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WESTERN AUSTRALIA

**MINISTER FOR THE ENVIRONMENT**

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

HARBOUR CITY CANAL ESTATE - SECOND PROPOSAL, MANDURAH (808)

ESPLANADE (MANDURAH) 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 modified on 8 February 1994; provided that the commitments are not inconsistent with the conditions or procedures contained in this statement. (A copy of the commitments of 8 February 1994 is attached).
- 1-2 In complying with the provisions of the Aboriginal Heritage Act 1972-1980, the proponent shall appoint an independent consultant to undertake archaeological and ethnographic surveys of the proponent's land holding.

**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 Conservation Reserve**

- 3-1 Upon receiving all approvals required to proceed with the proposal, the proponent shall cede the 68.5 hectare conservation reserve described in the proposal to the State free of charge, to the requirements of the Minister for the Environment. This reserve will be managed by the Department of Conservation and Land Management.

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- 3-2 The proponent shall make provision for the management of the conservation reserve to the requirements of the Minister for the Environment on advice of the Department of Conservation and Land Management.
- 3-3 Prior to the commencement of construction, the proponent shall provide to the Minister for the Environment a detailed plan of the proponent's intended role in providing for the management of the conservation reserve as required by condition 3-2.
- 3-4 Prior to the commencement of construction, the proponent shall prepare an Environmental Management Programme for the conservation reserve, and adjacent areas where appropriate, in consultation with the Department of Conservation and Land Management to the requirements of the Minister for the Environment. This Programme shall include, but not necessarily be limited to consideration of the following:
- 1 vegetation protection, rehabilitation and replacement,
  - 2 vermin control,
  - 3 mosquito control, and
  - 4 public access.

#### **4 Wetland Function for Waterbirds**

It is important that the wetland functions for waterbirds of the conservation reserve and the adjacent areas which are most significant for waterbirds in general, and trans-equatorial migratory birds in particular, are protected.

##### **4-1 Monitoring and Research**

- 4-1(1) The proponent shall conduct a waterbird research and monitoring programme within the conservation reserve and the adjacent areas as described in System 6 Recommendation C50.3 (see reference below), to the requirements of the Minister for the Environment.

Reference: Conservation Reserves for Western Australia as recommended by the Environmental Protection Authority, 1983. The Darling System - System 6. Part II: Recommendations for Specific Localities, Report 13, Department of Conservation and Environment, October 1983.

- 4-1(2) To supervise the waterbird research and monitoring programme required by condition 4-1(1), the proponent shall establish a Waterbird Research and Monitoring Committee with terms of reference and membership to the requirements of the Minister for the Environment. This committee should include one member nominated by each of the following:
- 1 the proponent,
  - 2 the Department of Conservation and Land Management,
  - 3 the Royal Australasian Ornithologists Union, subject to that Union's agreement, and
  - 4 the Australian Nature Conservation Agency, subject to that Agency's agreement.
- 4-1(3) Prior to commencement of construction of the development, the proponent shall design the waterbird monitoring and research programme required by condition 4-1(1) in consultation with the Waterbird Research and Monitoring Committee to the requirements of the Minister for the Environment.

4-1(4) The proponent shall implement the waterbird monitoring and research programme designed according to condition 4-1(3) to the requirements of the Minister for the Environment.

#### 4-2 Compensation

4-2(1) The proponent shall compensate for any demonstrated loss of wetland function for waterbirds caused by the development by providing either a replacement wetland to the State or by rehabilitation of an existing wetland resource or by ceding additional land into the conservation reserve as allowed for by the staged development referred to in condition 4-3, to the requirements of the Minister for the Environment.

4-2(2) Demonstration of loss of wetland function for waterbirds and the compensation required by condition 4-2(1) shall be determined by the Minister for the Environment based on results from the research and monitoring programme required by condition 4-1(1).

4-2(3) There is a time limit on condition 4-2(1). The proponent is bound by condition 4-2(1) for a time period at the discretion of the Minister for the Environment, but such time period shall not extend beyond the completion of the final stage of the development.

