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Published on: 22 October 2015

Statement No. 1019

**STATEMENT TO CHANGE THE IMPLEMENTATION CONDITIONS APPLYING TO A  
PROPOSAL**  
**(Section 46 of the *Environmental Protection Act 1986*)**

POR T KENNEDY REGIONAL RECREATION CENTRE, BECHER POINT STAGE 1

**Proposal:** The proposal is to develop a public recreation area and conservation park at Port Kennedy. Stage 1 of the proposal includes a hotel, holiday accommodation, one golf course and conservation areas.

**Proponent:** Western Australian Beach and Golf Resort Pty Ltd  
Australian Company Number 097 109 067

**Proponent Address:** Level 1, 38 Richardson Street  
West Perth, WA 6005

**Report of the Environmental Protection Authority:** 1556

**Previous Report of the Environmental Protection Authority:** 398 and 734

**Preceding Statements Relating to this Proposal:** 105 and 359

Pursuant to section 45 of the *Environmental Protection Act 1986* (EP Act), as applied by s46(8), it has been agreed that implementation conditions set out in Ministerial Statements Nos. 105 and 359, be changed as specified in this Statement.

This Statement authorises the implementation of the proposal described and documented in Table 1 and Table 2 of Schedule 1, and Schedule 2. The implementation of the proposal is subject to the following implementation conditions and procedures which replace and supersede all previous conditions and procedures of Statements 105 and 359.

## **1      Proposal Implementation**

1-1 When implementing the proposal, the proponent shall not exceed the authorised extent of the proposal as defined in Table 2 in Schedule 1, unless amendments to the proposal and the authorised extent of the proposal have been approved under the *Environmental Protection Act 1986*.

## **2 Contact Details**

2-1 The proponent shall notify the Chief Executive Officer (CEO) of any change of its name, physical address or postal address for the serving of notices or other correspondence within twenty eight (28) days of such change. Where the proponent is a corporation or an association of persons, whether incorporated or not, the postal address is that of the principal place of business or of the principal office in the State.

## **3 Compliance Reporting**

3-1 The proponent shall prepare, submit and maintain a Compliance Assessment Plan to the CEO at least six (6) months prior to the first Compliance Assessment Report required by condition 3-6.

3-2 The Compliance Assessment Plan shall indicate:

- (1) the frequency of compliance reporting;
- (2) the approach and timing of compliance assessments;
- (3) the retention of compliance assessments;
- (4) the method of reporting of potential non-compliances and corrective actions taken;
- (5) the table of contents of Compliance Assessment Reports; and
- (6) public availability of Compliance Assessment Reports.

3-3 After receiving notice in writing from the CEO that the Compliance Assessment Plan satisfies the requirements of condition 3-2 the proponent shall assess compliance with conditions in accordance with the Compliance Assessment Plan required by condition 3-1.

3-4 The proponent shall retain reports of all compliance assessments described in the Compliance Assessment Plan required by condition 3-1 and shall make those reports available when requested by the CEO.

3-5 The proponent shall advise the CEO of any potential non-compliance within seven (7) days of that non-compliance being known.

3-6 The proponent shall submit to the CEO Compliance Assessment Reports addressing compliance in the previous calendar year. The first Compliance Assessment Report shall be submitted six (6) months from the date of issue of this Statement then annually from the date of submission of the first Compliance Assessment Report, or as agreed in writing by the CEO.

The Compliance Assessment Report shall:

- (1) be endorsed by the proponent's Managing Director/ General Manager/Chief Executive Officer or a person delegated to sign on the Managing Director's/ General Manager's/ Chief Executive Officer's behalf;
- (2) include a statement as to whether the proponent has complied with the conditions;
- (3) identify all potential non-compliances and describe corrective and preventative actions taken;
- (4) be made publicly available in accordance with the approved Compliance Assessment Plan; and
- (5) indicate any proposed changes to the Compliance Assessment Plan required by condition 3-1.

