

***Environmental Protection Act 1986***

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

**NOTICE REQUIRING INFORMATION FOR ASSESSMENT**

**PERSON TO WHOM THIS NOTICE IS GIVEN**

Aigle Royal Group Pty Ltd  
C/o Ms Tamara Smith  
Chief Executive Officer  
360 Environmental  
10 Bermondsey Street  
WEST PERTH WA 6007

**PROPOSAL TO WHICH THIS NOTICE RELATES:  
URBAN DEVELOPMENT OF LOTS 11 AND 74 BEENYUP ROAD**

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 – Inland Waters*

- Identify, describe and assess the values and significance of inland waters (quality and quantity, including hydrological processes) within the development envelope. Describe these values in local and regional contexts.
- 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.
- 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.
- 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. Proposed avoidance, mitigation and environmental offsets**

- Where the avoidance and mitigation of impacts to environmental values is proposed through a conservation area, reservation or other means, specify details of how these values will be managed and protected. Include discussion of the long term ecological viability of the area to be protected, and proposed ongoing land tenure and management arrangements.
- 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.

Your response should be sent by email to [registrar@dwer.wa.gov.au](mailto:registrar@dwer.wa.gov.au) marked for the attention of Steve Pavey, 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', written in a cursive style.

**Tom Hatton**  
CHAIRMAN

15 July 2020