




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 Paul Lakey		Signature 	
Position	General Manager Development (WA)	Organisation	Peet Limited
Email	Paul.lakey@peet.com.au		
Address	Level 7, Perth WA	200 St Georges Terrace	
	Perth	WA	6000
Date	26/9/2017		
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>PAUL LAKEY</u>, (full name) declare that I am authorised to refer this proposal on behalf of <u>PEET STRATTON 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)		Peet Stratton Pty Ltd	
Australian Company Number(s) <input type="checkbox"/> OR Australian Business Number(s) <input checked="" type="checkbox"/>		31169385139	
Contact for the proposal (if different from the referrer) <i>Please include: name; physical address; phone; and email.</i>		Chrystal King, Senior Environmental Consultant Emerge Associates Suite 4, 26 Railway Road, Subiaco WA 6008 Phone: 9380 4988 Chrystal.king@emergeassociates.com.au	

<p>Does the proponent have the legal access required for the implementation of all aspects of the proposal? <i>If yes, provide details of legal access authorisations / agreements / tenure.</i> <i>If no, what authorisations / agreements / tenure is required and from whom?</i></p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Peet Stratton Pty Ltd owns the land in freehold.</p>
<p>Proposal type</p>	
<p>What type of proposal is being referred? For a change to an approved proposal please state the Ministerial Statement number/s (MS No./s) of the approved proposal For a derived proposal please state the Ministerial Statement number (MS No.) of the associated strategic proposal</p>	<p><input checked="" type="checkbox"/> significant – new proposal <input type="checkbox"/> significant – change to approved proposal (MS No./s: _____) <input type="checkbox"/> proposal under an assessed planning scheme <input type="checkbox"/> strategic <input type="checkbox"/> derived (Strategic MS No.: _____)</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>Historic rezoning of the site has not been referred to the EPA. The proposal for urban development involves the clearing of areas of a Threatened Ecological Community (TEC), listed by the State and Commonwealth.</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>Proposal description</p>	
<p>Title of the proposal</p>	<p>Subdivision of Lot 102 Farrall Road, Midvale</p>
<p>Name of the Local Government Authority in which the proposal is located.</p>	<p>City of Swan</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>Lot 102 Farrall Road, Midvale. Lot 102 on DP54422 Volume 2843 Folio 600 Nearest road intersection Farrall Road and Morrison Road, Midvale.</p>
<p>Proposal description – including the key characteristics of the proposal <i>Provide as an attachment to the form</i></p>	<p>ATTACHMENT A – Section 38 Referral Supporting Documentation.</p>
<p>Have you provided electronic spatial data, maps and figure in the appropriate format? <i>Refer to instructions at the front of the form</i></p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>What is the current land use on the property, and the extent (area in hectares) of the property?</p>	<p>The property is currently vacant but has been historically grazed/cleared. The site is 8.6 ha.</p>

Have you had pre-referral discussions with the OEPA? If so, quote the reference number and/or the OEPA contact.	Yes. A pre-referral meeting was conducted with Teresa Bryant A/Principal Environmental Officer of the OEPA on Thursday 6 th April 2017.
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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 type="checkbox"/> Landforms <input type="checkbox"/> Subterranean Fauna <input type="checkbox"/> Terrestrial Environmental Quality <input type="checkbox"/> Terrestrial Fauna <input type="checkbox"/> Hydrological Processes <input type="checkbox"/> Inland Waters Environmental Quality <input type="checkbox"/> Air Quality <input type="checkbox"/> Social Surroundings <input type="checkbox"/> Human Health
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For the environmental factors identified above, complete the following table, or provide the information in a supplementary report. Please be sure to complete a separate table per factor identified above.

Potential environmental impacts

1	EPA Factor	Flora and Vegetation
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2	<p>EPA policy and guidance - What have you considered and how have you applied them in relation to this factor?</p>	<p>The EPA policy and guidance that have formed part of this proposal include:</p> <ul style="list-style-type: none"> • Environmental Factor Guideline: Flora and Vegetation • Technical Guidance: Flora and Vegetation Surveys for Environmental Impact Assessment. <p>The Environmental Factor Guideline describes potentially significant flora and vegetation to include threatened ecological communities.</p> <p>This has informed the flora and vegetation assessments conducted by Emerge Associates over the site. This is further summarised in the supporting documentation (Appendix A).</p>
3	<p>Consultation – Outline the outcomes of consultation in relation to the potential environmental impacts</p>	<p>Summarised in the supporting documentation (Appendix A).</p>
4	<p>Receiving environment - Describe the current condition of the receiving environment in relation to this factor.</p>	<p>Summarised in the supporting documentation (Appendix A).</p>
5	<p>Proposal activities – Describe the proposal activities that have the potential to impact the environment</p>	<p>Proposal will involve the clearing of areas of native vegetation and the development of these areas for residential housing, including roads, lots, infrastructure and public open space areas.</p> <p>This is summarized in the supporting documentation (Appendix A).</p>
6	<p>Mitigation - Describe the measures proposed to manage and mitigate the potential environmental impacts.</p>	<p>The mitigation response is summarised in the supporting documentation (Appendix A).</p>
7	<p>Impacts - Assess the impacts of the proposal and review the residual impacts against the EPA objective.</p>	<p>The impact of the proposed action is summarised in the supporting documentation (Appendix A).</p>
8	<p>Assumptions - Describe any assumptions critical to your assessment <i>e.g. particular mitigation measures or regulatory conditions</i>.</p>	<p>The assumptions are summarised in the supporting documentation (Appendix A).</p>

Part C: Other approvals and regulation			
State and Local Government approvals			
Is rezoning of any land required before the proposal can be implemented? If yes, please provide details.		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If this proposal has been referred by a decision-making authority, what approval(s) are required from you?			
Proposal activities e.g. clearing, dewatering, mining, processing, dredging,	Land tenure/access e.g. Crown land – LA Act, Min Act, CALM Act specify type	Type of approval e.g. Native Vegetation Clearing Permit, licence, mining proposal,	Legislation regulating the activity e.g. <i>EP Act 1986 – Part V, RiWI Act 1914, Mining Act 1979</i>
Town planning /development approvals	Freehold land	Subdivision approval Development approval	<i>Planning and Development Act 2005</i>
Clearing (if undertaken without a valid exemption).	Freehold Land	Native vegetation clearing permit	<i>EP Act 1986</i>
Commonwealth Government approvals			
Does the proposal involve an action that may be or is a controlled action under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (EPBC Act)?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Has the proposed action been referred? If yes, when was it referred and what is the reference number (EPBC No.)?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date: To be referred in SEptember 2017 EPBC No.: _____	
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.		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Decision – controlled action <input type="checkbox"/> Decision – not a controlled action	
Do you request that this proposal be assessed under the bilateral agreement or as an accredited assessment?		<input type="checkbox"/> Yes - Bilateral <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes - Accredited	
Is approval required from other Commonwealth Government/s for any part of the proposal? <i>If yes, describe.</i>		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Approval:	