



# 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*

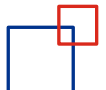
## Referrer information

Who is referring this proposal?	<input checked="" type="checkbox"/> Proponent <input type="checkbox"/> Decision-making authority <input type="checkbox"/> Community member/third party
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**Name (print)** Daniel Jackson

**Signature**

Position	Chief Operating Officer	Organisation	Gascoyne Gateway Ltd		
Email	d.jackson@gascoynegateway.com.au				
Address	Units 38-39 / 145	Stirling Highway			
	Nedlands	WA	6009		
Date	16 <sup>th</sup> March 2020				
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, ... **Daniel Jackson** , (*full name*) declare that I am authorised to refer this proposal on behalf of... **Gascoyne Gateway Ltd** 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)	<b>Gascoyne Gateway Ltd</b>
Australian Company Number(s) <input type="checkbox"/> <b>OR</b> Australian Business Number(s) <input type="checkbox"/>	<b>72 638 151 747</b>
Contact for the proposal (if different from the referrer)  <i>Please include: name, physical address, phone, and email.</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**Proposal type**

<b>What type of proposal is being referred?</b> For a change to an approved proposal please state the Ministerial Statement number/s (MS No./s) of the approved proposal	<input checked="" type="checkbox"/> significant – new proposal <input type="checkbox"/> significant – change to approved proposal (MS No./s: _____) <input checked="" type="checkbox"/> proposal under an assessed planning scheme <input type="checkbox"/> strategic <input type="checkbox"/> derived (Strategic MS No.: _____)
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For a derived proposal please state the Ministerial Statement number (MS No.) of the associated strategic proposal	
<p>For a significant proposal:</p> <ul style="list-style-type: none"> <li>Why do you consider the proposal may have a significant effect on the environment and warrant referral to the EPA?</li> </ul>	<p>The framework of environmental factors and objectives that the EPA has adopted is detailed in its Statement of Environmental Principles, Factors and Objectives (EPA, 2016). The proponent has identified the following preliminary key environmental factors as being relevant to the proposal:</p> <ul style="list-style-type: none"> <li>■ Benthic communities and habitat (Section 5.1 – Supporting Document)</li> <li>■ Coastal processes (Section 5.2 – Supporting Document)</li> <li>■ Marine environmental quality (Section 5.3 – Supporting Document)</li> <li>■ Marine fauna (Section 5.4 – Supporting Document)</li> <li>■ Flora and vegetation (Section 5.5 – Supporting Document)</li> <li>■ Terrestrial fauna (Section 5.6 – Supporting Document)</li> <li>■ Social surroundings (Section 5.7 – Supporting Document)</li> </ul> <p>The above factors are discussed in sections 5.1 to 5.7 – Supporting Document. The proponent considers that the remaining environmental factors identified in EPA (2020) are not relevant to the proposal or will not result in a significant impact (see Section 5.8 – Supporting Document).</p>
<p>For a proposal under an assessed planning scheme, provide the following details:</p> <ul style="list-style-type: none"> <li>Scheme name and number</li> </ul> <p>For the Responsible Authority:</p> <ul style="list-style-type: none"> <li>What new environmental issues are raised by the proposal that were not assessed during the assessment of the planning scheme?</li> <li>How does the proposal not comply with the assessed scheme and/or the environmental conditions in the assessed planning scheme?</li> </ul>	<ul style="list-style-type: none"> <li>■ Local Planning Scheme 4 – Exmouth Shire Council <ul style="list-style-type: none"> <li>○ Minilya-Exmouth Road is the primary entrance road to the town site, and in itself is a tourism experience showcasing the environmental and landscape qualities of the district. The purpose of SCA 6 (SHIRE OF EXMOUTH, 2019) is to preserve the landscape values along the Minilya-Exmouth Road from the encroachment of inappropriate development, and maintain viewsheds along Minilya-Exmouth Road. This 100-metre-wide area on either side of the Minilya-Exmouth Road is from the southern edge of the gazetted Exmouth Townsite Boundary to the southern local government boundary.</li> </ul> </li> </ul>
<b>Proposal description</b>	
Title of the proposal	Single Jetty Deep Water Port & Renewable Hub
Name of the Local Government Authority in which the proposal is located.	Shire of Exmouth
Location:	The project area is located within the Shire of Exmouth local government area and approximately 10 kilometres south

- a) street address, lot number, suburb, and nearest road intersection; or
- b) if remote the nearest town and distance and direction from that town to the proposal site.

of the town site. The project area includes land on the western and eastern sides of Minilya-Exmouth Road. The nearest intersection is Minilya-Exmouth Road and Ingram Street.

