


Form

Referral of a proposal under s. 38 of the EP Act

PART A: PROPONENT AND REFERRER INFORMATION AND PROPOSAL DESCRIPTION			
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-Andrew Ross <i>Name of the person or organisation referring</i>		Signature	
Position	Chairman / Chief Development Officer	Organisation	PSP Properties Pty Ltd as trustee for the Perth Surf Park Property Trust
Email	andrew@aventuur.com	Phone	(+61) 404 442 877
Address	98	Colin Street	
	West Perth	WA	6005
Date	4 November 2022		
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	
Does the referrer confirm that they consent to receive correspondence electronically?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Referral declaration for proponent and Authorised representative: I, Andrew Ross declare that I am authorised to refer this proposal on behalf of PSP Properties Pty Ltd as trustee for the Perth Surf Park and further declare that the information contained in this form is true and not misleading.  Date: 4 November 2022			
Proponent information			
Name of the proponent/s <i>Include Trading Name if relevant</i>		PSP Properties Pty Ltd as trustee for the Perth Surf Park	
Australian Company Number(s)	<input type="checkbox"/>	44 981 725 498	
OR			
Australian Business Number(s)	<input checked="" type="checkbox"/>		
Pre-referral discussions			
Have you had pre-referral discussions with the EPA (including the EPA Services of DWER)?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

<p><i>If so, provide name, date, and overview of discussions.</i></p>	<p>25 February 2022 at 1400hrs Pre-referral meeting – discussion of referral process project introduction</p> <p>10 June 2022 at 1130hrs with DWER (EPA) Additional discussion around process and identification of relevant environmental factors</p> <p>10 June 2022 @ 1230 hrs with DWER (Part V) Additional discussion around process and identification of relevant environmental factors</p> <p>24 August @ 1500hrs with DWER to run through updates to the Water Management Plan ahead of pending lodgement</p> <p>6 September 2022 at 1400hrs Provision of a briefing table of environmental factors and proposed management, clarification of environmental factors and final review of information required by DWER</p>
<p>Proposal information</p>	
<p>Proposal name</p>	<p>Perth Surf Park</p>
<p>What is the proposal? (Include general description in the Instructions and template: How to identify the content of a proposal)</p>	<p>The proposal is to construct and operate Perth Surf Park (the Facility). The proposed Facility will feature a next generation Wavegarden™ “Cove” open water surfing lagoon that is 2.2ha in area. The surfing lagoon can create consistent high-quality surfing waves of variable height in quick succession for up to 84 guests at any one time.</p> <p>The Facility will also include ancillary amenity features, such as short-term accommodation, food and beverage venues, a function centre, events lawn, pump track, surf-skate bowl, outdoor gym, a health, fitness and wellness offering, a children’s playground, and car parking, providing a world class facility for Perth locals and domestic and international tourists.</p>
<p>Have you provided electronic spatial data, maps, and figures in the appropriate format?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>What type of proposal is being referred?</p> <p><i>For significant amendment or derived proposal, provide the associated existing</i></p>	<p><input type="checkbox"/> significant proposal. <i>Choose which type of significant proposal</i></p> <p><input checked="" type="checkbox"/> new proposal</p> <p><input type="checkbox"/> significant amendment (proposal only)</p> <p><input type="checkbox"/> significant amendment (conditions only)</p> <p><input type="checkbox"/> significant amendment (proposal and conditions)</p> <p><input type="checkbox"/> strategic proposal</p>

<p>Ministerial statement number/s</p> <p>For a proposal under an assessed planning scheme, provide the scheme number and name</p>	<input type="checkbox"/> derived proposal <input type="checkbox"/> proposals of a prescribed class <input type="checkbox"/> proposal under an assessed planning scheme
<p>Proposal content: Complete the corresponding template (Proposal Content Document) from the Instructions and template: How to identify the content of a proposal for the type of proposal identified above. The completed form must be submitted with the referral.</p>	
<p>Alternatives</p>	<p>Several alternatives have been investigated and the site has been selected due to its size, orientation and geometry, benign geotechnical conditions, and proximity to extensive adjacent transport networks, including the Kwinana Freeway and the Cockburn Central train station</p>