#### 4-3 Staged Development

4-3(1) To provide additional land which can be added to the conservation reserve, as an option for meeting the compensation provisions of condition 4-2, the proponent shall construct the development in accordance with a staged development plan agreed to by the Minister for the Environment.

4-3(2) The proponent shall notify the Minister for the Environment of the commencement of each stage of the development no later than two weeks prior to the commencement of each stage.

### 5 Dewatering

Vegetation in the areas with special conservation values should be protected.

5-1 The proponent shall ensure that dewatering does not have a significant short or long-term adverse impact on the vegetation within the conservation and foreshore reserves.

5-2 Prior to construction of the canal development, the proponent shall prepare and submit to the Minister for the Environment a report describing the potential impacts of dewatering on the vegetation within the conservation and foreshore reserves. This report shall include a description of measures to be undertaken by the proponent to ensure that dewatering does not have adverse impacts on the vegetation.

5-3 The proponent shall implement the measures required by condition 5-2 as and when required.

### 6 Protection of Conservation Reserve and Disturbance Effects on Waterbirds during Construction

6-1 Prior to any activities associated with construction, the proponent shall delineate the boundary between the conservation reserve and the development site, and shall ensure

that construction activities do not directly physically impact on the conservation reserve or waterbirds in that area.

- 6-2 Prior to commencement of construction of the development, the proponent shall construct the vermin proof fence referred to in commitment 43.
- 6-3 During construction, the proponent shall monitor disturbance effects of construction activities on waterbirds in consultation with the Waterbird Research and Monitoring Committee.
- 6-4 At the completion of each stage of the development referred to in condition 4-3, the proponent shall submit a report of the monitoring results to the requirements of the Minister for the Environment.

## **7 Water Quality in the Canals**

- 7-1 The proponent shall maintain acceptable water quality within the canal estate and shall remove and dispose of accumulated algal wrack and scum promptly.
- 7-2 Prior to construction of the canals, the proponent shall prepare a contingency plan to achieve the objectives of condition 7-1.
- 7-3 The proponent shall implement the contingency plan referred to in condition 7-2 as and when required.

## **8 Waterway Management**

- 8-1 Prior to the granting of final approval to the Scheme Amendment to "Canal" zoning, the proponent shall establish mechanisms with the City of Mandurah to guarantee the long-term management of the artificial waterway (ie. beyond the first five years) to the requirements of the Minister for Planning and the Minister for the Environment.

## **9 Proponent**

These conditions legally apply to the nominated proponent.

- 9-1 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.

## **10 Time Limit on Approval**

The environmental approval for the proposal is limited.

- 10-1 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.)

## **11 Compliance Auditing**

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

- 11-1 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**

- 1 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.
- 2 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.
- 3 The City of Mandurah may establish vibration limits, on advice from the Environmental Protection Authority, to apply during construction of the development in residential areas in the vicinity of the development site.
- 4 The attention of the Minister for Planning is drawn to disposal of stormwater from the development and the principles set down in the 'Statement of Planning Policy No.2 - Peel Harvey Coastal Plain Catchment', as prepared by the Department of Planning and Urban Development.

Kevin Minson MLA  
MINISTER FOR THE ENVIRONMENT

**21 FEB 1994**

**PROPONENT'S COMMITMENTS**

**HARBOUR CITY CANAL ESTATE  
SECOND PROPOSAL  
MANDURAH (808)**

**ESPLANADE (MANDURAH) PTY LTD**

The proponent has made the following environmental commitments:

## 12 ENVIRONMENTAL COMMITMENTS

The proponent will undertake to abide by all commitments made in this document for the management of the proposed Harbour City development. With respect to environmental performance, the project will be operated and maintained in accordance with the guidelines established in the three management programmes detailed in Section 11 of this report. The proponent seeks environmental approval for the whole Harbour City Project and it is intended, as outlined in Construction Details (Section 4.5.1), to follow a staged development approach designed to address environmental, economic and market driven factors. The environmental commitments listed below apply progressively to each stage of the project and will be incorporated into the Project Agreement to be established between the proponent, the State and the City of Mandurah.

