

**Supplementary report on the visual impacts of
quarry, Lot 344 South Western Highway,
Mundijong**

Ransberg Pty Ltd

**Report and recommendation
of the Environmental Protection Authority**

**Environmental Protection Authority
Perth, Western Australia
Bulletin 677
April 1993**

THE PURPOSE OF THIS REPORT

This supplementary report, under Section 43 of the Environmental Protection Act, contains the Environmental Protection Authority's environmental assessment and recommendations to the Minister for the Environment on the visual impacts of the quarry proposal located at Lot 344, South Western Highway, Mundijong, which was the subject of Bulletin 662.

Immediately following the release of the report there is a 14-day period when anyone may appeal to the Minister against the Environmental Protection Authority's report.

After the appeal period, and determination of any appeals, the Minister consults with the other relevant ministers and agencies and then issues his decision about whether the proposal may or may not proceed. The Minister also announces the legally binding environmental conditions which might apply to any approval.

APPEALS

If you disagree with any of the contents of the assessment report or recommendations you may appeal in writing to the Minister for the Environment outlining the environmental reasons for your concern and enclosing the appeal fee of \$10.

It is important that you clearly indicate the part of the report you disagree with and the reasons for your concern so that the grounds of your appeal can be properly considered by the Minister for the Environment.

ADDRESS

Hon Minister for the Environment
12th Floor, Dumas House
2 Havelock Street
WEST PERTH WA 6005

CLOSING DATE

Your appeal (with the \$10 fee) must reach the Minister's office no later than 5.00 pm on 28 April 1992.

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Contents

	Page
Summary and recommendation.....	i
1. Introduction.....	1
1.1 Visual setting	1
1.2 Visual Resource Management System.....	1
2. Environmental assessment of visual impacts.....	4
2.1 Access road.....	5
2.2 Northern quarry and processing plant.....	5
2.3 Southern quarry (eastern sector).....	6
2.4 Southern quarry (western sector).....	6
3. Conclusions and recommendation.....	7
 Figures	
1. Quarry schematic layout	2
2. Viewshed locations.....	3

Summary and recommendation

Ransberg Pty Ltd (the proponent) proposes to open up a hard-rock quarry located about 4km east of Mundijong in the Darling Ranges. The Environmental Protection Authority previously assessed the quarry proposal and reported in December 1992 (Bulletin 662). The Environmental Protection Authority concluded that the proposal was environmentally acceptable provided that, before the quarry was expanded such that it would be visible from the Swan Coastal Plain, the proponent obtain further approval from the Minister for the Environment that there would be no loss of visual amenity.

There were ten appeals against Bulletin 662 and before determining them the Minister requested the Environmental Protection Authority, under Section 43 of the Environmental Protection Act, to reassess the proposal with regard to the potential visual impacts on the visual amenity of the Darling Scarp, especially from the later stage (in about 30 years) of quarry development when it would become visible from the Swan Coastal Plain.

The Environmental Protection Authority did a further more detailed review which utilised the information and visual resource assessment techniques used in the Department of Planning and Urban Development's Darling Range Regional Park and Landscape Study, released in January 1993 after the Environmental Protection Authority's original assessment. The regional-scale techniques were applied, with assistance from the Department of Conservation and Land Management, in a small-scale study of the quarry proposal. The proposal consists of the following components: an access road off South Western Highway; a northern quarry; a processing plant and associated infrastructure; and a quarry on the southern side of Manjedal Brook divided into an eastern sector (which would not be visible from the Swan Coastal Plain) and a western sector.

The Environmental Protection Authority has concluded that the visual impacts from the access road site, which is in a visually important part of the Darling Scarp, would be environmentally significant if the road was not properly designed using landscape protection measures. **The Environmental Protection Authority has recommended that the proponent protect the Darling Scarp landscape by preparing and implementing a plan to mitigate the visual impacts from the access road construction and use.**

The Environmental Protection Authority has concluded that the visual impacts from the northern quarry, the processing plant, and the southern quarry (eastern sector) which are in a low visual amenity area but with high landscape values, should be minimised by proper quarry design incorporating appropriate screening of the quarry. **The Environmental Protection Authority has recommended that the proponent protect the Darling Range landscapes and visual amenity by preparing plans to mitigate impacts on landscape amenity from the quarrying operations.**

The Environmental Protection Authority has concluded that the visual impacts from the southern quarry (western sector) could be environmentally significant on viewsheds from the foothills of the Darling Range and from the Swan Coastal Plain depending on the quarry design and rehabilitation standards achieved by the proponent. Given its location on the Darling Scarp, this project would need to set new standards in managing environmental impacts on landscape amenity. The visual aspects of existing hard-rock quarries on the Darling Scarp which are prominent from the Plain would no longer meet community expectations for a new quarry operation.

