



Environmental Protection Authority

EPA REFERRAL
FORM
PROPONENT

Referral of a Proposal by the Proponent to the Environmental Protection Authority under Section 38(1) of the Environmental Protection Act.

PURPOSE OF THIS FORM

Section 38(1) of the *Environmental Protection Act 1986* (EP Act) provides that where a development proposal is likely to have a significant effect on the environment, a proponent may refer the proposal to the Environmental Protection Authority (EPA) for a decision on whether or not it requires assessment under the EP Act. This form sets out the information requirements for the referral of a proposal by a proponent.

Proponents are encouraged to familiarise themselves with the EPA's *General Guide on Referral of Proposals* [see Environmental Impact Assessment/Referral of Proposals and Schemes] before completing this form.

A referral under section 38(1) by a proponent to the EPA must be made on this form. A request to the EPA for a declaration under section 39B (derived proposal) must be made on this form. This form will be treated as a referral provided all information required by Part A has been included and all information requested by Part B has been provided to the extent that it is pertinent to the proposal being referred. Referral documents are to be submitted in two formats – hard copy and electronic copy. The electronic copy of the referral will be provided for public comment for a period of 7 days, prior to the EPA making its decision on whether or not to assess the proposal.

CHECKLIST

Before you submit this form, have you

	Yes	No
Completed all the questions in Part A (essential)	✓	
Completed all applicable questions in Part B	✓	
Included Attachment 1 – location maps	✓	
Included Attachment 2 – additional document the proponent wishes to provide (if applicable)	✓	
Included Attachment 3 – confidential information (if applicable)		✓
Enclosed the CD of all referral information, including spatial data and contextual mapping but excluding confidential information.	✓	

Following a review of the information presented in this form, please consider the following question. (A response is Optional).

DO YOU CONSIDER THE PROPOSAL REQUIRES FORMAL ENVIRONMENTAL IMPACT ASSESSMENT?

YES NO NOT SURE

IF YES, WHAT LEVEL OF ASSESSMENT?

ASSESSMENT ON PROPONENT INFORMATION
 PUBLIC ENVIRONMENTAL REVIEW

PROPONENT DECLARATION (To be completed by the proponent)

I, James Noel JAMES NOEL, (full name) declare that the information contained in this form is, to my knowledge, true and not misleading.

Signature: <u>James Noel</u>	Name: James Noel
Position: General Manager Design and Construction	Company: Burswood Nominees Limited as Trustee for the Burswood Property Trust
Date:	

PART A - PROPONENT AND PROPOSAL INFORMATION

(All fields of this Part must be completed for this document to be treated as a referral)

1.1 PROPONENT

Name	Burswood Nominees Limited as Trustee for the Burswood Property Trust
Joint Venture parties (if applicable)	N/A
Postal Address	Great Eastern Highway, Burswood PO Box 500 VICTORIA PARK WA 6979
Key proponent contact for the proposal <ul style="list-style-type: none"> • Name • Address • Phone • Email 	James Noel General Manager Design and Construction Great Eastern Highway, Burswood PO Box 500 VICTORIA PARK WA 6979 Phone: 08 9362 8030 Email: james.noel@crownerperth.com.au
Consultant for the proposal (if applicable) <ul style="list-style-type: none"> • Name • Address • Phone • Email 	Sarah Brown Golder Associates Pty Ltd Level 3, 1 Havelock Street WEST PERTH WA 6005 Phone: 08 9213 7600 Email: sbrown@golder.com.au

1.2 PROPOSAL

Title	Crown Towers Project
Description	<p>Crown Perth Ltd (Crown) is developing a new world class 25 storey, 500 room hotel addition (the Project) at their integrated Crown Perth complex in Perth, Western Australia, See Attachment 1, Figure 1 for location. The Project will consist of a six-star quality hotel, to be named Crown Towers Perth, constructed on the banks of the Swan River with views of the Perth central business district and the Indian Ocean in the distance.</p> <p>The development will comprise two distinct areas: the Towers, which will accommodate a total of 500 rooms; and the low-rise Podium, which will contain a large convention and meeting complex, restaurants, retail and public spaces. The low-rise Podium facilities will be integrated into the existing property and will link the Crown Towers to adjoining buildings.</p> <p>The scope of the Project focuses on the construction and operation of the Project including:</p> <ul style="list-style-type: none"> ■ Construction of the: <ul style="list-style-type: none"> ▪ Crown Towers' six-star, 25 level, 500 room hotel development. ▪ Podium structure, linking the hotel to adjoining buildings and properties (approximately 25 000 m² footprint). ▪ Associated services buildings (for generators, bins, refuse, hoist and loading bay undercroft). ▪ Porte cochéré. ▪ Pedestrian access ways.

	<ul style="list-style-type: none"> ■ New and refurbishment of existing external works (including new landscaping and swimming pools, approximately 11 000 m²). ■ Refurbishment of existing function room and associated public spaces. ■ Rehabilitation and landscaping (approximately 33 000 m² footprint). ■ Stormwater catchment lake(s) infill and expansion. <p>Hotel facilities will include:</p> <ul style="list-style-type: none"> ■ New function/conference facilities which will complement the existing function room, due to be refurbished. ■ A new resort swimming pool, exclusively for Crown Towers Perth guests, is to be integrated with the existing Crown Metropol Perth pools and VIP enclave pool. ■ A mix of standard guest rooms and suites in the hotel towers. The VIP/Crystal Club facilities, including salon gaming VIP lounge and pool areas, will be located on the levels above the standard guest rooms, in effect, separating the standard guest room floors from the floors containing the suites. ■ Gaming salons that will form part of the VIP offering, and will be supported by a VIP lounge, Crystal Club, VIP Club pool, and bar. ■ Back of house facilities located on a number of levels, including the basement, which will also incorporate a loading bay, generators, bins, refuse and a hoist. ■ Plant rooms, which will be required to operate the hotel facilities. ■ Guest and staff uniform laundry operations which will take place on-site in the hotel, whilst hotel and food and beverage linen will be taken off-site. <p>Note that the Project design has not yet been finalised and the areas given above are approximate values that may be subject to change.</p>
Extent (area) of proposed ground disturbance	The total Project area is estimated to be 7.8 ha. See Attachment 1, Figure 2 for the Project area boundary. The extent of proposed ground disturbance is estimated to be no greater than the estimated 7.8 ha Project area.
Timeframe in which the activity or development is proposed to occur. (Include start and finish dates where applicable)	The approximate duration of Construction Phase works is 36 months. The estimated Construction Phase start period is June 2013. The estimated Construction Phase finish period is June 2016, with ongoing monitoring and maintenance thereafter.

