



7 Brockman Street, Gingin, Western Australia 6503
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Email: mail@gingin.wa.gov.au
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18 September 2014

Environmental Protection Authority
Locked Bag 33
CLOISTERS SQUARE
PERTH WA 6983

Dear Sir or Madam

Office of the Environmental Protection Authority	
File:	
22 SEP 2014	
A:	<input type="checkbox"/> For Information
fa:	<input type="checkbox"/> For Discussion
Officer:	<input type="checkbox"/> For Action
<input type="checkbox"/> Dir.AC	Response please:
<input type="checkbox"/> Dir. Bus Ops	<input type="checkbox"/> GM Signature
<input type="checkbox"/> Dir. SPPD	<input type="checkbox"/> Dir for GM (copy to GM)
<input type="checkbox"/> Dir. Strat Sup	<input type="checkbox"/> Dir Signature (copy to GM)
<input type="checkbox"/>	<input type="checkbox"/> Mgr Direct (copy to GM)

APPLICATION FOR PLANNING APPROVAL – AGRICULTURE INTENSIVE (TURF PRODUCTION) ON LOT 5 CLARKE ROAD, NEERGABBY

With regard to the abovementioned proposal, please find enclosed EPA Referral Form DMA. A copy of the form and the applicant's proposal has been emailed to your Department.

We look forward to receiving your comments.

Yours faithfully

**KEVIN TANG
MANAGER STATUTORY PLANNING**

KT:lvo
Our Ref: BLD/5339
Enc: Form DMA and proposal





E-MAILED
Date 17/9/14 By [Signature]

Environmental Protection Authority

EPA REFERRAL
FORM
DMA

Referral of a Proposal by a Decision-making authority to the Environmental Protection Authority under Section 38(5) of the Environmental Protection Act 1986

PURPOSE OF THIS FORM

Section 38(5) of the *Environmental Protection Act 1986* (the EP Act) provides that a decision-making authority that has notice of a proposal that appears to it to be a significant proposal or a proposal of a prescribed class is to refer the proposal 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 decision-making authority.

Before completing this form, decision-making authorities are encouraged to familiarise themselves with the EPA's *General Guide on Referral of Proposals* [see Environmental Impact Assessment/Referral of Proposals and Schemes].

A referral under section 38(5) by a decision-making authority must be made on this form. This form will be treated as a referral provided all required information is included 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 applicable questions		
Included Attachment 1 – location maps	✓	
Included Attachment 2 – Supporting information (if applicable)	✓	
Enclosed the CD of all referral information, including spatial data and contextual mapping.		✓

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



REFERROR'S DECLARATION

I, Kevin TANG..... (full name) submit this referral to the Environmental Protection Authority for consideration of the environmental significance of its impacts.

Signature 	Name (print) <u>Kevin TANG</u>
Position <u>Manager Statutory Planning</u>	Responsible Authority <u>S</u>
Date <u>17.9.14</u>	<u>Shire of Gingin</u>

1. DMA, PROPOSAL, PROPONENT AND LOCATION INFORMATION

1.1 REFERRING DMA

Name	Shine of Gingin
Postal Address	7 Brockman St, Gingin WA
DMA contact for the proposal	Kevin Tang 9575 2211 mail@gingin.wa.gov.au
<ul style="list-style-type: none"> • Name • Phone • Email 	

1.2 PROPONENT

Name of person/entity proposing to implement the proposal	Savatoqa Holdings P/L
Joint Venture parties (if applicable)	
Postal Address	124 Marine Terrace Sorrento WA 6020.
Key proponent contact for the proposal	Darren Kirkwood As above 0428 928 309
<ul style="list-style-type: none"> • Name • Address • Phone • Email 	

1.3 PROPOSAL

Title	Agriculture Intensive (Turp)
Description	Turf Production

1.4 LOCATION

Name of the Shire in which the proposal is located	Shine of Gingin
For urban areas –	Lot 21 Chitna Road Gingin, WA 6053
<ul style="list-style-type: none"> • street address • lot number • suburb • nearest road intersection 	
For remote localities –	Gingin 30Km
<ul style="list-style-type: none"> • nearest town • distance and direction from that town to the proposal site 	
Electronic spatial data - GIS or CAD on CD, geo-referenced and conforming to the following parameters:	Enclosed: Yes <input checked="" type="radio"/> No
<ul style="list-style-type: none"> • GIS: polygons representing all activities 	

