




Environmental Protection Authority

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) David Read		Signature 	
Position	Director	Organisation	Element Advisory Pty Ltd
Email	david.read@elementwa.com.au		
Address	Level 18, 191	St Georges Terrace	
	Perth	WA	6000
Date	14 th of February 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, DAVID READ, declare that I am authorised to refer this proposal on behalf of Meynell PTY 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)		Meynell Pty Ltd	
Australian Company Number(s) <input type="checkbox"/>		48 021 743 243	
OR			
Australian Business Number(s) <input checked="" type="checkbox"/>		(the Trustee for the Meynell Family Trust)	
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?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

<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>Refer attached Certificate of Title</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 checked="" 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><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>Declared Rare Flora</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>Shire of Capel</p> <p>Local Planning Scheme No. 7</p> <p>Minimum lot size</p>
<p>Proposal description</p>	
<p>Title of the proposal</p>	<p>Proposed Subdivision WAPC Ref</p>
<p>Name of the Local Government Authority in which the proposal is located.</p>	<p>Shire of Capel</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 9002 Prowse Road</p>
<p>Proposal description – including the key characteristics of the proposal</p> <p><i>Provide as an attachment to the form</i></p>	<p>Subdivision (Refer attached)</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><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>Vacant 15.533ha</p>
<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>CMS 17715 DWER T4419</p>

Part B: Environmental impacts

Environmental factors

What are the likely significant environmental factors for this proposal?

- Benthic Communities and Habitat
- Coastal Processes
- Marine Environmental Quality
- Marine Fauna
- Flora and Vegetation
- Landforms
- Subterranean Fauna
- Terrestrial Environmental Quality
- Terrestrial Fauna
- Inland Waters
- Air Quality
- Social Surroundings
- 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	EPA Factor	
2	EPA policy and guidance - What have you considered and how have you applied them in relation to this factor?	Declared Rare Flora - Building envelopes and controls
3	Consultation – Outline the outcomes of consultation in relation to the potential environmental impacts	Refer attached
4	Receiving environment – Describe the current condition of the receiving environment in relation to this factor.	Farmland, vegetation/bush
5	Proposal activities – Describe the proposal activities that have the potential to impact the environment	Residential Subdivision
6	Mitigation – Describe the measures proposed to manage and mitigate the potential environmental impacts.	Building envelopes Strategic Firebreaks Fencing Plaques and Notification on Title
7	Impacts – Assess the impacts of the proposal and review the residual impacts against the EPA objective.	Refer attached
8	Assumptions - Describe any assumptions critical to your assessment e.g. particular mitigation measures or regulatory conditions.	Refer attached

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?

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 approval	Planning and Development Act 2005

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: _____

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.

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:

WESTERN



AUSTRALIA

REGISTER NUMBER	
9002/DP404741	
DUPLICATE EDITION	DATE DUPLICATE ISSUED
N/A	N/A

RECORD OF CERTIFICATE OF TITLE
 UNDER THE TRANSFER OF LAND ACT 1893

VOLUME **2944** FOLIO **759**

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.



REGISTRAR OF TITLES

LAND DESCRIPTION:

LOT 9002 ON DEPOSITED PLAN 404741

REGISTERED PROPRIETOR:
 (FIRST SCHEDULE)

MEYNELL PTY LTD OF PO BOX 712 CANNINGTON WA 6987

(AF N808473) REGISTERED 15/1/2018

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
 (SECOND SCHEDULE)

1. *EASEMENT BURDEN CREATED UNDER SECTION 167 P. & D. ACT FOR DRAINAGE PURPOSES TO LOCAL AUTHORITY - SEE DEPOSITED PLAN 404741 AS CREATED ON DEPOSITED PLAN 61606
2. *EASEMENT BURDEN CREATED UNDER SECTION 167 P. & D. ACT FOR WATER CORPORATION FOR SEWERAGE AND WATER PURPOSES - SEE DEPOSITED PLAN 404741 AS CREATED ON DEPOSITED PLAN 61606
3. *EASEMENT BURDEN CREATED UNDER SECTION 167 P. & D. ACT FOR UNDERGROUND ELECTRICITY PURPOSES TO WESTERN POWER CORPORATION - SEE DEPOSITED PLAN 404741 AS CREATED ON DEPOSITED PLAN 61606
4. *K891408 NOTIFICATION SECTION 165 PLANNING & DEVELOPMENT ACT 2005 AS TO PORTION ONLY - SEE DEPOSITED PLAN 404741 LODGED 26/3/2009.
5. *K891409 NOTIFICATION CONTAINS FACTORS AFFECTING THE WITHIN LAND. AS TO PORTION ONLY - SEE DEPOSITED PLAN 404741 LODGED 26/3/2009.
6. *M258001 MORTGAGE TO GOODWOOD ESTATE PTY LTD REGISTERED 1/5/2013.
7. *EASEMENT BURDEN CREATED UNDER SECTION 167 P. & D. ACT FOR SEWERAGE PURPOSES TO WATER CORPORATION - SEE DEPOSITED PLAN 404741

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
 * Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
 Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: DP404741

END OF PAGE 1 - CONTINUED OVER

RECORD OF CERTIFICATE OF TITLE

REGISTER NUMBER: 9002/DP404741

VOLUME/FOLIO: 2944-759

PAGE 2

PREVIOUS TITLE:

1022-866, 2728-276

PROPERTY STREET ADDRESS:

NO STREET ADDRESS INFORMATION AVAILABLE.

LOCAL GOVERNMENT AUTHORITY:

SHIRE OF CAPEL

NOTE 1:

DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING J650072
AND J937808