



Statement No.

MINISTER FOR THE ENVIRONMENT;
LABOUR RELATIONS

000530

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

**SEAWALL CONSTRUCTION, LAND RECLAMATION AND DREDGING
AND MANAGEMENT OF SHIPBUILDING, REPAIR AND MAINTENANCE
NORTHERN HARBOUR, JERVOISE BAY, HENDERSON**

Proposal: Seawall construction, land reclamation and dredging adjacent to Lots 165 & 167, including Lots 166 & 168 (phase 1), and additional construction and management of shipbuilding, repair and maintenance activities in Cockburn Sound, Cockburn Road, Henderson (phase 2), as documented in schedule 1 of this statement.

Proponent: LandCorp

Proponent Address: 3rd Floor, Wesfarmers House, 40 The Esplanade
PERTH WA 6000

Assessment Number: 1265

Report of the Environmental Protection Authority: Bulletin 947

The proposal to which the above report of the Environmental Protection Authority relates may be implemented subject to the following conditions and procedures:

Procedures

1 Implementation

- 1-1 Subject to these conditions and procedures, the proponent shall implement the proposal as documented in schedule 1 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 determines, on advice of the Environmental Protection Authority, is substantial, the proponent shall refer the matter to the Environmental Protection Authority.
- 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 determines, on advice of the Environmental Protection Authority, is not substantial, those changes may be effected.

Published on

16 DEC 1999

2 Proponent Commitments

- 2-1 The proponent shall implement the consolidated environmental management commitments documented in schedule 2 of this statement.
- 2-2 The proponent shall implement subsequent environmental management commitments which the proponent makes as part of the fulfilment of conditions and procedures in this statement.

3 Proponent

- 3-1 The proponent for the time being nominated by the Minister for the Environment 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 has exercised the Minister's power under section 38(7) of the Act to revoke the nomination of that proponent and nominate another person in respect of the proposal.
- 3-2 Any request for the exercise of that power of the Minister referred to in condition 3-1 shall be accompanied by a copy of this statement endorsed with an undertaking by the proposed replacement proponent to carry out the proposal in accordance with the conditions and procedures set out in the statement.
- 3-3 The proponent shall notify the Department of Environmental Protection of any change of proponent contact name and address within 30 days of such change.

4 Commencement

- 4-1 The proponent shall provide evidence to the Minister for the Environment within five years of the date of this statement that the proposal has been substantially commenced.
- 4-2 Where the proposal has not been substantially commenced within five years of the date of this statement, the approval to implement the proposal as granted in this statement shall lapse and be void. The Minister for the Environment will determine any question as to whether the proposal has been substantially commenced.
- 4-3 The proponent shall make application to the Minister for the Environment for any extension of approval for the substantial commencement of the proposal beyond five years from the date of this statement at least six months prior to the expiration of the five year period referred to in conditions 4-1 and 4-2.
- 4-4 Where the proponent demonstrates to the requirements of the Minister for the Environment on advice of the Environmental Protection Authority that the environmental parameters of the proposal have not changed significantly, then the Minister may grant an extension not exceeding five years for the substantial commencement of the proposal.

5 Compliance Auditing

- 5-1 The proponent shall submit periodic Compliance Reports, in accordance with an audit program prepared in consultation between the proponent and the Department of Environmental Protection.

- 5-2 Unless otherwise specified, the Chief Executive Officer of the Department of Environmental Protection is responsible for assessing compliance with the conditions, procedures and commitments contained in this statement and for issuing formal written advice that the requirements have been met.
- 5-3 Where compliance with any condition, procedure or commitment is in dispute, the matter will be determined by the Minister for the Environment.

Note

- 1 The proponent is required to apply for a Works Approval and Licence for this project under the provisions of Part V of the Environmental Protection Act.

CHERYL EDWARDES (Mrs) MLA
MINISTER FOR THE ENVIRONMENT

16 DEC 1999

Schedule 1

The Proposal (1265)

The proposal involves the construction of a seawall, land reclamation and dredging adjacent to Lots 165 & 167; including Lots 166 & 168 (phase 1). There is also additional construction and management of shipbuilding, repair and maintenance activities in Cockburn Sound, Cockburn Road, Henderson (phase 2).

The key characteristics of this proposal are summarised in the table below.