The following lot and plans are required:

Table 1: Legal description of land – east of Minilya-Exmouth Road

Lot on Plan/Diagram	Volume/Folio	Reserve No.	Lot size (hectare)	Registered Proprietor
13 (Lot 150) Hunt Street, P50918	2650/672	-	0.4482	Whitegold Corporation Pty Ltd
1 (Lot 149) Hunt Street, P50918	2650/671	-	6.2298	Whitegold Corporation Pty Ltd
Vacant Crown Land	-	-	304.3825	State of Western Australia
Vacant Crown Land	-	-	2.1849	State of Western Australia
Road	-	-	0.1965	State of Western Australia
Lot 81 on Deposited Plan 180895	LR3010/285	R33047	8.3984	DPLH, vested to Shire of Exmouth
Lot 56 on Deposited Plan 210437	LR3151/4	R36475	2.1510	DPLH, vested to Shire of Exmouth
Lot 118 on Deposited Plan 184984	LR3150/223	R37664	23.4315	DPLH, vested to Shire of Exmouth

The reserves in Table 1 are for the following purposes:

- R33047 – Motor Vehicle Racing.
- R36475 – Government Requirements. Note this Reserve number relates to two Crown lots.
- R37664 – Animal Protection Facility and Youth Camp (with power to lease for any term not exceeding 21 years, subject to the consent of the Minister for Lands).

Table 2: Legal description of land – west of Minilya-Exmouth Road

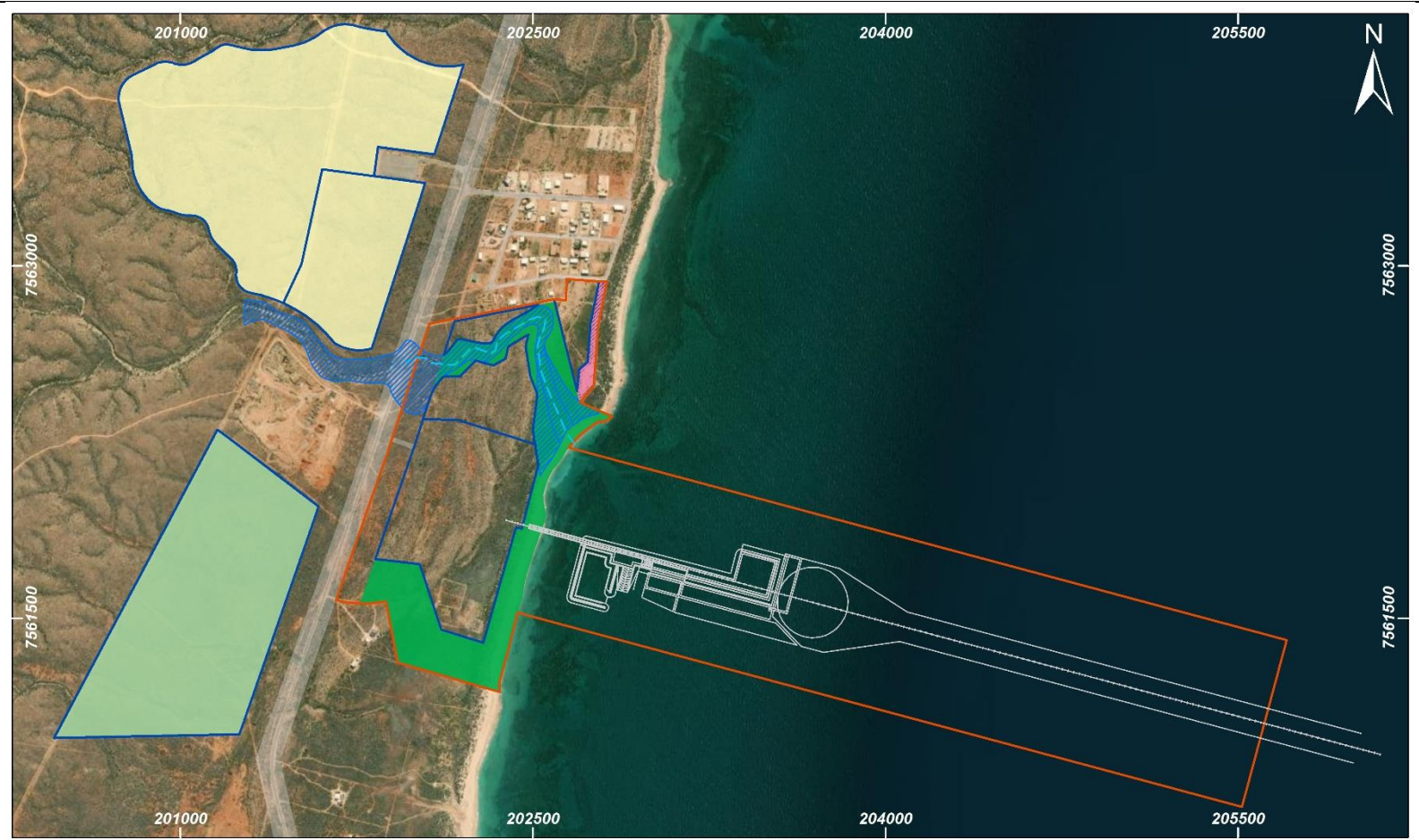
Lot on Plan/Diagram	Volume/Folio	Reserve No.	Land ID Number	Lot size (hectare)	Registered Proprietor
Vacant Crown Land (North)	-	-	3100207	133.3702 ha (approx.) of 637.4012	State of Western Australia
Lot 560 on Deposited Plan 68726	LR3016/991	R51512	-	67.5916 ha (approx.) of 87.2673	State of Western Australia, vested to Commissioner of Main Roads