The commitments have been categorized into:

Pre-construction

During construction

Post-construction

and are numbered individually for easy reference and auditing purposes.

### 12.1 Pre-Construction

- (1) Final details of canal construction methods and timing will be agreed with the Department Marine & Harbours and City of Mandurah for licencing prior to implementation.
- (2) Further soil surveys will be carried out prior to construction. Cut and fill operations for site earthworks will be monitored and an engineering construction programme relating to cut and fill operations and import and export of fill will be provided to the satisfaction of the City of Mandurah.

- (3) The proponent will further consult with WAWA and the City of Mandurah to determine groundwater usage (to be drawn from the Leederville Formation) within the development.
- (4) Prior to construction commencing on each stage, baseline monitoring of groundwater will include:
  - an initial survey of local domestic bores and any WAWA or City of Mandurah bores in the vicinity of the subject land;
  - establishment of a series of observation bores to supplement areas where existing groundwater bores are not available;
  - quarterly monitoring of salinity and water levels within observation and domestic bores for up to 12 months prior to construction;
  - observation of the position of the saltwater/freshwater interface; and
  - annual reports to be lodged with the City of Mandurah and the EPA.
- (5) The detailed design and construction of the drainage system will be carried out to the satisfaction of the City of Mandurah.
- (6) The proponent will comply with the provisions of the *Aboriginal Heritage Act 1972-1980*.
- (7) High visual amenity will be provided in the design of the development. All residential and commercial land within the proposed development will be filled to achieve a minimum floor level of 2.5m AHD.
- (8) Currently the proponent is investigating a series of barrier systems to prevent algal blooms entering the canal waterways. This research will include investigation of the feasibility of an air jet barrier system.
- (9) The design building level for residential and commercial development within the canal estate will be set at minimum 2.5m AHD to accommodate high water levels associated with the potential Greenhouse Effect and flood events.

## 12.2 During Construction

- (10) Throughout the During Construction phase in each Stage, the proponent will submit a report every 3 months to the EPA identifying those environmental commitments adhered to during this period and noting the effect of any unpredicted environmental events.
- (11) All residential and commercial land within the proposed development will be filled to achieve a minimum floor level of 2.5m AHD.
- (12) The canal waterways will be excavated to a depth of -2.7m AHD to accommodate the following design vessel:

Length	=	Max 10m
Beam	=	Max 4m
Draft	=	Max 1.5m
- (13) Excavation and dredging of the canal waterways will be undertaken in a closed system to prevent turbid water from entering the Mandurah Channel.
- (14) Excavation of the canal waterways will be accomplished using conventional land-based earthmoving equipment wherever possible. Bank slopes will be placed at gradients of 1:4 to ensure stability of the adjacent land areas. The entrance will be excavated using standard earthworking equipment and if necessary a floating cutter-suction dredge or an approved equivalent.
- (15) Dewatering fluids will be pumped to settling ponds to remove suspended solids prior to discharge to the Mandurah Channel via controlled drainage lines. Dewatering fluids will not be discharged into the samphire flats of the conservation and foreshore reserves.
- (16) Domestic groundwater bores in the vicinity will be monitored during dewatering operations to determine whether any lowering of groundwater levels occurs. Should domestic bores run dry as a result of the dewatering on the subject land, the proponent will fund excess water bills for the irrigation of affected gardens from the Mains supply as well as connection and re-commissioning costs until such time as the aquifer is restored.

