & \$395.00  
Licence No: 60756

Place of Issue: PERTH

## FISHING BOAT LICENCE

In pursuance of sub-section 9(2) of the FISHERIES ACT, 1952

I ( Name of Licensing Officer ) :- *O. H. H.*

a delegate of the Secretary to the Department of Primary Industry, hereby grant to

### Name and Address of Licensee

JOHN BRUCE ELLISON  
P O BOX 251  
KUNUNURRA 6743

060756 10.01.90 90-5955 CHQ 435.00 RSA

this licence in respect of the boat described in Schedule 1 authorizing the use of the boat by the licensee or a person acting on behalf of the licensee in Proclaimed Waters

for taking fish and processing and carrying fish that have been taken as a result of that use of the boat.

This licence shall come into force on 01.01.90

and shall remain in force until 31.12.90

This licence is subject to the conditions specified in Schedule 3.

### SCHEDULE 1 - DESCRIPTION OF BOAT

### SCHEDULE 2 - AREA OF PROCLAIMED WATERS

Name Of Boat: MARKEL	
Distinguishing Symbol: LAG	
Length In Metres: 9.8	
Tonnage: 7	
Home Port:	
Place Where Built: WA	

### SCHEDULE 3 - CONDITIONS ( See Below )

#### ENDORSEMENT

In pursuance of sub-section 9(4) of the Fisheries Act 1952, I, a delegate of the Secretary of the Department of Primary Industries and Energy hereby endorse this licence to authorise the use of the boat described in Schedule 1 at any time during the period specified in Schedule 4 for activities by way of fishing that are prohibited by the NOTICES(S) made under sub-section 8(1) of the Fisheries Act 1952, and are specified in Schedule 4.

#### SCHEDULE 4

(a) (b) (c) (d)

Fisheries Notice No.  
Date Published In The Gazette  
Endorsement Serial Number  
Endorsement Start Date  
Endorsement Finish Date


Signature of Licensing Officer Whose Name Appears Above:- *[Signature]*

This licence does not exempt the holder from the requirements of the Export Control Act 1982.

This licence is subject to the conditions specified below.

This licence is not valid in the Torres Strait Protected zone

WARNING: This licence will have no effect until the imprint of the cash register or other authority is hereon.

RENEWAL - CFBL



NATIONAL COMPANIES AND SECURITIES COMMISSION

COMPANIES FORM 61

Sub Section 238 (7)

PARTICULARS AND CHANGES OF PARTICULARS IN REGISTER OF  
DIRECTORS AND SECRETARIES

Jacket B .....

Doc No: .....

Ref No: C1000450W

BENRAMA PTY LIMITED

Christian or given names and surnames	Date and place of birth	Address	Other occupations and in the case of directors, other directorships	Particulars nature of appointment change and relevant dat
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DIRECTORS

John Bruce ELLISON	15/01/41 SYDNEY	Kununurra WA 6743	Meat Processor	Continuing
William Barry BRIDGES	18/05/42 GOSFORD	14 Cynthia Street PYMBLE NSW 2073	Stockbroker	Continuing
David Anthony SWANNSON	20/10/53 SYDNEY	Lot 469, Crossing Falls Road, Kununurra WA 6743	Helicopter Pilot	Continuing
Susan Gai BRADLEY	06/05/48 TOOWOOMBA	Carlton Hill Station Kununurra WA 6743		Appointed

SECRETARIES

David Anthony SWANNSON	20/10/53 SYDNEY	Lot 469, Crossing Falls Road, Kununurra WA 6743	Helicopter Pilot	Continuing
Paul Berkely PELL		80 Dalkeith Road Nedlands WA 6009	Chartered Accountant	Resigned

Dated:

Signature of Director/Secretary

.....  
David Anthony Swansson

Lodged by: LAWLER & DAVIDSON  
Address: 169-173 King Street,  
Newcastle NSW 2300.  
Phone No: (049) 26 2366.