	<table border="1"> <tr> <td>Lot 550 on Deposited Plan 72929</td> <td>LR3022/878</td> <td>R34055</td> <td>-</td> <td>9.3929 ha (approx.) of 3141.0427 ha</td> <td>State of Western Australia, vested to Water Corporation</td> </tr> </table> <p>The reserves in Table 2 are for the following purposes:</p> <ul style="list-style-type: none"> <li>■ R51512 – management order M354167 to the Commissioner of Main Roads for gravel purposes;</li> <li>■ R34055 – management order M079345 to the Water Corporation for water supply purposes.</li> </ul>	Lot 550 on Deposited Plan 72929	LR3022/878	R34055	-	9.3929 ha (approx.) of 3141.0427 ha	State of Western Australia, vested to Water Corporation
Lot 550 on Deposited Plan 72929	LR3022/878	R34055	-	9.3929 ha (approx.) of 3141.0427 ha	State of Western Australia, vested to Water Corporation		
<p>Proposal description – including the key characteristics of the proposal</p> <p><i>Provide as an attachment to the form</i></p>	<b>See Section 2 of Supporting Document.</b>						
<p>Have you provided electronic spatial data, maps and figure in the appropriate format?</p> <p>Refer to instructions at the front of the form</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No						
<p>What is the current land use on the property, and the extent (area in hectares) of the property?</p>	See Section 3 of Supporting Document.						
<p>Have you had pre-referral discussions with the EPA at DWER Services? If so, quote the reference number and/or the DWER contact.</p>	<p>Pre-referral meeting, DWER representatives Tom Hatton, Anthony Sutton and Hans Jacob.</p> <p>Second meeting held in November 2020, DEWR representatives, Hans Jacob and Leanne Thompson</p> <p>Third meeting held in April 2021 with DEWR representatives, Mathew Tonts and Leanne Thompson</p>						
<b>Part B: Environmental impacts</b>							
<b>Environmental factors</b>							
<p>What are the likely significant environmental factors for this proposal?</p>	<ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Benthic Communities and Habitat</li> <li><input checked="" type="checkbox"/> Coastal Processes</li> <li><input checked="" type="checkbox"/> Marine Environmental Quality</li> <li><input checked="" type="checkbox"/> Marine Fauna</li> <li><input checked="" type="checkbox"/> Flora and Vegetation</li> <li><input type="checkbox"/> Landforms</li> <li><input type="checkbox"/> Subterranean Fauna</li> <li><input type="checkbox"/> Terrestrial Environmental Quality</li> </ul>						