Element	Description										
Phase 1 - Construction of Lots											
Seawall	Approximately 500 metres in length. Width of wall at top- approximately 4.5 metres. Width of wall at base- approximately 20 metres. Limestone construction of seawall: <ul style="list-style-type: none"> • core: 78,500 tonnes; • armour rock: 11,000 tonnes; • filter rock: 8,000 tonnes. 										
Dredging	Approximately 2.6 ha; Generally from -4m to -9m CD final depth. Ship lift surface area approximately 50m x 80m, down to -14m CD. Approximately 80,000 m ³ of spoil.										
Reclamation	Approximately 2.9 hectares										
Area available for development	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">Lot 165</td> <td style="text-align: right;">6.62 ha</td> </tr> <tr> <td>Lot 167</td> <td style="text-align: right;">2.73 ha</td> </tr> <tr> <td>Reclamation</td> <td style="text-align: right;">2.90 ha</td> </tr> <tr> <td>Top of seawall</td> <td style="text-align: right;">0.22 ha</td> </tr> <tr> <td>TOTAL</td> <td style="text-align: right;">12.47 ha</td> </tr> </table>	Lot 165	6.62 ha	Lot 167	2.73 ha	Reclamation	2.90 ha	Top of seawall	0.22 ha	TOTAL	12.47 ha
Lot 165	6.62 ha										
Lot 167	2.73 ha										
Reclamation	2.90 ha										
Top of seawall	0.22 ha										
TOTAL	12.47 ha										
Phase 2 - Establishment and Operation of Shipbuilding, Repair and Maintenance Facilities by Industry											
Future development by industry	Construction of hardstand areas, sheds, jetties and a ship-lift, and the installation of heavy equipment. Construction, repair and maintenance of steel and aluminium hulled vessels.										

Figure (attached)

Figure 1 - Location of proposal

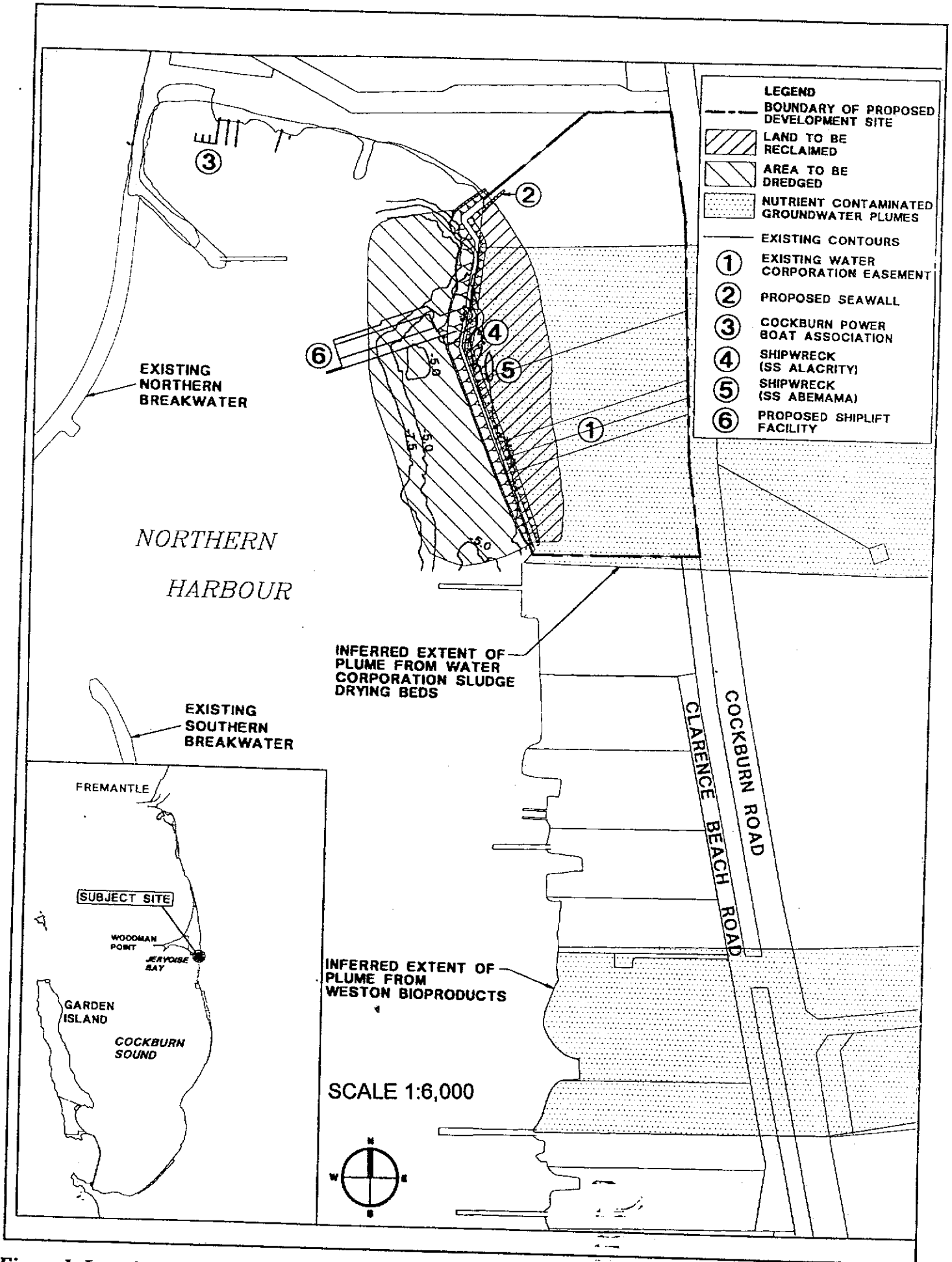


Figure 1. Location of the proposal.

**PROPONENT'S ENVIRONMENTAL MANAGEMENT
COMMITMENTS**

**SEAWALL CONSTRUCTION, LAND RECLAMATION AND
DREDGING**

&

**MANAGEMENT OF SHIPBUILDING, REPAIR AND
MAINTENANCE**

NORTHERN HARBOUR, JERVOISE BAY, HENDERSON

(1265)

LANDCORP

SCHEDULE 2

Proponent's Commitments (1265)

Topic	Objective/s		Commitment	Timing	Satisfaction	Advice
Marine Water Quality - Dredging	To ensure that dredging activities have no significant impact on the overall water quality in Northern Harbour.	1.1	The proponent will prepare a Dredging and Dredge Spoil Management Plan (DDSMP). The Plan shall address: <ul style="list-style-type: none"> dredging method; assessment of potential impacts; contamination assessment; disposal of sediments and slurry; monitoring plans and water quality criteria; management measures; and contingency measures. 	Prior to the commencement of phase one construction.	DEP	City of Cockburn
		1.2	The proponent will implement the DDSMP.	During phase one construction.	DEP (CR)	Nil
Marine Water Quality - Dredging	To ensure there will be no direct discharge of dredge slurry water into Northern Harbour.	2.1	All dredge slurry water will be infiltrated behind the sea wall and/or filtered. There will be no overflow of dredged slurry water into Northern Harbour. (Note: This commitment will be implemented via a clause/s in the contract for dredging)	During phase one construction.	DEP (CR)	Nil
Marine Water Quality	To ensure that there is no significant impact on the overall water quality in Northern Harbour.	3.1	The proponent will prepare a Shiplift Monitoring and Management Plan (SMMP). The Plan shall address: <ul style="list-style-type: none"> assessment of possible impacts; monitoring plans and water quality criteria; management measures; and describe how management measures might be applied to, and be implemented by, a shiplift operator. 	Prior to dredging the shiplift basin.	DEP	Nil
		3.2	The proponent will not dredge the shiplift basin unless there is a commercial arrangement in place to construct the shiplift itself.	Prior to dredging the shiplift basin.	DEP	Nil
		3.3	The proponent will implement the SMMP.	Once the ship lift basin has been dredged.	DEP (CR)	Nil
		3.4	The proponent will ensure relevant management measures are designed and commissioned into the shiplift.	During design and construction of the shiplift.	DEP (CR)	Nil
Noise	Protect the health and amenity of nearby residents.	4.1	The proponent will ensure all phase one construction activities comply with the Environmental Protection (Noise) Regulations 1997. (Note: Noise from phase two construction and operation of future industries will be controlled through Works Approval, Licensing or Registration and the Environmental Protection (Noise) Regulations 1997.)	During construction of phase one.	DEP (CR)	Nil
Dust Management	Protect the surrounding land users such that dust and particulate emissions will not adversely impact upon their health and amenity.	5.1	The proponent will prepare a Dust Management Plan (DMP). The Plan shall address: <ul style="list-style-type: none"> assessment of potential impacts; relevant criteria and standards; monitoring; and management measures. 	Prior to commencement of phase one construction.	DEP	City of Cockburn
		5.2	The proponent will implement the DMP.	During phase one construction.	DEP (CR)	City of Cockburn
Marine Safety	Ensure that industries (phase two) accommodate legitimate recreational boating activities within Northern Harbour.	6.1	The proponent will prepare a Marine Safety Management Plan (MSMP). The Plan shall address: <ul style="list-style-type: none"> interaction of recreational and commercial boating movements; minimum clearance requirements; management measures; cooperative education programs and materials; emergency procedures/response strategies; and future management. <p>The proponent will consult with the Cockburn Power Boat Association, the Department of Transport, the Cockburn Sea Search and Rescue and existing shipbuilding industries in the Northern Harbour.</p>	Prior to the operation of any new industries (phase two).	DEP	Dept. of Transport

Topic	Objective/s	Commitment			Timing	Satisfaction	Advice
		6.2	The proponent will implement the MSMP.		During the operation of industries (phase two).	DEP (CR)	Nil
Flora and Fauna - Woodman Point Regional Park	Ensure the proposal and operation of the future industries have no adverse off-site impacts on the Regional Park.	7.1	The proponent will design and construct an appropriate interface/buffer on Lot 165B and will include: <ul style="list-style-type: none"> • car parking; • signage; • access; • landscaping; and • fencing. 		During the design and construction of phase two.	DEP (CR)	CALM
		7.2	All stormwater from the development site will be treated (if required), contained (1:10 year storm event for 72 hours) and infiltrated within the proposal area (outside the Woodman Point Regional Park) unless an alternative stormwater disposal arrangement is agreed with CALM.		During phase two operations	DEP (CR)	CALM
Ship Wrecks	Ensure that shipwreck sites are protected to the satisfaction of the Maritime Museum of Western Australia.	8.1	The proponent will comply with the recommendations of the 1997 WA Maritime Museum study (Garratt and Souter, 1997) in undertaking the reclamation works and seawall construction.		During phase one construction.	DEP (CR)	Nil

CR - Compliance Reports (see condition 5-1)