



MINISTER FOR THE ENVIRONMENT;
EMPLOYMENT AND TRAINING

Ass # 951
Bull # 844
State # 448

**STATEMENT TO AMEND CONDITIONS APPLYING TO A PROPOSAL
(PURSUANT TO THE PROVISIONS OF SECTION 46 OF THE
ENVIRONMENTAL PROTECTION ACT 1986)**

PROPOSAL: MURRAY LAKES GOLF COMPLEX AND
RESIDENTIAL ESTATE, YUNDERUP (207/951)

CURRENT PROPONENT: MURRAY LAKES PTY LTD

CONDITIONS SET ON: 25 SEPTEMBER 1989

The implementation of this proposal is now subject to the following conditions which replace all previous 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 (including the documented modifications of May 1996), the proponent shall fulfil the relevant environmental management commitments made in documentation on the modifications to the Murray Lakes development in May 1996 and reported on in Environmental Protection Authority Bulletin 844 (March 1997); in the Notice of Intent (1988), and published in Environmental Protection Authority Bulletin 385 as Appendix 1; and in response to issues raised following public submissions; provided that the commitments are not inconsistent with the conditions or procedures contained in this statement.

In the event of any inconsistency, the conditions and procedures shall prevail to the extent of the inconsistency.

A copy of the consolidated environmental management commitments (March 1997) is attached.

Published on

11 JAN 1997

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.
- 2-2 Where, in the course of the detailed implementation referred to in condition 2-1, the proponent seeks to change the designs, specifications, plans or other technical material submitted to the Environmental Protection Authority 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 Nutrient Input

- 3-1 Within six months following establishment of the development, the proponent shall ensure that nutrient input to the site does not exceed 1.2 tonnes of phosphorus per annum and that phosphorus export does not exceed, on average, 140 kilograms per annum.
- 3-2 Within six months following establishment of the development, the proponent shall identify an acceptable nitrogen load for discharge from the property, to the requirements of the Environmental Protection Authority. This load shall be consistent with minimizing the nitrogen discharge from the property.
- 3-3 The proponent shall ensure that nitrogen discharges from the property do not exceed the level(s) identified according to the requirements of condition 3-2.
- 3-4 In order to achieve the objectives referred to in conditions 3-1, 3-2 and 3-3, the proponent shall, prior to construction, prepare a revised Nutrient Management Plan to the requirements of the Environmental Protection Authority.
- 3-5 The proponent shall implement the revised Nutrient Management Plan required by condition 3-4.
- 3-6 In designing an emergency overflow system for the sewage pumping station, the proponent shall take into consideration impacts of overflows upon the adjacent environment, including the wetlands within the site.
- 3-7 The proponent shall construct the sewage pumping station and associated emergency overflow system consistent with the design requirements of condition 3-6.

4 Vegetation

- 4-1 To compensate for the area of vegetation cleared for the development, the proponent shall re-establish an area of trees, shrubs and ground cover of at least the equivalent size and preferably greater, within the development site, to the requirements of the Minister for the Environment on advice of the Environmental Protection Authority.

Vegetation retention and planting proposals shall be incorporated in the revised Nutrient Management Plan required by condition 3-4.

5 Drainage

- 5-1 The proponent shall design and construct the drainage system within the development site to the requirements of the Shire of Murray and the Water and Rivers Commission.
- 5-2 The proponent shall ensure that all surface drainage is retained on-site, except when rainfall causes flooding of severity equal to or greater than that expected in 1:10 years, and that there is sufficient storage capacity on-site to store the run-off from a 1-in-10 year storm event for a minimum of three days.

6 Proponent

These conditions legally apply to the nominated proponent.

- 6-1 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.

7 Time Limit on Approval

The environmental approval for the proposal is limited.

- 7-1 If the proponent has not substantially commenced the modified project within five years of the date of this statement, then the approval to implement the modified proposal shall lapse and be void. The Minister for the Environment shall determine any question as to whether the modified 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.

Where the proponent demonstrates to the requirements of the Minister for the Environment on advice of the Department of Environmental Protection that the environmental parameters of the proposal have not changed significantly, then the Minister may grant an extension not exceeding five years.

8 Compliance Auditing

To help determine environmental performance and compliance with the conditions, periodic reports on the implementation of the proposal are required.

- 8-1 The proponent shall submit periodic Performance and Compliance Reports, in accordance with an audit programme prepared by the Department of Environmental Protection in consultation with the proponent.

Procedure

- 1/ Unless otherwise specified, the Department of Environmental Protection is responsible for assessing compliance with the conditions contained in this statement and for issuing formal clearance of conditions.

- 2 Where compliance with any condition is in dispute, the matter will be determined by the Minister for the Environment.
- 3 The proponent has made a commitment (commitment no. 25) to develop a mosquito management programme in conjunction with the Shire of Murray.

The Shire of Murray will then implement this management programme to the requirements of the Department of Environmental Protection and the Health Department of Western Australia.

