



## Environmental Protection Authority

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Mr A Sader  
Lot 54 Wolfe Road  
BANJUP WA 6164

Our Ref 13-215475  
Enquiries Stephen Pavey  
Phone 6145 0837

Dear Mr Sader

**NOTICE UNDER SECTION 39A(3)  
*Environmental Protection Act 1986***

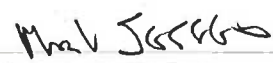
**PROPOSAL:** Vegetation Restoration Works  
**LOCATION:** Lot 54 Wolfe Road, Banjup  
**LOCALITY:** City of Cockburn  
**PROPONENT:** Antoine & Malaky Sader  
**DECISION:** Not Assessed – Public Advice Given

The Environmental Protection Authority (EPA) understands that you wish to undertake the above proposal which has been referred to the Authority for consideration of its potential environmental impact.

This proposal raises a number of environmental issues. However, the EPA has decided not to subject this proposal to the environmental impact assessment process and the subsequent setting of formal conditions by the Minister for Environment under Part IV of the *Environmental Protection Act 1986* (EP Act). Nevertheless, the staff of the Office of the EPA has provided the attached advice to you as the proponent, and other relevant authorities on the environmental aspects of the proposal.

The EPA's decision to not assess the proposal is open to appeal. There is a 14-day period, closing 29 July 2013. Information on the appeals process is available through the Office of the Appeals Convenor's website, [www.appealsconvenor.wa.gov.au](http://www.appealsconvenor.wa.gov.au), or by telephoning 6467 5190.

Yours sincerely

  
Mark Jefferies  
A/Director  
Assessment and Compliance Division

15 July 2013

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**PUBLIC ADVICE UNDER SECTION 39A(7)  
Environmental Protection Act 1986**

**VEGETATION RESTORATION WORKS LOT 54 WOLFE ROAD, BANJUP**

**SUMMARY**

The Environmental Protection Authority (EPA) has received a referral from Antoine (Tony) and Malaky Sader to replant an area of approximately 2000 square metres of Lot 54 Wolfe Road, Banjup.

The EPA considers that the proposal to replant native vegetation is not likely to have a significant impact on the environment and does not warrant formal environmental impact assessment and the subsequent setting of formal conditions by the Minister for Environment under the *Environmental Protection Act 1986* (EP Act). The EPA considers that any potential environmental impacts of the proposal can be adequately managed through advice provided by the City of Cockburn.

**PROPOSAL AND POTENTIAL ENVIRONMENTAL IMPACTS**

The referral received by the EPA is to replant native vegetation on an area of approximately 2000 square metres of Lot 54 Wolfe Road, Banjup. The proposal does not involve repairing any damage to the *Environmental Protection Swan Coastal Plain Lakes Policy 1992* (EPP) lake located at the same property.

The EPA does not consider the proposal to have a significant impact on the environment.

**EPA CONSIDERATION AND ADVICE**

Lot 54 Wolfe Road contains an EPP lake with the majority of the lot classified as Resource Enhancement wetland.

The EPA notes that the Department of Environment and Conservation has investigated and acted in relation to the clearing of native vegetation over the EPP lake.

The proponent has been served with a Direction by the City of Cockburn concerning development over the EPP lake in contravention of the local government town planning scheme. The EPA's decision to not assess the proposal is not related to the City of Cockburn's Direction.