<ul style="list-style-type: none"> 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 	
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--

2. APPROVALS/CONTROL MECHANISMS

What approval(s) is (are) required from you as a Decision Making Authority?	Planning Approval
Is an amendment to a planning scheme proposed or required to enable implementation of the proposal? If yes, please provide details.	Yes / <input checked="" type="radio"/> No
Have you sought comments from a State Government Agency or Local Authority regarding this proposal? If yes, name all agencies and Local Authorities contacted.	<input checked="" type="radio"/> Yes / <input checked="" type="radio"/> No Department of Parks and Wildlife
What conditions can you place on the proposal to manage environmental impacts?	planning conditions

3. ENVIRONMENTAL CONSIDERATIONS

In what ways do you consider the proposal may have a significant effect on the environment and warrant referral to the EPA?	The proposed turf area will encroach on one of Swan lakes protected under Environmental Protection (Swan Coastal Plain Lakes) Policy
-----------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------

4. SUPPORTING INFORMATION

Please attach copies of relevant information you have received or can provide on the proposal and list documents below.

Document	Description/Title
1.	Applicant's Submission document (copy)
2.	
3.	



Farm: (08) 9575 7520
 Mob: 0428 928 309

Farm Address: Lot 21 Chitna Road,
 Gingin, WA 6053

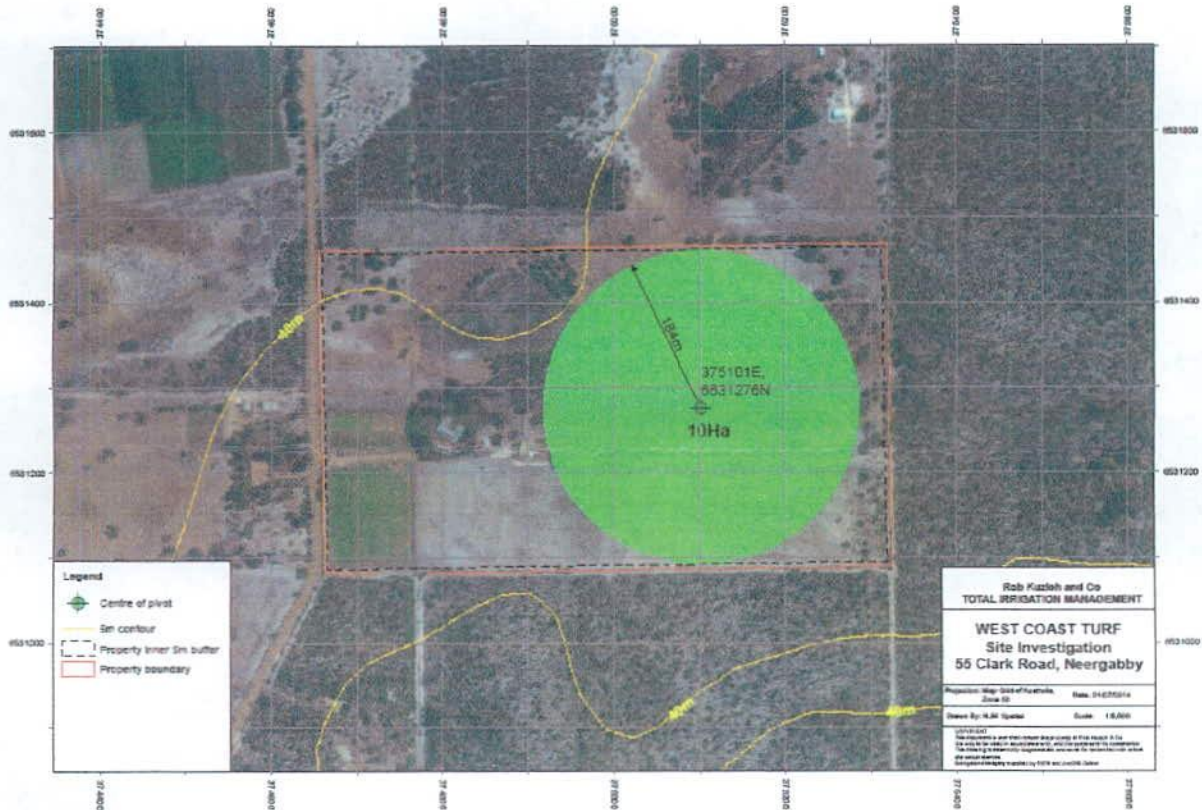
Postal Address: 124 Marine Tce,
 Sorrento, WA 6020
 ABN 40 329 786 439