	<input checked="" type="checkbox"/> Terrestrial Fauna <input type="checkbox"/> Inland Waters <input type="checkbox"/> Air Quality <input checked="" type="checkbox"/> Social Surroundings <input type="checkbox"/> Human Health
<p>For each of the environmental factors identified above, summary tables have been provided in the Supporting Document.</p>	

## Part C: Other approvals and regulation

State and Local Government approvals	
<p>Is rezoning of any land required before the proposal can be implemented?</p> <p>If yes, please provide details.</p>	<p><input checked="" type="checkbox"/> Yes   <input type="checkbox"/> No</p> <p>It is noteworthy that the project area has three discrete sections. The following Figure -1 demonstrates that three separate processes can be considered, to achieve:</p> <ul style="list-style-type: none"> <li>■ Scheme amendment – to rezone land from local scheme reserves to an appropriate zone to facilitate development;</li> <li>■ Structure plan – to set up the planning framework for future subdivision, use and development; and</li> <li>■ Development application – for a ‘renewable energy facility’.</li> </ul>



**Legend**

- |                                |                                |
|--------------------------------|--------------------------------|
| — Port Infrastructure          | Development Application        |
| - - - Creek                    | Estimated 100 Year Flood Plain |
| Red Outline Scheme Amendment   | Open Space                     |
| Blue Outline Development Sites | Drainage Easement              |
| Yellow Structure Plan          | Road                           |

**Exmouth  
Concept Plan**



**Horizontal Datum And Projection**  
GDA 1994 MGA Zone 50

*Figure -1: Annotation of plan, identifying the three planning processes*

## Part C: Other approvals and regulation

### State and Local Government approvals

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

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. <i>EP Act 1986 – Part V, RiWI Act 1914, Mining Act 1979</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 type="checkbox"/> No Date: _____ 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

## Part C: Other approvals and regulation

### State and Local Government approvals

	<input type="checkbox"/> 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?	<input checked="" type="checkbox"/> Yes - Bilateral <input 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:

### References

EPA (2016). Statement of Environmental Principles, Factors and Objectives. Environmental Protection Authority. Western Australia.,  
 SHIRE OF EXMOUTH (2019). LOCAL PLANNING SCHEME NO. 4.,

## A.1 Key Characteristics Table for the Facility

### A.1.1 Proposal description

Gascoyne Gateway Ltd is proposing to privately fund, build and operate a new single jetty deep-water port and renewables hub in Exmouth. The port will provide reliable, year-round berthing for a broad range of ships, including cruise ships, Defence and border security.

At overview level, the proposal's key attributes are summarised as follows:

- Single access jetty
- Several berths based on bathymetry at the offshore jetty abutment
- Small dredging volume with all material brought ashore or used in construction
- A jetty on piles across the nearshore/dune intersect to allow longshore coastal processes
- Onshore strategic port land
- Renewables precinct
- Desalination infrastructure
- Fuel storage

<b>Proposal title</b>	<b>Gascoyne Gateway single jetty deep-water port and renewables hub</b>
<b>Proponent</b>	<b>Gascoyne Gateway Ltd</b>
<b>Short description</b>	<ul style="list-style-type: none"> <li>■ The Company plans to build, own and operate a multi-purpose marine facility in Exmouth. The project has primarily been designed with cruise liners and associated eco-tourism activity in mind to meet immediate State tourism outcomes. To ensure the project's long-term financial viability, other marine trade sectors are intrinsic to the business model. Thus the project will be a 'multi-purpose' facility to capture diverse revenue streams. The project will not be utilised for livestock or iron ore.</li> <li>■ The site selected is next to the existing light industrial area at Mowbowra Creek that lies 10 kilometres south of the Exmouth township. This 'greenfields' project will have a port precinct footprint of approximately 259.62 ha landside and 62.76 ha marine side – this is necessary for the variety of activities to be undertaken at the multi-purpose facility.</li> <li>■ Design is based around a combination rock groin (breakwater) and pylon steel construction to a 'T' section berth-face to support the anticipated vessels. This berth face will require about 12.0 metres of depth (at Chart Datum) to meet design vessel draughts. This will be achieved by both natural depth and some dredging of sand and seabed limestone at the berth pocket.</li> </ul>

Table -3 illustrates the proposal's key characteristics.