<p>Details of any staging of the proposal</p>	<p>For planning purposes the Project is to be delivered in two phases:</p> <ul style="list-style-type: none"> ■ Construction Phase: the construction of the Crown Towers, Podium and associated infrastructure, which will include the use of deep piles inserted into the ground to provide building support for the main structures. ■ Operations Phase: the operation of the Crown Towers. The transition from the Construction Phase to the Operations Phase will occur once the all Construction Phase work has been completed and the Lead Contractor has left site, handing the development infrastructure over to Crown. Ongoing environmental monitoring of the site and management of site facilities will continue during the Operations Phase. <p>This Referral Application is for both phases of the Project.</p>
<p>Is the proposal a strategic proposal?</p>	<p>No</p>
<p>Is the proponent requesting a declaration that the proposal is a derived proposal? If so, provide the following information on the strategic assessment within which the referred proposal was identified -</p> <ul style="list-style-type: none"> • Title of the strategic assessment • Ministerial Statement number 	<p>No</p>
<p>Indicate whether, and in what way, the proposal is related to other proposals in the region.</p>	<p>Two other developments are proposed within the Burswood Peninsula region: the Golden Group's Belmont Park mixed use development and the Department of Treasury Strategic Project's new Perth Stadium development. The new Perth Stadium development includes a sports stadium and associated infrastructure, public transport infrastructure upgrades and a pedestrian bridge over the Swan River.</p> <p>It is understood that the Belmont Park development has been referred to the EPA; however, the status of the Referral application is not known. The new Perth Stadium development has been referred to the EPA and a decision to "not assess" the project was made in Q4 2012. Both developments are in close proximity to the proposed Crown Towers Project; however, each project is independent and unrelated as they are being developed by different proponents under different timeframes.</p>
<p>Does the proponent own the land on which the proposal is to be established? If not, what other arrangements have been established to access the land?</p>	<p>The proposed Project area is within four lots described as follows:</p> <ul style="list-style-type: none"> ■ Lot 301 DP42394 vol/folio LR3139/329, owned by the State of Western Australia. Crown is currently in the process of purchasing the required parcel of land from within this Lot. ■ Lot 10 DP 25931, vol/folio 2694/975, owned by Burswood Nominees Ltd of Burswood Entertainment Complex. ■ Lot 12 DP 25931, vol/folio 2694/977, owned by Burswood Nominees Ltd of Burswood Entertainment Complex. ■ Lot 15 DP 60786, vol/folio 2696/429, owned by Burswood Nominees Ltd of Burswood Entertainment Complex.
<p>What is the current land use on the property, and the extent (area in hectares) of the property?</p>	<p>The current land uses of the proposed Project area (approximately 7.8 ha) includes a portion of the Burswood Park Golf Course in the north and a ground level uncovered car park servicing the Crown Perth complex in the south. The Project area is surrounded by land predominantly zoned for parks and recreation, residential, public purposes and special uses (Crown Perth complex), with the Mirvac residential development to the east, the Crown Perth complex to the south, and the Burswood Water Sports Centre and the Swan River to the west. The Swan River is managed by the Swan River Trust (SRT), a state government agency that protects, manages and enhances the Swan Canning Riverpark.</p>

1.3 LOCATION

Name of the Shire in which the proposal is located	Town of Victoria Park
<p>For urban areas –</p> <ul style="list-style-type: none"> • street address • lot number • suburb • nearest road intersection 	<p>The street address for the existing Crown Perth complex and therefore the Project area is 201 Great Eastern Highway, Burswood.</p> <p>The Project area lots and associated street addresses are:</p> <ul style="list-style-type: none"> ■ Lot 301 DP42394 vol/folio LR3139/329, 201 Great Eastern Highway, Burswood. ■ Lot 10 DP 25931, vol/folio 2694/975, 63 Bolton Ave, Burswood. ■ Lot 12 DP 25931, vol/folio 2694/977, 61 Bolton Ave, Burswood. ■ Lot 15 DP 60786, vol/folio 2696/429, 23 Bolton Ave, Burswood. <p>The Project area is bounded by the Swan River to the west; the remainder of the Burswood Park Golf Course to the north, lakes and a residential development to the east and the existing Crown Perth complex to the south.</p> <p>The nearest major intersection to the Project area is Bolton Ave and Great Eastern Highway, Burswood.</p> <p>Please refer to the Figure 3 in Attachment 1.</p>
<p>For remote localities –</p> <ul style="list-style-type: none"> • nearest town • distance and direction from that town to the proposal site 	N/A
<p>Electronic spatial data - GIS or CAD on CD, geo-referenced and conforming to the following parameters:</p> <ul style="list-style-type: none"> • GIS: polygons representing all activities and named • CAD: simple closed polygons representing all activities and named • datum: GDA94 • projection: Geographic (latitude/longitude) or Map Grid of Australia (MGA) • format: Arcview shapefile, Arcinfo coverages, Microstation or AutoCAD 	Enclosed: Yes

1.4 CONFIDENTIAL INFORMATION

Does the proponent wish to request the EPA to allow any part of the referral information to be treated as confidential?	No
If yes, is confidential information attached as a separate document in hard copy.	N/A

1.5 GOVERNMENT APPROVALS

Is rezoning of any land required before the proposal can be implemented? If Yes, provide details.		Yes	
Is approval required from any Commonwealth or State Government agency or Local Authority for any part of the proposal? If yes, complete the table below -		Yes	
<i>Agency/Authority</i>	<i>Approval Required</i>	<i>Application lodged Yes/No</i>	<i>Agency/Local Authority contact/s for proposal</i>
Commonwealth Minister for the Environment, or Department of Sustainability, Environment, Water, Populations and Communities (SEWPAC) under delegation.	Approval of a Referral of Proposed Action application under the <i>Environmental Protection and Biodiversity Conservation Act 1999</i> (EPBC Act).	Yes – Decision was the proposed action is not a controlled action (18/01/2013).	Justin Williams, Assessment officer, SEWPAC.
Department of Environment and Conservation (DEC).	Auditors Report for Reclassification under the <i>Contaminated Sites Act 2003</i> .	No.	Jason Clay, WA Accredited Contaminated Site Auditor, AECOM Pty Ltd.
Department of Water (DoW).	5C Licence to Take Water under the <i>Rights in Water and Irrigation Act 1914</i> .	No – Application will only be lodged if deemed required by the Lead Contractor.	Glen Simmons, Acting Program Manager Swan Avon Region.