SITE DESCRIPTION

Saratoga Holdings Pty Ltd as Trustee for the JPD Trust, trading as West Coast Turf is currently negotiating to Purchase 55 Clark Rd, Neergabby, with the view to start turf production as soon as possible. The land is located at Lot 5, 55 Clark Rd, Neergabby, Gingin. WCT currently farms 30 acres of turf on Chitna road Gingin, approximately 4km west of this new site.

To give a brief history of the land to be purchased the previous owners had planned to operate a turf farm on the site and have gained some approvals to do so. There is a current water licence (GWL 150450) attached to the property which is allocated to the irrigation of 10Ha for turf farming. There has been some basic irrigation previously installed on the front south west corner of the property, however this is not adequate for the viable development of a commercial turf farm.

The following satellite imagery shows where we plan to place the new irrigation infrastructure.



As shown in the satellite imagery the pivot site is towards the rear of the property that has been predominately cleared in the past as farmland. The intention is install the pivot to within 5m of the boundary on both sides of the property. We are aware that a buffer of approx 20m will be required from our neighbors and to accommodate this the sections along the northern and southern boundaries will not be planted out with turf.

A line of acacia trees will be planted along the fence line adjacent to length of the pivot (184m) on both the northern and southern boundaries that will act as an additional spray barrier.

NUTRIENT MANAGEMENT

West Coast Turf intends to produce two varieties of turf:

Kikuyu (*Pennisetum clandestinum*)

Buffalo (*Stenotaphrum secundatum*) – Variety ST15 (Neergabby)

To follow are a list of products WCT anticipates will be used during production, this has been formulated from over 22 years of experience growing turf in the Gingin area.

We currently engage the services of Ken Johnson (08) 9367 3568 from Sports Turf Technologies to continually monitor nutrient levels on all our turf varieties. Through the leaf and soil tests carried out WCT will adjust the fertiliser program to suit the needs of the turf.

Pre Planting Requirements

Product	Rate of Nutrient (kg/ha)		
	N	P	K
300kg/ha of Western Minerals Cropping Blending Base	-	10	20
1 applications of Composted Manure at 4 tonnes/ha per application	8	20	2

Products Required Per Crop

Product	Rate of Nutrient (kg/ha)		
	N	P	K
2 applications of Composted Manure at 4 tonnes/ha per application	16	40	8
0.5 tonne/ha Lime sand	-	-	-
0.5 tonne/ha Gypsum	-	-	-
1 application of Sulphate of Ammonia at 200kg/ha per application	100		
1 application of Muriate of Potash at 200kg/ha per application	-	-	200
Weekly NPK Blended Fertiliser applied by fertigation	100	50	100
Flexi-N applied by fertigation	50	-	-
2 Applications of Iron & Manganese	-	-	-
Total	174	120	330

IRRIGATION

As shown above WCT plans install a pivot to follow are some of the basic stats

Lindsay Zimmatic Non-tow 3 Span (61m) Irrigator

Galvanized 6 5/8" Main Pipe

Field Boss – Advanced Main Panel

Sprinklers – Nelson Yellow Plate Spinners

Standard Speed Centre Drives – 0.55kw each

14.9 x 24 Wheel Assemblies

Remote Mobile Phone Controller

It has been calculated that the centre pivot will put out 5-6mm of water each rotation which takes 5 hours. Given evaporation rates, water retention of the soil at this location, and other known climatic conditions in the Gingin area the following water schedule has been devised.

Month	Rotations / week	Water App / Week	Est. Evap / Week	Month	Rotations / week	Water App / Week	Water App / Week
January	14	70mm	59.5mm	July	1	5mm	10.5mm
February	14	70mm	56mm	August	1	5mm	14mm
March	9	45mm	45.5mm	September	5	25mm	21mm
April	5	25mm	28mm	October	9	45mm	31.5mm
May	1	5mm	17.5mm	November	10	50mm	45.5mm
June	1	5mm	14mm	December	10	70mm	56mm

Start times vary from time to time however as a general farm practice if there is only one application of water a day the start time will be 10pm allowing the irrigation to be completed during off peak power consumption periods.

