

***Environmental Protection Act 1986***

**Section 40(2)(a)**

**NOTICE REQUIRING INFORMATION FOR ASSESSMENT**

**PERSON TO WHOM THIS NOTICE IS GIVEN**

Mr Ivan Yujnovich  
C/o Ms Sue Brand  
Natural Area Consulting  
1/164 Barrington Street  
BIBRA LAKE WA 6164

**PROPOSAL TO WHICH THIS NOTICE RELATES:**

Lot 123 Mortimer Road Casuarina

Pursuant to section 40(2)(a) of the *Environmental Protection Act 1986*, I, as a delegate of the Environmental Protection Authority (EPA), require that you provide the EPA with the following information for its assessment.

**1. Providing context and clarifying potential environmental impacts**

*Preliminary Key Environmental Factor - Flora and Vegetation*

- Identify, quantify and assess the values and significance of flora and vegetation, including the communities and condition, within the proposal area and the immediate adjacent area (within the context of the proposal) in accordance with EPA guidance. Please describe these values in a local and regional context.
- Outline and justify the proposed application of the mitigation hierarchy in the proposal. Detail actions undertaken to avoid, minimise and mitigate proposal impacts, in particular the proposed conservation area. Include discussion of the long term ecological viability of the conservation area, and proposed ongoing land tenure and management arrangements. Include management and/or monitoring plans to be implemented to demonstrate that residual impacts are not greater than predicted. Management and/or monitoring plans are to be presented in accordance with [EPA instructions](#).
- Provide a summary of residual impacts of the proposal.
- Identify management and mitigation measures for the proposal which demonstrate that the EPA's objective can be met.

### *Preliminary Key Environmental Factor - Terrestrial Fauna*

- Identify, quantify and assess the values and significance of fauna, fauna habitat and habitat connectivity within the proposal area and the immediate adjacent area (within the context of the proposal) and describe these values in a local and regional context in accordance with EPA guidance.
- Describe and assess the potential impacts as a result of the proposal (including fragmentation) on fauna and significant fauna, including short-range endemic (SRE) invertebrate fauna. Estimate the number of significant species that are likely to be impacted, in the context of the existing population, as a result of direct and indirect impacts to fauna habitat.
- Outline and justify the proposed application of the mitigation hierarchy in the proposal. Detail actions undertaken to avoid, minimise and mitigate proposal impacts. Include management and/or monitoring plans to be implemented to demonstrate that residual impacts are not greater than predicted. Management and/or monitoring plans are to be presented in accordance with [EPA instructions](#).
- Consult with Department of Biodiversity, Conservation and Attractions (DBCA) when dealing with matters related to management actions to ameliorate impacts to fauna.
- Provide a summary of residual impacts of the proposal.
- Identify management and mitigation measures for the proposal which demonstrate that the EPA's objective can be met.

### *Preliminary Key Environmental Factor – Inland Waters*

- Identify, describe and assess the values and significance of inland waters (quality and quantity, including hydrological processes) within the development envelope and the area upstream and downstream of the development envelope. Describe these values in local and regional contexts. Wetland identification and assessment should utilise the DBCA Geomorphic Wetlands Swan Coastal Plain Dataset.
- Describe and assess the extent, severity and duration of potential impacts (direct and indirect) to the values identified, including from changes to local and regional surface and groundwater flows and levels, groundwater drawdown, local surface and groundwater quality and impacts to surface and groundwater users as a result of implementation of the proposal. Particularly consider potential impacts from the removal of sand to finished floor levels.
- Outline and justify the proposed application of the mitigation hierarchy in the proposal. Detail actions undertaken to avoid, minimise and mitigate proposal impacts. Include management and/or monitoring plans to be implemented to demonstrate that residual impacts are not greater than predicted. Management and/or monitoring plans are to be presented in accordance with [EPA instructions](#).

- Specifically, provide water balance information on pre and post development inland water quality and quantity, including management, monitoring and mitigation measures to address potential impacts. Provide maps of and justification for the location and number of any proposed drainage and stormwater infrastructure.
- Provide a summary of residual impacts of the proposal.
- Identify management and mitigation measures for the proposal which demonstrate that the EPA's objective can be met.

#### *Other matter to be addressed - Greenhouse Gas Emissions*

- Estimate the expected Scope 1 (direct) and Scope 2 (indirect) net greenhouse gas emissions (i.e. quantity of carbon dioxide equivalent (CO<sub>2</sub>-e)) on an annual basis and over the life of the proposal inclusive of changes to land use (clearing of vegetation). Detail the methods used to estimate the net greenhouse emissions.
- Describe the considered and proposed mitigations that demonstrate all reasonable and practicable measures have been applied at each step of the mitigation hierarchy (avoid, reduce and/or offset) regarding the effect on greenhouse gas emissions.
- Where scope 1 emissions are estimated to exceed 100,000 tonnes per year, develop a Greenhouse Gas Management Plan in accordance with the EPA's *Environmental Factor Guideline: Greenhouse Gas Emissions* and demonstrate how the EPA's objective for this factor can be met.

## **2. Environmental offsets**

- Determine and quantify any significant residual impacts by applying the Residual Impact Significance Model (page 11) and WA Offset Template (Appendix 1) in the WA Environmental Offsets Guidelines (2014).
- Where significant residual impacts remain, propose an appropriate offsets package that is consistent with the WA Environmental Offsets Policy and Guidelines. Spatial data defining the area of significant residual impacts for each environmental value should also be provided (e.g. vegetation type, vegetation condition, specific fauna species habitat).

The EPA recommends that the Referral Information documentation be revised to include and address the requested additional information above, including appending any Environmental Management Plans.

Your response should be sent by email to [registrar@dwer.wa.gov.au](mailto:registrar@dwer.wa.gov.au) marked for the attention of Gerard O'Brien, or by post to the Environmental Protection Authority, Locked Bag 10, Joondalup DC, WA 6919. Please quote the case number CMS17435 on any further correspondence.

The EPA will not proceed with its assessment of the proposal until you have provided the requested information and it is considered to be adequate, or if you advise the EPA that the further information is not available and/or cannot be obtained.

Yours sincerely

A handwritten signature in black ink, appearing to be 'TH' or similar initials, written in a cursive style.

**Tom Hatton**  
CHAIRMAN

9 July 2020