



WESTERN AUSTRALIA  
MINISTER FOR ENVIRONMENT

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

PORT MANDURAH CANAL DEVELOPMENT, HALLS HEAD

ESPLANADE (MANDURAH) PTY LTD

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 and published in Appendix 3 of EPA Bulletin 378 and as subsequently revised (copy of revised commitments attached).
2. The proponent shall design this project to standards (including water quality) which are not less than those contained in "Recommendations for the development of Canal Estates" (June 1984).
3. The proponent shall not cause any unacceptable impacts to occur outside the project site as a result of undertaking dewatering operations for the construction of the proposal. The proponent shall be liable for any such impacts should they occur together with any required remedial action. Additionally, prior to construction, the proponent shall prepare and implement a groundwater monitoring programme of five years' duration, to the satisfaction of the Minister for Environment on advice of the Water Authority of Western Australia. The proponent shall institute remedial action to the satisfaction of the Minister for Environment on the advice of the Water Authority of Western Australia, in the event that monitoring results indicate an adverse effect of dewatering on the environment.
4. The proponent shall connect the public boat wastewater facility to a reticulated sewage system.

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5. Prior to construction, the proponent shall prepare contingency plans for the prevention of pollution of the canals in the event of failure of the sewage disposal system, to the satisfaction of the Minister for Environment.
6. Prior to construction, the proponent shall prepare contingency plans for the construction of a hydraulic link to the Mandurah Inlet Channel via Paul Street, to the satisfaction of the Minister for Environment on the advice of the Town of Mandurah as canal estate manager and the Peel Inlet Management Authority. If in the opinion of the Minister for Environment, on the advice of the Town of Mandurah as canal estate manager and the Peel Inlet Management Authority, water quality monitoring results indicate unacceptable water quality in the northern part of the canal development, the proponent shall construct the hydraulic link.
7. If in the opinion of the Minister for Environment, on the advice of the Town of Mandurah as canal estate manager and the Peel Inlet Management Authority, there is inadequate flushing of the canals, resulting in unacceptable water quality, the proponent shall construct an additional canal entrance channel in the south-east of the canal estate to increase flushing rates.
8. Prior to construction, the proponent shall prepare and implement a detailed monitoring and management programme to the satisfaction of the Minister for Environment, on the advice of the Town of Mandurah and the Peel Inlet Management Authority.

This programme shall include, but shall not be limited to, the following:

- (1) water quality monitoring;
- (2) monitoring of phosphorus and heavy metals in sediments, including release rates;
- (3) observation of fish movements within the canal waterways, undertaken for one year, and subject to review at the end of that year; and
- (4) results of survey and assessment of maintenance dredging works.

Reports shall be submitted annually, with a comprehensive final report immediately following the termination of the proponent's five year period of management responsibility.

9. The proponent shall employ earth moving methods which minimise noise and dust, and shall stabilise soils during and after earth moving operations associated with the proposed development, and shall undertake rehabilitation and stabilisation of the project site following completion of earthworks.
10. The proponent shall ensure that the floodways and foreshore areas are protected from adverse effects during the construction stage.

11. The proponent shall conduct a survey of the depths of the canals, the entrance channel(s), and the adjacent Mandurah Inlet Channel to the satisfaction of the Peel Inlet Management Authority, on advice of the Town of Mandurah as canal estate manager and the Department of Marine and Harbours within one month of the completion of the canal construction, and shall repeat the survey of required sections annually for five years.

Additionally, the proponent shall, during the five-year period of responsibility, carry out any maintenance dredging of the canals and entrance channel(s), to the satisfaction of the Minister for Environment on the advice of the Town of Mandurah as canal estate manager, the Peel Inlet Management Authority and the Department of Marine and Harbours. The proponent shall include the results of the survey and an assessment of maintenance dredging works in the annual monitoring report (see Condition 8).

12. The proponent shall, during the five-year period of responsibility, maintain sections of the adjacent Mandurah Inlet Channel that are affected by the canal development, to the satisfaction of the Minister for Environment, on the advice of the Peel Inlet Management Authority and the Department of Marine and Harbours.

13. 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

15 AUG 1989