- (17) Reinforced concrete retaining walls will be constructed to provide stability for waterfront lots.
- (18) The sides of the entrance canal will be stabilized with limestone breakwaters.
- (19) The canal wall abutting the conservation reserve and boulevard style road will be stabilized with limestone rock pitching.
- (20) The proponent will undertake any dredging or other works necessary to maintain navigable depth in the canal waterways during the operational period up to the end of the proponents five year maintenance period.
- (21) The level of ground vibration in the vicinity of construction activity and in adjacent residential areas will be monitored, particularly at the commencement of works, to set parameters and modify work patterns and equipment types if necessary.
- (22) Construction traffic will access the subject land from Mandurah Bypass Road.
- (23) Working hours will be restricted to between 7.00am and 6.00pm Monday to Saturday in accordance with approvals to be granted by the City of Mandurah in order to minimize the disturbance to residents.
- (24) Dust emissions will be monitored. If a dust nuisance is detected, then the necessary watering or mulching of exposed surfaces will be undertaken to alleviate the problem.
- (25) Liaison with the City of Mandurah will ensure that construction noise, traffic, vibration and dust emissions do not create excessive disturbance to local residents. Management techniques and modified work patterns will be adopted if necessary.
- (26) The development will be provided with reticulated scheme water.
- (27) All drainage discharging into the canal waterways (from roads and other paved surfaces, boat ramps and boat servicing area) will be passed through suitable grease/silt traps to remove any contaminants. The drainage traps will be regularly serviced to ensure effective trapping of contaminants.

- (28) Canal lots will be graded downwards towards the waterways with a porous spoon drain provided above an agricultural drain adjacent to a walkway parallel to the canal walls to prevent direct discharge to the canal waterways and provide for groundwater infiltration.
- (29) In private lots, provision shall be made for a drainage trap with an overflow pipe directly to the canal waterway to provide for individual owners piping roof water direct to canals. This will be a closed system for roof water only. Other runoff from lots, ie paths, lawns and gardens, shall be drained into soakwells onsite.
- (30) Adequate clearance between culvert and bridge soffits and the water surface will be provided to allow any wind blown debris to pass through and minimize restriction of wind driven water circulation.
- (31) The sides of the culverts and bridges will extend to the full depth of the canals to avoid restriction of density driven currents which will provide significant mixing and flushing of canal waters.
- (32) The development will be provided with a reticulated sewerage system which will be designed and constructed in accordance with WAWA requirements, including inbuilt safeguards to prevent the input of sewage effluent to the waterways in the event of system failure.
- (33) The access points to the subject land will be fenced and appropriately signposted during construction.
- (34) All roads and pathways created within the development will be designed and constructed to the satisfaction of the City of Mandurah.
- (35) The detailed design of the land based components of the development will retain as many existing trees as possible.
- (36) The minimal channelling techniques recommended by the Mosquito Control Review Committee (Chester and Klemm 1990) will be utilized in the conservation reserve to minimize disturbance to samphire whilst creating greater areas of tidally inundated samphire habitat.

- (37) Landscaping of the development will utilize indigenous and/or salt tolerant vegetation wherever practical to reduce the impact of habitat loss.
- (38) Stands of existing trees will be retained within the development wherever possible.
- (39) Public open space areas and streetscapes will be landscaped with indigenous flora and/or salt tolerant species.
- (40) The Mandurah Bypass Road frontage will be landscaped with a dense buffer of native trees.
- (41) The conservation reserve will be separated from residential development by a canal waterway with a limestone rock pitched treatment along the reserve edge to prevent boat landings.
- (42) Planted groups of indigenous trees will be provided along the edge of the conservation reserve to screen the conservation reserve from the development to reduce night-time light spill into the reserve.

#### Excavation and Dredging

- (43) A fence to prohibit public access and domestic pets or vermin will be constructed across the peninsula connecting the conservation reserve to the south-eastern corner of the subject land.
- (44) Appropriate signage explaining the purpose of the conservation reserve would also be erected at this point.
- (45) Public access to the foreshore reserve from boats will be discouraged by providing a limestone rock pitched edge along the canal waterway on the north side.
- (46) Weed growth will be removed from the conservation reserve to enable recolonization of affected areas by samphire.
- (47) Clumps of *Casuarina obesa* and *Melaleuca raphiophylla* will be planted along the wall edge of the conservation reserve to provide visual amenity and shelter, screening and perches for waterbirds.