Lodged with the Commission  
on



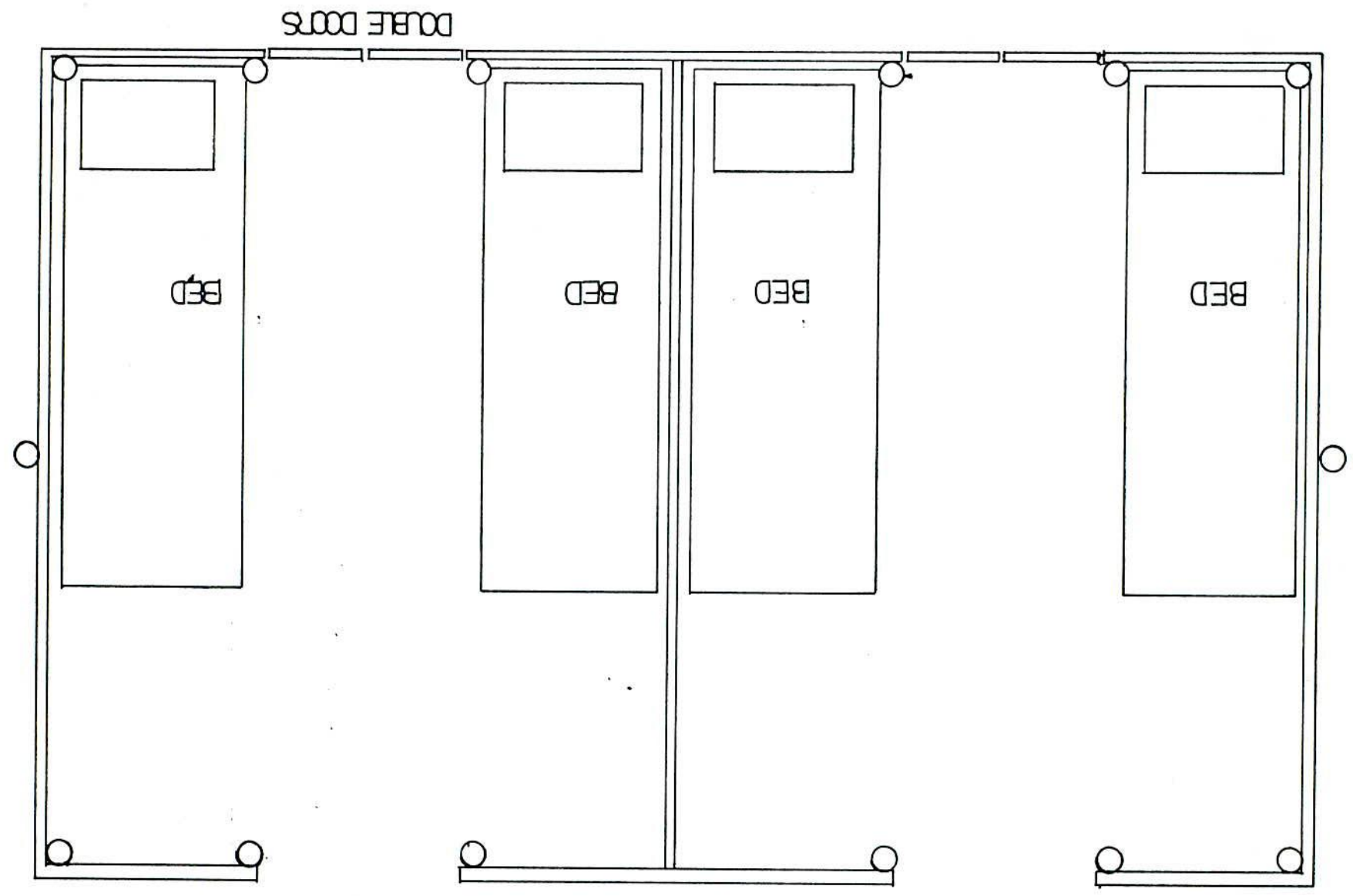
EXISTING TRACK LEADING DOWN ESCARPMENT  
FROM STRIP SITE TO BASE CAMP



PROPOSED ACCOMMODATION TYPE



FIGURE 2.



