

Environmental Protection Act 1986

Section 43A

**NOTICE OF DECISION TO APPROVE AMENDMENTS TO PROPOSAL DURING
ASSESSMENT**

PERSON TO WHOM THIS NOTICE IS GIVEN

Questdale Holdings Pty Ltd (ACN: 051 472 569)
37 – 41 Burlington Street
NAVEL BASE WA 6165

PROPOSAL TO WHICH THIS NOTICE RELATES:

Lots 2 and 10 Rowley Road, Mandogalup
Assessment No. 2197

Pursuant to Section 43A of the *Environmental Protection Act 1986* (EP Act), the Environmental Protection Authority (EPA) gives approval to the assessment of the proposal being completed in respect of the proposal as amended in accordance with the proponent's request being:

1. The removal of the Rowley Road reserve area
2. The removal of the Hammond Road reserve area
3. The removal of a portion of the Proposal area which is part of the existing quarry activities on Lot 10 Rowley Road.

See the attached Amended proposal content document and Figure 1.

EFFECT OF THIS NOTICE:

1. The assessment of the proposal is to be completed in respect of the proposal as amended in accordance with the decision set out in this notice.
2. The proposal as amended in accordance with this notice is taken to have been referred to the EPA under Section 38 of the EP Act.

RIGHTS OF APPEAL:

There are no rights of appeal under the EP Act in respect of this decision.

A handwritten signature in blue ink, appearing to read 'MAT TONTS', with a stylized flourish extending to the right.

Professor Matthew Tonts
Delegate of the Environmental Protection Authority
CHAIR

31 January 2022

Amended Proposal Content Document

Table 1: Summary of the proposal

Proposal title	Lots 2 and 10 Rowley Road Mandogalup Sand Mining
Proponent name	Questdale Holdings Pty Ltd
Short description	The Proposal involves clearing and sand quarrying as an extension of an existing sand quarry extraction operation on Lots 2 and 10 Rowley Road, Mandogalup. The site is 33 kilometres south of Perth and will operate for approximately 10 years. The Proposal will include the removal of up to up 28.84 hectares (ha) of vegetation with 4.10 ha of land to be set aside for conservation

Table 2: Location and proposed extent of physical and operational elements

Element	Location	Maximum extent, capacity or range	Changed Proposal Extent (s43A)
Physical Elements			
Quarry Pit	Figure 1	34.68 ha	28.84 ha
Site compound including: <ul style="list-style-type: none"> • 4000 L overhead diesel fuel tank within a fully lined containment bund. • Weighbridge and small office • Portable ablutions unit 	Figure 1	0.5 ha	No Change
Conservation area	Figure 1	4.10	No Change
Construction elements			
Screening Machine	Figure 1	1	No Change
Operational elements			
Sand extraction	Quarry Pit (Figure 1)	195,000 tonnes per annum	No Change
Greenhouse Gas Emissions (Life of Project)			
Construction elements			
Scope 1		Vegetation Clearing: 15,884 t CO2-e	10490.1 t CO2-e
Scope 2		None	No Change
Scope 3		None	No Change

Operation elements			
Scope 1		None	No Change
Scope 2		Consumption of electricity from the grid to power the site facilities is estimated to be 949 kWh/year resulting in emission of: 0.664 t CO2-e/year	No Change
Scope 3		None	No Change
Rehabilitation			
The retained conservation area will be subject to rehabilitation over the life of the project. No rehabilitation of the quarried areas is proposed as the site is to be utilised for urban or industrial land uses, consistent with the surrounding land uses and as illustrated by the South Metropolitan Peel sub regional plan			No Change
Commissioning			
Not applicable			No Change
Decommissioning			
Removal of all quarry related infrastructure within one year of cessation of operations (excluding periods of care and maintenance).			No Change
Other elements which affect extent of effects on the environment			
Proposal time	Maximum project life	10 years	No Change



Figure 1 - Amended Proposal Area

**Summary of reasons for decision – request to amend a referred proposal
under s43A of the *Environmental Protection Act 1986***

Proposal Title: Lots 2 and 10 Rowley Road, Mandogalup

Proponent: Questdale Holdings Pty Ltd

Environment Online Reference Number: N/A

Proposal referral date: 20-12-2018

Date request to amend referred proposal under section 43A received: 20-09-2021

Existing referred proposal:

Questdale Holdings Pty Ltd are proposing to clear vegetation for bushfire fuel reduction and to extend an existing sand quarry extraction operation within Lots 2 and 10 Rowley Road, Mandogalup. The proponent proposes to extract sand at a rate of 195,000 tonnes per annum for a period of 10 years.