Given WCT plan to crop two different varieties of turf the watering schedule proposed above might need slight adjustments. The Buffalo Grass which is purely stoloniferous (surface roots) compared to the Kikuyu that is rhizomatous (deep rooting) will require less water to keep the root mass moist meaning watering rates will be slightly different.

DRAINAGE CONTROLS

Due to the free draining and soil types plus the fact the land is reasonable flat there is little to no surface drainage or side ways water movement on this property. There are no man made or mechanical drains. All drainage is natural through the soil profile. Please be aware that turf will be growing on all parts of the irrigated land and will therefore,

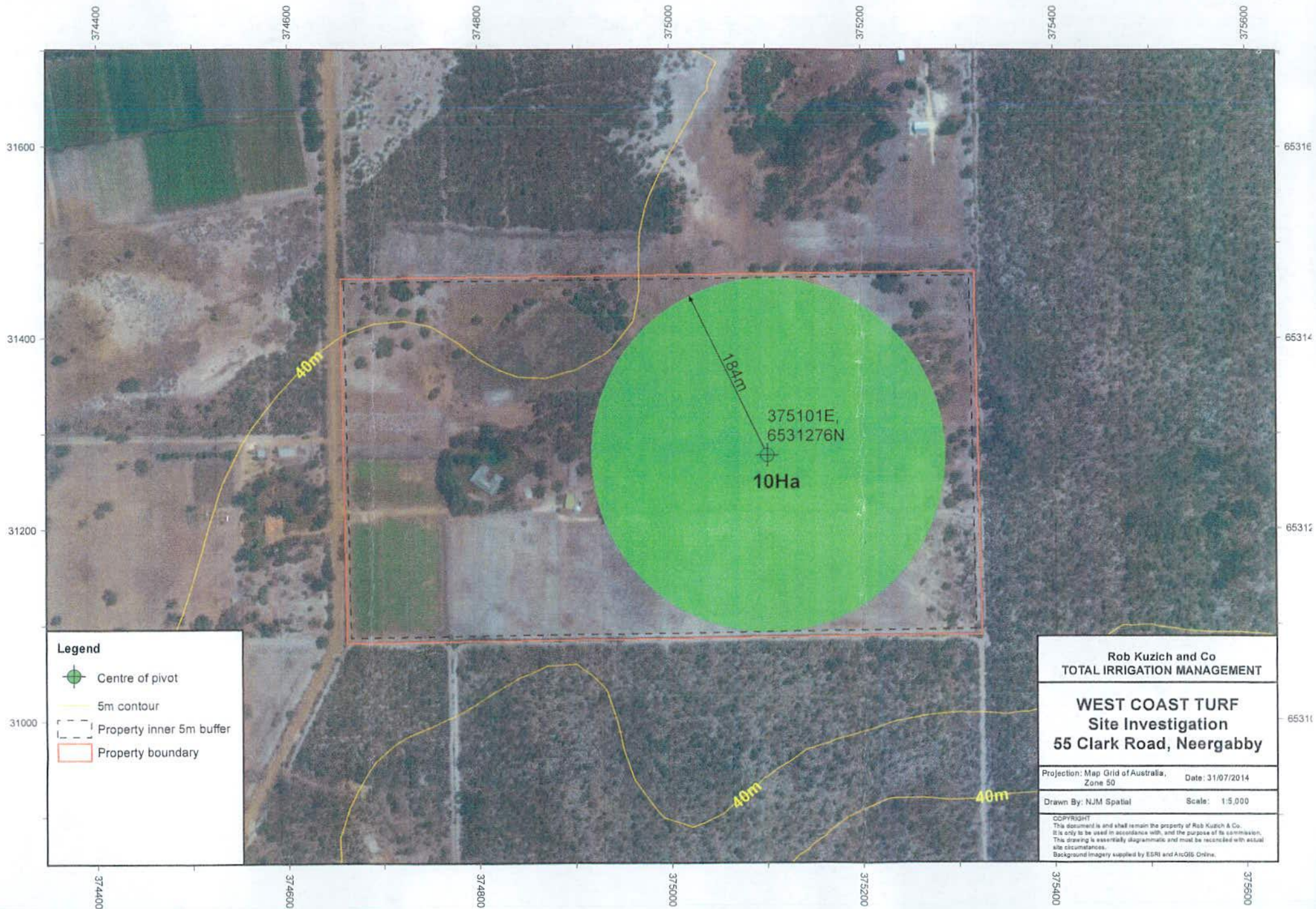
“act as a filter to improve water quality by reducing erosion, harvesting nutrients from ground water and removing sediment should be realised”.

