

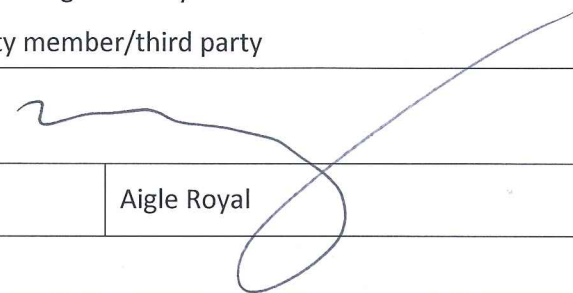


Environmental Protection Authority

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 (print) Kris Kennedy	Signature 		
Position	Director- Planning	Organisation	Aigle Royal
Email	kkennedy@aigleroyal.com.au		
Address	Level 8	225 St Georges Terrace	
	Perth	WA	6155
Date	28/04/2020		
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 type="checkbox"/> No	

Referral declaration for organisations, proponents and decision-making authorities:

I, ...Kris Kennedy....., (full name) declare that I am authorised to refer this proposal on behalf of...Aigle Royal..... 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)	Aigle Royal Group
Australian Company Number(s) <input type="checkbox"/> OR Australian Business Number(s) <input checked="" type="checkbox"/>	24 749 154 661
Contact for the proposal (if different from the referrer) <i>Please include: name, physical address, phone, and email.</i>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Tamara Smith CEO 360 Environmental

	10 Bermondsey Street West Perth WA 6007 tamarasmith@360environmental.com.au
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 Certificate of Title
Proposal type	
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	<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.: _____)
For a significant proposal: <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? 	The proposed development envelope (10.25 ha) will result in the clearing of up to 8.76 ha of remnant native vegetation between 'Excellent to Very Good' and 'Degraded' condition, including approximately 8.27 ha of the Banksia Woodlands TEC and 8.27 ha of Black Cockatoo habitat.
For a proposal under an assessed planning scheme, provide the following details: <ul style="list-style-type: none"> Scheme name and number For the Responsible Authority: <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? 	N/A
Proposal description	
Title of the proposal	Urban Development of part Lots 11 and 74 Beenyup Road, Banjup
Name of the Local Government Authority in which the proposal is located.	City of Cockburn
Location: 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.	491 and 268 (part Lot 11 and 74) Beenyup Road, Banjup. Nearest road intersection: Sheoak Court
Proposal description – including the key characteristics of the proposal <i>Provide as an attachment to the form</i>	Aigle Royal propose to develop the development envelope to create a significant conservation area and a smaller residential area (development envelope). The residential component will round out existing

	subdivision to the north and west which form the suburb of Banjup. This proposal will see the creation of a conservation area that will enable extension of the adjoining Jandakot Regional Park. The key characteristics of the proposal area: <ul style="list-style-type: none"> • Conservation Area (including Ecological Corridor) (22.95 ha) • Development Footprint (10.25 ha) 	
Have you provided electronic spatial data, maps and figure in the appropriate format? <i>Refer to instructions at the front of the form</i>	✓ Yes <input type="checkbox"/> No	
What is the current land use on the property, and the extent (area in hectares) of the property?	Rural and remnant vegetation. 10.25 ha	
Have you had pre-referral discussions with the EPA at DWER Services? If so, quote the reference number and/or the DWER contact.	Yes, on 8 March 2019 with Liesl Rohl and Gerard O'Brien on 15 June 2020. Case Management System No. CMS17819	
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 checked="" type="checkbox"/> Terrestrial Fauna <input checked="" type="checkbox"/> Inland Waters <input type="checkbox"/> Air Quality <input type="checkbox"/> Social Surroundings <input type="checkbox"/> Human Health	
<i>For each of the environmental factors identified above, complete the following table, or provide the information in a supplementary report</i>		
Potential environmental impacts		
1	EPA Factor	Flora and Vegetation
2	EPA policy and guidance - What have you considered and how have you applied them in relation to this factor?	Please see section 5.1 of the attached Supporting Document.
3	Consultation – Outline the outcomes of consultation in relation to the potential environmental impacts	Please see section 4 of the attached Supporting Document.
4	Receiving environment – Describe the current condition of the receiving environment in relation to this factor.	Please see section 5.1 of the attached Supporting Document.