#### **4 Public Availability of Plans and Reports**

- 4-1 Subject to condition 4-2, within a reasonable time period approved by the CEO of the issue of this Statement and for the remainder of the life of the proposal the proponent shall make publicly available, in a manner approved by the CEO, all environmental plans and reports relevant to the assessment of this proposal and implementation of this Statement.
- 4-2 If any plan or report referred to in condition 4-1 contains particulars of:
- (1) a secret formula or process; or
  - (2) confidential commercially sensitive information;

the proponent may submit a request for approval from the CEO to not make those parts of the plans or reports publicly available. In making such a request the proponent shall provide the CEO with an explanation and reasons why the data should not be made publicly available.

#### **5 Geomorphological Site Management Plan**

- 5-1 The objective of the Geomorphological Site Management Plan is to ensure the protection of the international scientific value of the site (e.g. Holocene dune assemblage and its accumulated scientific knowledge; potential for yielding information and predicting effects on coastal processes) and to provide for access (through planning and design of facilities) to the majority of the site for scientific research purposes, in perpetuity.
- 5-2 The proponent shall update the Geomorphological Site Management Plan, to the requirements of the CEO within six months of the date of issue of this Statement, or

as agreed in writing by the CEO, to demonstrate the requirements of condition 5-1 have been met.

- 5-3 The proponent shall retain the services of an expert coastal geomorphologist, for the commencement and duration of the construction where they may impact coastal processes, with terms of reference to include, amongst other things:
- (1) Assistance with implementation of the Geomorphological Site Management Plan;
  - (2) Retrieval and analysis of data from construction areas to investigate impacts on areas of geomorphological significance in areas to be significantly modified by construction; and
  - (3) Providing recommendations to improve management of areas of geomorphological significance, for inclusion in subsequent updates of the Geomorphological Site Management Plan.

5-4 The Geomorphological Site Management Plans referred to in Condition 5-1 shall be updated and submitted to the CEO when a plan significantly changes or when required by the CEO.

5-5 The proponent shall implement the most recent revision of the Geomorphological Site Management Plan referred to in Condition 5-1 and continue implementation until otherwise agreed by the CEO.

## **6 Sand Dune Stabilisation and Management Plan**

6-1 The objective of the Sand Dune Stabilisation and Management Plan is to ensure appropriate dune stabilisation and rehabilitation occurs in areas of the site which are degraded or disturbed during construction to reduce erosion risk and degradation.

6-2 The Sand Dune Stabilisation and Management Plan referred to in Condition 6-1 shall be updated for each stage of development which will provide the specific details relevant to the stages and works proposed. At each stage, development design details and environmental implications will be addressed. Plans which propose significant changes to design details are to be submitted to the CEO.

6-3 The proponent shall implement the most recent revision of the Sand Dune Stabilisation Management Plan referred to in Condition 6-1, and continue implementation until otherwise agreed by the CEO.

[Signed 21 October 2015]

Albert Jacob MLA  
**MINISTER FOR ENVIRONMENT; HERITAGE**

## Schedule 1

**Table 1: Summary of the Proposal**

|                          |  |
|--------------------------|--|
| <b>Proposal Title</b>    | Port Kennedy Regional Recreation Centre – Becher Point, Stage 1  |
| <b>Short Description</b> | The proposal is for the creation of a major public recreation area and conservation park at Port Kennedy. Stage 1 of the proposal includes a hotel, holiday accommodation, golf course and conservation areas. |

**Table 2: Location and authorised extent of physical and operational elements**

| <b>Element</b>                            | <b>Location</b> | <b>Authorised Extent</b>   |
|---|-----------------|--|
| Development Envelope                      | Figure 1        | 341.9 ha   |
| Land based development area               | Figure 1        | 84.3 ha  |
| Boat ramp, car park and public open space | Figure 1        | 2.0 ha   |
| Port Kennedy Drive and overflow carpark   | Figure 1        | 10.0 ha  |
| Golf course area                          | Figure 1        | 80.3 ha  |
| Conservation and Recreation reserve areas | Figure 1        | 165.4 ha   |
| Coastal Setback distance                  | Figure 1        | Minimum distance of 110 m outside proposed town centre and Longbeach estate. |