Environmental Guidelines For The Establishment And Maintenance Of Turf And Grassed Areas, Dept. of Environment Protection and Waters and Rivers Commission December 2001

PESTICIDE USE AND STORAGE

WCT do not plan to store chemicals at the site of the new leased pivot. At present all pesticides for our current operation are stored on WCT property on Chitna road Gingin, in compliance with the Storage of Pesticides & Disposal of Pesticide Residues Act 1956. Pesticides will only be taken to the new site on a day-to-day basis as they are required and any residuals will then be returned to the chemical store at Chitna road.

All pesticides used on the farm are typical of commercial turf areas and only turf registered pesticides are used to control weeds and insects.



Legend

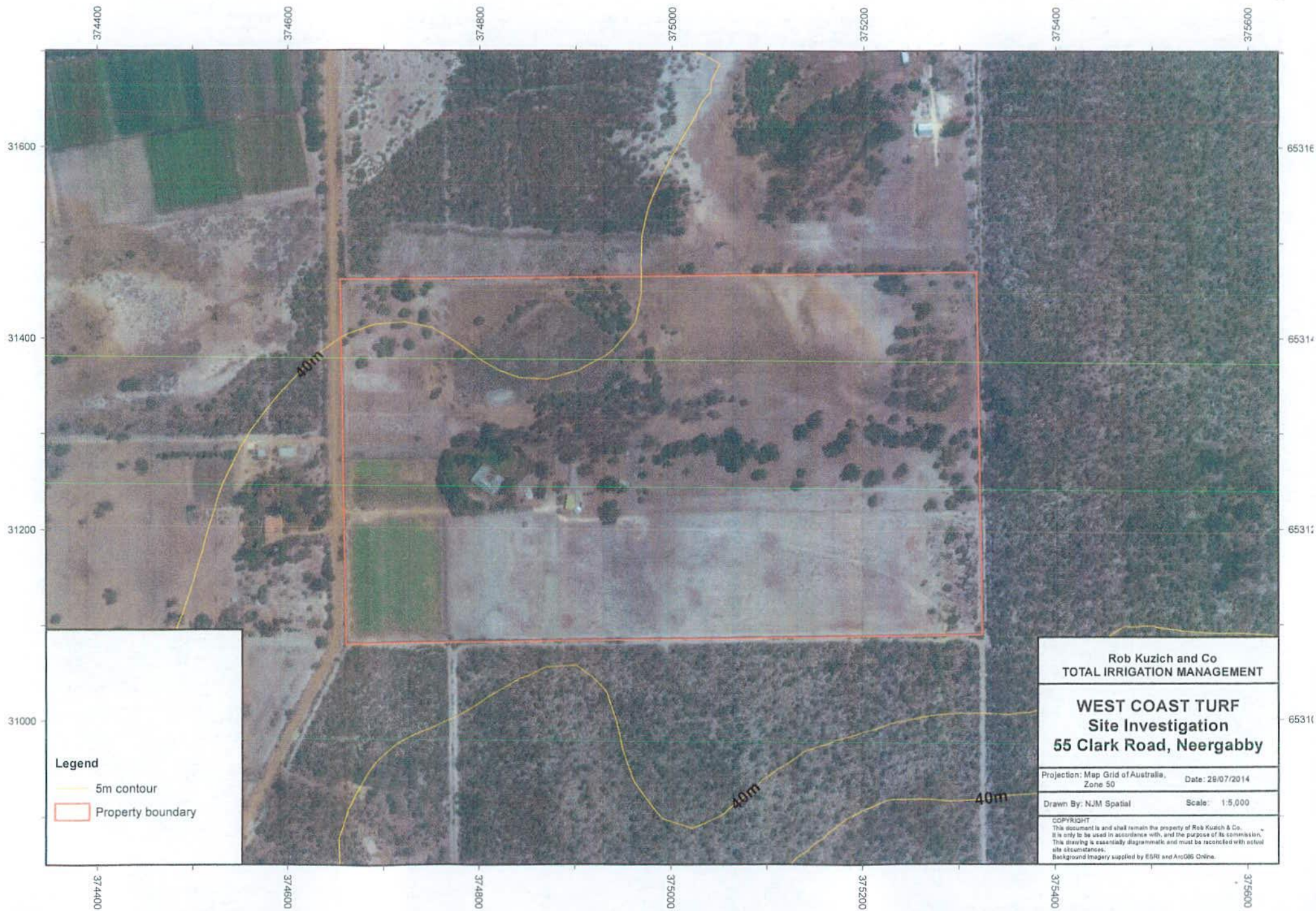
-  Centre of pivot
-  5m contour
-  Property inner 5m buffer
-  Property boundary