PART B - ENVIRONMENTAL IMPACTS AND PROPOSED MANAGEMENT

2. ENVIRONMENTAL IMPACTS

Describe the impacts of the proposal on the following elements of the environment, through the questions below:

- (i) flora and vegetation
- (ii) fauna
- (iii) rivers, creeks, wetlands and estuaries
- (iv) significant areas and/ or land features
- (v) coastal zone areas
- (vi) marine areas and biota
- (vii) water supply and drainage catchments
- (viii) pollution
- (ix) greenhouse gas emissions
- (x) contamination, and
- (xi) social surroundings.

These features should be shown on the site plan, where appropriate.

For all information, please indicate:

- (a) the source of the information, and
- (b) the currency of the information.

2.1 Flora and Vegetation

- * Do you propose to clear any native flora and vegetation as a part of this proposal?

(A proposal to clear native vegetation may require a clearing permit under Part V of the EP Act (*Environmental Protection (Clearing of Native Vegetation) Regulations 2004*). Please contact the Department of Environment and Conservation (DEC) for more information.

(please tick)

Yes

If yes, complete the rest of this section

No

If no, go to the next section

This Section (2.1) should be read in conjunction with Attachment 2, the *Section 38 Referral Supporting Document* which provides detailed information on the following with respect to the Project's terrestrial and aquatic flora and vegetation:

- Management objectives.
- Proposed Limits and targets.
- Potential environmental impacts.
- Proposed management and mitigation measures.
- Proposed monitoring procedures.

There will be no clearing of remnant native vegetation on-site as no remnant vegetation was identified within the Project area.

The total Project area is estimated to be 7.8 ha and includes an existing sealed Crown car park with a footprint of approximately 2 ha. The remaining area (approximately 5.8 ha) is unpaved and comprises a portion of the Burswood Park Golf Course, including lakes, vegetation and lawn areas. The vegetated area (excluding lawn and lakes areas), which will all be cleared, is estimated to be less than 1 ha.

A flora specialist was engaged to undertake a Level 1 Flora survey (Golder, 2012a) for the new Perth Stadium Project. The information within this survey correlates to the proposed Project area for the Crown Towers Project and was subsequently provided to Crown by the State under an information sharing agreement. Golder (2012a) concluded that:

"The area contains little vegetation that is ecologically significant in itself. Much of the vegetation seen was introduced and not representative of the regional flora, or consisted of species that are common to other wetlands of the region. All lake and river sites surveyed demonstrated significantly degraded conditions. This is not surprising given that the land comprising these areas was historically used as a landfill site. The vegetation potentially impacted upon will be the predominately exotic species replanted during the golf club development."

A more detailed description of the vegetation on-site is contained below.

* Have you submitted an application to clear native vegetation to the DEC (unless you are exempt from such a requirement)?

Yes

No

If yes, on what date and to which office was the application submitted of the DEC?

An application to clear native vegetation is not required for this Project. The vegetation on-site is not defined as "native vegetation" as per the definition in section 51A of the *Environmental Protection Act 1986*, as the vegetation was not planted for the purpose of biodiversity conservation or land conservation.

Are you aware of any recent flora surveys carried out over the area to be disturbed by this proposal?

Yes

No

If yes, please attach a copy of any related survey reports and provide the date and name of persons / companies involved in the survey/s. (If no, please do not arrange to have any biological surveys conducted prior to consulting with the DEC.)

A Level 1 Flora Survey (Golder, 2012a) has been undertaken within the Project area. Flora and fauna habitat values were also assessed as part of the ENV Australia Pty Ltd Avian Fauna Study (ENV, 2012) and the Aquatic Fauna Survey (Golder, 2013a).

The results of these surveys including an assessment on fauna habitat values are discussed in Attachment 2.

* Has a search of DEC records for known occurrences of rare or priority flora or threatened ecological communities been conducted for the site?

Yes

No

If you are proposing to clear native vegetation for any part of your proposal, a search of DEC records of known occurrences of rare or priority flora and threatened ecological communities will be required. Please contact DEC for more information.

* Are there any known occurrences of rare or priority flora or threatened ecological communities on the site?

Yes

No

If yes, please indicate which species or communities are involved and provide copies of any correspondence with DEC regarding these matters.

A request to the DEC flora and fauna divisions to carry out a search for flora and threatened ecological communities (TEC) database was made on 20 October 2011 to provide information for the Level 1 Flora survey (Golder, 2012a). The results found no known occurrences of TEC recorded within the Project area (Golder, 2012b).

A request to the DEC flora and fauna divisions to carry out a search of the Threatened Flora Database (DEFL), WA Herbarium database (WAHerb) and Declared Rare and Priority Flora Species List was also made on 20 October 2011 to provide information for the Level 1 Flora survey (Golder, 2012a). The results found no known occurrences recorded within the Project area (Golder, 2012b).

- * If located within the Perth Metropolitan Region, is the proposed development within or adjacent to a listed Bush Forever Site? (You will need to contact the Bush Forever Office, at the Department for Planning and Infrastructure)

Yes

No

If yes, please indicate which Bush Forever site is affected (site number and name of site where appropriate).

- What is the condition of the vegetation at the site?

The Survey area consists of constructed lakes with fringing riparian vegetation, Swan River riparian vegetation, stands and individual trees and palms. Most of the trees appear to be less than 30 years old and are generally garden specimen trees. Much of the riparian vegetation of the lakes is likely to be sourced from surrounding water bodies by birds and wind transfer of propagules (Golder, 2012a).

Aside from mixed native and exotic hardwood composition, no clear vegetation units were identified due to the extremely modified and variable nature of vegetation along the River margin and amongst the lakes (Golder, 2012a). No units or even individuals of remnant native vegetation were identified. This lack of remnant vegetation is probably due to the historical land use of the Survey area (landfill facility).

The Survey area contains little vegetation that is ecologically significant in itself (Golder, 2012a). Much of the vegetation observed was introduced and not representative of regional flora or vegetation, or consisted of species common to wetlands within the region. Lake and riparian sites surveyed demonstrated significantly degraded conditions. This is not surprising given that much of the land comprising these areas was historically used for landfill (Golder 2012a). Although some basic ecological wetland functions are likely to be demonstrated within the artificial lakes, given their vegetation assemblage and expected water qualities, these are not likely to be of high conservation or ecological value.

Nonetheless, much of the Survey area is likely to have significant habitat value for many common waterfowl and amphibian species. Despite primarily hosting common species, these lakes still remain as wetland representation within the greater Perth area, which is significant as wetlands within the Perth region are very depauperate (Golder, 2012a).

