



Environmental Protection Authority

EPA Referral Form

Form for the referral of a proposal to the Environmental Protection Authority under Section 38 of the *Environmental Protection Act 1986*

Referrer information				
Who is referring this proposal?		<input checked="" type="checkbox"/> Proponent <input type="checkbox"/> Decision-making authority <input type="checkbox"/> Community member/third party		
Name (print) Sam Gill		Signature		
Position	Development Manager	Organisation	TRECAP Pty Ltd as Trustee for the Royal View Trust	
Email	Sam.Gill@eastcourt.com.au			
Address	756	Canning Highway		
	Applecross	WA	6953	
Date	19 July 2021			
Does the referrer request that the EPA treat any part of the proposal information in the referral as confidential? <i>Provide confidential information in a separate attachment.</i>		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Referral declaration for organisations, proponents and decision-making authorities: I, <u>Sam Gill</u> , (full name) declare that I am authorised to refer this proposal on behalf of <u>TRECAP Pty Ltd</u> and further declare that the information contained in this form is true and not misleading.				
Part A: Proponent and proposal description				
Proponent information				
Name of the proponent/s (including Trading Name if relevant)		TRECAP PTY LTD as Trustee for the Royal View Trust		
Australian Company Number(s) <input checked="" type="checkbox"/>		009257489		
OR Australian Business Number(s) <input type="checkbox"/>				
Contact for the proposal (if different from the referrer)		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
<i>Please include: name, physical address, phone, and email.</i>				

<p>Does the proponent have the legal access required for the implementation of all aspects of the proposal?</p> <p><i>If yes, provide details of legal access authorisations / agreements / tenure.</i></p> <p><i>If no, what authorisations / agreements / tenure is required and from whom?</i></p>	<p>✓ Yes <input type="checkbox"/> No</p> <p>The proponent owns all of the land associated with the proposal as freehold land</p>
<p>Proposal type</p>	
<p>What type of proposal is being referred?</p> <p>For a change to an approved proposal please state the Ministerial Statement number/s (MS No./s) of the approved proposal</p> <p>For a derived proposal please state the Ministerial Statement number (MS No.) of the associated strategic proposal</p>	<p><input type="checkbox"/> significant – new proposal</p> <p><input type="checkbox"/> significant – change to approved proposal (MS No./s: _____)</p> <p><input type="checkbox"/> proposal under an assessed planning scheme</p> <p><input type="checkbox"/> strategic</p> <p>✓ derived (Strategic MS No.: 863)</p>
<p>For a significant proposal:</p> <ul style="list-style-type: none"> Why do you consider the proposal may have a significant effect on the environment and warrant referral to the EPA? 	<p>N/A</p>
<p>For a proposal under an assessed planning scheme, provide the following details:</p> <ul style="list-style-type: none"> Scheme name and number <p>For the Responsible Authority:</p> <ul style="list-style-type: none"> What new environmental issues are raised by the proposal that were not assessed during the assessment of the planning scheme? How does the proposal not comply with the assessed scheme and/or the environmental conditions in the assessed planning scheme? 	<p>N/A</p>
<p>Proposal description</p>	
<p>Title of the proposal</p>	<p>Subdivision of Lots 802, 804 and 4640 Mandurah Road</p>
<p>Name of the Local Government Authority in which the proposal is located.</p>	<p>City of Rockingham</p>
<p>Location:</p> <p>a) street address, lot number, suburb, and nearest road intersection; or</p> <p>b) if remote the nearest town and distance and direction from that town to the proposal site.</p>	<p>Lots 802, 804 and 4646 Mandurah Road, East Rockingham</p>
<p>Proposal description – including the key characteristics of the proposal</p> <p><i>Provide as an attachment to the form</i></p>	<p>See covering letter</p>
<p>Have you provided electronic spatial data, maps and figure in the appropriate format?</p> <p><i>Refer to instructions at the front of the form</i></p>	<p>✓ Yes <input type="checkbox"/> No</p>