Rob Kuzich and Co
TOTAL IRRIGATION MANAGEMENT

WEST COAST TURF
Site Investigation
55 Clark Road, Neergabby

Projection: Map Grid of Australia, Zone 50 Date: 31/07/2014
 Drawn By: NJM Spatial Scale: 1:5,000

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 site circumstances.
 Background imagery supplied by ESRI and ArcGIS Online.



Legend

- 5m contour
- Property boundary

Rob Kuzich and Co
TOTAL IRRIGATION MANAGEMENT

WEST COAST TURF
Site Investigation
55 Clark Road, Neergabby

Projection: Map Grid of Australia, Zone 50 Date: 28/07/2014
 Drawn By: NJM Spatial Scale: 1:5,000

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 site circumstances.
 Background Imagery supplied by ESRI and ArcGIS Online.



LICENCE TO TAKE WATER

Granted by the Minister under section 5C of the Rights in Water and Irrigation Act 1914

Licensee(s)	Sportslink Nominess Pty Ltd		
Description of Water Resource	Gingin Perth - Superficial Swan	Annual Water Entitlement	161150 kL
Location of Water Source	Lot 5 On Plan 12160 - Volume/Folio 1691/563 - Lot 5 Clarke Rd Neergabby		
Authorised Activities	Taking of water for	Location of Activity	
	Household purposes Irrigation of 0.2 ha of lawns and gardens Irrigation of 10 ha of turf farming	Lot 5 On Plan 12160 - Volume/Folio 1691/563 - Lot 5 Clarke Rd Neergabby	
Duration of Licence	From 26 February 2009 to 26 February 2019		

This Licence is subject to the following terms, conditions and restrictions:

- 1 That should the licensee's draw adversely affect the aquifer or other users in the area, the Department of Water may reduce the amount that may be drawn.
- 2 Approval by the Department of Water is to be obtained prior to the construction of additional and replacement wells and the modification or refurbishment of existing wells.
- 3 The licensee shall not use water for non commercial purposes between 9 am and 6 pm except for the establishment of newly planted areas. For newly planted areas water may be used within these hours for a period of up to 28 consecutive days, commencing from the date of planting.
- 4 The annual water year for water taken under this licence is defined as 12:00 pm at 30 June to 12:00 pm at 30 June twelve months later.
- 5 The licensee must not, in any water year, take more water than the annual water entitlement specified in this licence.
- 6 That the licensee shall have the irrigation project completed by 26 February 2011.

End of terms, conditions and restrictions

This Licence is granted subject to the Rights in Water and Irrigation Regulations 2000



CONTRACT FOR SALE OF LAND OR STRATA TITLE BY OFFER AND ACCEPTANCE

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NOTICE: Contracts must be lodged with the Office of State Revenue for duty assessment within two (2) months of the date the last person executes the Contract.

TO:



LICENSEE: INDIVIDUAL PTY LTD TRADING AS
HARCOURTS ALLIANCE
RCH: 104787 000 TIC: 48902

Level 1, 3 Stone Avenue
Jandralup WA 6327
Phone: (08) 9308 3344
Fax: (08) 9308 3345
Email: jandralup@harcourtsalliance.com.au
Web: www.harcourtsalliance.com.au

Shop 4, 81 Key Largo Drive
Clarkson WA 6330
Phone: (08) 9408 5433
Fax: (08) 9408 5436
Email: mirabelle@harcourtsalliance.com.au
Web: www.harcourtsalliance.com.au

As Agent for the Seller/Buyer

THE BUYER (FULL NAME AND ADDRESS) * SARCOA HOLDING PTY LTD c/s
TRUSTEE FOR JPD TRUST - ROBERT'S DONOR KERR, JPD
c/s 2222222222

OFFERS TO PURCHASE (as joint tenants or tenants in common specifying the undivided shares) the Land and Property Chattel set out in the Schedule ("the Property") with vacant possession unless stated otherwise in the Special Conditions at the Purchase Price on the terms set out in the Schedule, the Conditions and the Special Conditions.

