



WESTERN AUSTRALIA

MINISTER FOR THE ENVIRONMENT

Ass # 807

Bull # 713

State # 371

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

**MURRAYFIELD AIRPARK & RESORT COMPLEX, NAMBEELUP, SHIRE OF MURRAY
SECOND PROPOSAL (807)**

**ROYAL AERO CLUB OF WESTERN AUSTRALIA (INC)
& HAWKVIEW HOLDINGS PTY LTD**

This proposal may be implemented subject to the following conditions:

1 Proponent Commitments

The proponent has made a number of environmental management commitments in order to protect the environment.

- 1-1 In implementing the proposal, the proponent shall fulfil the commitments made in the Consultative Environmental Review and in response to issues raised following public submissions, as consolidated in Environmental Protection Authority Bulletin 713 (Appendix 4) and subsequently modified on 7 July 1994; provided that the commitments are not inconsistent with the conditions or procedures contained in this statement. (The modified commitments of 7 July 1994 are attached.)

2 Implementation

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

- 2-1 Subject to these conditions, the manner of detailed implementation of the proposal shall conform in substance with that set out in any designs, specifications, plans or other technical material submitted by the proponent to the Environmental Protection Authority with the proposal. Where, in the course of that detailed implementation, the proponent seeks to change those designs, specifications, plans or other technical material in any way that the Minister for the Environment determines on the advice of the Environmental Protection Authority, is not substantial, those changes may be effected.

3 Proponent

These conditions legally apply to the nominated proponent.

- 3-1 No transfer of ownership, control or management of the project which would give rise to a need for the replacement of the proponent shall take place until the Minister for the Environment has advised the proponent that approval has been given for the nomination of a replacement proponent. Any request for the exercise of that power of the Minister shall be accompanied by a copy of this statement endorsed with an undertaking by the proposed replacement proponent to carry out the project in accordance with the conditions and procedures set out in the statement.

Published on

18 NOV 1994

Attachment 1 to Ministerial Statement 371

Change to proposal under s45C of the *Environmental Protection Act 1986*

Proposal: Murrayfield Airpark & Resort Complex, Nambeelup, Shire of Murray

Proponent: Royal Aero Club of Western Australia Inc; Mandurah Airport Pty Ltd

Change: Revised Proposal description, inclusion of a Key Characteristics Table, and changes relating to:

- Removal of the resort complex and golf course;
- Creation of approximately 50 strata-titled lots; located south, north and east of the runways to accommodate aviation related service enterprises such as service hangars; and
- Construction of a taxiway to provide access from the service hangar lots to the main runway.

Revised Proposal Description: Murrayfield Airpark, Nambeelup, Shire of Murray

The Murrayfield Air Park project involves construction and operation of:

- An Airpark, consisting of two runways and service facilities;
- A residential flying college;
- Aviation-related service enterprises, consisting of approximately 50 strata-titled lots; located south, north and east of the runways; and
- Construction of a taxiway to provide access from the service hangar lots to the main runway.

Key Characteristics Table

Element	Description of Proposal	Description of approved change to proposal
Air operations	Two sealed runways: 05/23 and 09/27. Grassed runway parallel to 05/23. Heliport. Hangars, service facilities, offices.	One sealed runway: 05/23. One gravel runway: 09/27 Heliport Hangars, service facilities, offices.
Golf Course	9-hole links-style with irrigated fairways and greens, set among natural and artificial wetlands. Approximately 14.4ha of fairways.	Removed as no longer part of proposal

Element	Description of Proposal	Description of approved change to proposal
Resort	Accommodation for 370 people. Convention centre, restaurant, indoor sporting facilities.	Residential flying college with accommodation for up to 350 people. Associated dining, training and recreational facilities.
Service Lots	None	Approximately 50 aviation-related service hangar lots
Clearing Footprint		
Air operations	31 ha including: 4.5 ha PRSNA 8.5 ha REW	21.85 ha including: 6.85 ha PRSNA 1.3 ha REW
Golf Course	12 ha (fairways only) including: 12 ha PRSNA 1.7 ha REW	Removed as no longer part of proposal
Resort / Academy	16 ha including: 15 ha PRSNA 2.7 ha REW	23.3 ha including: 11.4 ha PRSNA 4.4 ha REW
Service hangar lots	None	11.3 ha including: 4.3 ha REW
Total Clearing	59 ha including: 31.5 ha PRSNA 12.9 ha REW	56.45 ha including: 18.25 ha PRSNA 10 ha REW

Notes:

Text in **bold** in the Key Characteristics Table, indicates change/s to the proposal.

