

ASS # 043

Bull # 296

State # 010



MINISTER FOR ENVIRONMENT

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

MEZZANINE PTY LTD PROPOSED DEVELOPMENT AT COODANUP

This proposal may be implemented subject to the following conditions:

1. The proponent fulfilling the commitments given in the Notice of Intent and the supplementary document (copy of relevant commitments attached).
2. An Environmental Management Plan shall be prepared by the proponent to the satisfaction of the Peel Inlet Management Authority and the Shire of Mandurah.

This Management Plan must address:

- . the boat haven, including details of action to be taken in the event of a fuel, oil or other spillage. The Boat Haven should be designed such that the draft of boats catered for is consistent with the current dredging regime of the Serpentine River entrance;
  - . the Serpentine River foreshore fronting the proposed development area. Details of rehabilitative work and future management techniques to minimise impacts of people and boat traffic pressures must also be included; and
  - . maintenance of the wetland area adjacent to Peel Parade. In particular, stormwater must not be discharged into the wetland on the south west corner of Lot 169.
3. The proponent shall ensure that permanent unconstrained public access is maintained around the boat haven to the satisfaction of the Peel Inlet Management Authority.

Barry Hodge, MIA  
MINISTER FOR ENVIRONMENT

25 NOV 1987

## COODANUP DEVELOPMENT

COMMITMENTS MADE BY OR ON BEHALF OF MEZZANINE PTY LTD IN THE NOTICE OF INTENT (JANUARY 1987); SUPPLEMENTARY REPORT (JUNE 1987); AND IN UNDERTAKINGS GIVEN ORALLY TO THE PEEL INLET MANAGEMENT AUTHORITY (JULY 1987)

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### 1. PUBLIC OPEN SPACE CONTRIBUTION

Mezzanine Pty Ltd proposes to give up, free of cost, open space areas totalling 15.717 hectares or 24.56% of the total site of 64.005 hectares.

These figures allow for the inclusion of approximately 3.52 hectares of foreshore land, part of Pt Lot 170A, which is being acquired by Mezzanine Pty Ltd from the Shire of Murray.

Without allowing for Pt Lot 170A the total site area is 60.4848 hectares and the open space contribution 12.197 hectares (or 20.16% of the site).

Proposed public open space areas comprise:

- (i) 50 metre river foreshore reserve for the full length of the site with the single exception of the restored homestead. This area totals 6.33 hectares, including 3.52 hectares from Lot 170A.
- (ii) Wetland Conservation Reserve 1.87 hectares
- (iii) Other Open Space Areas 7.52 hectares

Picnic and barbeque facilities would be provided (Notice of Intent 3.2.2).

### 2. WETLAND REHABILITATION

Mezzanine Pty Ltd proposed to rehabilitate the degraded ephemeral wetland adjacent to Peel Parade. The work would include planting of indigenous species, including thinning and transplantation of existing reeds; and possible contour modification to ensure a permanent water area. (Refer Notice of Intent Summary and 3.2.6; Supplementary Report 3.7).

### 3. PRESERVATION AND ENHANCEMENT OF VEGETATION

Restrictive covenants on residential lots are proposed, to ensure that trees are not removed. (Notice of Intent 3.2.1).

In areas of open space a programme of restoration and revegetation with indigenous species would be carried out (Notice of Intent 3.2.2; 3.2.6; 3.2.7).

Native species street trees would be planted (Notice of Intent Summary).

### 4. RIVER FORESHORE REHABILITATION

Mezzanine Pty Ltd proposes to carry out a programme of rehabilitation in cooperation and consultation with PIMA and the Shire of Mandurah. This work would include bank protection with log walls and rock armour; planting of vegetation and removal of debris. (Notice of Intent 3.2.2 and 3.2.5).

5. BOAT HAVEN MANAGEMENT

Mezzanine proposes that the boat haven would be owned by a corporate entity (company or trust) established with clearly defined legal obligations in respect of maintaining the boat haven and associated matters such as water quality, to ensure that no ongoing burden of maintenance would accrue to any public authority. (Notice of Intent Summary).

A permanent management and maintenance presence would be maintained at the boat haven (Notice of Intent 3.2.3).

Mezzanine Pty Ltd expects to submit details of the management and ownership provisions for approval by the relevant authorities, and undertake any necessary legal agreements (Presentation to PIMA July 1987).

6. UTILITY SERVICES

The usual utility services, including connection of all lots to deep sewerage, would be provided.

Stormwater drainage would be disposed of on site, not discharged to the Serpentine River or Peel Inlet.

7. LIMITATION OF BOAT SIZE

Mezzanine would be prepared to accept limitations on the size of boats using the boat haven, based on the navigable depth of the Serpentine River. (Presentation to PIMA July 1987).