



## Environmental Protection Authority

Mr A Scolaro  
C/- Ecoscape  
9 Stirling Highway  
NORTH FREMANTLE WA 6159

Our Ref CRN216286  
Enquiries Peta Hayward  
Phone 6145 0856

Dear Mr Scolaro

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

**PROPOSAL:** Redevelopment of Caravan Park into a Park Home Estate  
**LOCATION:** Lot 21 Old Coast Rd  
**LOCALITY:** Lake Clifton  
**PROPONENT:** Mr A Scolaro  
**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 18 June 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

Anthony Sutton  
Director  
Assessment and Compliance Division

4 June 2013

Level 4, The Atrium, 168 St Georges Terrace, Perth, Western Australia 6000  
Telephone 08 6145 0800 Facsimile 08 6145 0895 Email [info@epa.wa.gov.au](mailto:info@epa.wa.gov.au)

Encl

Locked Bag 10, East Perth WA 6892

[www.epa.wa.gov.au](http://www.epa.wa.gov.au)

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

**REDEVELOPMENT OF CARAVAN PARK INTO A PARK HOME ESTATE, LOT 21  
OLD COAST ROAD, LAKE CLIFTON BY TONY SCOLARO FAMILY TRUST**

**SUMMARY**

The Environmental Protection Authority (EPA) has received a referral from Tony Scolaro Family Trust for the development of an existing caravan park into a Park Home Estate on Lot 21 Old Coast Road Lake Clifton (the proposal).

Although the proposal raises environmental issues, the EPA considers that the proposal 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 by government departments through relevant legislation and planning processes.

**PROPOSAL AND POTENTIAL ENVIRONMENTAL IMPACTS**

The referral received by the EPA is for the redevelopment of an existing caravan park on Lot 21 Old Coast Road Lake Clifton into a park home estate. The proposal does not involve the subdivision of the land and would involve the construction of 120 park homes, associated access roads, wastewater treatment plant and infiltration areas for stormwater and treated wastewater.

The EPA considers that the main environmental issues associated with the proposal include:

- the potential impact on Lake Clifton due to potential changes to groundwater and surfacewater quality from wastewater, stormwater, fertiliser use and saline intrusion; and
- the potential impact of loss of remnant vegetation which may have conservation significance.

**EPA CONSIDERATION AND ADVICE**

Lake Clifton lies approximately 100 meters (m) to the west of the site. It is considered a significant wetland and has been listed under the Ramsar Convention as a wetland of international importance. It is also recognised as an internationally important waterbird habitat and forms part of the Japan-Australia; China-Australia Migratory Bird Agreements. The thrombolites community of Lake Clifton is listed as critically endangered under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

The proponent has undertaken site specific investigations and presented the proposal in the context of the EPA's criteria in *Guidance Statement 28 (1998) Protection of the Lake Clifton Catchment* for new developments.

The site was previously used as a short stay caravan park and was not designed for long term residents. The EPA notes that the site currently has no best management

practices or stormwater management measures beyond soak wells in place. The development of the proposal would see the decommissioning of the old septic tank system and the implementation of best management practices and stormwater management measures to manage nutrient loads and the potential impacts to Lake Clifton from changes to surfacewater and groundwater quality. With the abovementioned measures implemented nutrient loads for the site would likely be reduced from 583 kilograms per year (kg/yr) total nitrogen (TN) to 140 kg/yr TN, and 57 kg/yr total phosphorus (TP) to 24 kg/yr TP significantly reducing the nutrient loads compared to the current situation.

The EPA notes that groundwater abstraction on site would be expected to increase from an estimated 3.9 megalitres per year (ML/yr) pre-development to 9.8 ML/yr post development. Given the close proximity to Lake Clifton management measures including shallow, low yielding bores located at least 200 m from Lake Clifton would be required to manage saline intrusion and ensure the water balance remains as close to predevelopment conditions as possible. The EPA also notes that Department of Water (DoW) is satisfied in principle with the *Lake Clifton Park Home Development Urban Water Management Plan* developed by the proponent.

In view of the above the EPA considers that the DoW can manage and regulate the abovementioned potential impacts through licensing under the *Rights in Water and Irrigation Act 1914*. The Shire of Waroona has also advised the EPA that they will require setback distances of development from Lake Clifton and the implementation of commitments as outlined in the UWMP.

The EPA notes that the remnant vegetation on site consists of mature Tuart trees which may provide habitat for Baudin's Cockatoo. The Cockatoos are protected under both the *Wildlife Conservation Act 1950* and the EPBC Act. The Shire of Waroona has advised that they will require retention of Tuart trees where practicable. The proponent should consider its notification responsibilities regarding matters of National Environmental Significance under the EPBC Act should implementation of this proposal fail to avoid impacts to protected fauna.

The EPA considers that the proposal is not likely to have a significant impact on the environment and can be managed and regulated by other government departments including but not limited to:

- Department of Water;
- Department of Environment and Conservation;
- Department of Health; and
- Shire of Waroona.

The EPA recommends the proponent work closely in consultation with the relevant decision making authorities prior to the implementation of the proposal. The EPA expects the relevant decision-making authorities to consider and implement this advice through approvals processes.