## A.1.2 Footprints

The development envelope/footprint is shown in Figure 4 and Figure 5<sup>1</sup>.

The development envelope (Figure 4) extends to the road, the high tide and includes habitat open space and refuge on the terrestrial footprint. On the marine side, it includes a 25 m buffer on the marine infrastructure. It includes setbacks from the highway, the foredune and illustrates the terrestrial open space and drainage easements. The development footprint (Figure 5) includes the planned primary footprint. On the marine side, it includes the primary footprint only, including the dredge footprint.

Table -3: Summary of the proposal's key characteristics

Element	Proposal extent
<b>Marine components</b>	
Basin dimensions	360 m x 1100 m Nom.
Dredging area and volume	Area = 0.50 km <sup>2</sup> (50.1 ha) Volume = 1,128,251 m <sup>3</sup>
Basin depth	-4 to -12m LAT
Number of berths	Five
Offshore infrastructure	Small laydown area to support the operation at the seaward side, 200 m x 230 m
Total marine disturbance	<ul style="list-style-type: none"> <li>■ Development Envelope – 85 ha (which has a 25m buffer on marine infrastructure)</li> <li>■ Marine infrastructure footprint = 62.76 ha which includes               <ul style="list-style-type: none"> <li>■ 12.63 ha marine infrastructure</li> <li>■ 50.13 ha dredge footprint</li> </ul> </li> </ul>
Desalination Plant	Capacity of 2 ML/day potable water. <ul style="list-style-type: none"> <li>■ Intake 6 ML/day of seawater</li> <li>■ 4 ML/day of seawater concentrate (brine) to be discharged back to the ocean at approximately 70ppt.</li> </ul>
<b>Terrestrial components</b>	
Terrestrial components include:	<ul style="list-style-type: none"> <li>■ Development Envelope - 334.12 ha landside which includes:               <ul style="list-style-type: none"> <li>■ Open space buffers of 74.5 ha</li> </ul> </li> </ul>
<ul style="list-style-type: none"> <li>■ Operational areas</li> <li>■ Fuel storage</li> </ul>	

<sup>1</sup> Development footprint = area where infrastructure is located; Development envelope = area subject to impacts from the proposal.

<ul style="list-style-type: none"> <li>■ Water storage</li> <li>■ Renewables precinct</li> <li>■ Desalination</li> </ul>	<ul style="list-style-type: none"> <li>■ Development footprint - Leaving permanent clearing of no more than 259 ha, broken up as             <ul style="list-style-type: none"> <li>■ 171.43 ha as renewables</li> <li>■ 28.57 ha for fuel storage</li> <li>■ 59.62 ha as strategic port land</li> </ul> </li> </ul>
<ul style="list-style-type: none"> <li>■ Renewables precinct</li> </ul>	<ul style="list-style-type: none"> <li>■ Solar and wind components to be confirmed during the study             <ul style="list-style-type: none"> <li>■ Wind Turbines and associated electrical infrastructure                 <ul style="list-style-type: none"> <li>□ Up to 12 wind turbines generating up to 3.5 MW, with each turbine being up to 250 m tall from the ground to the top rotation limit of the highest blade tip.</li> </ul> </li> <li>■ PV Solar Panels and associated electrical infrastructure                 <ul style="list-style-type: none"> <li>□ The Solar PV will be deployed in modules. The panels will be mounted on low impact steel frames and there will be inverters installed amongst the solar panels.</li> </ul> </li> </ul> </li> <li>■ Battery – 264 MWh battery system</li> </ul>
<p>Development footprint</p>	<p>No more than 322 ha (Figure 5)</p>
<p>Development envelope</p>	<p>No more than 419 ha (Figure 4)</p>

