

Public record pursuant to s39(1) of the *Environmental Protection Act 1986*

Proposal Title: Urban Development of Lots 11 and 74, Beenyup Road, Banjup

Proposal Location: Lots 11 and 74, Beenyup Road, Banjup

Case Number: CMS 17819

Date referral received: 05-05-2020

Date more information received: 25-06-2020

Referrer: Aigle Royal Group Pty Ltd

Proponent: Aigle Royal Group Pty Ltd

Potential significant effects:

The proposal has the potential to impact on **Flora and Vegetation** and **Terrestrial Fauna** through the clearing of 10.25 ha of remnant vegetation in excellent to good condition including the Banksia dominated woodlands of the Swan Coastal Plain IBRA Region PEC (Priority 3) and conservation significant fauna habitat; and **Inland Waters** from development impacts to surface and groundwater quality and hydrology.

Preliminary key environmental factors: Flora and Vegetation, Terrestrial Fauna and Inland Waters

Public comment on referral information:

Do not assess:	0
Assess: a) Referral information	1
b) Environmental review - no public review	1
c) Public environmental review	4
<i>Total submissions:</i>	6

Decision: s. 39A – Assess

Level of assessment:

Referral Information with additional information required under section 40(2)(a) of the *Environmental Protection Act 1986* (2 week public review).

Other Details:

The additional information will include the following:

- Site specific studies to inform impacts to inland waters.
- Details of how the proposed conservation area counterbalances the residual environmental impact.
- Further details of how identified impacts will be avoided, reduced, minimised and managed.

Explanation of decision:

Several preliminary key environmental factors are complex. Detailed assessment is required to determine the extent of the proposal's direct and indirect impacts, and how the environmental issues could be managed. A public review is required to enable public review and comment of additional assessment information.

Appeals: Decision not appealable.



Dr Tom Hatton

CHAIRMAN

Delegate of the Environmental Protection Authority

Date: 15 July 2020