PRSNA = Peel Regionally Significant Natural Areas

REW = Resource Enhanced Category Wetland

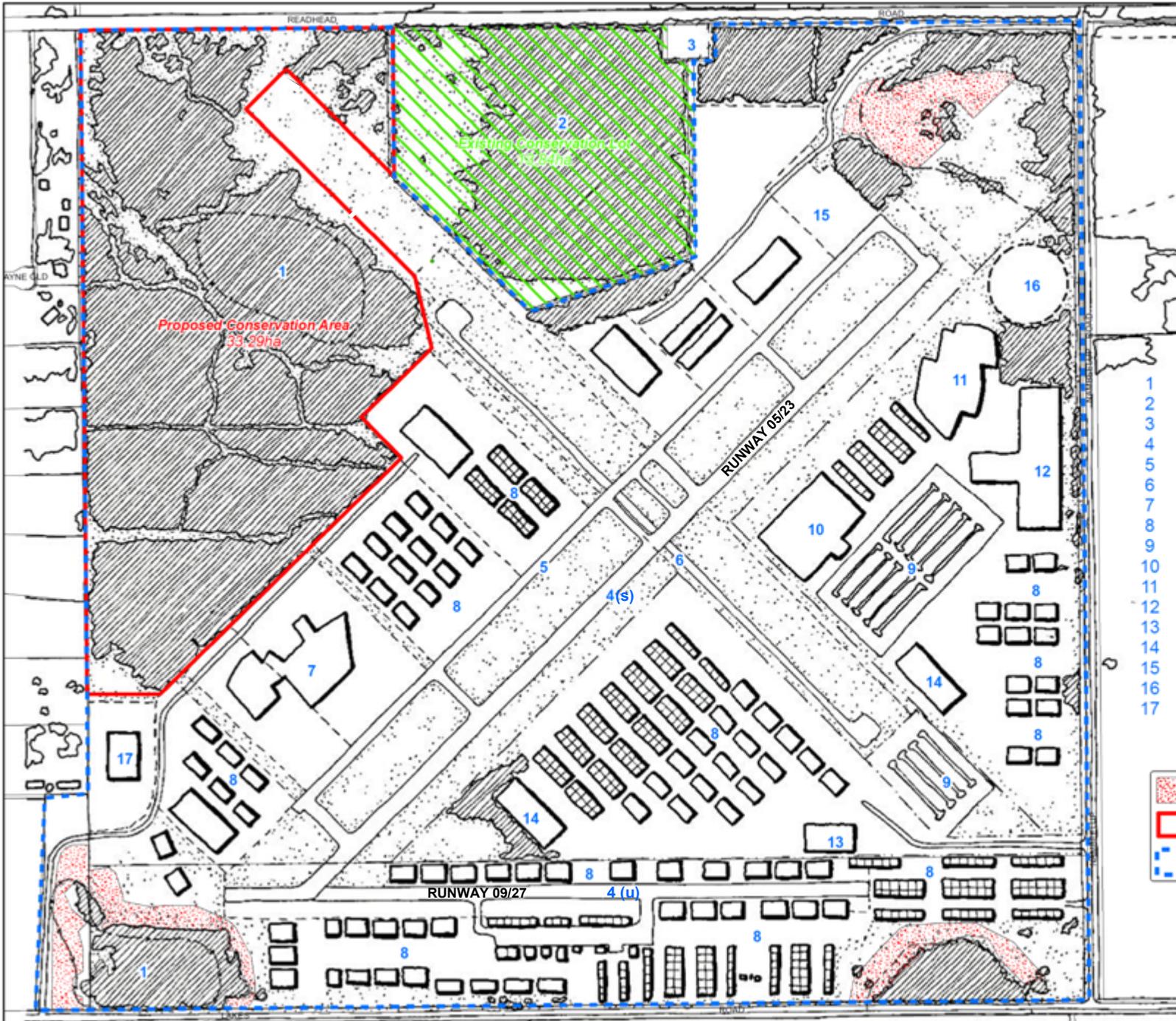
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Figure 1 – Murrayfield Airpark Development Plan - Modified Proposal

Dr Paul Vogel
CHAIRMAN
Environmental Protection Authority
under delegated authority