**Table 3: Abbreviations and Definitions**

| <b>Acronym or Abbreviation</b> | <b>Definition or Term</b>  |
|--------------------------------|--|
| CEO                            | The Chief Executive Officer of the Department of the Public Service of the State responsible for the administration of section 48 of the <i>Environmental Protection Act 1986</i> , or his delegate. |
| EPA                            | Environmental Protection Authority   |
| EP Act                         | <i>Environmental Protection Act 1986</i>   |
| OEPA                           | Office of the Environmental Protection Authority   |
| ha                             | Hectare  |

### **Figures (attached)**

Figure 1 Port Kennedy Regional Recreation Centre, Becher Point, Stage 1 Development Envelope



Figure 1 Port Kennedy Regional Recreation Centre, Becher Point, Stage 1 Development Envelope

## Schedule 2

### Project Coordinates (MGA Zone 50)

Coordinates that define the Development Envelope.

All coordinates are in whole metres, listed in Map Grid of Australia Zone 50 (MGA Zone 50), datum of Geocentric Datum of Australia 1994 (GDA94).

| Coordinate No. | Easting | Northing |
|----------------|---------|----------|
| 1              | 382109  | 6418637  |
| 2              | 381987  | 6418633  |
| 3              | 382004  | 6417175  |
| 4              | 381804  | 6417182  |
| 5              | 381750  | 6417187  |
| 6              | 381697  | 6417199  |
| 7              | 381645  | 6417217  |
| 8              | 381596  | 6417242  |
| 9              | 381550  | 6417272  |
| 10             | 381509  | 6417309  |
| 11             | 381473  | 6417349  |
| 12             | 381316  | 6417548  |
| 13             | 381023  | 6417921  |
| 14             | 380997  | 6417949  |
| 15             | 380984  | 6417959  |
| 16             | 380970  | 6417970  |
| 17             | 380949  | 6417983  |
| 18             | 380935  | 6417991  |
| 19             | 380900  | 6418001  |
| 20             | 380858  | 6418002  |
| 21             | 380819  | 6417999  |
| 22             | 380729  | 6417984  |
| 23             | 380690  | 6417977  |
| 24             | 380662  | 6417976  |
| 25             | 380636  | 6417978  |
| 26             | 380499  | 6417995  |
| 27             | 380469  | 6417997  |
| 28             | 380439  | 6417995  |
| 29             | 380410  | 6417989  |
| 30             | 380381  | 6417980  |
| 31             | 380355  | 6417966  |
| 32             | 379889  | 6417697  |
| 33             | 379864  | 6417629  |
| 34             | 379846  | 6417627  |
| 35             | 379831  | 6417633  |
| 36             | 379773  | 6417669  |

| Coordinate No. | Easting | Northing |
|----------------|---------|----------|
| 37             | 379755  | 6417663  |
| 38             | 379735  | 6417650  |
| 39             | 379715  | 6417659  |
| 40             | 379666  | 6417770  |
| 41             | 379640  | 6417852  |
| 42             | 379637  | 6417918  |
| 43             | 379636  | 6417935  |
| 44             | 379709  | 6417951  |
| 45             | 379761  | 6417967  |
| 46             | 379811  | 6417985  |
| 47             | 379860  | 6418007  |
| 48             | 379911  | 6418034  |
| 49             | 380010  | 6418091  |
| 50             | 380061  | 6418124  |
| 51             | 380110  | 6418161  |
| 52             | 380159  | 6418194  |
| 53             | 380207  | 6418217  |
| 54             | 380257  | 6418238  |
| 55             | 380306  | 6418256  |
| 56             | 380357  | 6418266  |
| 57             | 380456  | 6418278  |
| 58             | 380508  | 6418287  |
| 59             | 380555  | 6418298  |
| 60             | 380601  | 6418312  |
| 61             | 380613  | 6418317  |
| 62             | 380616  | 6418308  |
| 63             | 380625  | 6418311  |
| 64             | 380629  | 6418312  |
| 65             | 380635  | 6418314  |
| 66             | 380644  | 6418317  |
| 67             | 380656  | 6418323  |
| 68             | 380662  | 6418325  |
| 69             | 380669  | 6418328  |
| 70             | 380676  | 6418332  |
| 71             | 380679  | 6418333  |
| 72             | 380685  | 6418335  |

