



# 360

environmental



Red Hill Auditorium

## Rehabilitation and Decommissioning Management Plan

Prepared for:

**Ace Nominees**

July 2015

● people ● planet ● professional

Document Reference	Revision	Prepared by	Reviewed by	Submitted to Client	
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# 1 Introduction

The Red Hill Auditorium is designed to accommodate up to 5,000 patrons and is located on Lot 2, Toodyay Road, Red Hill. The infrastructure includes an acoustically designed stage, car park, access road (and emergency egress) and water tanks. The auditorium holds up to 100 events over the warmer months (approximately 5 months per year) and has approval for up to 20 amplified events per year.

The Proponent (Ace Nominees Pty Ltd) was granted state environmental approval by the Western Australian Minister for Environment on 30 December 2004 with conditions described in Ministerial Statement 673. In accordance with Condition 9-1-9-3 of Ministerial Statement 673, Ace Nominees is required to prepare a Rehabilitation and Decommissioning Plan.

## 1.1 Ministerial Statement 673. Condition 9-1-9-3 - Rehabilitation and Decommissioning Plan

In accordance with Condition 9-1-9-3 of Ministerial Statement 673, Ace Nominees is required to:

*9-1: Within 12 months following completion of construction prepare a Rehabilitation and Decommissioning Plan designed to ensure the site is left in an environmentally acceptable condition to the requirements of the Minister for the Environment, Department of Conservation and Land Management and the City of Swan. The Rehabilitation and Decommissioning Plan shall address:*

- (1) Rehabilitation of disturbed areas with self-sustaining vegetation communities which are consistent with the current composition of vegetation communities on the site and adjacent areas, to a standard suitable for the agreed new land use (s);*
- (2) Removal of, if appropriate, retention of plant and infrastructure in consultation with relevant stakeholders;*
- (3) Long-term management of ground and surface water systems affected by the facility;*
- (4) Identification of contaminated areas, including provision of evidence of notification and proposed management measures to relevant statutory authorities*

*9-2 If the proponent intends that no further events will be held at the facility, or if no event has been held at the facility for two consecutive operating seasons, the proponent shall implement the Rehabilitation and Decommissioning Plan required by condition 9-1 until such time as the Minister for the Environment determines, on advice of the EPA,*

*Department of Conservation and Land Management and the City of Swan, that the proponents rehabilitation and decommissioning responsibilities have been fulfilled.*

*9-3: Make the Rehabilitation and Decommissioning Plan required by condition 9-1 publicly available.*

Note: The Department of Conservation and Land Management are now the Department of Parks and Wildlife (DPaW).

## 1.2 Purpose

This draft Rehabilitation and Decommissioning Plan is designed to ensure the site is left in an environmentally acceptable condition. The draft Rehabilitation and Decommissioning Plan describes the controls required to be developed and implemented to decommission the Red Hill Auditorium at the appropriate time.

## 1.3 Objectives

The objectives of the Rehabilitation and Decommissioning Plan are to:

- Satisfy the conditions detailed in the Condition 9-1-9-3 of Ministerial Statement 673;
- Return the land to an acceptable form in agreement with stakeholders.

## 1.4 Timing of Condition

Ace Nominees is required to submit to the Office of the Environmental Protection Authority (OEPA) by 21 February 2014 evidence that the Rehabilitation and Decommissioning Plan was prepared to the requirements of the Minister for Environment prior to April 2012. The document is currently subject to consultation and will be revised as per the proposed review schedule and upon receipt of feedback.

## 1.5 Public Availability

The draft document is available on the Ace Nominees website. The Ace Nominees website is available through the following link: <http://www.redhillgigs.com.au>. Revised documents will be placed on the Ace Nominees website.

## 1.6 Report Presentation

This report is presented as follows:

- Chapter 1 - Background and Approval Requirements;
- Chapter 2 - Rehabilitation and Decommissioning;
- Chapter 3 - Consultation and Review.