Considering that the development of the western sector of the southern quarry is about 30 years away and that community expectations about visual amenity and regional development could be different at that time, **the Environmental Protection Authority has recommended that the decision on approval to develop the southern quarry (western sector) be delayed until it is required.** The success of the rehabilitation of the potentially visible parts of the previous quarrying could then be assessed at that time to ensure the protection of the visual amenity of the Darling Scarp.

Accordingly, to protect the landscape values of the Darling Scarp and Ranges from the visual impacts of the quarry proposal, the Environmental Protection Authority makes the following recommendation:

Recommendation 1

The Environmental Protection Authority recommends that the following Environmental Conditions, based on this Report and the Recommendations and Procedures in Bulletin 662, be applied to the quarry proposal (excluding the western sector) Lot 344, South Western Highway, Mundijong:

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 (which are not inconsistent with the conditions or procedures contained in this statement) made in the Consultative Environmental Review and in response to issues raised following public submissions. These commitments are consolidated in Environmental Protection Authority Bulletin 662 as Appendix 1.

2. Implementation

Changes to the proposal which are non-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. Where, in the course of that detailed implementation, the proponent seeks to change those designs, specifications, plans or other technical material in any way that the Minister for the Environment determines, on the advice of the Environmental Protection Authority, is non-substantial, those changes may be effected.

3. Protection of visual amenity of the Darling Ranges

The visual amenity of the Darling Ranges as viewed from the Swan Coastal Plain requires protection.

- 3-1 The quarry proposal shall not adversely impact upon the visual amenity of the Darling Ranges.

4. Landscape protection plans

Landscape protection plans are required to ensure the protection of the visual amenity and landscape values of the Darling Scarp and Ranges.

- 4-1 In consultation with the Department of Planning and Urban Development and the Shire of Serpentine-Jarrahdale, the proponent shall protect the landscapes of the Darling Ranges by the preparation of plans to mitigate the visual impacts from the quarry operations.

5. Decommissioning

The satisfactory decommissioning of the project is the responsibility of the proponent.

- 5-1 At least six months prior to decommissioning the proponent shall prepare a decommissioning plan.

- 5-2 The proponent shall implement the plan required by condition 5-1.

6. Proponent

These conditions legally apply to the nominated proponent.

6-1 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.

7. Time Limit on Approval

The environmental approval for the proposal is limited.

7-1 If the proponent has not substantially commenced the project within five years of the date of this statement, then the approval to implement the proposal as granted in this statement shall lapse and be void. The Minister for the Environment shall determine any question as to whether the project has been substantially commenced. Any application to extend the period of five years referred to in this condition shall be made before the expiration of that period to the Minister for the Environment by way of a request for a change in the condition under Section 46 of the Environmental Protection Act. (On expiration of the five year period further consideration of the proposal can only occur following a new referral to the Environmental Protection Authority.)

8. Compliance Auditing

In order to ensure that environmental conditions and commitments are met, an audit system is required.

8-1 The proponent shall prepare periodic "Progress and Compliance Reports", to help verify the environmental performance of this project, in consultation with the Environmental Protection Authority.

Procedure

- 1 The proponent may seek an amendment pursuant to Section 46 of the Environmental Protection Act for an expansion of quarrying activities into the western sector following a specific assessment of the visual impacts.
- 2 The Environmental Protection Authority is responsible for verifying compliance with the conditions contained in this statement, with the exception of conditions stating that the proponent shall meet the requirements of either the Minister for the Environment or any other government agency. If the Environmental Protection Authority, other government agency or the proponent is in dispute concerning compliance with the conditions contained in this statement, that dispute will be determined by the Minister for the Environment.

1. Introduction

The Environmental Protection Authority released its report in December 1992 (Bulletin 662) on a proposal by Ransberg Pty Ltd (the proponent) to open up a hard-rock quarry located about 4km east of Mundijong in the Darling Ranges. The Environmental Protection Authority concluded that the quarry proposal was environmentally acceptable and recommended that before the quarry was expanded such that it would be visible from the Swan Coastal Plain, the proponent should obtain the approval of the Minister for the Environment that the rehabilitation of the potentially visible parts of the initial quarry was satisfactory.