| <b>Coordinate No.</b> | <b>Easting</b> | <b>Northing</b> |
|-----------------------|----------------|-----------------|
| 73                    | 380692         | 6418339         |
| 74                    | 380699         | 6418343         |
| 75                    | 380705         | 6418346         |
| 76                    | 380708         | 6418348         |
| 77                    | 380719         | 6418354         |
| 78                    | 380727         | 6418358         |
| 79                    | 380731         | 6418360         |
| 80                    | 380736         | 6418363         |
| 81                    | 380743         | 6418366         |
| 82                    | 380746         | 6418369         |
| 83                    | 380759         | 6418378         |
| 84                    | 380769         | 6418384         |
| 85                    | 380772         | 6418386         |
| 86                    | 380777         | 6418391         |
| 87                    | 380782         | 6418394         |
| 88                    | 380793         | 6418402         |
| 89                    | 380801         | 6418408         |
| 90                    | 380805         | 6418411         |
| 91                    | 380817         | 6418421         |
| 92                    | 380824         | 6418426         |
| 93                    | 380828         | 6418429         |
| 94                    | 380834         | 6418435         |
| 95                    | 380844         | 6418443         |
| 96                    | 380849         | 6418447         |
| 97                    | 380853         | 6418450         |
| 98                    | 380857         | 6418453         |
| 99                    | 380860         | 6418456         |
| 100                   | 380868         | 6418463         |
| 101                   | 380872         | 6418467         |
| 102                   | 380876         | 6418470         |
| 103                   | 380880         | 6418474         |
| 104                   | 380884         | 6418479         |
| 105                   | 380889         | 6418482         |
| 106                   | 380891         | 6418485         |
| 107                   | 380896         | 6418490         |
| 108                   | 380906         | 6418500         |
| 109                   | 380913         | 6418507         |
| 110                   | 380916         | 6418509         |
| 111                   | 380919         | 6418512         |
| 112                   | 380925         | 6418517         |
| 113                   | 380936         | 6418527         |
| 114                   | 380941         | 6418532         |
| 115                   | 380947         | 6418537         |
| 116                   | 380953         | 6418543         |

| <b>Coordinate No.</b> | <b>Easting</b> | <b>Northing</b> |
|-----------------------|----------------|-----------------|
| 117                   | 380957         | 6418547         |
| 118                   | 380969         | 6418559         |
| 119                   | 380976         | 6418568         |
| 120                   | 380983         | 6418575         |
| 121                   | 380987         | 6418580         |
| 122                   | 380991         | 6418585         |
| 123                   | 381004         | 6418597         |
| 124                   | 381005         | 6418598         |
| 125                   | 381006         | 6418599         |
| 126                   | 381007         | 6418600         |
| 127                   | 381009         | 6418601         |
| 128                   | 381013         | 6418607         |
| 129                   | 381017         | 6418612         |
| 130                   | 381023         | 6418620         |
| 131                   | 381028         | 6418627         |
| 132                   | 381033         | 6418633         |
| 133                   | 381046         | 6418649         |
| 134                   | 381053         | 6418655         |
| 135                   | 381058         | 6418662         |
| 136                   | 381062         | 6418666         |
| 137                   | 381068         | 6418674         |
| 138                   | 381073         | 6418681         |
| 139                   | 381079         | 6418688         |
| 140                   | 381086         | 6418697         |
| 141                   | 381091         | 6418703         |
| 142                   | 381097         | 6418710         |
| 143                   | 381101         | 6418715         |
| 144                   | 381104         | 6418720         |
| 145                   | 381107         | 6418722         |
| 146                   | 381112         | 6418728         |
| 147                   | 381115         | 6418732         |
| 148                   | 381118         | 6418736         |
| 149                   | 381121         | 6418740         |
| 150                   | 381125         | 6418744         |
| 151                   | 381129         | 6418750         |
| 152                   | 381132         | 6418755         |
| 153                   | 381137         | 6418760         |
| 154                   | 381145         | 6418771         |
| 155                   | 381149         | 6418776         |
| 156                   | 381153         | 6418781         |
| 157                   | 381156         | 6418785         |
| 158                   | 381156         | 6418787         |
| 159                   | 381157         | 6418788         |
| 160                   | 381160         | 6418792         |