- (48) The trunks and main branches of several of the trees to be cleared from the canal estate development area will be placed in the conservation reserve to provide perching places for waterbirds.
- (49) All rubbish will be removed from the conservation area and wheel ruts will be filled and levelled.
- (50) It is proposed to dig shallow channels extending inland from the Peel Inlet shoreline into the conservation reserve to increase tidal inundation and drainage of the samphire flats in order to reduce the mosquito breeding characteristics of the conservation reserve and improve the value of the site to waterbirds, particularly during the summer months. Any such channels would be undertaken to the requirements of the Mosquito Control Review Committee, PIMA and the EPA.
- (51) The following mosquito management options are proposed within the development area of the subject land:
- site filling to remove existing breeding sites; and
  - land contouring and drainage system design to ensure that new breeding sites are not created within the development.
- (52) The limestone breakwaters at the entrance to the Mandurah Channel will be aligned to collect any floating algal wrack that may enter the canals. Algae accumulating along the foreshore, on the entrance canal breakwaters or within the canals will be manually removed and disposed of off site.
- (53) During construction, groundwater monitoring data will be obtained and assessed according to WAWA and EPA requirements and a report prepared for submission to these authorities.
- (54) Measurement of flushing will be conducted for each stage of the canals following construction.
- (55) Dual-use pathways will be provided along the foreshore reserve and through the development to link various components of the development.

- (56) Public parking areas will be provided to enable public access to the foreshore, public open space areas and boating and commercial facilities.
- (57) Navigation aids will be provided to the satisfaction of the Department of Marine and Harbours within and adjacent to the canal waterways.
- (58) A two lane public boat ramp and parking facilities for car and trailer parking will be provided.
- (59) Public parking areas will be provided at the boat ramp and within the commercial centre, shopping area and resort hotel complex.
- (60) Boating facilities will include:
- pens within Mariners Cove adjacent to the commercial centre for temporary and permanent mooring of boats plus associated boat servicing requirements;
  - boat chandlery and servicing area; and
  - boat fuelling facilities.
- (61) The proponent will install a boat sullage pump-out facility within the boat servicing component of the Harbour City development in accordance with WAWA and PIMA requirements.
- (62) Signs will be provided at the public boat ramp and at the boat servicing area, providing information about minimum size of catchable fish and crustacean sizes, bag limits and net requirements.
- (63) Any waste material generated during construction will be disposed of at a licenced landfill site at the proponents cost in accordance with standard City of Mandurah requirements.
- (64) Physical opening of the canal system to the Mandurah Channel will occur when the two water bodies are at the same level and assisted by flow controlled pipe links until water levels are equal.
- (65) A Landscape Master Plan for the Project land will be developed and implemented by the proponent for an operational period of one year, following which responsibility will be with the Management Entity proposed to

manage the entire development (Appendix 2). Maintenance of landscaping during this time will include mowing, weed removal, irrigation and replacement of dead plants.

### **12.3 Post-Construction**

- (66) During the first 5 years of the Post-Construction phase, the Management Entity will submit annual reports to the EPA outlining adherence to environmental commitments. After this 5 year period, triennial reports compiled by the Management Entity will be submitted to the EPA in order to assess on-going compliance with environmental commitments.
- (67) Groundwater bores will be prohibited in both canal and dry lots of the development.
- (68) With respect to the constraints imposed by the quality of the source water (Mandurah Channel), water quality within the canals will be maintained to meet the criteria set down in Schedules 2,5,7,8, and 1 of Bulletin 103 (DCE 1981).
- (69) The canal waterways will be inspected regularly by the Waterways Manager and any corrective action required to maintain water quality and aesthetics to the high standard required by the proponent and Government agencies will be implemented immediately.
- (70) The canals will be surveyed upon completion to ensure that they conform to the design depth. Additional surveys will be conducted after the first, third and fifth years of operation of each stage to determine whether sedimentation of the canals has occurred.
- (71) An educational brochure will be distributed to all landowners containing information about landscaping and fertilizer usage as well as drainage management with the aim of minimizing nutrient input to individual lots and therefore the waterways.