In considering the grounds of several appeals on Bulletin 662 the Minister for the Environment requested the Environmental Protection Authority, under Section 43 of the Environmental Protection Act, to reassess the quarry proposal with regard to the potential visual impacts on the visual amenity of the Darling Ranges, especially the later stage (in about 30 years) of quarry development as viewed from the Swan Coastal Plain.

1.1 Visual setting

The visual setting of the quarry proposal is described in the proponent's Consultative Environmental Review, specifically Appendix D, and in the Environmental Protection Authority's assessment of the visual impacts as summarised in Bulletin 662. For the purposes of assessing the potential visual impacts, the quarry proposal can be divided into four components, the access road, the northern quarry (including the processing plant and associated infrastructure) and the eastern and western sectors of the southern quarry (Figure 1). The northern quarry and the southern quarry (eastern sector) would not be visible from the Swan Coastal Plain and the access road and the southern quarry (western sector) would be visible from the Plain (Figure 2).

Subsequent to the Environmental Protection Authority's report the Department of Planning and Urban Development released the Darling Range Regional Park and Landscape Study in January 1993. It includes a visual resource assessment covering the area of the proposed quarry. The Study used a Visual Resource Management System applied at a regional scale which defined Landscape Management Zones for the Darling Ranges extending up to 30km from the Coastal Plain. The Regional Park Study acknowledged that proposed developments in the Darling Ranges which have potential visual impacts should be subject to a detailed level of visual resource assessment.

The Regional Park Study did not recommend that either the quarry site or the access road site be included in the proposed Darling Range Regional Park or a new Rural Landscape and Conservation Zone proposed under the Metropolitan Region Scheme. The quarry site is in a rural zone adjacent to State Forest to the east and the access road site is in a rural zone adjacent to land zoned for public purposes (Health Department) to the south (Figure 2). Both the access road and quarry sites have high scenic quality and would be considered for inclusion in the proposed Rural Landscape and Conservation Zone at the appropriate time.

1.2 Visual Resource Management System

The methodology of the Visual Resource Management System is to divide a region with various landscapes into Landscape Management Zones and then to stipulate their related Visual Quality Objectives which any visual alterations in that Zone should attempt to achieve. A Landscape Management Zone is an area of similar scenic quality and landscape value as seen from viewing locations which are graded as to their use, importance and sensitivity. The Visual Quality Objectives for a Zone are recommended management criteria for the protection of the landscapes and values of that Zone.