In summation (as sourced from Golder, 2012a):

- Current lake vegetation demonstrates little intrinsic conservation significance but is of regional value and displays many vegetation assemblages typical of the region such as *Typha/Juncus* understoreys.
- Due to the lack of any remnant vegetation, it is unlikely that a native vegetation clearing permit will be required from the DEC.

The ENV (2012) Avian Fauna Survey report described the habitat present in the Project area as follows:

- The study area contained three broad habitat types: Moderate Value Habitat; Low Value Habitat; and Lakes. These areas are artificial and widespread throughout the Burswood Park Golf Course and parks surrounding the study area. A large car park area, classified as Cleared Land, was included in the study area but provided no avian fauna habitat of any value.
- Moderate Value Habitat was mapped to cover approximately 2.15 ha of the study area, and was confined to the shoreline of the lakes within the study area. These areas contained typical wetland vegetation and grassed areas.
- Low Value Habitat was mapped to cover approximately 4.02 ha of the study area, and consisted of grassed areas, and some areas that included trees and ornamental gardens.
- Lakes were mapped to cover approximately 1.63 ha of the study area.

See Attachment 2 for more information.

As noted in Section 2.2 above, all of the lakes within the Project area are proposed for infilling and/or remodelling. Currently it is proposed that Lakes 2, 3 and 4 will be remodelled and retained for aquatic and avian fauna habitat, and for stormwater management. The portion of Lake 1 in the Project area and all of Lake 5 are proposed for infilling. The lakes and other Project area features are shown in Figure 2 Attachment 1.

All lakes are artificial, constructed on the former landfill site as part of the Burswood Park Golf Course landscaping. Lake 1 is currently used to store stormwater from the existing Crown Perth complex. Lakes 3-5 are irrigation lakes recharged with water from an underlying aquifer, under a DOW licence held by the Burswood Park Board.

Further details of the lakes and resident flora and fauna is included in Golder (2013a) and discussed in Attachment 2.

The impacts to fauna habitation of the lakes will be managed as per the management measures outlined in Attachment 2.

- * Will the development result in the impoundment of a river, creek, wetland or estuary?
 Yes No **If yes, please describe the extent of the expected impact.**
- * Will the development result in draining to a river, creek, wetland or estuary?
 Yes No **If yes, please describe the extent of the expected impact.**

During all phases of work, management and mitigation measures will be implemented to prevent possible stormwater drainage to the Swan River. Groundwater monitoring procedures will also be implemented to monitor potential impacts to the Swan River and associated groundwater quality and levels. In the event that adverse impacts to the Swan River and/or the lakes are identified, mitigation measures such as those listed in Attachment 2 and the Environmental Management Plans are proposed for the Project. Appropriate stormwater capture and disposal will be implemented by the Lead Contractor under a separate management plan.

Further detail is provided in Attachment 2.

Additionally, groundwater and surface water field investigations have been undertaken Golder (2013b) to assess the baseline environment and to allow for a greater understanding of the potential impacts to the Swan River. Investigations include:

- Groundwater quality assessment.
- Surface water quality assessment.
- Hydrogeological interactions between groundwater and the Swan River.
- Soil quality.
- Wetland sediment quality.
- Air quality.

More details on the background hydrological and hydrogeological conditions of the Project area are provided in Attachment 2.

- * Are you aware if the proposal will impact on a river, creek, wetland or estuary (or its buffer) within one of the following categories? (please tick)

Conservation Category Wetland	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Unsure
Environmental Protection (South West Agricultural Zone Wetlands) Policy 1998	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unsure
Perth's Bush Forever site	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unsure
Environmental Protection (Swan & Canning Rivers) Policy 1998	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Unsure
The management area as defined in s4(1) of the Swan River Trust Act 1988/	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Unsure
Which is subject to an international agreement, because of the importance of the wetland for waterbirds and waterbird habitats (e.g. Ramsar, JAMBA, CAMBA) #	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Unsure

The Burswood Peninsula is within the Perth Groundwater Proclaimed Area.

- * Are you in an existing or proposed Underground Water Supply and Pollution Control area?
(You may need to contact the DoW for more information on the requirements for your location, including the requirement for licences for water abstraction. Also, refer to the DoW website)
 Yes No **If yes**, please describe what category of area.
- * Are you in a Public Drinking Water Supply Area (PDWSA)?
(You may need to contact the DoW for more information or refer to the DoW website. A proposal to clear vegetation within a PDWSA requires approval from DoW.)
 Yes No **If yes**, please describe what category of area.
- * Is there sufficient water available for the proposal?
(Please consult with the DoW as to whether approvals are required to source water as you propose. Where necessary, please provide a letter of intent from the DoW)
 Yes No (please tick)

This Section (2.7) should be read in conjunction with Attachment 2, the Section 38 Referral Supporting Document which provides detailed information on the following with respect to the Project's management of surface water and groundwater:

- Management objectives.
- Proposed Limits and targets.
- Potential environmental impacts.
- Proposed management and mitigation measures.
- Proposed monitoring procedures.

Management of potential impacts to groundwater quality are provided in Attachment 2.

The Lead Contractor(s) will be responsible for obtaining appropriate licences and/or approvals for sourcing water required during the Construction Phase works.

Water required for the Operations Phase of the Project will be obtained from the water mains. It is expected that consultation with The Water Corporation regarding Operations requirements will occur in the near future.

- * Will the proposal require drainage of the land?
 Yes No **If yes**, how is the site to be drained and will the drainage be connected to an existing Local Authority or Water Corporation drainage system? Please provide details.

Currently dewatering and surcharging are not proposed for the Project. Achievement of required ground levels is intended to be achieved with the placement of fill. Isolated excavations may be necessary within the areas proposed to be the location of the pools, building foundations, service trenches and lift shafts. Should these areas require dewatering, then the management and mitigation strategies outlined in the Dewatering Management Plan (Golder, 2013c) will be implemented.

Consultation with DOW for the requirement of a dewatering licence has been undertaken by Crown and it was considered there would be insufficient volumes of extracted water to warrant a licence application. Small volumes of water may need to be dewatered from isolated excavations as described above, however, it is proposed that this water will be treated and reused on-site as appropriate, in compliance with DEC regulations.

Stormwater will be managed through the Construction and Operations Phases, with the construction and design of an appropriate stormwater capture and disposal system. Construction Phase stormwater management will be the responsibility of the Lead Contractor.

Please refer to Attachment 2 for further information.