## A.1 Figures

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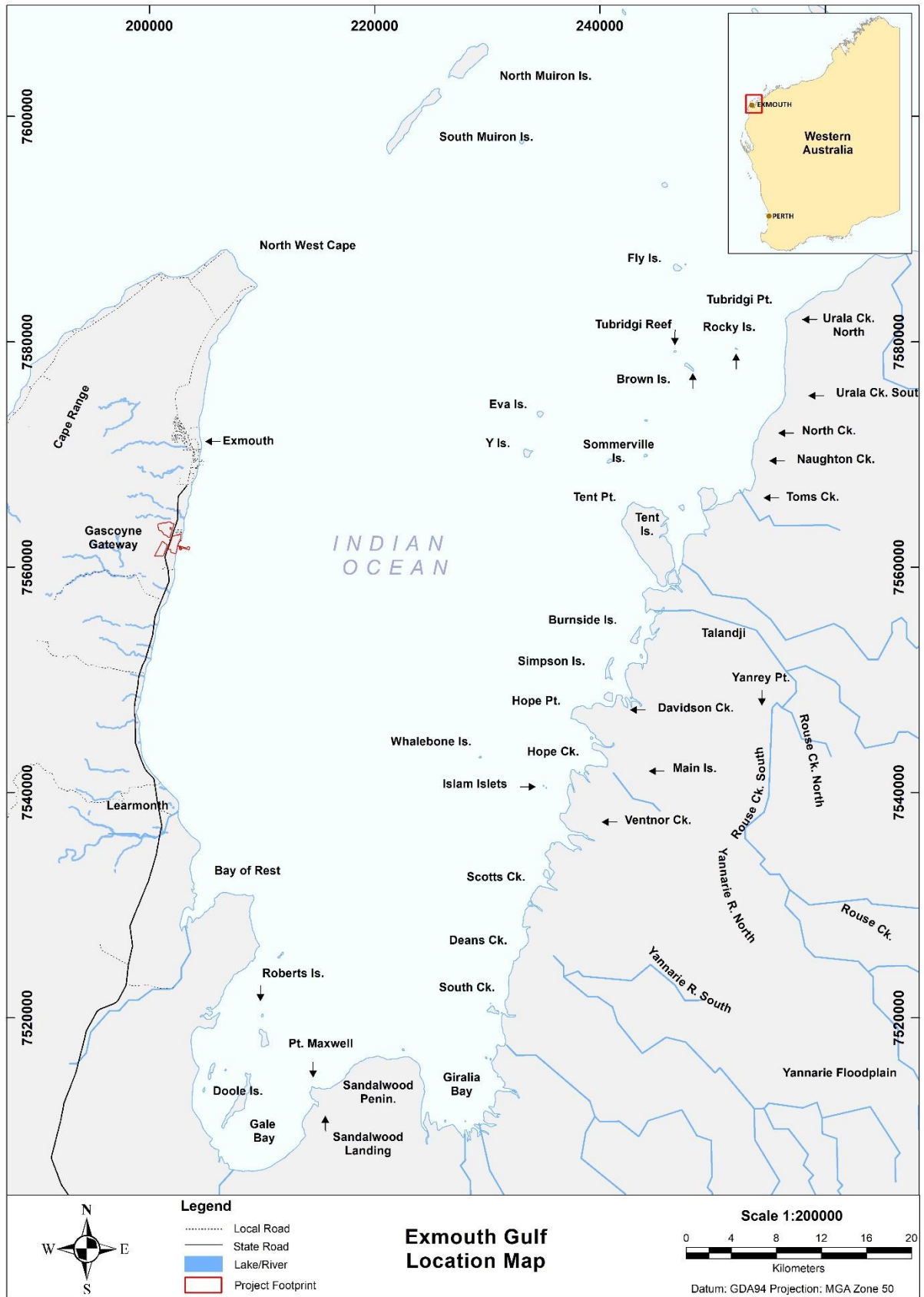


Figure 2: Regional location map

**Legend**

Proposed Development Sites (562.0204ha)  
 Proposed Crown Land for Ultimate Freehold Land Tenure

Land Details	Reserve Number	Land ID Number	Area (ha)
Portion of VCL (north)		3100207	133.3702
Portion of Lot 550	R34055		9.3929
Portion of Lot 580	R51512		67.5916
Portion of VCL (south)		3950264	10.5668
Portion of VCL (east)		3100196	70.0923
Portion of Lot 81	R33047		8.4116
Portion of Lot 56	R36475		2.154
Portion of VCL (near Exmouth Road)		3100197	2.1879
Portion of 188	R37664		23.4638