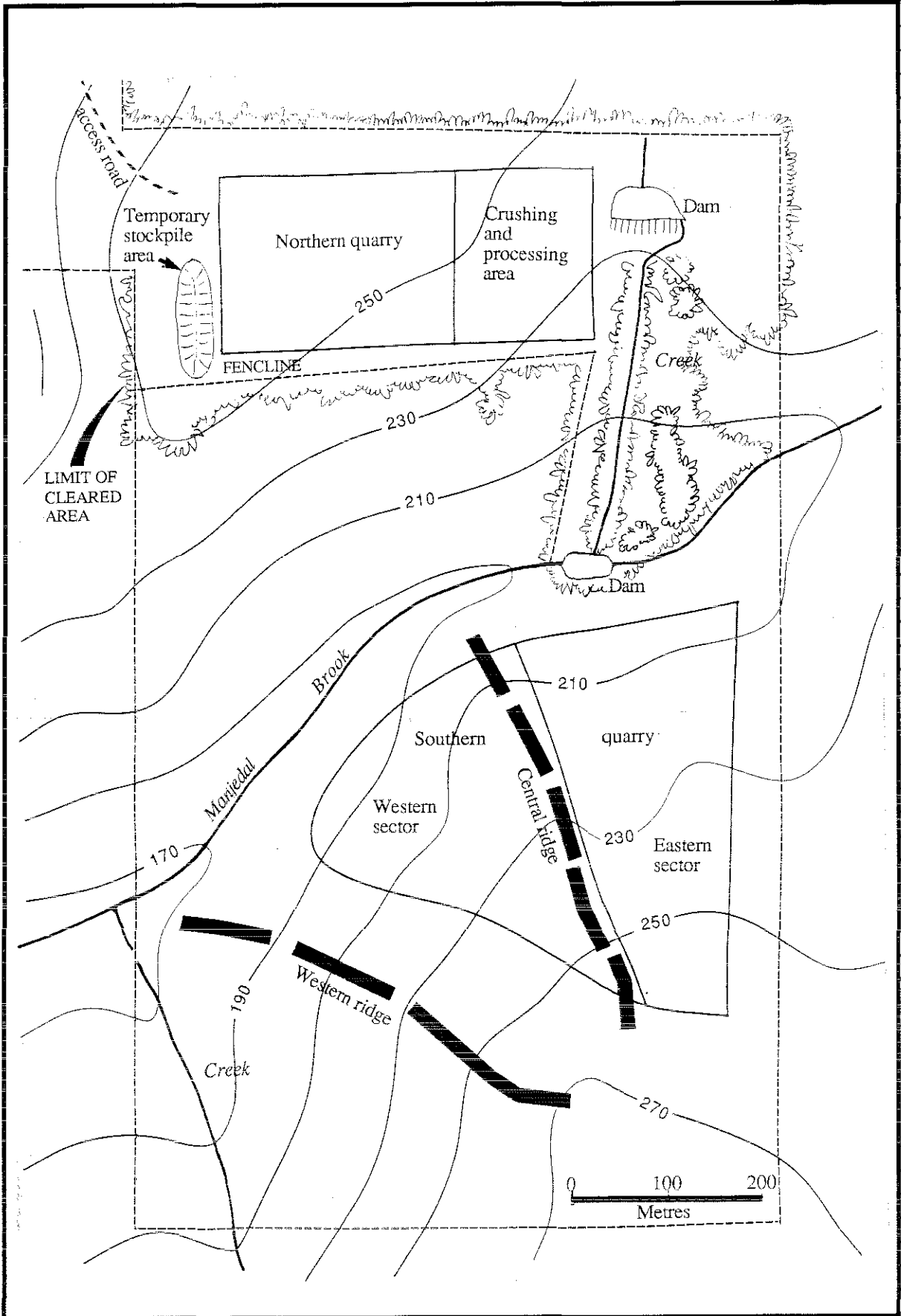


Figure 1: Quarry schematic layout

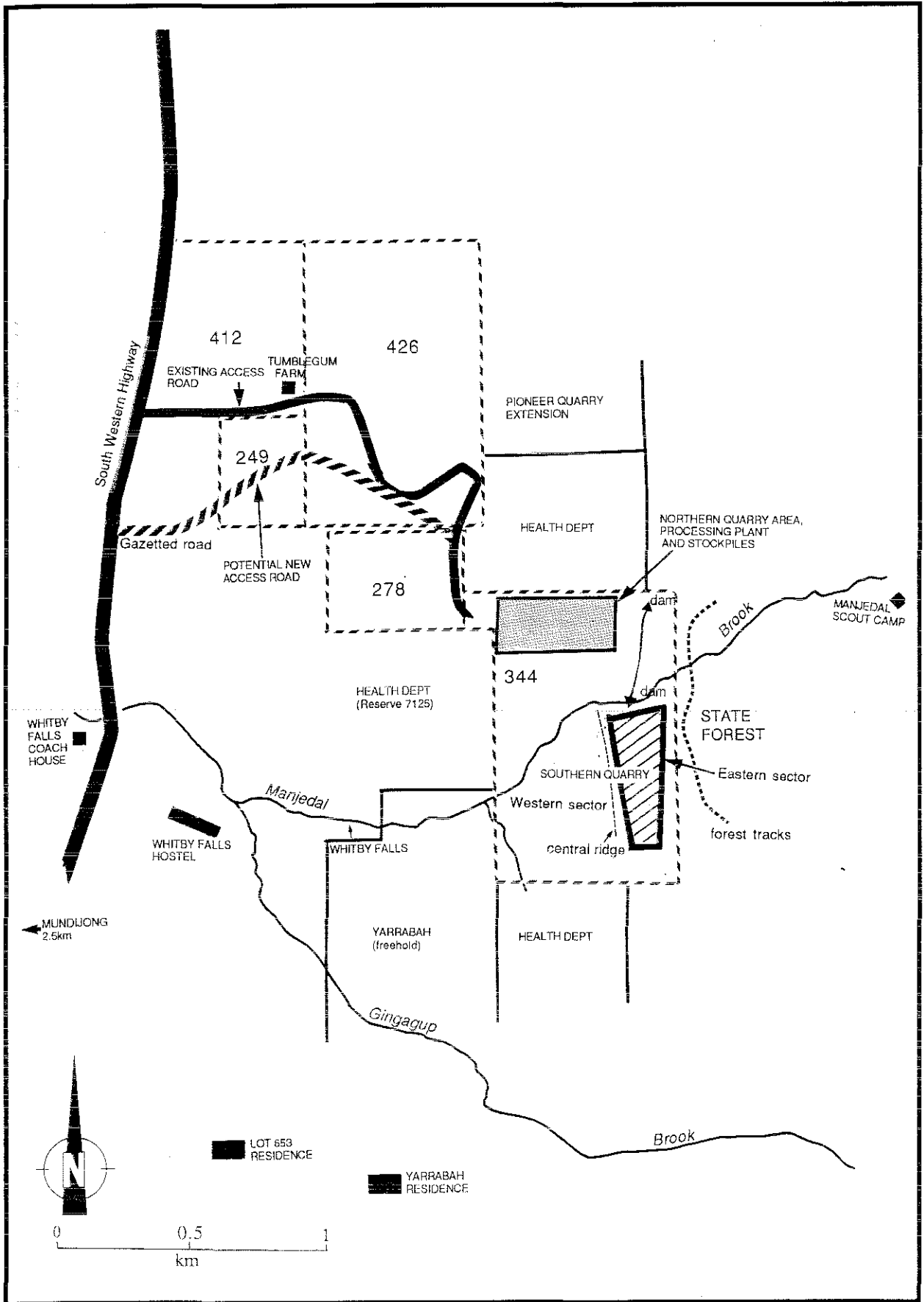


Figure 2: Viewshed locations

The Regional Park Study covered the area of the proposed quarry and the key conclusions are:

Quarry

- The quarry site (Lot 344) has high scenic quality as partly natural and partly rural landscapes; and
- the quarry site rates as Landscape Management Zone B which has a moderate priority Visual Quality Objective of moderate retention of existing landscapes with no dominant visual alteration after three years.

Access road

- The access road site (Lots 249, 426, 278) has high scenic quality as a rural landscape; and
- the access road site rates as Landscape Management Zone A which has a high priority Visual Quality Objective of maximum retention of existing landscape and any visual alterations should be minimised after three years.

The objective of the Visual Resource Management System as applied to the quarry proposal was to identify the sensitivity level of viewing locations from fore, mid and background sites and in conjunction with the scenic quality grading, to assign each of the components of the quarry to a Landscape Management Zone. The Visual Quality Objectives of those Zones could then be applied to ascertain what management strategies would be required for the quarry components to meet those Objectives.

To derive the Landscape Management Zones which apply to the quarry proposal the Scenic Quality and the Seen Area were assessed in detail. The Regional Park Study mapped the Scenic Quality of both the access road and the quarry sites as being "high" based on landform, vegetation cover and waterform criteria. The detailed reappraisal, by the Environmental Protection Authority and Department of Conservation and Land Management staff verified the grading of the sites as being of high Scenic Quality as partly natural and partly rural landscapes.