Approval date: 28 March 2013

MURRAYFIELD AIRPARK DEVELOPMENT PLAN



- 1 Conservation Category Wetland
- 2 Existing Conservation lot
- 3 Gas site
- 4 Existing runways: (s) sealed; (u) unsealed
- 5 Existing taxiway
- 6 Proposed Taxiway
- 7 Flying academy
- 8 Hangars (indicative)
- 9 Carpark
- 10 Control centre
- 11 Social amenities
- 12 Residential accommodation
- 13 Administration
- 14 Service hangar
- 15 Heliport
- 16 Effluent treatment area (conceptual)
- 17 RACWA Club facilities

- Rehabilitation Area
- Future Conservation Area
- Project Area Boundary

Figure 1

MODIFIED PROPOSAL



4 Noise Management

- 4-1 The proponent shall ensure that noise emissions from the airpark are effectively monitored and managed.
- 4-2 To achieve the objectives of condition 4-1, prior to use of the airpark, the proponent shall prepare a Noise Monitoring and Management Programme to the requirements of the Minister for the Environment on advice of the Department of Environmental Protection. This programme shall address, but shall not necessarily be limited to the following:
- (1) specification of the extent of circuit and non-circuit based training areas;
 - (2) restrictions on use of both runways by aircraft involved in circuit training and standard flying;
 - (3) installation, operation and maintenance of a noise monitoring station in the Nambeelup area;
 - (4) design and operation of the noise monitoring station referred to in (3) above to ensure that noise events which exceed 60 dB L_{Amax} for 15 seconds or more are recorded for analysis;
 - (5) a mechanism to provide identification of aircraft to match with recorded noise events referred to in (4) above;
 - (6) reporting mechanisms in the event that recorded noise levels exceed specified noise limits as recorded at the monitoring station referred to in (3) above;
 - (7) response in the event of excessive noise; and
 - (8) a complaints register and response procedure.
- 4-3 The proponent shall implement the Noise Monitoring and Management Programme required by condition 4-2, to achieve the objectives of condition 4-1.
- 4-4 The proponent shall undertake noise monitoring in addition to that required by condition 4-2 at such locations and in such a manner as is reasonably required by the Department of Environmental Protection from time to time.
- 4-5 The proponent shall ensure that noise emissions from aircraft using the airpark do not cause noise levels, at any residential premises located within the areas defined by the boundaries of aircraft training areas referred to in condition 4-2(1) and occupied by an occupier who has not in writing indicated that higher noise levels are acceptable, to exceed 60 dB L_{dn} , nor to exceed 65 dB L_{Amax} at any time when the aircraft are involved in circuit training or 75 dB L_{Amax} for other aircraft operations, unless otherwise permitted by the Minister for the Environment under procedure 4-1.
- Note: The noise requirements of this condition do not apply to aircraft using the airpark in emergencies (either aircraft emergencies or for the provision of emergency services), nor for those providing essential community services.
- 4-6 The proponent shall ensure that each aircraft type likely to operate regularly from the airpark has completed a standard noise test for accreditation to operate from the airpark in accordance with the requirements of condition 4-5, prior to use of the airpark. The accreditation requirements, including the standard noise test, shall be established in consultation with the Department of Environmental Protection.

Note: The noise requirements of this condition do not apply to aircraft using the airpark in emergencies (either aircraft emergencies or for the provision of emergency services), nor for those providing essential community services.

- 4-7 The proponent shall adhere to commitments 18 and 19 when noise emissions from aircraft using the airpark, at any residential premises located within the areas defined by the boundaries of aircraft training areas referred to in condition 4-2(1) and occupied by an occupier who has not in writing indicated that higher noise levels are acceptable, exceed 60 dB L_{Amax} .
- 4-8 The proponent shall only conduct or permit special events at the airpark which are likely to temporarily increase the noise impact in the vicinity of the airpark, to the requirements of the Minister for the Environment on advice of the Department of Environmental Protection. (The number of special events which may be permitted under this condition will not exceed four per calendar year. See procedure 4-2).

Procedures for Noise Management

- 4-1 The maximum noise limits specified in condition 4 may be varied by up to 5 dBL_A by the Minister for the Environment if the Minister is satisfied that any such change is warranted and will not significantly change the noise impact caused by operations of the airpark.
- 4-2 The Minister for the Environment may permit special events under terms and conditions which differ reasonably from those of this statement. (See condition 4-8).
- 4-3 L_{dn} shall be determined, for each day, from the hourly L_{Aeq} levels calculated by the noise monitoring station referred to in condition 4-2(3) by adding 10 dB to each hourly L_{Aeq} level for the period 2200 hours to 0700 hours, then calculating the 24 hour L_{Aeq} level from the nine adjusted hourly levels and the fifteen unadjusted hourly levels representing the time period of 0700 hours to 2200 hours.