- * Is there a water requirement for the construction and/ or operation of this proposal?
(please tick) Yes ***If yes, complete the rest of this section***
 No ***If no, go to the next section***

During the Construction Phase, water may be required for dust suppression and drilling/installation works. Exact volumes are still to be determined, and will be stipulated by the Lead Contractor.

Water required for the Operations Phase of the Project will be obtained from the water mains, as is currently the arrangement for the existing Crown Perth complex. It is expected that consultation with the Water Corporation regarding Operations requirements will occur in the near future.

- * What is the water requirement for the construction and operation of this proposal, in kl/year?

Please see above.

- * What is the proposed source of water for the proposal? (eg dam, bore, surface water etc.)

Please see above.

2.8 Pollution

- * Is there likely to be any discharge of pollutants from this development, such as noise, vibration, gaseous emissions, dust, liquid effluent, solid waste or other pollutants?
(please tick) Yes ***If yes, complete the rest of this section***
 No ***If no, go to the next section***

- * Is the proposal a prescribed premise, under the Environmental Protection Regulations?

(Refer to the EPA *General Guide for Referral of Proposals to the EPA under section 38(1) of the EP Act 1986* for more information)

- Yes No ***If yes, please describe what category of prescribed premise.***

- * Will the proposal result in gaseous emissions to air?

- Yes No ***If yes, please briefly describe.***

Gaseous emissions from vehicles and machinery are anticipated during the Project.

- * Have you done any modelling or analysis to demonstrate that air quality standards will be met, including consideration of cumulative impacts from other emission sources?

- Yes No ***If yes, please briefly describe.***

- * Will the proposal result in liquid effluent discharge?

- Yes No ***If yes, please briefly describe the nature, concentrations and receiving environment.***

The only liquid effluent expected to be generated during the Project is general sewerage waste from toilet facilities. Disposal of this waste will be managed by the Lead Contractor during the Construction Phase and Crown during the Operations Phase.

- * If there is likely to be discharges to a watercourse or marine environment, has any analysis been done to demonstrate that the State Water Quality Management Strategy or other appropriate standards will be able to be met?

- Yes No ***If yes, please describe.***

Studies are currently underway that will assess baseline conditions of the site, including groundwater, surface water, soils and vapour. A Detailed Site Investigation (Golder, 2013b), is in the process of being completed and will be assessed by the Contaminated Sites Auditor, Jason Clay.

* Will the proposal produce or result in solid wastes?

Yes

No

If yes, please briefly describe the nature, concentrations and disposal location/ method.

This Section (2.8) should be read in conjunction with Attachment 2 which provides detailed information on the following with respect to the Project's waste management:

- Management objectives.
- Proposed limits and targets.
- Potential environmental impacts.
- Proposed management and mitigation measures.
- Proposed monitoring procedures.

Waste will be produced during both the Construction Phase and the Operations Phase.

Construction Phase waste will include, but will not be limited to:

- Flora cleared from the site, which will be disposed of to landfill where not recycled.
- Isolated excavated material that will be disposed of to an appropriate facility, depending on its contamination classification. The classification will be determined on-site prior to disposal.
- Rubble and other solid material contained within the landfill layer of the Project area that may be excavated from the site, such as concrete blocks or scrap metal. This waste will be disposed of to an appropriate landfill facility.
- Asbestos that may be contained within the landfill layer of the Project area that may be excavated from the site (where unable to be reused). Any uncovered asbestos will be managed in accordance with Department of Health (2009) Guidelines for the Assessment, Remediation and Management of Asbestos - Contaminated Sites in Western Australia, and disposed of to an appropriate facility.

Operations Phase waste will be comparable to the waste produced by any other hotel and entertainment complex. Waste will be collected and disposed of accordingly. Recycling schemes will also be implemented to reduce waste quantities.

* Will the proposal result in significant off-site noise emissions?

Yes

No

If yes, please briefly describe.

There will be temporarily elevated noise emissions resulting from the operation of vehicles and machinery during the Construction Phase.

During the Operations Phase, the noise emissions are expected to be limited to those from light vehicles and people. Noise will be managed under the management and mitigation measures contained within the Project EMP. See Attachment 2 for more information.

* Will the development be subject to the Environmental Protection (Noise) Regulations?

Yes

No

If yes, has any analysis been carried out to demonstrate that the proposal will comply with the Regulations?

Please attach the analysis.

The Construction Phase will be subject to Section 13 of the *Environmental Protection (Noise) Regulations 1997*.

More information on noise management for the Project is included in Attachment 2.

- * Does the proposal have the potential to generate off-site, air quality impacts, dust, odour or another pollutant that may affect the amenity of residents and other "sensitive premises" such as schools and hospitals (proposals in this category may include intensive agriculture, aquaculture, marinas, mines and quarries etc.)?

Yes

No

If yes, please describe and provide the distance to residences and other "sensitive premises".

Residential premises are located approximately 50 m to the east of the proposed development site. During the Construction Phase, these premises may be subject to increased levels of dust. Dust impacts will be managed on-site by the use of water trucks that suppress airborne dust. The Detailed Site Investigation (Golder, 2013b) will also identify any potential odour issues, such as that from landfill gas that could potentially affect the local amenity.

It is not anticipated that there will be any air quality, dust or odour impacts on the nearby residents during the Operations Phase.

More information on air quality management for the Project is included in Attachment 2.

- * If the proposal has a residential component or involves "sensitive premises", is it located near a land use that may discharge a pollutant?

Yes

No

Not Applicable

If yes, please describe and provide the distance to the potential pollution source

As noted above, the Project area is situated on a former landfill site. Former landfill sites have the potential to produce leachate and landfill gas and to contaminate soil and groundwater. A DSI has been undertaken with the results expected to be available in February 2013. Attachment 2 provides more details of how these potential impacts are proposed to be managed.

2.9 Greenhouse Gas Emissions

- * Is this proposal likely to result in substantial greenhouse gas emissions (greater than 100 000 tonnes per annum of carbon dioxide equivalent emissions)?

Yes

No

If yes, please provide an estimate of the annual gross emissions in absolute and in carbon dioxide equivalent figures.

- * Further, if yes, please describe proposed measures to minimise emissions, and any sink enhancement actions proposed to offset emissions.

2.10 Contamination

- * Has the property on which the proposal is to be located been used in the past for activities which may have caused soil or groundwater contamination?

Yes

No

Unsure

If yes, please describe.

This Section (2.10) should be read in conjunction with Attachment 2 which provides detailed information on the following with respect to the Project's contamination classification:

- Management objectives.
- Proposed limits and targets.
- Potential environmental impacts.
- Proposed management and mitigation measures.
- Proposed monitoring procedures.