## 2 Decommissioning and Rehabilitation

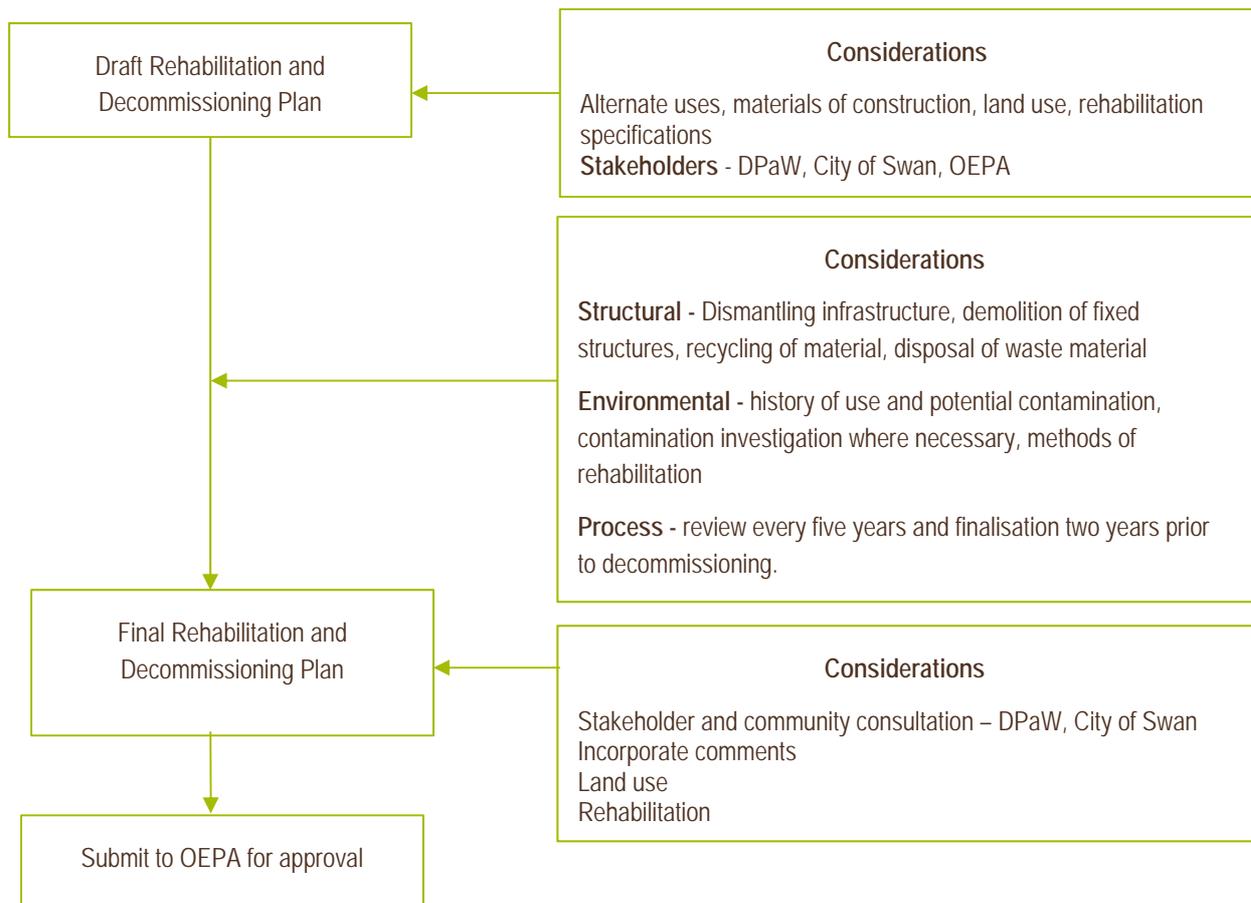
This draft Rehabilitation and Decommissioning Plan has been written with the understanding that the site will be rehabilitated to reflect pre-clearing conditions. It is possible that the projects' infrastructure would suit other purposes and the appropriateness, or otherwise, of the options would be discussed at a suitable time. This would require consultation and agreement on an appropriate post-decommissioning land use for the site.