PART B: ASSESSMENT OF 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
- Greenhouse Gas Emissions
- ✓ 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 – for each environmental factor

1	EPA policy and guidance	Please see Supplementary Report: Perth Surf Park Environmental Assessment Report Section 6
2	Receiving environment	
3	Likely environmental impacts	
4	Application of the mitigation hierarchy	
5	Assessment and significance of residual impacts	
6	Likely environmental outcomes	

Holistic impact assessment

The most relevant holistic impacts are to vegetation and fauna habitat

Cumulative environmental impact assessment	
Please see Supplementary Report: Perth Surf Park Environmental Assessment Report Section 8.	
Consultation	
Please see Supplementary Report: Perth Surf Park Environmental Assessment Report Section 3.	
Supporting documents	
Perth Surf Park Environmental Assessment Report which includes: Sustainability Strategy (Cundall) Water Management Plan (Urbaqua) Acoustic Assessment (Herring Storer) Environmental Study (Galt) Flora and Fauna Assessment (Focussed Vision) Vegetation Assessment (PGV Environmental)	
Has the referrer provided survey information according to the Instructions and Form: IBSA Data Packages and/or the Instructions and form: IMSA Data Packages	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Conclusion	
Do you consider the proposal may have a significant effect on the environment?	

PART B: ASSESSMENT OF ENVIRONMENTAL IMPACTS FOR SIGNIFICANT AMENDMENTS ONLY

Type of significant amendment	<input type="checkbox"/> significant amendment to the approved proposal <input type="checkbox"/> significant amendment to the implementation conditions <input type="checkbox"/> significant amendment to both the proposal and the implementation conditions
Information of the approved proposal	
Combined effects of the approved proposal and significant amendment	
Analysis of existing implementation conditions	
Previous changes to the Proposal and or implementation conditions	
Compliance	
Environmental Performance	
Control of implementation of significant amendment	

PART B: ASSESSMENT OF ENVIRONMENTAL IMPACTS FOR A PROPOSAL UNDER AN ASSESSED SCHEME ONLY

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?	

PART B: ASSESSMENT OF ENVIRONMENTAL IMPACTS FOR DERIVED PROPOSALS ONLY

Demonstrate how the proposal will meet the environmental outcomes defined through the assessment of the strategic proposal	
Provide an analysis of the existing implementation conditions of the related strategic proposal in relation to the derived proposal	

PART C: OTHER APPROVALS AND REGULATION

Decision-making authorities and their approvals

Provide a table list of the decision-making authorities, associated legislation or agreement regulating the activity and the specific approval required. (Example table at the end of form)	Please see Supplementary Report: Perth Surf Park Environmental Assessment Report Section 4
Provide a summary of the statutory decision-making processes you consider can mitigate the potential impacts of the proposal on the environment. (Note: this should be a summary of the information provided in Part B section 2.4).	Please see Supplementary Report: Perth Surf Park Environmental Assessment Report Section 4

Tenure and Local Government approvals

Location of proposal: 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.	Lot 800 Prinsep Road, Jandakot to the south-west of the intersection of Prinsep Road and Knock Way, Lot 801 Knock Way to the north-west of the intersection of Knock Way and Armadale Road, Lot 9001 Prinsep Road to the south-west of intersection Knock Way and Prinsep Road
Name of the Local Government Authority in which the proposal is located.	City of Cockburn

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
What is the current land use on the property, and the extent (area in hectares) of the property?	Currently unused with an area of 5.7 ha
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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Has the proposed action been referred? If yes, when was it referred and what is the reference number (EPBC No.)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date: 4 May 2022 EPBC No.: 2022/01181
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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Decision – controlled action <input checked="" 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 a Bilateral Agreement or as an accredited assessment?	<input 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:
Decision-making authority referrals <u>ONLY</u>	
What approval/s, under your authority, are required for this proposal? <i>Please provide details.</i>	