| <b>Coordinate No.</b> | <b>Easting</b> | <b>Northing</b> |
|-----------------------|----------------|-----------------|
| 161                   | 381163         | 6418797         |
| 162                   | 381169         | 6418806         |
| 163                   | 381173         | 6418810         |
| 164                   | 381178         | 6418817         |
| 165                   | 381181         | 6418821         |
| 166                   | 381183         | 6418825         |
| 167                   | 381185         | 6418828         |
| 168                   | 381188         | 6418832         |
| 169                   | 381192         | 6418838         |
| 170                   | 381195         | 6418842         |
| 171                   | 381198         | 6418847         |
| 172                   | 381199         | 6418850         |
| 173                   | 381201         | 6418852         |
| 174                   | 381208         | 6418860         |
| 175                   | 381212         | 6418866         |
| 176                   | 381219         | 6418876         |
| 177                   | 381222         | 6418881         |
| 178                   | 381225         | 6418886         |
| 179                   | 381233         | 6418895         |
| 180                   | 381239         | 6418903         |
| 181                   | 381243         | 6418909         |
| 182                   | 381245         | 6418911         |
| 183                   | 381250         | 6418916         |
| 184                   | 381251         | 6418917         |
| 185                   | 381252         | 6418919         |
| 186                   | 381253         | 6418921         |
| 187                   | 381254         | 6418924         |
| 188                   | 381254         | 6418926         |
| 189                   | 381256         | 6418930         |
| 190                   | 381262         | 6418939         |
| 191                   | 381265         | 6418944         |
| 192                   | 381267         | 6418948         |
| 193                   | 381271         | 6418952         |
| 194                   | 381273         | 6418954         |
| 195                   | 381274         | 6418956         |
| 196                   | 381278         | 6418964         |
| 197                   | 381280         | 6418968         |
| 198                   | 381283         | 6418973         |
| 199                   | 381285         | 6418975         |
| 200                   | 381289         | 6418980         |
| 201                   | 381292         | 6418983         |
| 202                   | 381293         | 6418986         |
| 203                   | 381297         | 6418992         |
| 204                   | 381299         | 6418996         |

| <b>Coordinate No.</b> | <b>Easting</b> | <b>Northing</b> |
|-----------------------|----------------|-----------------|
| 205                   | 381302         | 6419002         |
| 206                   | 381304         | 6419004         |
| 207                   | 381305         | 6419006         |
| 208                   | 381308         | 6419009         |
| 209                   | 381309         | 6419010         |
| 210                   | 381311         | 6419012         |
| 211                   | 381312         | 6419015         |
| 212                   | 381314         | 6419018         |
| 213                   | 381315         | 6419020         |
| 214                   | 381321         | 6419027         |
| 215                   | 381323         | 6419030         |
| 216                   | 381328         | 6419038         |
| 217                   | 381330         | 6419040         |
| 218                   | 381331         | 6419041         |
| 219                   | 381333         | 6419044         |
| 220                   | 381335         | 6419045         |
| 221                   | 381336         | 6419047         |
| 222                   | 381337         | 6419049         |
| 223                   | 381339         | 6419054         |
| 224                   | 381343         | 6419062         |
| 225                   | 381345         | 6419065         |
| 226                   | 381347         | 6419069         |
| 227                   | 381349         | 6419072         |
| 228                   | 381352         | 6419079         |
| 229                   | 381356         | 6419085         |
| 230                   | 381360         | 6419093         |
| 231                   | 381366         | 6419103         |
| 232                   | 381369         | 6419109         |
| 233                   | 381372         | 6419115         |
| 234                   | 381375         | 6419121         |
| 235                   | 381379         | 6419127         |
| 236                   | 381381         | 6419131         |
| 237                   | 381383         | 6419134         |
| 238                   | 381385         | 6419138         |
| 239                   | 381389         | 6419145         |
| 240                   | 381391         | 6419148         |
| 241                   | 381393         | 6419152         |
| 242                   | 381395         | 6419156         |
| 243                   | 381398         | 6419161         |
| 244                   | 381400         | 6419164         |
| 245                   | 381402         | 6419169         |
| 246                   | 381404         | 6419173         |
| 247                   | 381407         | 6419178         |
| 248                   | 381414         | 6419191         |