TOP VIEW

APPENDIX

CAMP SITE

BEACH



SPINIFEX

EXISTING TRACK

MESS

ACCOMMODATION

WATER TANK.

POWER HOUSE

FUEL DUMP

ABLUTION BLOCK.

EXISTING TRACK.

FROM BEACH TO AIR STRIP

NOT TO SCALE

BEACH.

SPINIFEX

## **GUIDELINES FOR PUBLIC ENVIRONMENTAL REVIEW**

These guidelines are prepared for the Public Environmental Review (PER) for the proposed Fishing Base and Airstrip near Cape Londonderry.

These guidelines are issued as a checklist of matters which the Environmental Protection Authority considers should be addressed in the PER. They are not exhaustive and other relevant issues may arise during the preparation of the document, these should also be included in the PER.

The form of the document is a matter for the proponent and the consultant, however, a sample of subject headings is attached.

The document will need to address the fishing base and airstrip in relation to other proposals or developments in the region.

A copy of these guidelines should appear in the PER.

### **1. SUMMARY**

It is desirable to provide a brief summary of:

- salient features of the proposal;
- alternatives considered;
- description of receiving environment, and analysis of potential impacts and their significance;
- environmental monitoring, management and safeguards and commitments thereto; and
- conclusions.

### **2. INTRODUCTION**

The PER should include a brief explanation of the following:

- identification of the proponent and responsible authorities;
- background and objectives of the proposal; -
- brief details of, and timing of the proposal;
- relevant statutory requirements and approvals; and
- scope, purpose and structure of the PER.

### **3. NEED FOR THE DEVELOPMENT**

The PER should examine the justification for the project and the costs and benefits (in the broad sense) at local and regional levels.

### **4. EVALUATION OF ALTERNATIVES**

A discussion of alternatives to the proposal, including alternative sites and modes of transport, as well as the "do nothing" option should be given. In particular, consideration should be given to sites already serviced by or close to existing infrastructure. The discussion should also consider various components of the project development and their implications. In this way the rationale for not choosing certain alternatives and criteria used should be clear.

### **5. DESCRIPTION OF PROPOSAL**

The PER should include details of: (i) airstrip construction proposal and (ii) associated fishing base.

#### **5.1 Airstrip**

- overall concept, tie in with fishing base;
- location and layout;
- regional and local planning context;
- access to site, especially routes;
- access route(s) to associated fishing base, other areas which will be visited as a result of the airstrip being present, activities during visitations;
- public access restrictions;
- infrastructure including any air service support facilities (e.g. communication, meteorological



- and refuelling facilities;
- construction schedule and methods of construction including source of materials and disposal of wastes;
- control and staging of project;
- operation during and after construction; and
- projected life of the project.

## 5.2 Fishing Base

- overall concept, tie in with airstrip development;
- location and layout;
- regional and local planning context;
- access to site from airstrip, especially routes;
- access route(s) to other areas from the fishing base, areas which will be visited as a result of the base's presence including offshore islands where appropriate, activities during visitations;
- public access restrictions;
- infrastructure for boat servicing, including jetty or mooring structures, boat maintenance, and refuelling facilities;
- auxiliary services (e.g. power, water, and sewerage );
- construction schedule and methods of construction including source of materials and disposal of wastes, particularly wastewater treatment and disposal, and solid waste disposal;
- control and staging of project;
- operation during and after construction; and
- projected life of the project.

## 6. EXISTING ENVIRONMENT

The PER should provide an overall description of the environment and an appraisal of physical, ecological and social systems likely to be affected by the both aspects of the proposal. The PER should then concentrate on the significant aspects of the environment likely to be impacted by the development. Only the processes, habitats, resources, potential resources, communities and individuals which could be influenced should be defined.

The following matters should be addressed:

### Physical:

- geology and geomorphology;
- soils;
- hydrology and hydrogeology;
- coastal processes affecting the fishing base;
- meteorology and oceanography in relation to flushing characteristics; and
- severe meteorological events, e.g. cyclones and extreme rainfall events.

### Biological:

- flora, including vegetation communities; and
- fauna (marine and terrestrial).