A Seen Area Assessment has two aspects - the Public Sensitivity Level from the viewing location and the distance of the viewshed from the proposed development. The viewshed is divided into three distance zones:

- foreground (up to 500m);
- midground (0.5-6.5km), and
- background (6.5-16km).

The Sensitivity Levels of the travel routes, public use areas and residences with potential views of the quarry site are determined based on criteria such as the number of users, the importance of the viewshed location (tourist road, heritage trail, etc) and the scale of potential visual intrusion. Sensitivity levels from 1 to 4 are determined with level 1 being the highest.

Using this methodology the Environmental Protection Authority verified the Regional Park Study's Landscape Management Zone classification except for the part of the southern quarry which would be visible from the Swan Coastal Plain, the western sector. The detailed reappraisal upgraded the southern quarry (western sector) from Zone B to Zone A because there are high and medium sensitivity viewsheds in mid and background locations which were not used in the Regional Park Study because of its regional basis.

2. Environmental assessment of visual impacts

The quarry proposal may be divided into four components for the purposes of assessing the visual impacts:

- the access road;
- the northern quarry (including the processing plant), and
- the eastern and western sectors of the southern quarry.

2.1 Access road

Initially, the most visually intrusive aspect of the quarry operation will be the construction of the access road and subsequently the regular movement of trucks during quarry operations. The proposed access road is via a partly-cleared rural block which is adjacent to the Tumblegum Farm Tourist Centre to the north (the former Agridome Complex) and the Department of Health's farm and mental hospital to the south, both of which are partly-cleared rural landscapes.