The historical land use of the Project area included disposal of commercial and domestic waste, and the surrounding area has historically been a location for polluting industries.

Historical land uses within the Burswood Peninsula highlight the potential for soil and groundwater contamination and leachate and landfill gas generation at the proposed Project area.

A Sampling and Analysis Plan (SAP) and Data Quality Objectives (Golder, 2012c) have been prepared for the Project to manage the Detailed Site Investigation works. A Detailed Site Investigation (Golder, 2013b) has been undertaken, the results of which are expected to be finalised in February 2013. A copy of the report, reviewed by the Contaminated Sites Auditor for the Project, will be provided to EPA when finalised.

A Contaminated Site Management Plan (Golder, 2013c) has been developed and is provided in Attachment 2.

- * Has any assessment been done for soil or groundwater contamination on the site?

Yes No **If yes, please describe.**

Crown has commissioned a DSI to be undertaken (see text above).

- * Has the site been registered as a contaminated site under the Contaminated Sites Act 2003? (on finalisation of the CS Regulations and proclamation of the CS Act)

Yes No **If yes, please describe.**

The proposed Project area has been classified by the DEC as *potentially contaminated - investigation required*.

More information on Project contamination is included in Attachment 2.

2.11 Social Surroundings

- * Is the proposal on a property which contains or is near a site of Aboriginal ethnographic or archaeological significance that may be disturbed?

Yes No Unsure **If yes, please describe.**

A search of the Department of Indigenous Affairs (DIA) indicates that there are no Aboriginal heritage sites located within the site boundary. It should be noted however that the Swan River that is located immediately west of the site is an Aboriginal heritage site. There are also a number of Aboriginal Heritage sites on the Burswood Peninsula which are located to the north of the Project area. DIA have advised that a Section 18 application is unlikely to be required for the Project.

There are no European heritage sites located within the Project area.

More information on Indigenous and European heritage in relation to the Project Area is included in Attachment 2.

- * Is the proposal on a property which contains or is near a site of high public interest (for example, a major recreation area or natural scenic feature)?

Yes No **If yes, please describe.**

The proposed Project is located on a portion of the Burswood Park Golf Course, and is adjacent to the Crown Perth complex which are both considered to be sites of high public interest, as both sites are accessible for use by the public.

Additionally, the Project is also located in proximity to the banks of the Swan River, which is valued by the general public for recreational activities, and for its Indigenous heritage value.

- * Will the proposal result in or require substantial transport of goods, which may affect the amenity of the local area?

Yes No **If yes, please describe.**

3. PROPOSED MANAGEMENT

3.1 Principles of Environmental Protection

- Have you considered how your project gives attention to the following Principles, as set out in section 4A of the EP Act? (For information on the Principles of Environmental Protection, please see EPA Position Statement No. 7, available on the EPA web.)
- | | | |
|--|---|-----------------------------|
| 1. The precautionary principle. | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| 2. The principle of intergenerational equity. | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| 3. The principle of the conservation of biological diversity and ecological integrity. | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| 4. Principles relating to improved valuation, pricing and incentive mechanisms. | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| 5. The principle of waste minimisation. | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
- Is the proposal consistent with the EPA's Environmental Protection Bulletins/Position Statements and Environmental Assessment Guidelines/Guidance Statements (available on the EPA web)?
- Yes No

3.2 Consultation

- Has public consultation taken place (such as with other government agencies, community groups or neighbours), or is it intended that consultation shall take place?
- Yes No **If yes, please list those consulted and attach comments or summarise response on a separate sheet.**

This Section (3.2) should be read in conjunction with Attachment 2 which provides detailed information on the Project's stakeholder consultation.

The stakeholder engagement strategy developed during the initial planning phase of the Project identified two main groups of stakeholders: technical stakeholders and community stakeholders. The technical stakeholder's include the Town of Victoria Park, Main Roads, The Department of Racing, Gaming and Liquor and The Department of Planning.

Community consultation undertaken to date includes two formal meetings with the Burswood Residents Action Group (BRAG), who have since been invited to offer formal comment on the Development Application. Liaison with the DIA as to the requirement for Section 18 approval to disturb an Indigenous Heritage site under the *Aboriginal Heritage Act 1972* has been undertaken as described in Attachment 2. Liaison with the South West Aboriginal Land and Sea Council (SWALSC) is also underway, and the consultation process with the respective Aboriginal stakeholders has commenced and is being coordinated through DIA and SWALSC.

References:

- Bamford, M.J. and Bamford, A.R. (2012b). Assessment of the importance of Burswood Peninsula and Claisebrook for Non-Avian Fauna. Bamford Consulting Ecologists, Kingsley.
- Golder (2012a). Proposed Perth Major Stadium, Level 1 Flora Survey. Golder Reference: 117643077-012-R-Rev0. Golder Associates Pty Ltd. Perth, WA September 2012.
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- Golder (2012c). Sampling and Analysis Plan and Data Quality Objectives, Environmental Investigation Proposed Crown Towers Hotel, November 2012. Golder Reference: 127642102-008-R-Rev0. Golder Associates Pty Ltd. Perth, WA.
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- Golder (2013b). Crown Perth Detailed Site Investigation (yet to be published). Golder Reference:127642102-011-R-RevA. Golder Associates Pty Ltd. Perth, WA.
- Golder (2013c). Crown Perth Dewatering Management Plan, January 2013. Golder Reference: 127643111-012-R-RevA-DRAFT. Golder Associates Pty. Ltd. Perth, WA.
- Golder (2013d). Crown Perth Contaminated Site Management Plan, January 2013. Golder Reference: 127643111-021-R-RevA-DRAFT. Golder Associates Pty. Ltd. Perth, WA.
- ENV (2012). Avian Fauna Survey, Crown Towers, Burswood, December 2012. ENV Reference: J116209 / 12.043. ENV Australia Pty Ltd. Perth, WA.
- Johnstone, R. E., & Storr, G. M. (1998). Handbook of Western Australian Birds: Volume 1 – Non-passerines (Emu to Dollarbird). Perth: Western Australian Museum.
- Ornithological Technical Serves. (2012). Burswood Park Golf Course Birds Database (personal database). Retrieved February 2012.



NOTES
 1. Coordinate System: GDA 1984 MGA Zone 50
 2. No remnant native vegetation is located in the project area.

