



Statement No.

MINISTER FOR THE ENVIRONMENT AND HERITAGE

000608

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

**BULLSBROOK TURF FARM, LOT 8 RAPHAEL ROAD, BULLSBROOK
SHIRE OF SWAN**

Proposal: The expansion of the existing turf farm at Lot 8 Raphael Road, Bullsbrook from 12 hectares to 26 hectares, as documented in schedule 1 of this statement.

Proponent: Mr John Maas

Proponent Address: 108 Franklin Road, WANNEROO WA 6065

Assessment Number: 1067

Report of the Environmental Protection Authority: Bulletin 1052

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

Procedural conditions

1 Implementation and Changes

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

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

2 Proponent Nomination and Contact Details

- 2-1 The proponent for the time being nominated by the Minister for the Environment and Heritage under section 38(6) or (7) of the *Environmental Protection Act 1986* is responsible for the implementation of the proposal until such time as the Minister for the Environment and Heritage has exercised the Minister's power under section 38(7) of the Act to revoke the nomination of that proponent and nominate another person as the proponent for the proposal.
- 2-2 If the proponent wishes to relinquish the nomination, the proponent shall apply for the transfer of proponent and provide a letter with a copy of this statement endorsed by the proposed replacement proponent that the proposal will be carried out in accordance with this statement. Contact details and appropriate documentation on the capability of the proposed replacement proponent to carry out the proposal shall also be provided.
- 2-3 The nominated proponent shall notify the Department of Environmental Protection of any change of contact name and address within 60 days of such change.

3 Commencement and Time Limit of Approval

- 3-1 The proponent shall provide evidence to the Minister for the Environment and Heritage within five years of the date of this statement that the proposal has been substantially commenced or the approval granted in this statement shall lapse and be void.

Note: The Minister for the Environment and Heritage will determine any dispute as to whether the proposal has been substantially commenced.

- 3-2 The proponent shall make application for any extension of approval for the substantial commencement of the proposal beyond five years from the date of this statement to the Minister for the Environment and Heritage, prior to the expiration of the five-year period referred to in condition 3-1.

The application shall demonstrate that:

- the environmental factors of the proposal have not changed significantly;
- new, significant, environmental issues have not arisen; and
- all relevant government authorities have been consulted.

Note: The Minister for the Environment and Heritage may consider the grant of an extension of the time limit of approval not exceeding five years for the substantial commencement of the proposal.

Procedures

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

Notes

- 1 The Minister for the Environment and Heritage will determine any dispute between the proponent and the Environmental Protection Authority or the Department of Environmental Protection over the fulfilment of the requirements of the conditions.
- 2 The proponent is required to apply for a licence to take groundwater for this project under the provisions of Section 5C, *Rights in Water and Irrigation Act 1914*.

This licence will address:

- Nutrient and irrigation monitoring;
- Groundwater monitoring; and
- Annual compliance report.

Dr Judy Edwards MLA
MINISTER FOR THE ENVIRONMENT AND HERITAGE

- 2 OCT 2002

Schedule 1

Bullsbrook Turf Farm, Lot 8 Raphael Road, Bullsbrook, Shire of Swan (Assessment No. 1067)

The proposal is to expand the existing turf farm at Lot 8 Raphael Road, Bullsbrook from 12 hectares to 26 hectares.

Lot 8 Raphael Road has a total area of 58 hectares with a creek line in the northern part of the property which flows once every 3 to 4 years when winter rainfall is high. The area proposed for expansion of the turf farm was cleared for cattle grazing and general agriculture at least 20 years ago. No clearing is required for this proposal.

The proponent currently has two centre pivot irrigators on the property with a combined irrigated area of 26 hectares. At present, there are 8 hectares of turf under pivot 1 and 4 hectares under pivot 2. The additional 14 hectares of turf will be grown under pivot 2.

The key proposal characteristics are shown in Table 1.

Table 1 - Key Proposal Characteristics

Element	Description
Turf production area: <ul style="list-style-type: none"> existing proposed (total) 	<ul style="list-style-type: none"> 12 hectares 26 hectares
Groundwater licence: existing proposed (total)	<ul style="list-style-type: none"> 193,500 kilolitres per annum 449,500 kilolitres per annum
Clearing	No remnant vegetation will be cleared.
Revegetation	Turf farming operations will be set back at least 50 metres from the edge of the banks of the watercourse, and the buffer area will be revegetated with locally occurring species.
Use of poultry manure	Uncomposted manures will not be used.
Fertiliser nutrient inputs to 26 hectares (2 crops) <ul style="list-style-type: none"> nitrogen – pivot 1 nitrogen – pivot 2 phosphorus – pivot 1 phosphorus – pivot 2 	(all values approximate) <ul style="list-style-type: none"> 540 kilograms per hectare per year 640 kilograms per hectare per year nil 50 kilograms per hectare per year.
Nutrients removed in turf rolls (2 crops) <ul style="list-style-type: none"> nitrogen phosphorus 	(all values approximate) <ul style="list-style-type: none"> 600 kilograms per hectare per year; 40 kilograms per hectare per year.
Nutrients to environment from 26 hectares <ul style="list-style-type: none"> nitrogen phosphorus 	(all values approximate) <ul style="list-style-type: none"> 9 kilograms per hectare per year; 5 kilograms per hectare per year removed from groundwater.