Foreground viewsheds include the Tumblegum Farm and the South Western Highway; midground viewsheds include a residence in the foothills of the Darling Ranges (Lot 653, Yarrabah), residences in Mundijong and the Whitby Coach House; background viewsheds include Mundijong Road and rural residences. These viewsheds are from either level 1 or 2 viewing locations (Figure 2).

The conclusions of the detailed visual resource analysis are that there are fore, mid and background viewsheds from high and medium sensitivity viewing locations which, coupled with the area's high scenic quality, mean that the access road site is in a visually important zone of the Darling Scarp. The site is in Landscape Management Zone A which has a Visual Quality Objective that any visual alterations should be minimised after three years and blend in with the character of the landscape. To achieve this objective and to protect the Darling Scarp landscape, the Environmental Protection Authority has concluded that the access road would need to be properly designed and landscaped.

The Environmental Protection Authority has recommended that the proponent protect the Darling Scarp landscape by preparing and implementing a plan to mitigate the visual impacts from the access road construction and use.

2.2 Northern quarry and processing plant

The northern quarry involves up to ten years of quarrying and processing on the northern side of Manjedal Brook (Figure 1). The northern quarry, including the processing plant infrastructure, would not be visible from the Swan Coastal Plain because the area is generally screened by a ridge which is partly vegetated.

Views of the northern quarry are restricted to foreground viewsheds from low sensitivity forest tracks adjacent to its eastern boundary (Figure 2). Hence, the occasional use by the Scouting Association of the adjacent State Forest is the only current land use which would possibly be affected. The Department of Conservation and Land Management has indicated that it is planning to establish a recreational horse riding trail near the eastern boundary. This future land use may also be constrained by the visual and other impacts of the quarry.

The conclusions from the visual resource analysis are that there are foreground viewsheds from low sensitivity viewing locations which coupled with the area's high scenic quality, mean that the northern quarry is in a low visual amenity zone but has significant landscape values. The site is in Landscape Management Zone B which has a Visual Quality Objective that there should be moderate retention of the existing landscape character and that any changes to the landscape should be minimised so that it would not be dominant after a period of three years.

The quarry is obviously a dominant alteration of the landscape however, considering the low sensitivity of the viewing locations, the Environmental Protection Authority considers that the visual impacts of the northern quarry could be lessened from being dominant to being mainly unseen by proper quarry design and landscape protection measures.

The Environmental Protection Authority has recommended that the proponent protect the Darling Range landscapes and visual amenity by preparing plans to mitigate impacts on landscape amenity from the quarrying operations.

2.3 Southern quarry (eastern sector)

The southern quarry (eastern sector) would be developed after up to ten years of quarrying on the northern side of Manjedal Brook. An access road and a crossing of Manjedal Brook would need to be constructed to link the quarry to the processing plant infrastructure. The southern quarry (eastern sector) would not be visible from the Swan Coastal Plain because it is screened by a central ridge which is quite densely vegetated (Figure 1).

Views of the southern quarry (eastern sector) are restricted to foreground viewsheds from low sensitivity forest tracks adjacent to its eastern boundary (Figure 2). Hence, the occasional use by the Scouting Association of the adjacent State Forest is the only current land use which would possibly be affected. The Department of Conservation and Land Management's planned recreational horse riding trail near the eastern boundary may also be constrained by the visual and other impacts of the quarry.

The conclusions from the visual resource analysis indicate that there are foreground viewsheds from low sensitivity viewing locations which coupled with the area's high scenic quality, mean that the southern quarry (eastern sector) is in a low visual amenity zone but has significant landscape values. The site is in Landscape Management Zone B which has a Visual Quality Objective that there should be moderate retention of the existing landscape character and any changes to the landscape should be minimised so that it would not be dominant after a period of three years.

The quarry is obviously a dominant alteration of the landscape however, considering the low sensitivity of the viewing locations, the Environmental Protection Authority considers that the visual impacts of the southern quarry (eastern sector) could be lessened from being dominant to being mainly unseen by proper quarry design and landscape protection and rehabilitation measures.

The Environmental Protection Authority has recommended that the proponent protect the Darling Range landscapes and visual amenity by preparing plans to mitigate impacts on landscape amenity from the quarrying operations.