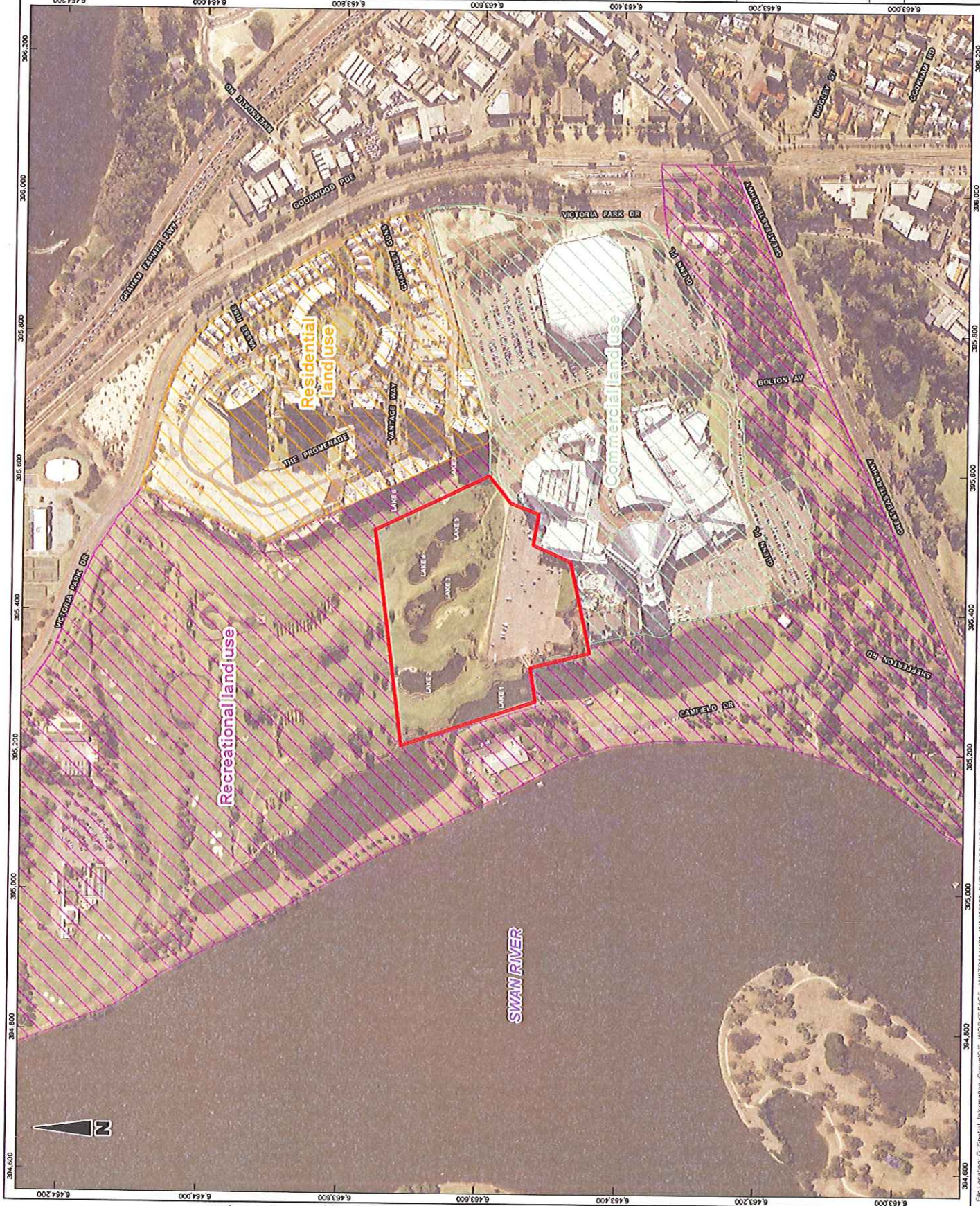
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 Best Base Data/Roads sourced from Street File Data 2000.
 Aerial Imagery © Western Australian Land Information Authority trading as Landgate (2012).

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 CLIENT: Crown Perth
 DOCUMENT: 12764311-L20-R-Rev0
 DATE: 06 Feb 2013
 COMPILED: GGW
 APPROVED: SMB

Crown Towers Development
 Aquatic Fauna Survey

LOCALITY PLAN

FIGURE 1



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LEGEND

- Estimated project boundary
- Cadastral boundary



NOTES

Coordinate System: GDA 1994 MCA Zone 50

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Best Base Data/Nodes sourced from
 Survey Data provided by client (pdf format)
 Project no. 2476 Drawing no. A207 Rev.1
 Aerial imagery sourced from Neatmap 2012.