Figure 1 (attached) – Bullsbrook Turf Farm.

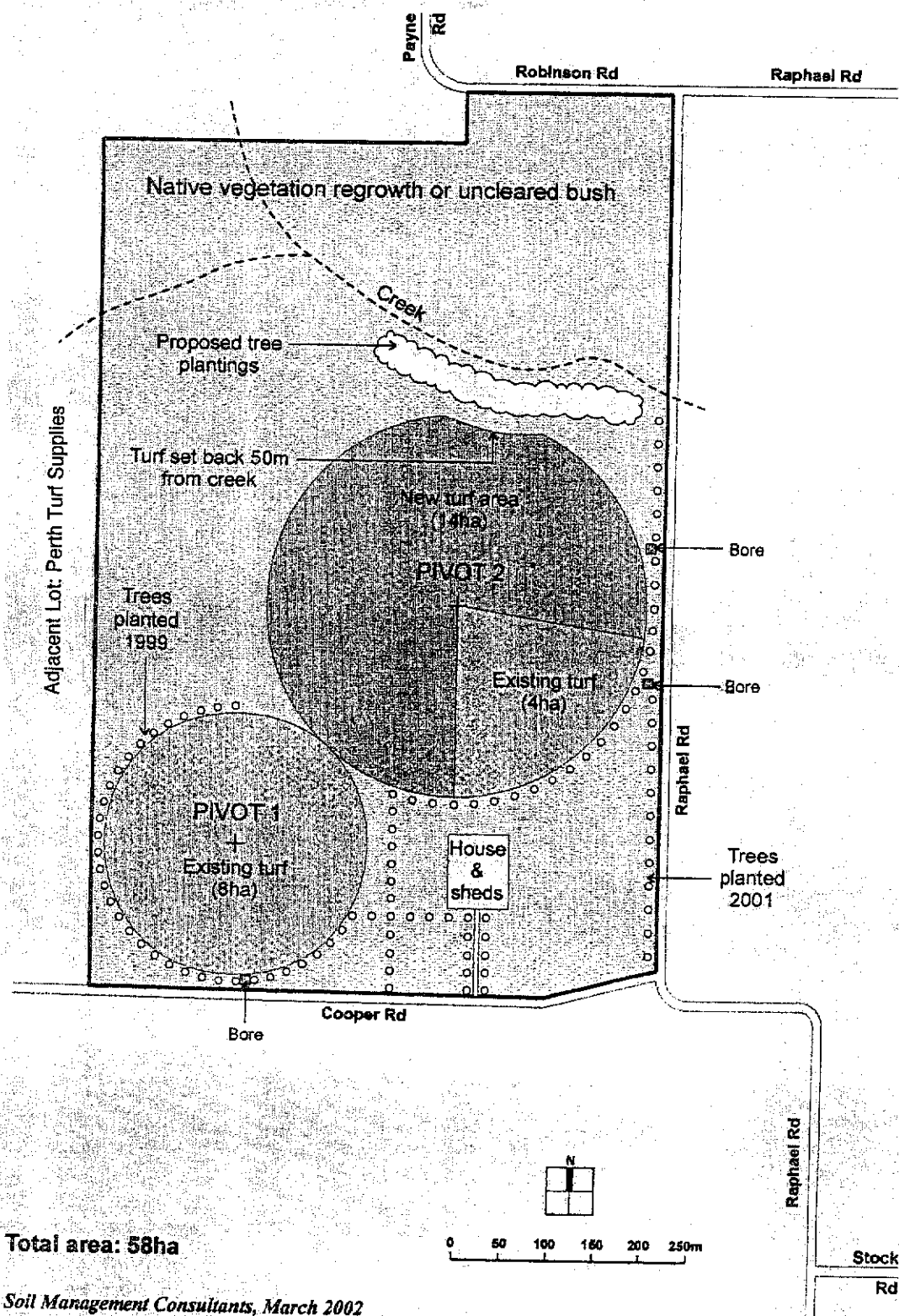


Figure 1: Bullsbrook Turf Farm, Lot 8 Raphael Road, Bullsbrook