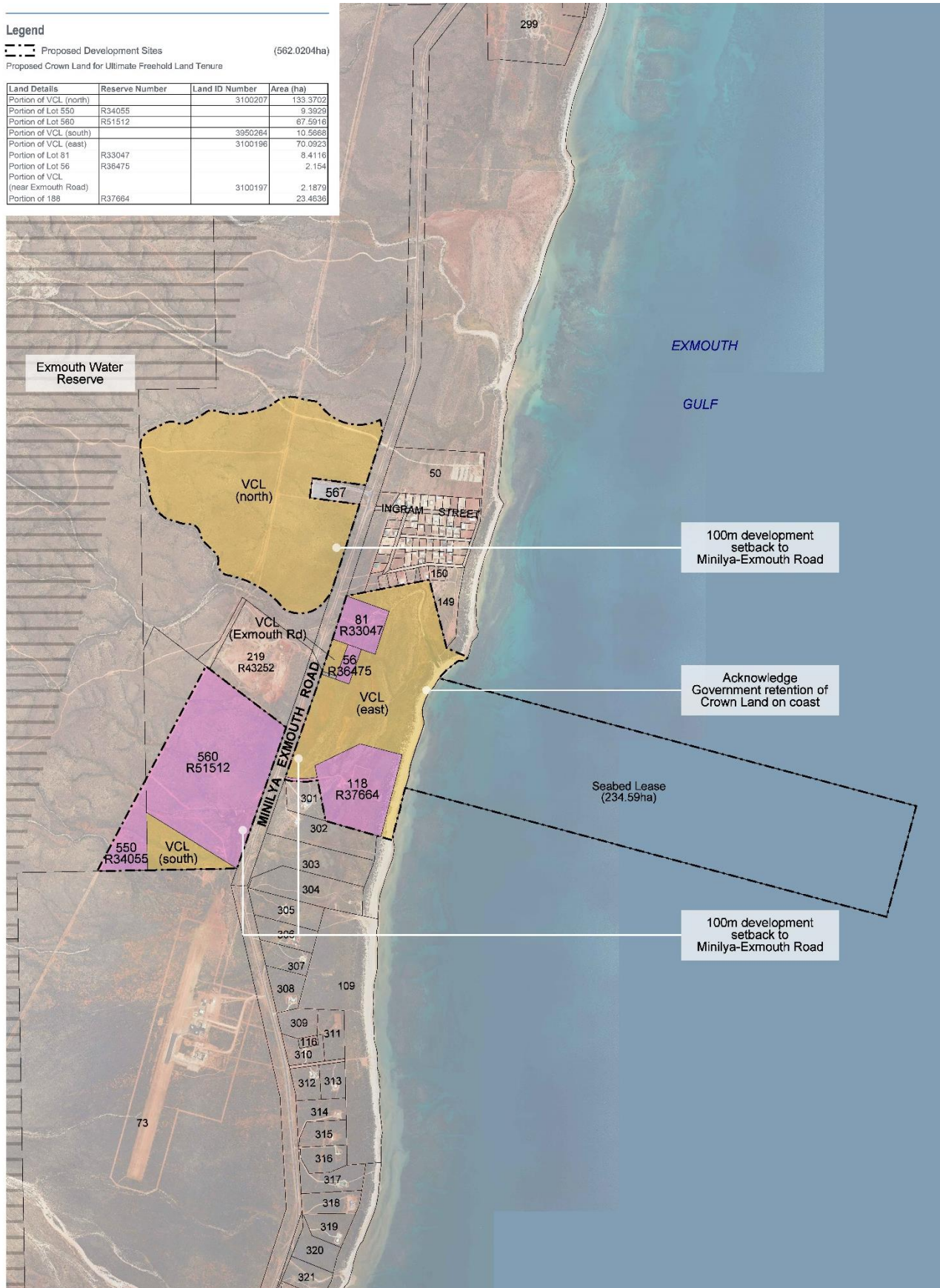


Figure 3: Land parcels associated with the Project



**Legend**

- Port Infrastructure
- Road
- Cadastre
- Development Envelope

**Exmouth  
Development Envelope**

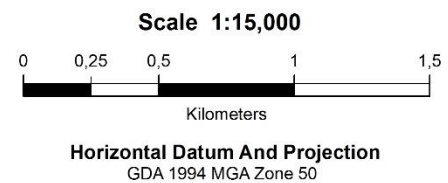
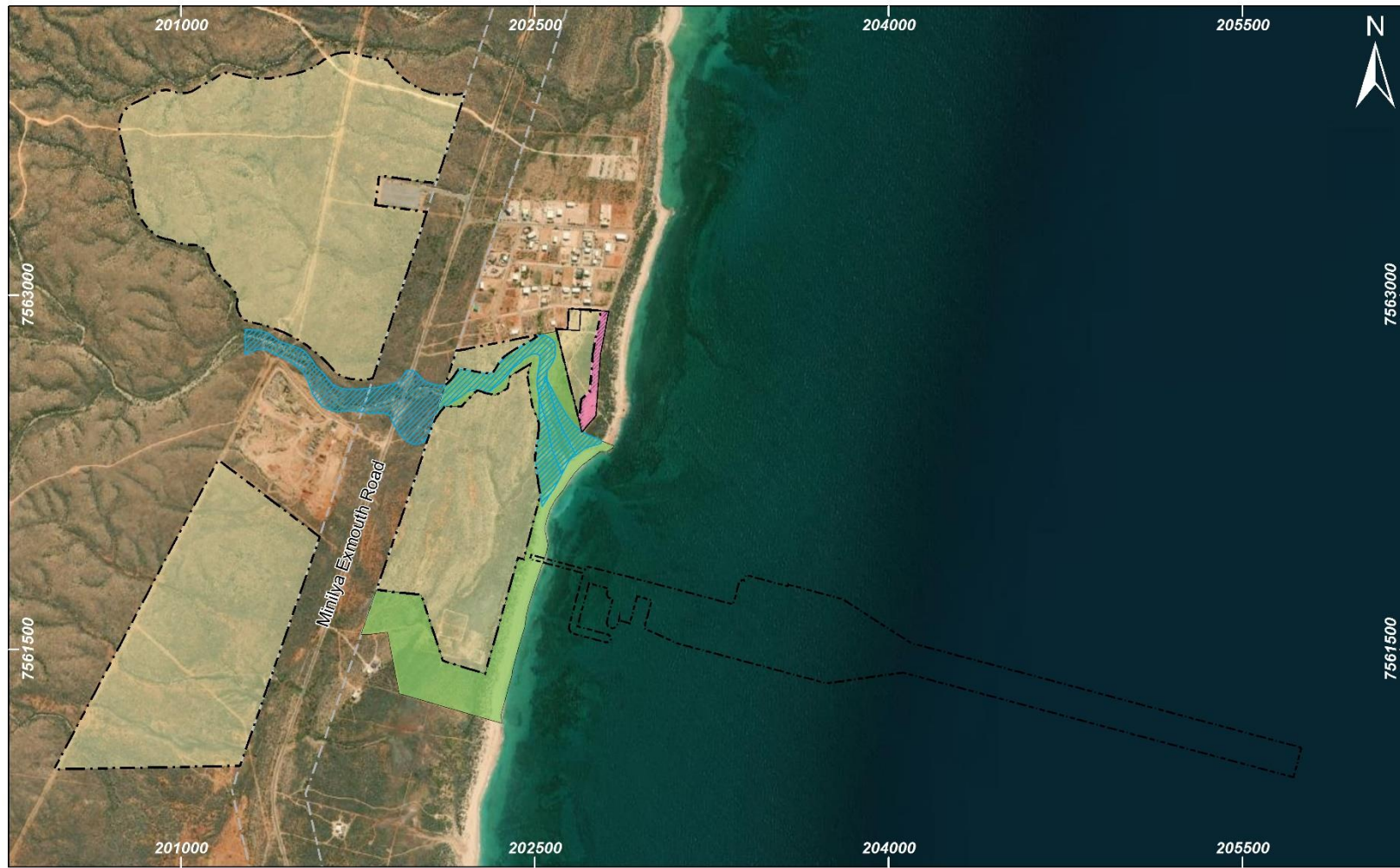


Figure 4: Proposed envelope





**Legend**

- 100m Development Setback
- Proposed Development Footprint
- Estimated 100 Year Flood Plain
- Open Space
- Drainage Easement

**Exmouth  
Development Footprint**

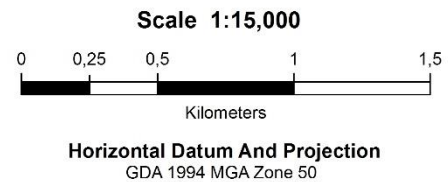


Figure 5: Proposed footprint

