



Ass # 723

Bull # 663

State # 307

WESTERN AUSTRALIA

**MINISTER FOR THE ENVIRONMENT**

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

**PORT BOUVARD URBAN & CANAL DEVELOPMENT  
STAGE 1 - SOUTHPORT (723)**

**WANNUNUP DEVELOPMENT NOMINEES 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 (which are not inconsistent with the conditions or procedures contained in this statement) made in the Public Environmental Review and in response to issues raised following public submissions. These commitments are consolidated in Environmental Protection Authority Bulletin 663 as Appendix 2. (A copy of the commitments is 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 Waterway Management**

- 3-1 In the event that the proponent proceeds with the construction of a canal estate (Southport Development Option 2), the proponent shall ensure that the water quality within the canal estate is not unacceptably contaminated by groundwater leachates originating from the existing tip site at Caddadup Reserve.
- 3-2 In the event that the proponent proceeds with the construction of a canal estate (Southport Development Option 2), prior to construction of the waterway, the proponent shall prepare a plan which includes how groundwater contaminated by leachates will be prevented from flowing into the canal system so that an acceptable standard of water quality can be maintained within the waterway.
- 3-3 Prior to the boat haven or canal estate becoming operational, the proponent shall ensure that an agreement, acceptable to the Minister for the Environment, regarding the long-term management of the artificial waterway (i.e. post five years) has been finalised.

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#### **4 Groundwater Abstraction**

A groundwater monitoring programme for the superficial aquifer is required to ascertain water quality within the aquifer, and any implications of the use of this water for supply to residential properties.

- 4-1 The proponent shall ensure that there is not an unacceptable impact on the groundwater.
- 4-2 Prior to subdivision approval, the proponent shall prepare a monitoring plan for the superficial groundwater aquifer in consultation with the City of Mandurah and the Water Authority of Western Australia. This plan shall include remedial measures to be undertaken in the event that monitoring results indicate an unacceptable impact on the groundwater resource.

#### **5 Coastal Dunes**

- 5-1 The proponent shall ensure that the coastal dunes in the vicinity of the Southport development are not degraded and any disturbance to the dunes is minimised.
- 5-2 Prior to construction of the golf course, the proponent shall prepare detailed design and rehabilitation measures to protect the dune system during and following construction of the golf course, in consultation with the Department of Planning and Urban Development, to achieve the following objectives :
  - 1 minimisation of the impact on native vegetation;
  - 2 restoration of degraded dune areas; and
  - 3 minimisation of the modification of the existing dune landform.
- 5-3 Prior to construction of the golf course, the proponent shall include the measures required by condition 5-2 within the proposed Foreshore Management Plan for Southport.

#### **6 Native Vegetation**

Native vegetation growing within Caddadup is considered to be of regional importance.

- 6-1 The proponent shall ensure that during the construction and operation of the golf course there is minimal disturbance to native vegetation within Caddadup Reserve.

#### **7 Nutrient Management**

The proponent has made a commitment to prepare a Golf Course Management Plan to identify appropriate management measures for the golf course. This plan should include management measures for artificial lakes on the golf course.

- 7-1 The proponent shall ensure that the use of reticulated treated sewage on the golf course does not adversely impact on groundwater.
- 7-2 Prior to construction of the golf course, the proponent shall incorporate within the Golf Course Management Plan for Southport management measures for the artificial lakes within the golf course, including mosquito control, and any future plans for the application of reticulated treated sewage.

#### **8 Proponent**

These conditions legally apply to the nominated proponent.

- 8-1 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.

**9 Time Limit on Approval**

The environmental approval for the proposal is limited.

- 9-1 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.)

**10 Compliance Auditing**

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

- 10-1 The proponent shall prepare periodic "Progress and Compliance Reports", to help verify the environmental performance of this project, in consultation with the Environmental Protection Authority.

**Procedure**

The Environmental Protection Authority 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.

If the Environmental Protection Authority, 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.



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Kevin Minson MLA  
MINISTER FOR THE ENVIRONMENT

17 MAR 1993

**PROPONENT'S COMMITMENTS**

**PORT BOUVARD URBAN & CANAL DEVELOPMENT,  
STAGE 1 - SOUTHPORT (723)**

**WANNUNUP DEVELOPMENT NOMINEES PTY LTD**

A copy of environmental commitments proposed to be undertaken by the proponent is attached.