| <b>Coordinate No.</b> | <b>Easting</b> | <b>Northing</b> |
|-----------------------|----------------|-----------------|
| 249                   | 381425         | 6419211         |
| 250                   | 381427         | 6419216         |
| 251                   | 381433         | 6419229         |
| 252                   | 381436         | 6419237         |
| 253                   | 381442         | 6419248         |
| 254                   | 381447         | 6419256         |
| 255                   | 381451         | 6419265         |
| 256                   | 381454         | 6419271         |
| 257                   | 381456         | 6419276         |
| 258                   | 381458         | 6419280         |
| 259                   | 381462         | 6419287         |
| 260                   | 381466         | 6419298         |
| 261                   | 381467         | 6419300         |
| 262                   | 381469         | 6419304         |
| 263                   | 381472         | 6419309         |
| 264                   | 381477         | 6419320         |
| 265                   | 381480         | 6419328         |
| 266                   | 381486         | 6419341         |
| 267                   | 381488         | 6419345         |
| 268                   | 381490         | 6419349         |
| 269                   | 381493         | 6419355         |
| 270                   | 381495         | 6419361         |
| 271                   | 381496         | 6419364         |
| 272                   | 381498         | 6419368         |
| 273                   | 381501         | 6419374         |
| 274                   | 381502         | 6419377         |
| 275                   | 381504         | 6419382         |
| 276                   | 381510         | 6419399         |
| 277                   | 381513         | 6419406         |
| 278                   | 381516         | 6419412         |
| 279                   | 381518         | 6419417         |
| 280                   | 381520         | 6419422         |
| 281                   | 381530         | 6419444         |
| 282                   | 381531         | 6419447         |
| 283                   | 381538         | 6419467         |
| 284                   | 381539         | 6419470         |
| 285                   | 381545         | 6419486         |
| 286                   | 381557         | 6419522         |

| <b>Coordinate No.</b> | <b>Easting</b> | <b>Northing</b> |
|-----------------------|----------------|-----------------|
| 287                   | 381560         | 6419528         |
| 288                   | 381562         | 6419536         |
| 289                   | 381567         | 6419547         |
| 290                   | 381571         | 6419559         |
| 291                   | 381575         | 6419568         |
| 292                   | 381577         | 6419575         |
| 293                   | 381598         | 6419636         |
| 294                   | 381605         | 6419658         |
| 295                   | 381608         | 6419670         |
| 296                   | 381611         | 6419679         |
| 297                   | 381612         | 6419684         |
| 298                   | 381616         | 6419697         |
| 299                   | 381620         | 6419710         |
| 300                   | 381622         | 6419717         |
| 301                   | 381623         | 6419722         |
| 302                   | 381624         | 6419726         |
| 303                   | 381625         | 6419731         |
| 304                   | 381627         | 6419736         |
| 305                   | 381628         | 6419739         |
| 306                   | 381630         | 6419748         |
| 307                   | 381630         | 6419752         |
| 308                   | 381631         | 6419755         |
| 309                   | 381633         | 6419762         |
| 310                   | 381635         | 6419767         |
| 311                   | 381638         | 6419776         |
| 312                   | 381639         | 6419782         |
| 313                   | 381641         | 6419787         |
| 314                   | 381642         | 6419792         |
| 315                   | 381645         | 6419804         |
| 316                   | 381648         | 6419818         |
| 317                   | 381649         | 6419823         |
| 318                   | 381652         | 6419835         |
| 319                   | 381676         | 6419835         |
| 320                   | 381745         | 6419836         |
| 321                   | 382096         | 6419840         |