



# 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) Stephen Barker		Signature <i>Stephen Barker om</i>	
Position	Treasurer	Organisation	The Order of the Servants of Mary Incorporated
Email	steveosm@iinet.net.au		
Address	2 Morgans Street		
	Tuart Hill	WA	6060
Date	17 September 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	
<b>Referral declaration for organisations, proponents and decision-making authorities:</b>  I, Stephen Barker, ( <i>full name</i> ) declare that I am authorised to refer this proposal on behalf of The Order of the Servants of Mary Incorporated 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)		The Order of the Servants of Mary Incorporated	
Australian Company Number(s) <input type="checkbox"/> <b>OR</b> Australian Business Number(s) <input checked="" type="checkbox"/>		ABN: 38 167 128 381	
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	

<p>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></p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  The Order of the Servants of Mary Incorporated are the owners of Lot 9000 Wanneroo Road, Sinagra.</p>
<p><b>Proposal type</b></p>	
<p><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   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  <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.: _____)</p>
<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><b>Flora and Vegetation:</b>  The proposal involves the clearing of no more than 24.58 ha of native vegetation, consisting predominately of Banksia/ Jarrah (14.11 ha) native vegetation (Floristic Community Type 28) which is a sub-community of the state listed Banksia Dominated Woodlands of the Swan Coastal Plain Priority 3 ecological community. The proposal will clear 0.7 ha of Tuart Woodlands PEC (Priority 3) which equates to two trees and their 30 m buffer.</p> <p><b>Terrestrial Fauna:</b>  The proposal involves the clearing of habitat for conservation significant species including:</p> <ul style="list-style-type: none"> <li>24.58 ha of Excellent quality foraging habitat for Carnaby Black Cockatoo</li> <li>24.58 ha of Moderate quality foraging habitat for Forest Red-tailed Black Cockatoo comprised of 10.47 ha of Good to Moderate quality foraging habitat and 14.11 ha of poor quality foraging habitat</li> <li>a maximum of 85 potential breeding (DBH ≥500 mm) trees for Black Cockatoos, none of which contain hollows suitable for breeding by Black Cockatoos</li> <li>24.58 ha of native vegetation providing potential habitat for Priority species Quenda, Shield backed Trapdoor Spider and Black-striped snake.</li> </ul>

<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>	<p>Town Planning Scheme Amendment 841 was initiated in 1998, however correspondence from the EPA identified the amendment was later withdrawn prior to the completion of the EPA's assessment process.</p> <p>The proposal is under no other assessed planning schemes.</p>
<b>Proposal description</b>	
Title of the proposal	1000 (Lot 9000) Wanneroo Road, Sinagra.
Name of the Local Government Authority in which the proposal is located.	City of Wanneroo
<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>	1000 (Lot 9000) Wanneroo Road, Sinagra.
<p>Proposal description – including the key characteristics of the proposal</p> <p><i>Provide as an attachment to the form</i></p>	Please see supplementary documentation
<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> <ul style="list-style-type: none"> <li>• Strategen-JBS&amp;G (2020). <i>Lot 9000 Corner Wanneroo and Dundee Roads, Sinagra: Flora, vegetation and Black Cockatoo habitat survey</i>. Submission No: IBSASUB-20200918-6536152F.</li> <li>• Strategen-JBS&amp;G (2019). <i>Lot 9000 Corner Wanneroo and Dundee Roads, Sinagra: Assessment of Tuart Woodlands and Forests of the Swan Coastal Plain TEC</i>. Submission No: IBSASUB-20200918-E017BA77.</li> </ul>
<p>What is the current land use on the property, and the extent (area in hectares) of the property?</p>	<p>The property is currently dominated by relatively undisturbed native vegetation, as well as areas which show signs of clearing for firebreaks and access tracks.</p> <p>The development envelope (inclusive of proposed Conservation POS) covers an area of no more than 2.13 ha.</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>In preparation for the submission of the Section 38 referral of the proposal, a pre-referral meeting with DWER staff was held on 30 June 2020. The purpose of the meeting was to communicate the proposal to the agency and receive feedback on the information required to support a referral of the Proposal.</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
- 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

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

## 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 Prior to the construction activity commencing across the Development Envelope, the proponent will submit an application to the Western Australian Planning Commission (WAPC), to lift the Urban Deferred status of the Development Envelope. The zoning of the Development Envelope under the LPS No. 2 is commensurate with urban development.		
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	Land tenure/access	Type of approval	Legislation regulating the activity
Clearing	Freehold	EPBC Act approval	<i>Environment, Protection and Biodiversity Conservation Act 1999</i>
Land use and development planning		Rezoning approval by the WAPC	<i>Planning and Development Act 2005</i>
Subdivision (Clearing of native vegetation)		Subdivision approval by the WAPC / City of Wanneroo	<i>Planning and Development Act 2005</i>
<b>Commonwealth Government approvals</b>			
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: <u>24/09/2020</u> EPBC No.: <u>2020/8798</u>		
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 the bilateral agreement or as an accredited assessment?	<input 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:		