The risks associated with decommissioning include:

- Erosion (caused from exposed soils following removal of infrastructure);
- Stabilisation of the site.

### 2.1 Rehabilitation and Decommissioning Process

The decommissioning process involves the following phases as shown in the flowchart:



Flowchart: Decommissioning Process

## 2.2 Decommissioning

It is a requirement that if the proponent intends that no further events will be held at the facility, or if no event has been held at the facility for two consecutive operating seasons, the proponent shall implement the Rehabilitation and Decommissioning Plan. Once a decision has been made to decommission the site the following will occur:

### 2.2.1 Plant and Infrastructure

Removal of plant and infrastructure in consultation with relevant stakeholders.

### 2.2.2 Ground and Surface Water Systems

Once infrastructure is removed the management of ground and surface water systems will be key to ensure erosion is minimised and the landscape is stable. Drainage zones will be established to ensure water can move through the site without creating erosion scours and generating turbidity, prior to the rehabilitation establishing.

### 2.2.3 Contaminated Areas

Any areas deemed to be contaminated areas (including provision of evidence of notification and proposed management measures to relevant statutory authorities) will be managed in accordance with the *Contaminated Sites Act*.

## 2.3 Rehabilitation

It is a requirement that on decommissioning rehabilitation of disturbed areas occurs. This section of the report outlines the rehabilitation methodologies that will be followed. The Vegetation and Landscape Features Protection Plan (360 Environmental 2010) describes the environmental setting for the project which is summarised in the following section.

### 2.3.1 Environmental Setting

The site's southern boundary abuts the John Forrest National Park. The vegetation complex that is within the proposed clearing area is classified as 'Open Woodland of *Eucalyptus marginata* – *Corymbia calophylla* over heath species'. This vegetation unit covers the majority of the lot. In the northern part of the lot there is a small section of 'heath over shallow exposed granite'. This area is deemed significant for both flora and fauna as there are only limited areas of this type of vegetation unit within the Darling Scarp (Mattiske 2000). This smaller area has not been affected by the proposal and is the subject of a conservation covenant.

The area will be rehabilitated with self-sustaining vegetation communities which are consistent with the current composition of vegetation communities on the site and adjacent areas, to a standard suitable for the agreed new land use (s);

## 2.3.2 Outline Rehabilitation Methodologies

### 2.3.2.1 Ground Preparation

Some areas will be compacted as a result of site activities and deep ripping may be required. Ripping will loosen soil aggregates and therefore provide a softer soil surface for the establishment of plant roots. Ripping will also allow for aeration of soil and thus breakdown of organic matter and assists with water infiltration. The following will be undertaken to prepare the site:

- Rip lines will follow natural contours. This will reduce peak water flow while maintaining soil structure and preventing erosion potential. This will encourage direct infiltration and provide for planting activities.
- Temporary soil erosion control measures will be provided for all bare soil areas and batter slopes that may be at risk of soil erosion before revegetation works begin. Areas susceptible to erosion may need to be hydromulched.
- High-risk erosion areas may require more intensive management e.g. coir matt

### 2.3.2.2 Topsoil, Planting, Seeding and Weed Control

A combination of re-spreading of topsoil, planting and seeding will be used to re-establish vegetation. The following will apply:

- A list of species to be used for seeding and planting will be consistent with adjacent and pre-existing native vegetation.
- Planting of tubestock will be undertaken between May and July after the break of the season, when sufficient soil moisture is present to adequately support the establishment of tubestock. Planting timing should occur just prior to and during expected rain events to maximise soil moisture levels.
- All tubestock will be obtained from nurseries accredited under the Nursery Industry Accreditation Scheme of Australia. Tubestock will be hardened, vigorous and free of disease and insect pests at the time of planting and will have adequate and healthy root mass readily evident when removed from the tube, sufficient to hold the potting medium together.
- If initial vegetation establishment is not successful this will be addressed in contingency measures.
- Infill planting may be required if germination rates and seedling growth is observed to be low.
- Weed (and dieback) free topsoil maybe imported if available. Chipped (dieback free) vegetation will be spread if available from the area. Weeds have the potential to severely limit the success of rehabilitation works if left uncontrolled. A site visit will be conducted with a qualified and licensed weed contractor prior

to any rehabilitation programs to determine weed species, their location, and appropriate control measures.

- The application of soil conditioners or fertilisers to improve soil condition will be assessed at the time.

#### 2.3.2.3 Signage

Signage will be installed and maintained for public awareness of revegetation areas and control standards.

## 3 Consultation and Review

### 3.1 Consultation

As part of the rehabilitation and decommissioning process, the proponents' rehabilitation and decommissioning responsibilities will need to demonstrate compliance with this plan. This will be on advice the EPA, DPaW and the City of Swan. Both City of Swan and DPaW have reviewed the plan (refer Attachment 1 for comments).

### 3.2 Review

The cornerstone of the decommissioning process is the regular review, update and modification of decommissioning plans to align them with current operations, regulatory frameworks, industry standards and community expectations. The proposed decommissioning planning review and schedule is outlined below.

#### 3.2.1 Draft Rehabilitation and Decommissioning Plan.

**Every five years** after the Rehabilitation and Decommissioning Plan is approved, conduct review of Rehabilitation and Decommissioning Plan. This will include the following tasks:

- Define responsibilities and timing for all unplanned and temporary closure strategies and activities;
- Develop decommissioning inventory;
- Develop decommissioning cost estimation;
- Review and update Rehabilitation and Decommissioning Plan;

**Two years before anticipated planned decommissioning**, develop final Rehabilitation and Decommissioning Plan. This will include the following tasks:

- Consultation to confirm post-closure land use objectives;
- Define responsibilities and timing for all planned decommissioning strategies and activities;
- Revise and refine decommissioning cost estimation; and
- Review all parts of the Site Decommissioning Plan and update, incorporating stakeholder feedback to develop Final Rehabilitation and Decommissioning Plan.
- Circulate draft Final Decommissioning Plan to all relevant authorities for comments.

## 4 Limitations

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Aspects of this report, including the opinions, conclusions and recommendations it contains, are based on the results of the investigation, sampling and testing set out in the contract and otherwise in accordance with normal practices and standards. The investigation, sampling and testing are designed to produce results that represent a reasonable interpretation of the general conditions of the site that is the subject of this report. However, due to the characteristics of the site, including natural variations in site conditions, the results of the investigation, sampling and testing may not accurately represent the actual state of the whole site at all points.

It is important to recognise that site conditions, including the extent and concentration of contaminants, can change with time. This is particularly relevant if this report, including the data, opinions, conclusions and recommendations it contains, are to be used a considerable time after it was prepared. In these circumstances, further investigation of the site may be necessary.

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## 5 References

360 Environmental Pty Ltd. 2010. Vegetation and Landscape Features Protection Plan. Prepared for Ace Nominees.

Mattiske Consulting Pty Ltd. 2000, Flora and Vegetation Studies, Proposed Amphitheatre Site Red Hill. (Unpublished Report, prepared for Ace Nominees Pty Ltd).

Mattiske Consulting Pty Ltd. 2009. Declared Rare And Priority Flora Survey At Lot 2 Toodyay Road, Red Hill. (Unpublished Report, prepared for Ace Nominees Pty Ltd).

# APPENDIX 1: CITY OF SWAN AND DPAW COMMENT

## Michelle Rhodes

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**From:** Bill Wansbrough <bill.wansbrough@swan.wa.gov.au>  
**Sent:** Thursday, 8 May 2014 6:35 PM  
**To:** Michelle Rhodes  
**Subject:** RE: (DWS Doc No 3104778) Red Hill Auditorium Draft Rehabilitation and Decommissioning Plan: DPAW and City of Swan Comment

Hi Michelle,

Sorry for the delay in getting back to you about this.