5	Proposal activities – Describe the proposal activities that have the potential to impact the environment	
6	Mitigation – Describe the measures proposed to manage and mitigate the potential environmental impacts.	
7	Impacts – Assess the impacts of the proposal and review the residual impacts against the EPA objective.	
8	Assumptions - Describe any assumptions critical to your assessment e.g. particular mitigation measures or regulatory conditions.	
1	EPA Factor	Terrestrial Fauna
2	EPA policy and guidance - What have you considered and how have you applied them in relation to this factor?	Please see section 5.2 of the attached Supporting Document.
3	Consultation – Outline the outcomes of consultation in relation to the potential environmental impacts	Please see section 4 of the attached Supporting Document.
4	Receiving environment – Describe the current condition of the receiving environment in relation to this factor.	Please see section 5.2 of the attached Supporting Document.
5	Proposal activities – Describe the proposal activities that have the potential to impact the environment	
6	Mitigation – Describe the measures proposed to manage and mitigate the potential environmental impacts.	
7	Impacts – Assess the impacts of the proposal and review the residual impacts against the EPA objective.	
8	Assumptions - Describe any assumptions critical to your assessment e.g. particular mitigation measures or regulatory conditions.	
1	EPA Factor	Inland Waters
2	EPA policy and guidance - What have you considered and how have you applied them in relation to this factor?	Please see section 5.3 of the attached Supporting Document.
3	Consultation – Outline the outcomes of consultation in relation to the potential environmental impacts	Please see section 4 of the attached Supporting Document.
4	Receiving environment – Describe the current condition of the receiving environment in relation to this factor.	Please see section 5.3 of the attached Supporting Document.
5	Proposal activities – Describe the proposal activities that have the potential to impact the environment	
6	Mitigation – Describe the measures proposed to manage and mitigate the potential environmental impacts.	
7	Impacts – Assess the impacts of the proposal and review the residual impacts against the EPA objective.	

8	Assumptions - Describe any assumptions critical to your assessment e.g. particular mitigation measures or regulatory conditions.	
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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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No A portion of the site will need to be lifted from Urban Deferral to Urban. A portion will need to be rezoned from Rural – Water Protection to Urban. The remainder of the site will be reserved as Parks and Recreation.	
If this proposal has been referred by a decision-making authority, what approval(s) are required from you?		N/A	
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
Clearing of MNES	Private land	EPBC Act Approval	EPBC Act
Local Structure Plan	Private land	LSP Approval	Planning and Development Act 2005
Subdivision Approval	Private land	Subdivision and Development 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 <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: 19/04/2017 EPBC No.: 2017/7923	
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 checked="" 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 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? If yes, describe.		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Approval: N/A	