2.4 Southern quarry (western sector)

The southern quarry (western sector) would have similar visual impacts on the low sensitivity foreground viewsheds as the eastern sector, which the Environmental Protection Authority has concluded could be managed to be environmentally acceptable. However, as the quarry expands to the west and breaches the central ridge (Figure 1) parts of the quarrying operation would become visible to mid and background viewsheds to the west.

Views from midground locations include a residence in the foothills of the Darling Ranges (Lot 653, Yarrabah), residences in East Mundijong and from roads in and around Mundijong. Views from background locations include rural residences and from roads such as Kargotich and Mundijong Roads. These viewsheds are generally from level 1 or 2 locations.

In addition to the impact on existing land uses, future development proposals such as the residential development of Mundijong, tourism development at Whitby Falls and at heritage sites such as the Whitby Coach House and the Jarrahdale Heritage Railway, may be affected by the visual impacts from the quarry. Currently, there is little use of the Whitby Falls area but the Shire of Serpentine-Jarrahdale indicate that there are proposals to either incorporate the area into either the Darling Range Regional Park or into the Rural Landscape and Conservation Zone or to utilise the area for public recreation and tourism. Any developments at the top of Whitby Falls would undoubtedly be affected by the visual and other impacts from the quarry.

The conclusions of the visual resource analysis indicate that there are mid and background viewsheds from high and moderate sensitivity viewing locations which coupled with the area's high scenic quality, mean that the southern quarry (western sector) is in a visually important zone of the Darling Ranges. It is in Landscape Management Zone A which has a Visual Quality Objective that any visual alterations should be minimised after three years and blend in with the character of the landscape.

To achieve this objective and to protect the landscape values of the Darling Ranges, the Environmental Protection Authority has concluded that both sectors of the southern quarry would need to be properly designed and achieve an appropriate standard of rehabilitation. This project would need to set new standards in managing environmental impacts on landscape amenity, given its location on the Darling Scarp, because the visual impacts of existing long-term hard-rock quarries which are prominent from the Coastal Plain would no longer meet community expectations for a new quarry operation.

The Environmental Protection Authority has concluded that the visual impacts on existing and future land uses from the southern quarry (western sector) could be environmentally significant depending on the quarry design and rehabilitation standards achieved by the proponent.

The Environmental Protection Authority previously recommended that the proponent obtain the approval of the Minister for the Environment before expanding the quarry such that it would not significantly affect the visual amenity of the Darling Scarp as viewed from the Coastal Plain (Recommendation 2, Bulletin 662). The more detailed visual assessment supports this recommendation and emphasises that the approval to expand the quarry past the central ridge depends mainly on the success of the rehabilitation of the potentially visible parts of the initial quarry.

Considering that the development of the southern quarry (western sector) is about 30 years away and that community expectations about visual amenity and regional development could be different at that time, **the Environmental Protection Authority has recommended that the decision on approval to develop the southern quarry (western sector) be delayed until it is required, and that the approval would mainly depend on the success of the rehabilitation of the potentially visible parts of the previous quarrying.** This is a modification of the Environmental Protection Authority's previous Recommendation and is designed to ensure the protection of the visual amenity of the Darling Ranges.

3. Conclusions and recommendation

The quarry proposal was divided into four components for the purposes of assessing the visual impacts: the access road, the northern quarry (including the processing plant) and the eastern and western sectors of the southern quarry.

The conclusions of the visual resource analysis of the access road site are that there are fore, mid and background viewsheds from high and medium sensitivity viewing locations which coupled with the area's high scenic quality, mean that the site is in a visually important zone of the Darling Scarp. To protect the Darling Scarp landscape the Environmental Protection Authority has concluded that the access road would need to be properly designed and landscaped. **The Environmental Protection Authority has recommended that the proponent protect the Darling Scarp landscape by preparing and implementing a plan to mitigate the visual impacts from the access road construction and use.**

The conclusions from the visual resource analysis of the northern quarry, the processing plant and the southern quarry (eastern sector) are that there are foreground viewsheds from low sensitivity viewing locations which coupled with the area's high scenic quality, mean that the northern quarry is in a low visual amenity zone but has significant landscape values. The quarry is obviously a dominant alteration of the landscape however, considering the low sensitivity of the viewing locations, the Environmental Protection Authority considers that the visual impacts of the northern quarry could be lessened from being dominant to being mainly unseen by proper quarry design and landscape protection measures.