What is the current land use on the property, and the extent (area in hectares) of the property?	No current land use 4.0157 ha	
Have you had pre-referral discussions with the EPA at DWER Services? If so, quote the reference number and/or the DWER contact.	Yes – Gerard O’Brien and Teresa Bryant	
Part B: Environmental impacts		
Environmental factors		
What are the likely significant environmental factors for this proposal?	<input type="checkbox"/> Benthic Communities and Habitat <input type="checkbox"/> Coastal Processes <input type="checkbox"/> Marine Environmental Quality <input type="checkbox"/> Marine Fauna <input checked="" type="checkbox"/> Flora and Vegetation <input checked="" type="checkbox"/> Landforms <input type="checkbox"/> Subterranean Fauna <input type="checkbox"/> Terrestrial Environmental Quality <input checked="" type="checkbox"/> Terrestrial Fauna <input checked="" type="checkbox"/> Inland Waters <input type="checkbox"/> Air Quality <input type="checkbox"/> Greenhouse Gas Emissions <input type="checkbox"/> Social Surroundings <input type="checkbox"/> Human Health	
For each of the environmental factors identified above, complete the following table, or provide the information in a supplementary report		
Potential environmental impacts		
1	Flora and Vegetation	
1.1	EPA policy and guidance - What have you considered and how have you applied them in relation to this factor?	Addressed as part of Strategic Environmental Assessment (SEA) as documented in EPA Report 1390.
1.2	Consultation – Outline the outcomes of consultation in relation to the potential environmental impacts	Addressed as part of Strategic Environmental Assessment (SEA) as documented in EPA Report 1390.
1.3	Receiving environment – Describe the current condition of the receiving environment in relation to this factor.	Addressed as part of Strategic Environmental Assessment (SEA) as documented in EPA Report 1390.
1.4	Proposal activities – Describe the proposal activities that have the potential to impact the environment	Addressed as part of Strategic Environmental Assessment (SEA) as documented in EPA Report 1390.
1.5	Mitigation – Describe the measures proposed to manage and mitigate the potential environmental impacts.	Addressed as part of Strategic Environmental Assessment (SEA) as documented in EPA Report 1390.

1.6	Impacts – Assess the impacts of the proposal and review the residual impacts against the EPA objective.	Addressed as part of Strategic Environmental Assessment (SEA) as documented in EPA Report 1390.
1.7	Assumptions - Describe any assumptions critical to your assessment e.g. particular mitigation measures or regulatory conditions.	Addressed as part of Strategic Environmental Assessment (SEA) as documented in EPA Report 1390.
2	Landforms	
2.1	EPA policy and guidance - What have you considered and how have you applied them in relation to this factor?	Addressed as part of Strategic Environmental Assessment (SEA) as documented in EPA Report 1390.
2.2	Consultation – Outline the outcomes of consultation in relation to the potential environmental impacts	Addressed as part of Strategic Environmental Assessment (SEA) as documented in EPA Report 1390.
2.3	Receiving environment – Describe the current condition of the receiving environment in relation to this factor.	Addressed as part of Strategic Environmental Assessment (SEA) as documented in EPA Report 1390.
2.4	Proposal activities – Describe the proposal activities that have the potential to impact the environment	Addressed as part of Strategic Environmental Assessment (SEA) as documented in EPA Report 1390.
2.5	Mitigation – Describe the measures proposed to manage and mitigate the potential environmental impacts.	Addressed as part of Strategic Environmental Assessment (SEA) as documented in EPA Report 1390.
2.6	Impacts – Assess the impacts of the proposal and review the residual impacts against the EPA objective.	Addressed as part of Strategic Environmental Assessment (SEA) as documented in EPA Report 1390.
2.7	Assumptions - Describe any assumptions critical to your assessment e.g. particular mitigation measures or regulatory conditions.	Addressed as part of Strategic Environmental Assessment (SEA) as documented in EPA Report 1390.
3	Terrestrial fauna	
3.1	EPA policy and guidance - What have you considered and how have you applied them in relation to this factor?	Addressed as part of Strategic Environmental Assessment (SEA) as documented in EPA Report 1390.
3.2	Consultation – Outline the outcomes of consultation in relation to the potential environmental impacts	Addressed as part of Strategic Environmental Assessment (SEA) as documented in EPA Report 1390.
3.3	Receiving environment – Describe the current condition of the receiving environment in relation to this factor.	Addressed as part of Strategic Environmental Assessment (SEA) as documented in EPA Report 1390.
3.4	Proposal activities – Describe the proposal activities that have the potential to impact the environment	Addressed as part of Strategic Environmental Assessment (SEA) as documented in EPA Report 1390.
3.5	Mitigation – Describe the measures proposed to manage and mitigate the potential environmental impacts.	Addressed as part of Strategic Environmental Assessment (SEA) as documented in EPA Report 1390.
3.6	Impacts – Assess the impacts of the proposal and review the residual impacts against the EPA objective.	Addressed as part of Strategic Environmental Assessment (SEA) as documented in EPA Report 1390.