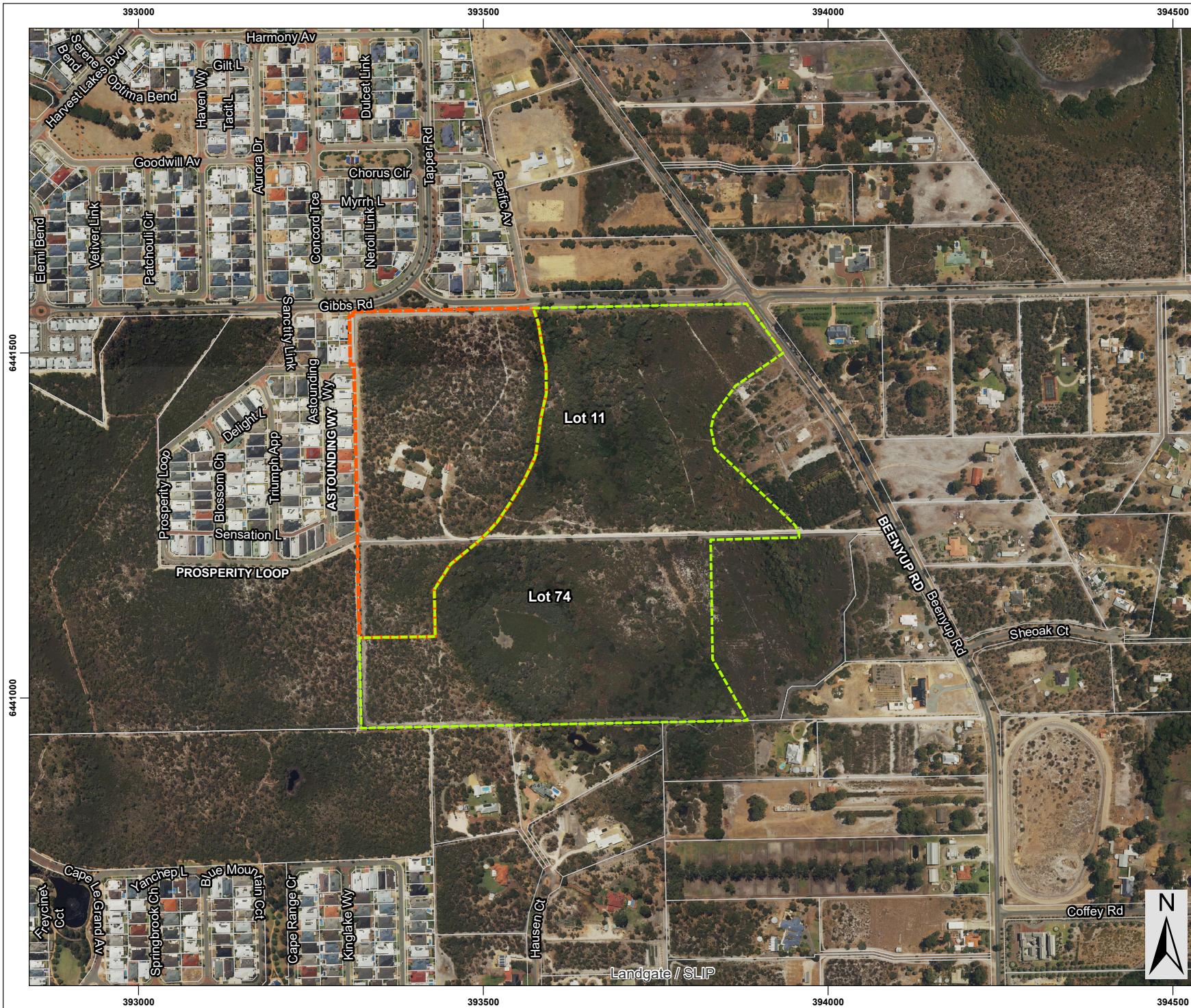
Attachment 1: Key proposal Characteristic- new proposal

Table A1: Summary of the Proposal

Item	Description
Proposal Title	Part Lots 11 and 74 Beenyup Road, Banjup Conservation Reserve and Residential Development
Proponent Name	Aigle Royal Developments
Short Description	<p>The proposal is to clear native vegetation to enable Urban Residential Development of part Lots 11 and 74 Beenyup Road, Banjup, Western Australia. The proposal includes the following land uses within the Development Envelope:</p> <ul style="list-style-type: none"> • Urban development and associated infrastructure • POS • Wetland buffer <p>The proposal also facilitates the establishment of a conservation area adjacent to the Development Envelope</p>

Table A2: Location and proposal extent of physical elements

Physical Elements	Proposed Location	Proposed Maximum Extent
Conservation Area (including Ecological Corridor)	Refer to Figure 1	22.95ha
Development Envelope	Refer to Figure 1	<p>10.25 ha</p> <p>The proposed development of the Development Envelope (10.25 ha) will result in the clearing of up to 8.76 ha of remnant native vegetation between 'Excellent to Very Good' and 'Degraded' condition, including approximately 8.27 ha of the Banksia Woodlands SCP TEC and 8.27 ha of Black Cockatoo habitat.</p>



Legend

- Development Envelope (10.25 ha)
- Conservation Area (22.95 ha)
- Cadastre

- NOTE THAT POSITION ERRORS CAN BE >5M IN SOME AREAS
 - LOCALITY MAP SOURCED LANDGATE 2020
 - AERIAL PHOTOGRAPHY SOURCED LANDGATE AUG 2020
 (© Western Australian Land Information Authority 2020)

SLIP ENABLER **AIGLE ROYAL**

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 Meters

1:7,500 @ A4

LOCALITY MAP



PROJECT ID
1350

DATE
17/06/2020

HORIZONTAL DATUM AND PROJECTION
 GDA 1994 MGA Zone 50

CREATED	CHECKED	APPROVED	REVISION
LF	KC	KC	0

Aigle Royal Developments
Lots 11 & 74 Beenup Rd, Banjup

S38 Referral

Figure 1 Proposal Description