SCHEDULE

The Property at: 55 Clark Road, NEELGABBY.

Lot 5 Deposited Survey/Strata Diagram Plan P012160 Whole/Part Vol 1691 Folio 563

A deposit of \$ 5,000 of which \$ 0 is paid now and \$ 5,000 to be paid within 7 days of acceptance

to be held by Harcourts Alliance Trust Account
(The Deposit Holder) of the balance of the Purchase Price to be paid on the Settlement Date.

Purchase Price \$795,000 ~~\$810,000~~ ~~\$805,000~~

Settlement Date 10 September 2014

Property Chattels including WINDMILL TRACTOR, FIRE HIRE COVER, FIRE LIGHT FITTINGS
ALL SHEDS

FINANCE CLAUSE IS APPLICABLE	FINANCE CLAUSE IS NOT APPLICABLE
LENDER <u>Buyers choice</u>	Signature of the Buyer if Finance Clause IS NOT applicable
LATEST TIME: 4pm on: <u>13 August 2014</u>	
AMOUNT OF LOAN: <u>\$795,000</u>	
SIGNATURE OF BUYER: <u>[Signature]</u>	

SPECIAL CONDITIONS

The Special Conditions printed below this line apply to this Contract.

- A. This Contract is conditional upon the Buyer's obtaining, prior to settlement and at its cost, a timber pest inspection report from a licensed pest control operator showing the house and land to be free of termite infestations. Any infestation is to be treated at the expense of the Seller's and if the report discloses structural damage caused by current or previous timber pest activity and the Seller's is/are unable or unwilling to rectify the structural damage at its cost prior to settlement, then the Buyer's may terminate this Contract in writing within 5 business days after the report is received by the Buyer's. The Buyer instructs Harcourts Alliance to arrange this. The associated costs to be paid at settlement.
- B. The Seller's warrant that all gas, electrical and plumbing fittings and appliances will be in good working order at first inspection and settlement. This includes the stove, oven, hot water system, all fans, heaters, recirculation, air conditioning, dishwasher, power points, lights, pool/spa motor, pump and filter. Should the seller(s) be required to bring any fittings or appliances to good working order it is done at the seller(s) expense prior to settlement.
- C. The Seller's warrant to provide keys/combinations to all lockable and code devices on the property at settlement unless otherwise agreed.
- D. Annexures attached form part of this Offer and Acceptance as follows:
 Annexure (A) * NC [Signature] Annexure (D) [Signature]
 Annexure (B) * NC [Signature]
 Annexure (C) * NC [Signature]
 E. Multiple offers * NC [Signature]
- F. THE SELLER'S WARRANTS HERE IS AN EXISTING WATER LICENSE OF 160,000 WHICH IS TRANSFERABLE * NC [Signature]
- G. ALL EXISTING SHEDS BOTH ERECTED AND DISMANTLED TO REMAIN * NC [Signature]
- H. APPROVAL FROM SHIRE/JEPA TO DEVELOP TURE FARM * NC [Signature]

NOTE: IF THIS DOCUMENT IS ON SEPARATE PAGES OR IS TO BE FAXED THEN ALL PARTIES SHOULD SIGN ALL PAGES.

WA Atlas

Shared Land Information Platform

Home

Search

Layer Selector

Layer

- Outline
- Metro Central 2006 Mosaic
- Metro North 2006 Mosaic
- Metro South 2006 Mosaic
- Overview Roads (LGATE-052)
- Overview Rivers (LGATE-053)
- Overview Towns (LGATE-054)
- Hydro (Polygon) (LGATE-016) (18-10-2012 15:09:55)
- Cadastral (Address) (LGATE-002)
- Roads (LGATE-073)
- Railway Lines (LGATE-036) (06-10-2010 15:48:10)
- Local Government Authority (LGA) Boundaries (LGATE-006)
- Localities (LGATE-008)
- Points of Interest (LGATE-028)
- Geomorphic Wetlands, Swan Coastal Plain (DEC-004) (24-06-2014 14:45:33)

Add Layers

Information