I think we would generally tend to take our lead from the Department of Parks and Wildlife in this matter especially considering the proximity to a National Park however the draft Rehabilitation and Decommissioning Plan seems broadly satisfactory from the City of Swan's perspective. The City doesn't wish to request any alterations or additions to the plan.

Regards

**Bill Wansbrough**  Environmental Health Officer  
Health Services



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**From:** Michelle Rhodes [<mailto:MichelleRhodes@360environmental.com.au>]  
**Sent:** Wednesday, 23 April 2014 3:17 PM  
**To:** Bill Wansbrough  
**Subject:** (DWS Doc No 3104778) Red Hill Auditorium Draft Rehabilitation and Decommissioning Plan: DPAW and City of Swan Comment

---

**From:** Michelle Rhodes  
**Sent:** Wednesday, 23 April 2014 3:09 PM

To: [bill.wansborough@swan.wa.gov.au](mailto:bill.wansborough@swan.wa.gov.au); [laurina.bullen@dpaw.wa.gov.au](mailto:laurina.bullen@dpaw.wa.gov.au)

Subject: Red Hill Auditorium Draft Rehabilitation and Decommissioning Plan: DPAW and City of Swan Comment

Hi Bill (on behalf of City of Swan) and Laurina (on behalf of DPaW)

In accordance with Condition 9-1-9-3 of Ministerial Statement 673, Ace Nominees is required to:

9-1: Within 12 months following completion of construction prepare a **Rehabilitation and Decommissioning Plan** designed to ensure the site is left in an environmentally acceptable condition to the requirements of the Minister for the Environment, Department of Conservation and Land Management and the City of Swan. The Rehabilitation and Decommissioning Plan shall address:

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- (3) Long-term management of ground and surface water systems affected by the facility;
- (4) Identification of contaminated areas, including provision of evidence of notification and proposed management measures to relevant statutory authorities

9-2 If the proponent intends that no further events will be held at the facility, or if no event has been held at the facility for two consecutive operating seasons, the proponent shall implement the Rehabilitation and Decommissioning Plan required by condition 9-1 until such time as the Minister for the Environment determines, on advice of the EPA, **Department of Conservation and Land Management** and the **City of Swan**, that the proponents rehabilitation and decommissioning responsibilities have been fulfilled.

9-3: Make the Rehabilitation and Decommissioning Plan required by condition 9-1 publicly available.

Note: The Department of Conservation and Land Management are now the Department of Parks and Wildlife (DPaW).

Please find attached the Draft Rehabilitation and Decommissioning Plan. If you could please provide comment on the draft plan by the 16<sup>th</sup> May 2014 by return email it would be appreciated. We have also posted hard copies today. The draft is available on the Red Hill website.

Regards  
Michelle



**Michelle Rhodes**  
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Government of **Western Australia**  
Department of **Parks and Wildlife**  
Perth Hills District

Your ref: 00000364 AC  
Our ref: 2007/000103; 36534  
Enquiries: Rebecca Ong  
Phone: 9290 6108  
Email: [rebecca.ong@dpaw.wa.gov.au](mailto:rebecca.ong@dpaw.wa.gov.au)

Michelle Rhodes  
Director  
360 Environmental

Dear Michelle

**Re: Red Hill Auditorium Draft Rehabilitation and Decommissioning Plan**

The Department of Parks and Wildlife Swan Region has no comments on this draft management plan.

It is considered that the proposed decommissioning and any potential environmental impacts will be appropriately addressed through the ongoing review process of this management plan.

Please contact Rebecca Ong (Ph: 9290 6108) if you require further advice

Yours sincerely

Benson Todd  
District Manager  
Perth Hills District  
17 June 2014