Short description of amendment(s) sought:

The proponent is seeking a change to the boundary of the proposal area. This will reduce the disturbance from 34.67 hectares (ha) to 28.84 ha within a broader development envelope. The proposal area (development envelope) will reduce from 43.67 ha to 32.9 ha (inclusive of the conservation area) (refer Table 1). Three areas have been excised from the Proposal area (i.e. Rowley Road and Hammond Road reserves have been removed. A portion of Lot 10 which was previously assessed and approved under a Development Application has also been removed).

Decision:

Amendment(s) to proposal as set out in Attachment 1 is approved.

Environmental factors relevant to amendment(s):

- Flora and Vegetation
- Terrestrial Fauna

Summary of likely changes to environmental impacts from proposed amendment(s)

The change is unlikely to significantly increase any impact the proposal may have on the environment as the change requires a reduction in the proposal area, the change will not introduce new environmental factors and the level of impacts will not substantially differ to those described in the referral document.

Table 1: Summary of amendments and likely changes to environmental impacts from proposed amendments

Amendment sought	Changes to environmental impacts
<p>Change to the boundary of the proposal area. This will reduce the disturbance from 34.67 ha to 28.84 ha within a broader development envelope. The proposal area (development envelope) will reduce from 43.67 ha to 32.9 ha (inclusive of the conservation area).</p> <p>The change is required to excise three areas from the referred Proposal area as these areas are not to be developed as part of the Proposal. The changes require extraction activities on Lot 2 rather than Lots 2 and 10. The western boundary of the Conservation Area occurs over Lot 10 and remains part of the referred Proposal. The three minor changes to the Proposal include:</p> <ol style="list-style-type: none"> 1. The removal of the Rowley Road reserve area, 2. The removal of the Hammond Road reserve area, and 3. The removal of a portion of the Proposal area which occurs on the eastern portion of Lot 10 and is part of the existing quarry activities. <p>The changes are depicted in Figure 1.</p>	<p>The proposed change does not alter the key environmental factors likely to be impacted by the proposal, which will be considered during the assessment. The amount of native vegetation clearing will be reduced to 28.84 ha.</p> <p>Excising the three areas from the Proposal area will reduce the impacts to flora and vegetation, terrestrial fauna and fauna habitat.</p> <ul style="list-style-type: none"> • The impacts on vegetation complexes and the Banksia Woodlands of the Swan Coastal Plain TEC/PEC are reduced. • The reduced amount of clearing will also decrease the impacts to Black Cockatoo foraging habitat and number of habitat trees cleared.

Summary of consultation

The initial referral was open for 7-day public comment from 5 February to 11 February 2019. The Environmental Review Document will be subject to a 4-week public review period.

The proponent has undertaken consultation on the proposal with the Department of Agriculture, Water and the Environment, the Department of Water and Environmental Regulation, the Department of Biodiversity, Conservation and Attractions and the City of Kwinana.

Summary of consideration of amendment

The EPA has considered whether, if the proposal were already approved, the amendment would be a significant amendment. This has included considering the likely significance of:

- Effects of the proposed amendment on its own
- Effects of the proposed amendment in the context of the existing referred proposal
- Cumulative environmental impacts
- Holistic impacts.

The EPA has considered whether it has sufficient information about the proposed amendment to be able to reasonably proceed with assessment of the amended proposal with or without performing any additional functions at this stage.

The EPA has considered whether the amended proposal will still be substantially the same character as the existing referred proposal.

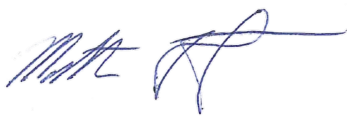
Approval – not a significant amendment

The EPA considers the amended proposal to be substantially the same character as the existing referred proposal and does not consider that the amendment would be a significant amendment if the proposal were already approved. The EPA considers it has enough information to reasonably proceed with assessment of the amended proposal without performing any additional functions at this stage.

Attachments

- Attachment 1 - Proposal Content Document
- Figure 1 – Amended Proposal Area

Appeals: Decision not appealable.



Professor Matthew Tonts

CHAIR

Delegate of the Environmental Protection Authority

Date: 31 January 2022

Attachment 1

Amended Proposal Content Document

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Greenhouse Gas Emissions (Life of Project)			
Construction elements			

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