### Human:

- open water use, e.g. recreation/tourism and conservation;
- land use, including past land uses and current land tenure of the proposed airstrip and fishing base sites and adjacent land;
- road systems, including 4WD access tracks;
- public access;
- landscape;
- System 7.8 recommendation;
- any historical, archaeological and ethnographic sites; and
- existing adjacent land use, with particular attention being paid to Aboriginal Communities. This should provide a description of the affected communities;

The PER should, where appropriate, take cognisance of any other developments proposed for the general area.

## **7. PUBLIC PARTICIPATION AND CONSULTATION**

A description should be provided of public participation and consultation activities undertaken by the proponent in preparing the PER. This should outline the activities undertaken, the timetable for activities, the groups or individuals involved and the objectives of the activities. A summary of concerns raised should be documented. This discussion should be cross referenced with issues mentioned in Section 9 and should clearly indicate how each of these concerns has been addressed.

## **8. ENVIRONMENTAL IMPACTS**

This is the most important part of the PER and the result should show the overall effect on all relevant aspects of the local and regional ecosystem and social surroundings of the location during and after construction.

The overall and incremental impact of the development on the local community and neighbours should be examined and described.

The objective is to take an overview of the elements of the system involved and the external factors with which they interact. This should include an assessment of the resilience of the systems identified in Section 6, to natural and people induced pressures. Impacts should be quantified where possible. Criteria for making assessments of their significance should be outlined.

The following potential environmental and social impacts should be included:

- soil stability- pre and post construction management;
- vegetation clearing required for the project, with particular reference to the significance of the vegetation involved;
- services, that is, power, water, and sewerage, with particular attention being paid to the latter in terms of effluent nutrient or other pollutant impacts on the near shore marine environment at the fishing base;
- emissions (air, water, waste disposal);
- noise in relation to aircraft activities;
- creation of physical access between the airstrip and the fishing base site, and to the water at the base site;
- vehicle access tracks for construction purposes;
- landscape amenity;
- effects on coastal processes in the region;
- effect on local communities, particularly Aboriginal communities;
- construction and operational workforce;
- effect on proposed reserve recommended in System 7 8;
- impact of recreational activities of workforce in proposed reserve;
- fuel storage and management, particularly contingency planning and safety regarding storage of aviation fuel and diesel; and
- management of boat servicing and maintenance.

The final synthesis should include an assessment of the significance and timing of the various potential impacts identified.

## **9. ENVIRONMENTAL MANAGEMENT**

A management programme should be described on the basis of, and cross-referenced to, the synthesis of potential environmental and social impacts.

The purpose of the overall management programme is to demonstrate the manner in which potential environmental and social impacts can be ameliorated.

Authorities responsible for management should be clearly identified as should management administration, costs and funding.

Elements of monitoring and the environmental management programme should include the impacts identified in Section 7.



Emphasis should be placed on the manner in which monitoring results will lead, where appropriate, to amendments to the management programme.

Environmental safeguards should be described.

Procedures for reporting the results of monitoring and management to appropriate authorities should be given.

It is important that specific commitments are given to all components and procedures of the management programme (refer Section 11).

## **10. CONCLUSION**

An assessment of the environmental acceptability of the project in terms of its overall environmental impact and in the context of the proposed management programme should be given.

## **11 SUMMARY OF COMMITMENTS BY PROPONENT**

Where an environmental problem has the potential to occur, the proponent should cover this potential problem with a commitment to rectify it. Where appropriate, the commitment should include: (a) who will do the work, (b) what the work is, (c) when the work will be carried out and (d) to whose satisfaction the work will be carried out.

## **12. REFERENCES**

All references used in the PER should be listed.

## **13 APPENDICES**

- . Glossary - definitions of technical terms, abbreviations should be included.
- . PER Guidelines - a copy of these guidelines should be included in the document.
- . Ancillary or lengthy information related to discussion in the text of the PER.



LIBRARY  
ENVIRONMENTAL PROTECTION AUTHORITY  
CENTRAL SQUARE  
35 MOUNTS BAY ROAD, PERTH