## 1.0 COMMITMENTS

These are the commitments undertaken by the proponent:

### 1.1 Pre-Construction

The following management plans will be prepared prior to construction of the relevant components:

#### 1.1.1 Golf Course Management Plan

A staged nutrient management programme will be prepared to minimise nutrient export which will:

- minimise fertiliser application through the use of slow release fertilisers and foliar feeding.
- involve regular soil sampling and tissue testing to assess soil and plant nutrient levels.

The management plan will detail fairway layouts and proposed water usage and will be prepared upon receipt of development approval for the golf course. The management plan will be prepared to the satisfaction of the Environmental Protection Authority.

#### 1.1.2 Foreshore Management Plan

A foreshore management plan will be prepared for the coastal dunes for the extent of the proponents land and will detail:

- areas to be managed and rehabilitated;
- the nature of rehabilitation including earthworks, temporary stabilisation including earthworks, temporary stabilisation measures, stockpiling of vegetation, revegetation species and techniques;
- location, design and management of accessways;
- maintenance requirements; and
- maintenance of golf course fairways where these impact on the dunes.

The management plan would be prepared as a condition of subdivision approval for the land immediately adjoining the coast and would be prepared to the satisfaction of the EPA and the Coastal Planning Branch of the Department of Planning and Urban Development.

#### 1.1.3 Water Quality Management and Monitoring Plan

A water quality management and monitoring programme will be prepared to confirm the predictions concerning water quality in the proposed canals. The programme will be prepared following the lands

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rezoning to "Canal Zone". The design of the programme will be undertaken in consultation with PIMA and the EPA and will include the following:

Summer and winter monitoring of the water quality at four sites in the canal estates and two reference stations. One reference station would be located in the ocean and the other in the estuary. The surface and bottom water at each site would be analysed for salinity, temperature pH, dissolved oxygen, total phosphorus phosphate, total nitrogen and copper.

The surface sediments from all six sites would be analysed for build up of total of phosphorous and copper. This would be undertaken two years after the completion of construction of the canal estates.

The plan will also include procedures for the investigation and introduction of appropriate measures if unacceptable water quality occurs.

The monitoring programme would span five years and the results submitted to PIMA and the EPA for review.

#### **1.1.4 Waterway Management Plan**

In accordance with the Department of Planning and Urban Development Policy for Canal Estates (Policy No. DC1.8) a management agreement will be prepared with the City of Mandurah to address responsibilities for a long term maintenance of the canal estates. This normally requires the proponent to attend to general maintenance for the first 5 years and the Local Authority thereafter. The Management Agreement would be prepared as part of the statutory documentation for the "Canal Zone" and would be prepared in consultation with the Mandurah City Council and the Department of Planning and Urban Development.

#### **1.1.5 Archeological and Ethnographic Survey**

Following development approval for the proposed golf course an archaeological and ethnographic survey will be undertaken over the southern portion of the Caddadup Reserve in accordance with the requirements of the Aboriginal Heritage Act and in consultation with the relevant authorities.

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## 1.2 During Construction

### 1.2.1 Dune Protection

Where development enters the dunes the area of disturbance will be minimised to ensure that the majority of existing vegetation cover is retained. Vegetation which is cleared to facilitate roads and pathways, golf course fairways and residential development will be stockpiled to be used as stabilising brush cover on areas which are to be rehabilitated.

### 1.2.2 Noise, Traffic Management and Dust Control Measures

Work involved in the bulk earthworks and residential subdivision development will be undertaken in accordance with the Local Authority's standards and where required the Environmental Protection Authority's standards for noise, traffic management and dust control measures.

### 1.2.3 Community Awareness

The proponent will respond to local enquires or complaints regarding elements relevant to the construction of the canals and urban development.

## 1.3 Post Construction

- All development within the Port Bouvard project will be undertaken in accordance with the requirements and conditions of the Peel-Harvey Statement of Planning Policy 1992 and the Environmental Protection Policy (Peel-Harvey Estuarine System) 1992.
  - The Water Quality Management and Monitoring Plan as referred to in Section 1.1.3 will be implemented to provide a management and monitoring programme for five years following construction of the respective canals.
  - The Waterway Management Plan (Section 1.1.4) will be implemented in accordance with the requirements of the Department of Planning and Urban Development Policy Number DC 1.8 and to the satisfaction of the Mandurah City Council and the Department of Planning and Urban Development.
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