

Holiday Accommodation Lot 660 La Perouse Court, Goode Beach

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 [REDACTED]		Signature [REDACTED]	
Position	Senior Environmental Scientist	Organisation	Aurora Environmental
Email	[REDACTED]	Phone	[REDACTED]
Address	Unit 7, 57-59	Lockyer Avenue	
	Albany	WA	6330
Date	10/7/2023		
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>		X Yes No	
Does the referrer confirm that they consent to receive correspondence electronically?		X Yes <input type="checkbox"/> No	
Referral declaration for proponent and Authorised representative: I, [REDACTED] declare that I am authorised to refer this proposal on behalf of THE TRUSTEE FOR C MARTIN ACCUMULATION FUND and further declare that the information contained in this form is true and not misleading. Date: 7/2/24			
Proponent information			
Name of the proponent/s <i>Include Trading Name if relevant</i>		THE TRUSTEE FOR C MARTIN ACCUMULATION FUND	
Australian Company Number(s) <input type="checkbox"/> OR Australian Business Number(s) <input checked="" type="checkbox"/>		81562423057	
Pre-referral discussions			
Have you had pre-referral discussions with the EPA (including the EPA Services of DWER)?		<input checked="" type="checkbox"/> Yes. A meeting was held with Gerard O'Brien and Teresa Bryant, EIA Planning, EPA Services on 14 January 2021. <input type="checkbox"/> No	

<i>If so, provide name, date, and overview of discussions.</i>		
Proposal information		
Proposal name	Holiday Accommodation Lot 660 La Perouse Court, Goode Beach	
What is the proposal? (Include general description in the Instructions and template: How to identify the content of a proposal)	<p>The proposal is to develop Lot 660 (No. 40) La Perouse Court, Goode Beach in the City of Albany, Western Australia into eco-friendly holiday accommodation. The proposal consists of a tourist development including holiday accommodation units and associated facilities (restaurant/function centre, manager's residence).</p> <p>The proposal has a project footprint of 2.68 ha utilising existing tracks and includes a notional reticulation area. Implementing the proposal will involve the clearing of 2.23 ha of native vegetation in the northeast of Lot 660. The balance of Lot 660 (5.02 ha) will be secured for conservation, using a mechanism such as a conservation covenant.</p> <p>The development will include eco-friendly features such as rainwater capture and reuse and on-site wastewater treatment and reuse.</p>	
Have you provided electronic spatial data, maps, and figures in the appropriate format?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
What type of proposal is being referred? <i>For significant amendment or derived proposal, provide the associated existing Ministerial statement number/s</i> <i>For a proposal under an assessed planning scheme, provide the scheme number and name</i>	<input checked="" type="checkbox"/> significant proposal. <i>Choose which type of significant proposal</i> <input checked="" type="checkbox"/> new proposal <input type="checkbox"/> significant amendment (proposal only) <input type="checkbox"/> significant amendment (conditions only) <input type="checkbox"/> significant amendment (proposal and conditions) <input type="checkbox"/> strategic proposal <input type="checkbox"/> derived proposal <input type="checkbox"/> proposals of a prescribed class <input type="checkbox"/> proposal under an assessed planning scheme	
Proposal content: Refer to Proposal Content Document		
Alternatives	Refer to supporting document Section 2	

PART B: ASSESSMENT OF ENVIRONMENTAL IMPACTS

Environmental factors

<p>What are the likely significant environmental factors for this proposal?</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Benthic Communities and Habitat <input checked="" 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 checked="" type="checkbox"/> Terrestrial Fauna <input checked="" type="checkbox"/> Inland Waters <input type="checkbox"/> Air Quality <input type="checkbox"/> Greenhouse Gas Emissions <input checked="" type="checkbox"/> Social Surroundings <input type="checkbox"/> Human Health 	
<p><i>For each of the environmental factors identified above, complete the following table, or provide the information in a supplementary report</i></p>		
<p>Potential environmental impacts – for each environmental factor</p>		
1	<p>EPA policy and guidance</p>	<p>Refer to supporting documentation</p>
2	<p>Receiving environment</p>	<p>Refer to supporting documentation</p>
3	<p>Likely environmental impacts</p>	<p>Refer to supporting documentation</p>
4	<p>Application of the mitigation hierarchy, including other statutory decision-making processes</p>	<p>Refer to supporting documentation</p>
5	<p>Assessment and significance of residual impacts</p>	<p>Refer to supporting documentation</p>
6	<p>Likely environmental outcomes</p>	<p>Refer to supporting documentation</p>
<p>Holistic impact assessment</p>		
<p>Refer to supporting documentation section 7.1</p>		
<p>Cumulative environmental impact assessment</p>		
<p>Refer to supporting documentation section 7.2</p>		
<p>Consultation</p>		
<p>Structure plan concept was approved by the City of Albany but consideration by Department of Planning, Lands and Heritage indicated that environmental assessment by the EPA was needed to determine management of environmental impacts.</p> <p>Further information is provided in supporting documentation section 3</p>		
<p>Supporting documents</p>		
<p>Att 1: proposal and management treatments Blue Tinsel Lilly target survey Environmental Assessment Fauna survey Fire Evac Plan Fire Management Plan</p>		

Flora Survey Ground and Surface Water Quality Hydrological Monitoring parts 1 – 3 Supplementary Documentation parts 1-2 Wetland Assessment Parts 1-2	
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? The Proponent has referred the proposal for Holiday Accommodation at Lot 660 (40) La Perouse Court at Goode Beach in the City of Albany to the EPA under Section 38 of the EP Act. The Proponent has considered the potential impacts for what they consider to be the key environmental factors: <ul style="list-style-type: none"> •Coastal Processes •Flora and vegetation. •Terrestrial fauna. •Inland waters. •Social surroundings. The Proponent has applied the mitigation hierarchy and considers that the impacts of this Proposal on the EPA factors are able to be mitigated or managed to enable the EPA’s objectives for each factor to be met.	

PART B: ASSESSMENT OF ENVIRONMENTAL IMPACTS <u>FOR SIGNIFICANT AMENDMENTS ONLY</u>	
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	
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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)	Refer to supporting documentation section 1.5
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). (Example table at the end of form)	Refer to supporting documentation section 1.5 and Table F-J

Tenure and Local Government approvals

Location of proposal: a) street address, lot number, suburb, and nearest road intersection; or	Lot 660 La Perouse Court, Goode Beach
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b) if remote, the nearest town and distance and direction from that town to the proposal site.	
Name of the Local Government Authority in which the proposal is located.	City of Albany
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?	Native vegetation – ‘zoned as Special Use Zone 1’ for holiday accommodation (City of Albany Local Planning Scheme No. 1). 7.7107 ha (entire lot area)
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 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date: 22/02/24_____ EPBC No.: _02232_____
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
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 checked="" type="checkbox"/> Yes - Bilateral <input type="checkbox"/> No <input checked="" 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>	

Example Table: Other approvals

Decision-making authority	Legislation or Agreement regulating the activity	Approval required (and specify which proposal element the approval is related to)

Example table: Other statutory decision-making process which can mitigate potential impacts on the environment

Environmental impact	How is the impact regulated by other decision-making process(es)?	Limit(s) of the decision-making process(es) to regulate the impact eg time limits, excluded operations	Likely environmental outcome of decision-making process(es), and consistency with EPA objective	Conditions, enforcement, and review process required by decision-making process(es)	Stakeholder engagement in decision-making process(es)