CHERYL EDWARDES (Mrs) MLA
MINISTER FOR THE ENVIRONMENT

10 JUN 1997

Proponent's Environmental Management Commitments

March 1997

MURRAY LAKES GOLF COMPLEX & RESIDENTIAL ESTATE, YUNDERUP (207/951)

MURRAY LAKES PTY LTD

The following commitments made by Murray Lakes Pty Ltd on the development of Murray Lakes Golf Course Estate are revised commitments associated with the Section 46 Review, which replace all previous commitments.

NUTRIENTS

- 1 The development will be fully sewerred and connected to existing Water Corporation facilities.
- 2 The golf course will be contoured and designed so that all surface run-off, superficial leachate and stormwater will be collected in surface lakes in the golf course complex.
- 3 Appropriate soil amendment techniques will be determined and applied following soil investigation studies and consultation with a turf management consultant and the Turf and Irrigation Nutrient Study Group.
- 4 Water from lakes will be used to irrigate the golf course fairways and greens. In doing so, leached nutrients will be recycled within the complex.
- 5 Grass cuttings and weed biomass that may be harvested from the lakes will be mulched and composted on-site for use within the complex.
- 6 The use of low phosphate fertilizers will be encouraged in residential areas and undertaken by the management. Total phosphate use on the entire proposed development site will not exceed 1.2 tonnes per annum.
- 7 Slow release phosphate fertilizers will be used wherever practicable.
- 8 Residents within the development will be encouraged to minimize fertilizer and water use by planting native plants and ground covers with a low phosphorus requirement and to minimize the area planted with lawns.
- 9 Native (indigenous) trees, shrubs and ground cover will be used throughout reserves and the golf course.
- 10 Soils on each green, tee and fairway will be monitored regularly to determine phosphate level and moisture levels to allow for adjustment to fertilizer application rate and irrigation rates as appropriate. Irrigation water will be sampled each September, January and April to also assist in fertilizer decision-making. Results of sampling will be reported annually to the Environmental Protection Authority.
- 11 Nutrient levels in the lakes will be monitored so as to determine fertilizer requirements of the adjacent irrigated areas and to assess the quality of the lake water.
- 12 The existing bore water supply may be used to assist in maintaining the artificial lake system and may be used to dilute nutrient levels in the lake water, should it be required. The developer is aware that the available supply may be limited and that any additional supply will be subject to a supply being located and access approved by the Water and Rivers Commission.
- 13 Soil and water nutrient loadings will be logged by the management authority and available to the Environmental Protection Authority upon request.

- 14 All surface drainage from the development will be retained on-site except for years where rainfall causes flooding of severity greater than that expected in 1:10 years. For the purposes of salinity control, water discharged from the irrigation lakes to the recreation lake will have a phosphorus concentration of less than 5.0 mg/L. The total of such discharges will not exceed 100 kilograms per annum of phosphorus.

LAND MANAGEMENT AND CONSERVATION

- 15 Existing vegetation will be maintained wherever possible. This includes 54.6 ha of teatree thicket and scrub, forest habitat and large tree stands.
- 16 Approximately 15 ha of existing remnant native vegetation will be cleared for development. An area equal to or greater than that cleared will be revegetated with native species.
- 17 A conservation management plan will be prepared and implemented to address flora and fauna protection including fencing, fire management, control of weed and feral animal species, litter and control of domestic animals. The plan will incorporate the appropriate management of the common boundary between the development site and the recommended System 6 area. This plan will be prepared to the satisfaction of the Environmental Protection Authority and the Department of Conservation and Land Management.
- 18 Residential allotments will be located outside of the existing floodway and elevated above the level of the 100 year flood event as defined in the Shire of Murray Town Planning Scheme No 4 - Amendment No 38.
- 19 A wetland management plan will be prepared to the satisfaction of the Environmental Protection Authority and the Water and Rivers Commission to address the management of all natural and artificial waterbodies on the site and include habitat protection and enhancement and water quality maintenance. This plan also needs to incorporate monitoring, auditable criteria and a timeframe.

WASTE REMOVAL

- 20 Solid waste produced during the construction period will be collected in industrial waste bins and removed by a commercial contractor.
- 21 On establishment, domestic waste will be removed by the Shire of Murray. This is to be funded by rate revenue.
- 22 Regular site inspections by the proponent will ensure that site hygiene is of a high standard.

TRAFFIC AND ACCESS

- 23 Adequate access will be provided to both the residential estate and club-hotel complex.
- 24 In consultation with the Shire of Murray, suitable speed limitation and signposting will be established along South Yunderup Road, adjacent to the site.

NUISANCE INSECTS

- 25 The proponent will prepare a mosquito management programme in conjunction with the Shire of Murray, based on non-polluting, biological control methods, to meet the requirements of the Department of Environmental Protection and the Health Department of Western Australia.

CONSTRUCTION PHASE IMPACTS

- 26 The proponent will design and subsequently implement a Construction Management Plan designed to minimize construction effects on the local environment and community. This plan will address workforce environmental orientation, public safety, protection of remnant vegetation, fuel storage, disposal of wastes, construction traffic, noise and dust control.