



MINISTER FOR THE ENVIRONMENT;
EMPLOYMENT AND TRAINING

Statement No.

000475

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

**SOCCER AND RECREATION DEVELOPMENT,
PROGRESS DRIVE, BIBRA LAKE (1076)**

CITY OF COCKBURN

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 subsequently during the environmental impact assessment process conducted by the Environmental Protection Authority and those made as part of the fulfilment of the requirements of conditions in this statement requiring the preparation of environmental management plans; 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.

The attached consolidated environmental management commitments (March 1998) form the basis for consideration by the Chief Executive Officer of the Department of Environmental Protection for auditing of this proposal in conjunction with the conditions and procedures contained in this statement.

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.

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- 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 Proponent

These conditions legally apply to the nominated proponent.

- 3-1 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.

4 Site Access Plan

- 4-1 Prior to any ground-disturbing activity, the proponent shall prepare a Site Access Management Plan to the requirements of the Department of Environmental Protection.

This plan shall address:

- 1 Maintenance of full public access to the whole of the property, apart from the clubhouse and the senior soccer pitch;
- 2 Maintenance of wildlife access to the whole of the property, apart from the clubhouse and the senior soccer pitch; and
- 3 Control of vehicle access (by the use of bollards or equivalent measures) to defined portions of the property.

- 4-2 The proponent shall implement the Site Access Management Plan required by condition 4-1.

5 Nutrient and Irrigation Management Plan

The proponent should minimize phosphorus and nitrogen export from the site into the groundwater, Bibra and South Lakes, and Tapper's Lake.

- 5-1 Prior to any ground-disturbing activity, the proponent shall prepare a Nutrient and Irrigation Management Plan to the requirements of the Environmental Protection Authority on advice of the Department of Environmental Protection and the Water and Rivers Commission.

This plan shall address:

- 1 the use of nutrients and irrigation water used in turf management;
- 2 details of pesticides (including herbicides) and other chemicals proposed to be used in turf management;
- 3 soil, soil moisture and water quality monitoring;

- 4 performance criteria to be achieved to ensure that the phosphorus retention capacity of the soil in fertilized areas is not exceeded;
 - 5 long term management of amended soils and nutrient stripping basins, including removal of nutrient-saturated soil;
 - 6 contingency plans in the event of excessive groundwater drawdown and unacceptable nutrient export from the site; and
 - 7 regular monitoring and reporting to ensure compliance with this condition.
- 5-2 The proponent shall implement the Nutrient and Irrigation Management Plan required by condition 5-1.
- 5-3 Prior to implementation of the second stage of the project as described in the Consultative Environmental Review, the proponent shall demonstrate compliance with criteria for the first stage, as outlined in the Nutrient and Irrigation Management Plan required by condition 5-1, to the requirements of the Environmental Protection Authority on advice of the Department of Environmental Protection and the Water and Rivers Commission.

6 Compliance Auditing

- 6-1 The proponent shall submit periodic Performance and Compliance Reports, in accordance with an audit program prepared in consultation between the proponent and the Department of Environmental Protection.

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.

Note

- 1 The Environmental Protection Authority reported on the proposal in Environmental Protection Authority Bulletin 869 (November 1997).


CHERYL EDWARDES (Mrs) MLA
MINISTER FOR THE ENVIRONMENT

- 4 MAY 1998

Proponent's Environmental Management Commitments

March 1998

**SOCCER AND RECREATION DEVELOPMENT,
PROGRESS DRIVE, BIBRA LAKE (1076)**

CITY OF COCKBURN

SUMMARY OF ENVIRONMENTAL MANAGEMENT COMMITMENTS (1076) - 27 March 1998

Commitment (What)	Objective (Why)	Action (How/Where)	Timing (When)	Whose Advice (to whom)	Measurement / Compliance Criteria
1. Flora Implement a Landscape program using native species	To replace cleared vegetation and ensure no significant loss of locally and regionally significant vegetation associations. To provide a wildlife corridor and habitat To provide buffers for midge and noise management and facilitate nutrient management	Minimise clearing and re-create habitats using native species in accord with an approved revegetation and landscaping program. All trees to be preserved will be tagged prior to construction commencing. Implement measures to prevent the spread of die back disease S6.1.	Stage 1 and 2	Wetland Conservation Society and Department of Environmental Protection.	Achieve completion criteria. WCS and DEP approval.
2. Fauna Implement measures to protect tortoises	To protect tortoises and provide for movement to egg laying habitat.	Monitor tortoise movements during laying and hatching periods. Erect signs on roads. Alter fencing if required.	Ongoing	CALM	Annual Monitoring Report submitted to DEP.
3. Tapper's Lake. Rehabilitate the fringing vegetation of Tapper's Lake and part of Bibra Lake.	To conserve wetlands and habitat and provide vegetation buffers.	Where possible key wetland functions are to be retained or enhanced. Where not possible key wetland functions are to be retained through replacement. Re-create habitats using native species in accord with a revegetation and landscaping program.	Stage 1 and 2	Wetland Conservation Society	Achieve completion criteria. WCS and DEP approval
4. Bibra and South Lake Protect the environmental values of Bibra Lake and South Lake	To ensure that surface and groundwater does not flow to Bibra Lake from proposal.	Implement surface drainage structures Implement a soil and water nutrient monitoring program.	Stage 1 and 2 Ongoing	WRC	Achieve completion criteria. Annual monitoring report to WRC. WRC approval to DEP.
5. Nutrients Manage turf to ensure there is no export of nutrients offsite	To ensure that fertiliser and irrigation regimes do not contribute to contamination of ground or lake waters.	Amend soils in turf and drainage management areas with soil conditioner. Implement a nutrient and irrigation management plan. Nutrient input to the site will not exceed 30 Kg per year of phosphorus (P). Implement a soil and water nutrient monitoring program	Stage 1 and 2 Ongoing	WRC	Achieve completion criteria. Annual Performance Compliance report to WRC. WRC approval to DEP.