The Environmental Protection Authority has recommended that the proponent protect the Darling Range landscapes and visual amenity by preparing plans to mitigate impacts on landscape amenity from the quarrying operations.

The conclusions of the visual resource analysis of the southern quarry (western sector) are that there are mid and background viewsheds from high and moderate sensitivity viewing locations which, coupled with the area's high scenic quality, mean that the southern quarry (western sector) is in a visually important zone of the Darling Ranges. To protect the landscape values of the Darling Ranges, the Environmental Protection Authority has concluded that both sectors of the southern quarry would need to be properly designed and achieve a standard of rehabilitation which has not previously been met.

The Environmental Protection Authority has concluded that the visual impacts on existing and future land uses from the southern quarry (western sector) could be environmentally significant depending on the quarry design and rehabilitation standards achieved by the proponent.

Considering that the development of the southern quarry (western sector) is about 30 years away and that community expectations about visual amenity and regional development could be different at that time, **the Environmental Protection Authority has recommended that the decision on approval to develop the southern quarry (western sector) be delayed until it is required and that the approval would mainly depend on the success of the rehabilitation of the potentially visible parts of the previous quarrying.**

Accordingly, to protect the landscape values of the Darling Scarp and Ranges from the visual impacts of the quarry proposal the Environmental Protection Authority makes the following recommendation:

Recommendation 1

The Environmental Protection Authority recommends that the following Environmental Conditions, based on this Report and the Recommendations and Procedures in Bulletin 662, be applied to the quarry proposal (excluding the western sector) Lot 344, South Western Highway, Mundijong.

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 (which are not inconsistent with the conditions or procedures contained in this statement) made in the Consultative Environmental Review and in response to issues raised following public submissions. These commitments are consolidated in Environmental Protection Authority Bulletin 662 as Appendix 1.

2. Implementation

Changes to the proposal which are non-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. Where, in the course of that detailed implementation, the proponent seeks to change those designs, specifications, plans or other technical material in any way that the Minister for the Environment determines, on the advice of the Environmental Protection Authority, is non-substantial, those changes may be effected.

3. Protection of visual amenity of the Darling Ranges

The visual amenity of the Darling Ranges as viewed from the Swan Coastal Plain requires protection.

- 3-1 The quarry proposal shall not adversely impact upon the visual amenity of the Darling Ranges.

4. Landscape protection plans

Landscape protection plans are required to ensure the protection of the visual amenity and landscape values of the Darling Scarp and Ranges.

- 4-1 In consultation with the Department of Planning and Urban Development and the Shire of Serpentine-Jarrahdale, the proponent shall protect the landscapes of the Darling Ranges by the preparation of plans to mitigate the visual impacts from the quarry operations.

5. Decommissioning

The satisfactory decommissioning of the project is the responsibility of the proponent.

- 5-1 At least six months prior to decommissioning the proponent shall prepare a decommissioning plan.
- 5-2 The proponent shall implement the plan required by condition 5-1.

6. Proponent

These conditions legally apply to the nominated proponent.

- 6-1 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.

7. Time Limit on Approval

The environmental approval for the proposal is limited.

- 7-1 If the proponent has not substantially commenced the project within five years of the date of this statement, then the approval to implement the proposal as granted in this statement shall lapse and be void. The Minister for the Environment shall determine any question as to whether the project has been substantially commenced. Any application to extend the period of five years referred to in this condition shall be made before the expiration of that period to the Minister for the Environment by way of a request for a change in the condition under Section 46 of the Environmental Protection Act. (On expiration of the five year period further consideration of the proposal can only occur following a new referral to the Environmental Protection Authority.)

8. Compliance Auditing

In order to ensure that environmental conditions and commitments are met, an audit system is required.

- 8-1 The proponent shall prepare periodic "Progress and Compliance Reports", to help verify the environmental performance of this project, in consultation with the Environmental Protection Authority.

Procedure

- 1 The proponent may seek an amendment pursuant to Section 46 of the Environmental Protection Act for an expansion of quarrying activities into the western sector following a specific assessment of the visual impacts.
- 2 The Environmental Protection Authority is responsible for verifying compliance with the conditions contained in this statement, with the exception of conditions stating that the proponent shall meet the requirements of either the Minister for the Environment or any other government agency. If the Environmental Protection Authority, other government agency or the proponent is in dispute concerning compliance with the conditions contained in this statement, that dispute will be determined by the Minister for the Environment.