5 Time Limit on Approval

The environmental approval for the proposal is limited.

- 5-1 If the proponent has not substantially commenced the project within five years of the date of this statement, then the approval to implement the proposal as granted in this statement shall lapse and be void. The Minister for the Environment shall determine any question as to whether the project has been substantially commenced.

Any application to extend the period of five years referred to in this condition shall be made before the expiration of that period, to the Minister for the Environment by way of a request for a change in the condition under Section 46 of the Environmental Protection Act. (On expiration of the five-year period, further consideration of the proposal can only occur following a new referral to the Environmental Protection Authority.)

6 Compliance Auditing

In order to ensure that environmental conditions and commitments are met, an audit system is required.

- 6-1 To help verify environmental performance, the proponent shall prepare periodic Progress and Compliance Reports, in consultation with the Department of Environmental Protection.

Procedures for Compliance

- 6-1 The Department of Environmental Protection is responsible for verifying compliance with the conditions contained in this statement, with the exception of conditions stating that the

proponent shall meet the requirements of either the Minister for the Environment or any other government agency.

- 6-2 If the Department of Environmental Protection, other government agency or proponent is in dispute concerning compliance with the conditions contained in this statement, that dispute will be determined by the Minister for the Environment.

Kevin Minson MLA
MINISTER FOR THE ENVIRONMENT

17 NOV 1994

Note

- 1 The proponent is required to apply for a Works Approval and Licence under the provisions of Part V. of the Environmental Protection Act for the wastewater treatment plant component of this project.
- 2 The proponent is required to apply to the Health Department of Western Australia for approval of the sewage treatment plant and the re-use of effluent.

PROPONENT'S COMMITMENTS

as modified on 7 July 1994

**MURRAYFIELD AIRPARK & RESORT COMPLEX
NAMBEELUP, SHIRE OF MURRAY**

SECOND PROPOSAL (807)

ROYAL AERO CLUB OF WA (INC) & HAWKVIEW HOLDINGS PTY LTD

REVISED LIST OF COMMITMENTS

Commitments represent the proponents' solutions to potential environmental problems posed by the development. Essentially they are promises by the proponent regarding the way in which certain aspects of the proposal will be carried out.

The RACWA and Hawkview Pty Ltd commit to carrying out the following commitments:

General

1. The proponents will ensure that all commitments and environmental conditions will be heeded and wherever necessary enforced by the lessees, management agencies and subcontractors involved in the construction and operation of the proposal.

Pre-Construction

2. The proponents will prepare a nutrient and irrigation management program prior to commencement of construction of the golf course and resort which will include the following:
 - 1 fertiliser management types of fertiliser used, frequency of application (based on soil and tissue testing),
 - 2 soil amendment details under fertilised and effluent irrigated area,
 - 3 irrigation management (relating to the rational use of water for irrigation),
 - 4 drainage management, and
 - 5 monitoring and as a consequence of findings, changes in management activities.

The above will be implemented during the operation of the airpark and resort to the satisfaction of the EPA and the Waterways Commission.

3. The proponent will liaise with the Water Authority of Western Australia to evaluate the supply of potable water to the development.

Post Construction

4. Design and carry out a monitoring programme to monitor groundwater levels, water levels in selected wetlands, and water quality parameter during the resorts operation to the satisfaction of the EPA and WAWA.
5. Install and operate a sewage treatment plant that will remove phosphorus from sewage to a concentration of 2mg/L. The resulting effluent will be used for irrigation and solid waste will be disposed of off-site to the satisfaction of the EPA and the Health Department.
6. Operate a policy of priority use of runways to reduce the level of noise experienced by residents to the satisfaction of the Shire of Murray.
7. Perform any engine tests between the hours of 0700 and 1800 within a purpose build enclosure designed to reduce the noise generated to acceptable levels with regard to nearby residents to the satisfaction of the Shire of Murray.

8. Store aviation fuel in above ground tanks which are fully banded with a capacity in excess of the quantity of fuel stores, to the satisfaction of the Department of Mines.