3.7	Assumptions - Describe any assumptions critical to your assessment e.g. particular mitigation measures or regulatory conditions.	Addressed as part of Strategic Environmental Assessment (SEA) as documented in EPA Report 1390.
4	Inland waters	
4.1	EPA policy and guidance - What have you considered and how have you applied them in relation to this factor?	Addressed as part of Strategic Environmental Assessment (SEA) as documented in EPA Report 1390.
4.2	Consultation – Outline the outcomes of consultation in relation to the potential environmental impacts	Addressed as part of Strategic Environmental Assessment (SEA) as documented in EPA Report 1390.
4.3	Receiving environment – Describe the current condition of the receiving environment in relation to this factor.	Addressed as part of Strategic Environmental Assessment (SEA) as documented in EPA Report 1390.
4.4	Proposal activities – Describe the proposal activities that have the potential to impact the environment	Addressed as part of Strategic Environmental Assessment (SEA) as documented in EPA Report 1390.
4.5	Mitigation – Describe the measures proposed to manage and mitigate the potential environmental impacts.	Addressed as part of Strategic Environmental Assessment (SEA) as documented in EPA Report 1390.
4.6	Impacts – Assess the impacts of the proposal and review the residual impacts against the EPA objective.	Addressed as part of Strategic Environmental Assessment (SEA) as documented in EPA Report 1390.
4.7	Assumptions - Describe any assumptions critical to your assessment e.g. particular mitigation measures or regulatory conditions.	Addressed as part of Strategic Environmental Assessment (SEA) as documented in EPA Report 1390.

Part C: Other approvals and regulation

State and Local Government approvals

Is rezoning of any land required before the proposal can be implemented?

☐ Yes

☒ No

If yes, please provide details.

If this proposal has been referred by a decision-making authority, what approval(s) are required from you?

N/A

Please identify other approvals required for the proposal:

Proposal activities e.g. clearing, dewatering, mining, processing, dredging	Land tenure/access e.g. Crown land, Mining lease, specify legislation for access if relevant	Type of approval e.g. Native Vegetation Clearing Permit, licence, mining proposal,	Legislation regulating the activity e.g. EP Act 1986 – Part V, RiWI Act 1914, Mining Act 1979
Subdivision	Private/freehold land	Subdivision approval	<i>Planning and Development Act 2005</i>
Industrial development	Private/freehold land	Development approval	<i>Planning and Development Act 2005</i>

Commonwealth Government approvals

Does the proposal involve an action that may be or is a controlled action under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act)?

☒ Yes

☐ No

Has the proposed action been referred? If yes, when was it referred and what is the reference number (EPBC No.)?

☒ Yes

☐ No

Date: 29 January 2010

EPBC No.: 2010/5337

If referred, has a decision been made on whether the proposed action is a controlled action? If 'yes', check the appropriate box and provide the decision in an attachment.

☒ Yes

☐ No

☒ Decision – controlled action

☐ Decision – not a controlled action

If the proposal is determined to be a controlled action, do you request that this proposal be assessed under the bilateral agreement or as an accredited assessment?

☐ Yes - Bilateral

☒ No

☐ Yes - Accredited

Is approval required from other Commonwealth Government/s for any part of the proposal?

☐ Yes

☒ No

If yes, describe.

Approval: