



WESTERN AUSTRALIA
MINISTER FOR ENVIRONMENT

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

PROPOSED MURRAY LAKES GOLF COMPLEX AND RESIDENTIAL ESTATE, YUNDERUP

This proposal may be implemented subject to the following conditions:

1. The proponent shall adhere to the proposal as assessed by the Environmental Protection Authority and shall fulfil the commitments made in the Notice of Intent (copy of commitments attached).
2. After establishment of the development, nutrient input to the site shall not exceed 2.1 tonnes of phosphorus/year, and the proponent shall attempt to ensure that it is less. In order to achieve this objective, the proponent shall, prior to construction, prepare and then subsequently implement a Nutrient Management Plan to the satisfaction of the Environmental Protection Authority. This plan shall include provision for amendment of soil within greens, tees, fairways and other grassed areas where testing shows that the soil has a Phosphorous Retention Index of less than 10.
3. To compensate for the area of vegetation cleared for the proposed development, the proponent shall ensure that an area of trees, shrubs and groundcover of at least the equivalent size and preferably greater, is re-established within the development site. Vegetation retention and planting proposals shall be incorporated in the Nutrient Management Plan.
4. The proponent shall design and construct the drainage system within the development site to the requirements of the Shire of Murray and shall ensure that all drainage waters are contained on-site.

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5. Development in proximity to the Perth-Bunbury Highway shall be in accordance with the principles of the policy on land use adjacent to major highways and roads, being developed by the State Planning Commission.
6. The development shall be fully sewered and connected to a functioning sewage treatment plant, to the satisfaction of the Water Authority of Western Australia and the Environmental Protection Authority.
7. The lakes receiving run-off from residential development shall be designed and constructed (to the satisfaction of the Water Authority of Western Australia on the advice of the Peel Inlet Management Authority) with adequate capacity and/or embankments so that they will not flood or transport nutrients into the Peel-Harvey Estuary during heavy rains or flood events. These lakes shall not be located within the 1:100 year floodway.
8. 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 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.

Bob Pearce, MLA
MINISTER FOR ENVIRONMENT

25 SEP 1989

SUMMARY OF MANAGEMENT COMMITMENTS

The Proponent undertakes to investigate or carry out a number of management programmes to ensure that the development will proceed and be maintained in an efficient and environmentally responsible manner. These are summarised below.

- 1 **Nutrients**
- 1.1 . The development will be fully sewered and connected to existing WA Water Authority facilities.
- 1.2 . The golf course will be contoured and designed so that all surface runoff, superficial leachate, and stormwater will be collected in surface lakes in the golf course complex.
- 1.3 . In constructing the golf course tees and putting greens, soils amendment to enhance phosphorus retention will be undertaken as necessary.
- 1.4 . Water from lakes will be used to irrigate the golf course fairways and greens. In so doing, leached nutrients will be recycled within the complex.
- 1.5 . Grass cuttings and weed biomass that may be harvested from the lakes will be mulched and composted on-site for use within the complex.
- 1.6 . The use of low phosphate fertilizers will be encouraged in residential areas, and undertaken by the management.
- 1.7 . Slow release phosphate fertilizers will be used wherever practicable.

- 1.8 . Planting of native (low phosphorus requiring) plants will be encouraged in residential areas. Methods for achieving this will be investigated but include using native species in display homes.
- 1.9 . Native (indigenous) trees, shrubs and groundcovers will be used throughout reserves and the golf course.
- 1.10 . Nutrient levels in soils will be monitored. Initially, this will be done in order to determine, accurately, nutrient requirements of the soil and later to determine the irrigation nutrient requirements.
- 1.11 . Nutrient levels in the lakes will be monitored so as to determine fertilizer requirements of the adjacent irrigated areas and to assess the quality of the lake water.
- 1.12 . A bore water supply will support the lake system and may be used to dilute nutrient levels in the lake water, should it be required.
- 1.13 . Soil and water nutrient loadings will be logged by the management authority and available to the EPA upon request.

2 Land Management and Conservation

- 2.1 . Existing vegetation will be maintained wherever possible. This includes 30 ha of native vegetation immediately west of the development site.
- 2.2 . Large areas (32.7 ha) of land will be planted with native indigenous plants to create terrestrial and wetland 'habitat reserves'.

- 2.3 . Landscaping and fencing around the complex perimeter will protect habitat reserves from intrusion.
- 2.4 . Vegetation will be established on finished earthworks, in association with waterways and lakes, and around the perimeter of the complex as soon as is feasible.
- 2.5 . Native fauna will be attracted to these habitat reserves and, if necessary, mammals will be introduced into the area. Such would be done in conjunction with the relevant wildlife authorities and would comply with any requirements of those authorities.
- 2.6 . All native fauna and flora within the complex will be protected.
- 2.7 . Habitat Reserves will be managed so as to reduce fire hazard and the intrusion of weeds and litter.
- 2.8 . Residents will be advised of the need for adequate control of household pets, particularly dogs.
- 2.9 . Residential allotments will be located outside of the existing floodway and elevated above the level of the 100 year flood event. Total elevation of land will be 3 m.

3 Solid Waste Removal

- 3.1 . Solid waste produced during the construction period will be collected in industrial waste bins and removed by a commercial contractor.
- 3.2 . On establishment, solid waste will be removed by the Shire of Murray. This is to be funded by rate revenue.

- 3.3 . Regular site inspections by the Proponent will ensure that site hygiene is of high standard.

4 Traffic and Access

- 4.1 . Adequate access will be provided to both Residential Estate and Club-Hotel Complex.

- 4.2 . In consultation with the Shire of Murray, suitable speed limitation and signposting will be established along South Yunderup Road, adjacent to the site.

5 Nuisance Insects

- 5.1 . The need for a mosquito management programme, based on non-polluting, biological control methods will be investigated and, if required, such a programme will be developed.

6 Construction Phase Impacts

- 6.1 . The Proponent will liaise as necessary with the relevant authorities during the construction phase regarding management of air and noise emissions during this phase of the project.