During Construction

9. The proponents will, during construction and operation of the resort, maintain the existing functions of all wetlands that are to be retained on site. This will be achieved by preventing physical interference with or destruction of the wetlands, by nutrient management, and by not permitting any surface drainage or effluents that originate from the aerodrome complex or resort discharging into any wetlands. This will be done to the satisfaction of the EPA.
10. Maintain wherever possible, the remnant vegetation on the site and embark on a planting program in which indigenous trees and shrubs together with other plants will be planted throughout the development area. This will be done to the satisfaction of the EPA.
11. Ensure that construction activities that have the potential to create unacceptable levels of noise at nearby residences will only be carried out between 0700 and 1800 hours Monday through Saturday. This will be done to the satisfaction of the Shire of Murray.
12. Control dust during and after the construction phase should it be determined that dust levels are high enough to cause inconvenience to neighbouring residents. Dust control will principally be controlled by the use of water carts and will be done to the satisfaction of the Shire of Murray.
13. Install structures such as interceptor pits and oil traps to prevent the spread of fuel that could be spilt from refuelling areas. This will be done to the satisfaction of the EPA.

ADDITIONAL COMMITMENTS

Noise Control During Operation of Aerodrome

Hours of operation

14. No aircraft involved in flying circuit training will land at, or take off from, Murrayfield Airpark between the hours of 10.00pm and 7.00am on any day.
15. Runway 27 will not be used for take offs except where such take offs are associated with the provision of emergency services such as Royal Flying Doctor Service or Police emergency flights and are made in weather conditions which preclude the use of other runways.
16. The RACWA will ensure that less than 1% of take offs from the Murrayfield Airpark occur between 10.00pm and 7.00am. The time base for the determination of this percentage will be any consecutive ninety days.

Training Circuits

17. Use of, and the impact caused by, flying training circuits where a turn to the west following a take off from runway 05 shall be reviewed by the RACWA following a request of the EPA. The Club anticipates such a request for review will only be made by the EPA where it has received, from residents of the Nambeelup area, sustainable complaints regarding noise emissions from aircraft.

Planning Considerations

18. The RACWA will negotiate to purchase any residential property in the Nambeelup Park Estate affected by aircraft noise (ie. where the requirements of an approval issued under the environmental Protection Act are not met) if the owners wish to sell. Purchase of any properties under this commitment will be negotiated in accordance with relevant real estate and valuation legislation, procedures and guidelines.
19. The RACWA will negotiate to acoustically treat any current residential building potentially affected by aircraft noise (ie. where the requirements of an approval issued under the environmental Protection Act are not met) to reduce indoor aircraft noise levels associated with pilot training if the owner wishes.

Noise Levels

20. Aircraft operations from Murrayfield Airpark will be managed by the RACWA such that noise emissions, as measured at any residential premises in occupation by any occupier who has not, in writing, indicated that higher noise levels are acceptable, do not exceed 60 dB LDN.
21. Aircraft operations from Murrayfield Airpark will be managed by the RACWA such that noise emissions due to the operation of any aircraft being used for training purposes, as measured at any residential premises in occupation by an occupier who has not, in writing, indicated that higher noise levels are acceptable, do not exceed 65 dB LA (slow) maximum.

Monitoring

22. The RACWA will install, maintain in proper working order, and operate, a noise monitoring system which provides hourly statistical data, the data necessary to determine LDN levels and the ability to record, on magnetic tape, those noise sources which exceed 65 dB LA (slow) for more than 15 seconds. This monitor will be established in the Nambeelup area at a residential premises acceptable to the owner of the premises, the RACWA and the EPA.

Relationship with Neighbours

23. The RACWA will publicly display a notice advising all airpark users that the site could be subject to noise from dogs on the neighbouring Nambeelup Park Estate or noise and/or odour from the piggery on the neighbouring Wandalup farms property. The RACWA will also advise users of and visitors to the airpark that any such noise or odour should be tolerated, provided it is produced in accordance with best practice, and that the RACWA will take no action to seek to have the odour or noise reduced.

In making this commitment the RACWA also requires a similar spirited reciprocal co-operation from neighbouring land users, provide the airpark is meeting the requirements of an approval issued under the Environmental Protection Act.

Community Liaison

24. The RACWA will form an advisory community group representative of residents and land owners in the Nambeelup-Murrayfield precinct to monitor community attitudes and expectations regarding operation of the aerodrome.