

Environmental Management Plan

Project: Broadwater Resort Busselton

Location: Busselton, Western Australia

Prepared for: Resort Management

Date: July, 2024

1. Introduction

This Environmental Management Plan (EMP) outlines Broadwater Resort Busselton's commitment to minimising environmental impacts associated with its operations and site improvements. The EMP provides a framework for environmental protection, defines responsibilities, and ensures the resort operates sustainably and aligns with local environmental expectations.

2. Project Description

Broadwater Resort Busselton is a coastal accommodation and recreation facility located adjacent to Geographe Bay. It features hotel rooms, villas, swimming pools, tennis courts, and landscaped communal areas. Recent site improvements include:

- Full transition to 100% LED lighting, reducing energy use and light spill.
 - Installation of advanced on-site water filtration systems, reducing chemical use in pools and irrigation.
 - A 95% plastics-free operational model, minimising reliance on single-use plastics.
 - Seasonal bore water management, with no bore usage over winter to protect the local water table.
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3. Environmental Baseline

Key environmental features include:

- **Coastal and Marine Ecosystem:** Sensitive dunes and marine habitats near Geographe Bay.
 - **Flora:** Native coastal vegetation, including salt-tolerant shrubs and dune grasses.
 - **Fauna:** Western ringtail possums (*Pseudocheirus occidentalis*), a protected local species sensitive to habitat disturbance, noise, and artificial light.
 - **Water Resources:** Reliance on groundwater and filtered site water; no bore use during winter months.
 - **Cultural and Community Significance:** Close proximity to the Busselton Jetty, a significant tourism and heritage-listed site.
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4. Environmental Impacts and Risks

Area	Potential Impact
Vegetation	Loss or disturbance during landscaping or works.
Fauna (Ringtail Possums)	Habitat disturbance; noise and light impacts.
Waste Management	Increased waste generation, particularly plastics and packaging.
Energy Use	Greenhouse gas emissions, though mitigated by LED systems.
Groundwater	Over-extraction during sensitive seasonal periods.

5. Mitigation Measures

- **Vegetation Protection:**
 - Minimise clearing; replant disturbed areas with local native species.
 - **Fauna Protection:**
 - Limit night-time operations; maintain low-impact, wildlife-sensitive LED lighting.
 - Ensure no disturbance to identified possum habitats.
 - **Water Management:**
 - Operate and maintain advanced water filtration systems to reduce chemical use on site.
 - Avoid bore water extraction during winter to preserve the local water table.
 - **Waste Management:**
 - Maintain 95% plastics-free operations.
 - Focus waste management on recycling and landfill diversion, noting that on-site composting is not currently implemented.
 - **Energy Management:**
 - Continue using energy-efficient appliances and systems.
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6. Monitoring Programme

Aspect	Monitoring Activity	Frequency
Vegetation	Visual checks post-works to confirm successful replanting.	After disturbance events.
Fauna	Monitor for signs of disturbance or harm to ringtail possums.	Monthly or as needed.

Aspect	Monitoring Activity	Frequency
Waste Management	Track waste streams; ensure plastics-free targets are maintained.	Ongoing.
Groundwater	Seasonal monitoring; ensure no winter bore extraction.	Seasonal check.

7. Roles and Responsibilities

Role	Responsibilities
Site Manager / Environmental Officer (combined role)	Oversee EMP implementation; conduct monitoring; maintain environmental records; report issues to management.
Contractors and Staff	Comply with site environmental guidelines and procedures.
Resort Management	Support EMP delivery; provide resources; review internal environmental performance as needed.

8. Compliance and Review

- Align operations with local council environmental requirements and best practices.
- Update the EMP when project activities change or new environmental risks are identified.
- Maintain internal environmental records; no formal external reporting or community feedback mechanisms are included at this time.