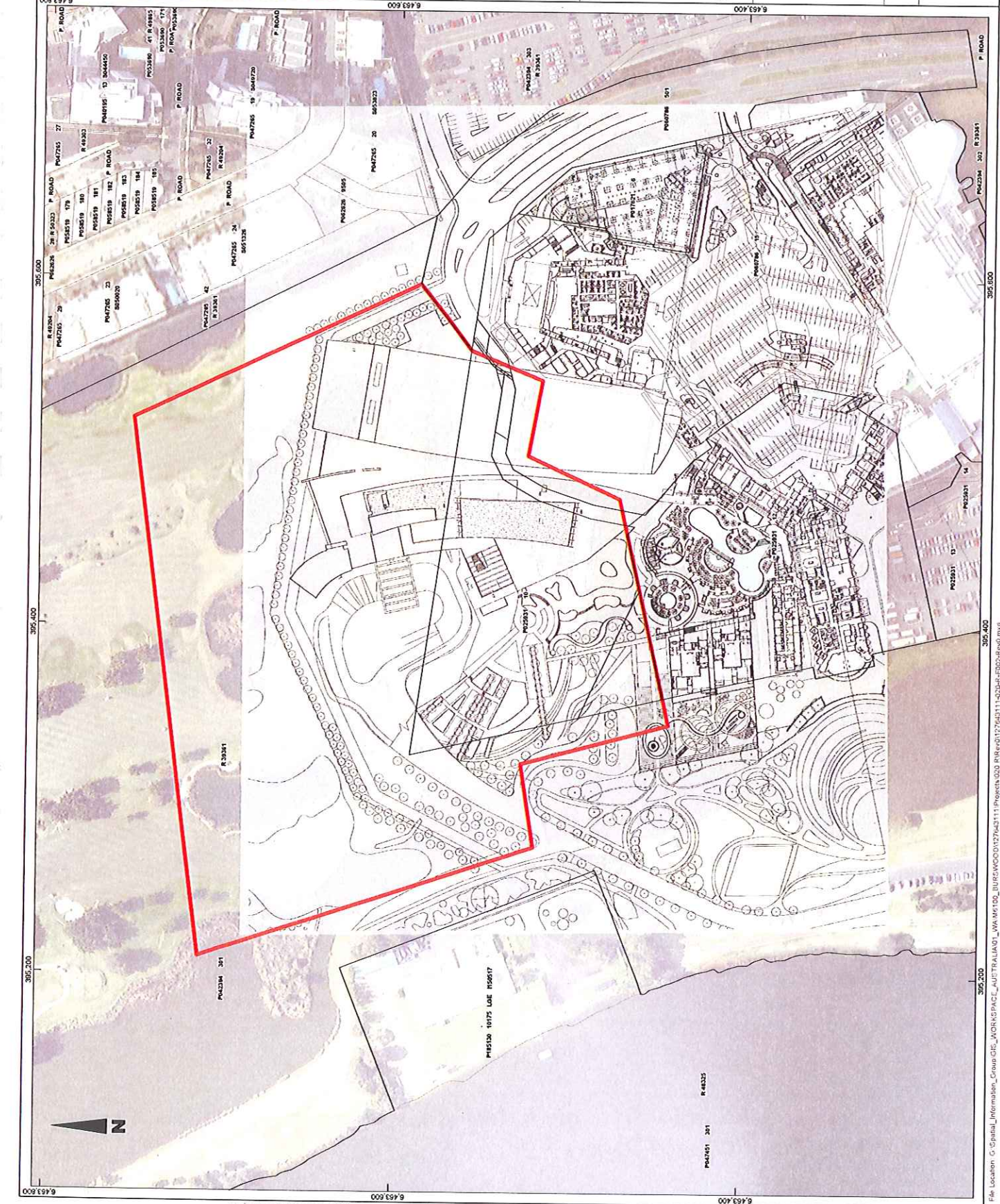
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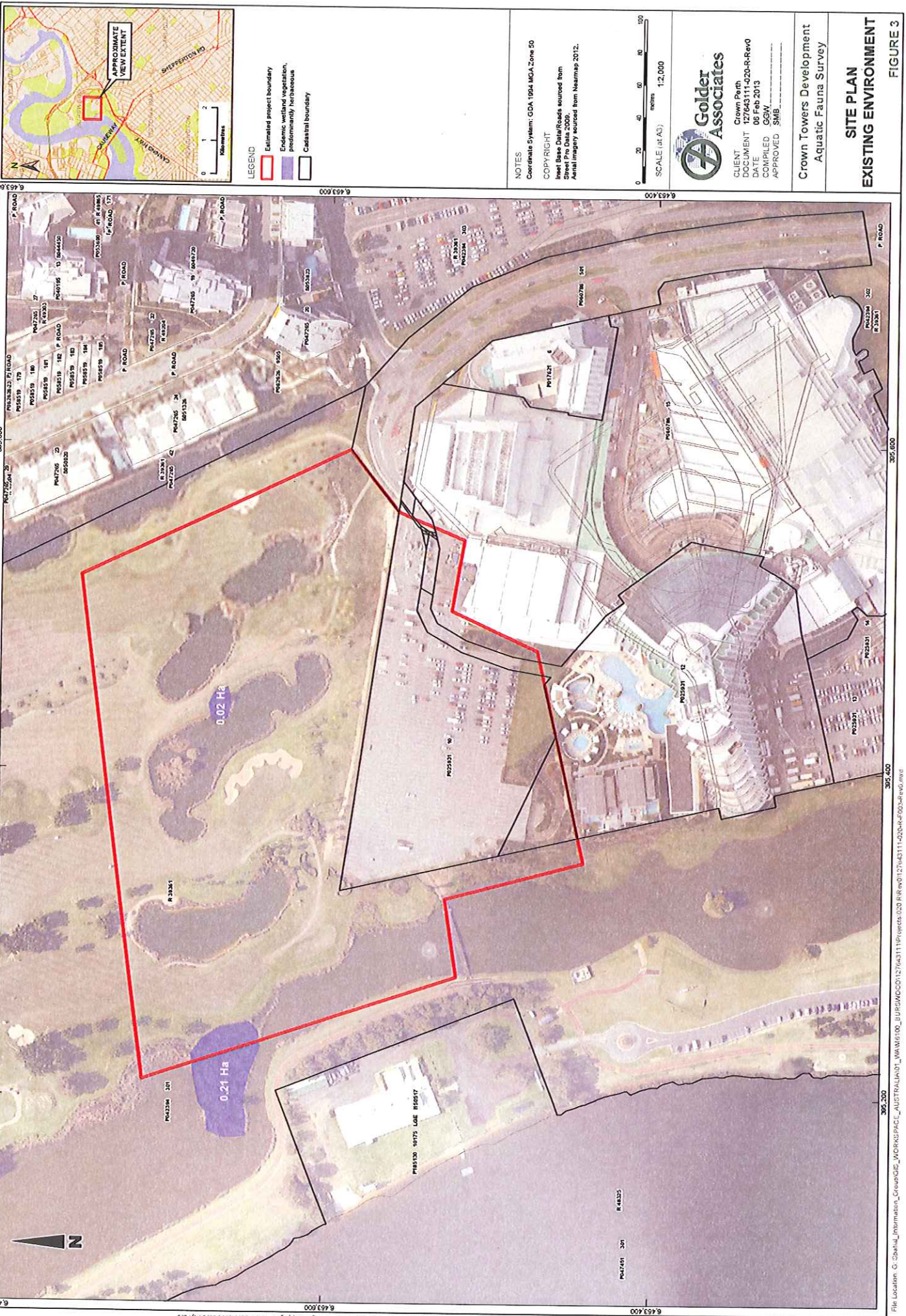
CLIENT: Crown Perth
 DOCUMENT: 220A-Rev0
 DATE: 06 Feb 2015
 COMPILED: GSW
 APPROVED: SMB

Crown Towers Development
 Aquatic Fauna Survey

SITE PLAN
PROPOSAL DETAILS

FIGURE 2





CLIENT: Crown Perth
 DOCUMENT: PMS111-020-R-Rev0
 DATE: 08 Feb 2013
 COMPILED: CGM
 APPROVED: SMB

Crown Towers Development
 Aquatic Fauna Survey

SITE PLAN
EXISTING ENVIRONMENT

FIGURE 3

NOTES
 Coordinate System: GDA 1994 MGA Zone 50
 COPYRIGHT
 Intel Base Data/Roads sourced from
 Street Pro Data 2009.
 Aerial Imagery sourced from Neatmap 2012.

SCALE (at A3)
 1:2,000
 0 20 40 60 80 100
 metres

LEGEND
 Estimated project boundary
 Existing wetland vegetation, predominantly herbaceous
 Contour boundary