<p>6. Ground Water Protect Ground water from pollution</p>	<p>To maintain or improve groundwater. To ensure that surface and groundwater is not adversely affected by nutrient use and run off from turf areas. To ensure that the impact of groundwater extraction on the environment in the vicinity of the project is minimised.</p>	<p>Locate bores away from the lake and other bores on the eastern side of nutrient management areas. Construction of a surface water drainage system to direct water away from wetlands. Implement a nutrient and irrigation management plan. Implement a soil and water monitoring program</p>	<p>Stage 1 and 2 Ongoing</p>	<p>WRC Annual Performance Compliance report to WRC. WRC approval to DEP. Annual Performance Compliance report to DEP.</p>
<p>7. Noise Minimise noise generation</p>	<p>To protect the amenity of nearby residents from noise resulting from activities associated with the proposal by ensuring that noise levels meet statutory requirements and acceptable standards. To protect the amenity of people recreating in nearby areas by minimising noise levels.</p>	<p>Ensure compliance with noise regulations. Any proposed outdoor entertainment involving bands will be the subject of special application. Provide tree screening to improve amenity for recreational users of Bibra Lake.</p>	<p>Ongoing</p>	<p>DEP, CCC Annual Performance Compliance report to DEP.</p>
<p>8. Midge Management Reduce midge nuisance</p>	<p>Compliance with the City of Cockburn's Integrated Midge Control Strategy To ensure no nutrient pollution of wetlands occurs which could contribute to midge nuisance</p>	<p>Minimise light sources and conduct night time sporting and social events outside known midge nuisance periods. Plant and maintain dense fringing native vegetation around Tapper's Lake and Bibra Lake foreshore.</p>	<p>Ongoing</p>	<p>CCC Annual Performance Compliance report to DEP.</p>
<p>9. Stormwater Disposal</p>	<p>To contain and manage all stormwater on site. To provide for the management of drainage waters entering the site. To direct surface water on turf areas away from wetlands. To minimise nutrient content of drainage waters through detention and absorption.</p>	<p>Implement a comprehensive drainage system composed of swales and nutrient management basins. Amend soil in swales and basins with a soil conditioner. Plant basins densely with sedges, shrubs and wetland plants. Direct unmanaged drainage water from Forrest Road and Adventure World into swales and nutrient management sites</p>	<p>Stage 1 and 2</p>	<p>WRC Achieve completion criteria. WRC approval to DEP.</p>
<p>10. Sewage Disposal Dispose of sewage off site</p>	<p>To prevent sewage spills and ensure that no sewage can flow to or affect wetlands</p>	<p>Pump waste from the area through a rising main to the Water Corporation Sewer. Locate sewerage pipes, storage well and pump away from the wetland. Install failsafe mechanisms Initiate a regular maintenance and monitoring program for sewerage system.</p>	<p>Stage 1 and 2</p>	<p>WRC Achieve completion criteria. WRC approval to DEP.</p>

11. Traffic Management Minimise traffic impact	To reduce as far as practicable the impacts of road traffic resulting from the proposal	Provide adequate carparking.	Stage 1 and 2	CCC	Achieve completion criteria.
12. Heritage Protect heritage values	To comply with statutory requirements for Heritage. To comply with the requirements of the City of Cockburn Municipal Heritage Inventory.	Undertake surveys and other work as advised by the Department of Aboriginal Affairs and the WA Museum	Before start	CCC, Department of Aboriginal Affairs	Achieve completion criteria. CCC and DAA approval to DEP.
13. Community Consultation	To ensure the local community is adequately consulted regarding the proposed development. To ensure ongoing consultation and resolution of problems.	Implement community and local authority consultation program. Implement CER consultation program.	Ongoing	EPA, CCC	Annual Performance Compliance report to DEP.