(72) Information regarding mosquito populations within the Mandurah region and the health implications with respect to Ross River Virus will be provided to landowners and prospective buyers in the form of a pamphlet which has been developed by the Health Department.

(73) During marketing of the estate, the developer will ensure that all land owners are advised of the importance of the conservation reserve and their consequent responsibility to ensure its protection.

(74) Water quality within each stage of the canals will be monitored for three years in accordance with the programme described in Section 11.5.7.3, commencing at the time the canals are permanently connected to the Mandurah Channel or adjoining stage. Following three years of monitoring, the programme will be subject to review. The parameters to be monitored include:

- chlorophyll 'a' (surface and 0.5m from bottom of water);
- dissolved oxygen (surface and 0.5m from bottom of water);
- orthophosphate (surface and 0.5m from bottom of water);
- inorganic nitrogen (surface and 0.5m from bottom of water).

Annual reports of monitoring of water in the canals will be submitted to the EPA.

(75) Water quality monitoring will be undertaken in conjunction with the existing programme for Port Mandurah Stage 1.

(76) Following construction of each stage, groundwater monitoring in the vicinity will include:

- quarterly monitoring of salinity and water levels within observation and domestic bores for one year;
- biannual monitoring of salinity and water levels within observation and domestic bores for a further two years; and
- observation of the new position of the saltwater/freshwater interface.

- (77) Groundwater monitoring results will be reported on an annual basis and the programme for each stage will be subject to review following three years of operation.
- (78) Canal sediments will be monitored on an annual basis for three year prior to review. The parameters to be monitored are as follows:
- pesticides in the vicinity of stormwater drainage discharge pipes following the first winter rains;
  - petroleum hydrocarbons in the vicinity of the boat ramp and boat servicing facilities in summer when boat usage is at a maximum; and
  - heavy metals (copper, zinc, cadmium, tin, lead and chromium) in the Mariners Cove complex where boat usage will be most concentrated.
- (79) The stability of the foreshore and entrance canal at the confluence of the canal waterways with the Mandurah Channel will be monitored by site inspection on an annual basis.
- (80) The condition of the canal walls including the rock pitched treatment along the boundary of the conservation reserve and the entrance canal breakwaters will be monitored by site inspection on an annual basis.
- (81) Canal wall and channel stability monitoring programmes will be developed and will commence within one month of practical completion of each stage and continue for five years.
- (82) Contingency plans for potential water quality problems associated with fuel and oil spills or algal blooms, maintenance of navigable waterways, restoration of storm or flood damage and operation of the stormwater drainage and sewerage systems will be documented in an Emergency Procedures Manual.
- (83) In the event that extreme storm or flood events cause damage to the foreshore and conservation reserves, funds will be available via the Management Entity/Waterways Manager to ensure repairs and maintenance can be undertaken if required.

- (84) A study of terrestrial animals shall be undertaken prior to construction.
- (85) Removal of all existing vegetation where necessary from site will be undertaken during construction phase to prevent re-release of biomass nutrients.
- (86) Education programme to increase public awareness on the role of samphire vegetation in the estuarine environment will be prepared following construction.
- (87) The formulation of an education brochure and positioning of signage for wetlands protection and waterbird habitat protection will be undertaken immediately following construction.
- (88) Additional computer modelling of canal flushing and water quality by Kinhill Riedell and Byrne will be undertaken prior to the construction of Stage 1.
- (89) Establish a committee, prior to construction of Stage 1, commencing with one representative each of the City of Mandurah, CALM, RAOU, PIMA, the Developer and Ninox Wildlife Consulting to devise a practical waterbird research programme and appropriate funding levels.
- (90) Developer will re-adjust all domestic bores surrounding subdivision upon final construction of all stages of development.