



CRN 2/6286

Our Ref: TP878
Your Ref: -

27 October 2005

Environmental Protection Authority
PO Box K 822
PERTH WA 6842

Dear Sir/Madam

DEPARTMENT OF ENVIRONMENTAL PROTECTION RECORDS SECTION	
28 OCT 2005	
FILE NO	1299/05
NAME	M. J. ...
FILE NO	
NAME	

Application for Planning Consent for Redevelopment of Existing Tavern and Caravan Park Into Service Station, Tavern, Bottle Shop & Park Home Estate – Lots 19-21 Old Coast Road, Lake Clifton (Lake Clifton Tavern site)

Council has received a new application for Planning Approval for the above-mentioned development at Lots 19-21 Old Coast Road, Lake Clifton.

The application is formally referred to the Environmental Protection Authority under Section 38 of the Environmental Protection Act 1986 for a decision on whether the proposal should be the subject to an environmental impact assessment.

The required form and application details are attached.

Should you have any further queries in relation to this matter, please do not hesitate to contact the undersigned on 9733 7804.

Yours faithfully

Matthew Turner
Manager Planning & Development Services

Enc.

E 315 ...
M 800 400

DEPARTMENT OF ENVIRONMENTAL PROTECTION RECORDS SECTION	
28 OCT 2005	
FILE NO	
NAME	
FILE NO	
NAME	

SCANNED

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Referral of a Proposal to the Environmental Protection Authority under Section 38(1) of the Environmental Protection Act 1986.

Referral by the Decision Making Authority

PURPOSE OF THIS FORM

Section 38(1) of the *Environmental Protection Act 1986* (the Act) provides that where a development proposal is likely to have a significant effect on the environment, a Decision Making Authority (DMA) shall (subject to Section 48(l)) refer the proposal to the Environmental Protection Authority (EPA) for a decision on whether or not it requires assessment under the Act.

A referral to the EPA by a DMA under Section 38(1) must be made on this form.

Before completing this form, DMAs are encouraged to familiarise themselves with the EPA's General Guide for State Government Departments and Local Authorities (as 'Decision Making Authorities') for referral of proposals (www.epa.wa.gov.au) and any relevant Memorandum of Understanding (MOU) between the EPA and State Government Departments.

When referring a proposal, in addition to completing the form, DMAs should attach any other environmental information they consider may be relevant to the EPA for making a decision on whether or not to assess the proposal, and if it is to be assessed, the level of assessment. In general, referrals should contain information on the potential environmental impacts of the proposal and the proposed management mechanisms to be implemented to minimise these impacts. To expedite the setting of the level of assessment, the DMA is encouraged to provide adequate information with the referral. The hard copy of the referral document should be accompanied by an electronic copy, if possible. Any referral information of a confidential nature should be submitted in a separate hard copy document.

REFERRING A PROPOSAL TO THE EPA - THE INFORMATION REQUIRED

1.1 DMA referring the proposal to the EPA

- Name and address of DMA
Shire of Waroona
PO Box 20
Waroona WA 6215

*Section 48(l) of the Act relates to proposals under assessed schemes. The criteria for referral of a proposal under an assessed scheme are set out in the EPA's General Guide for State Government Departments and Local Authorities (as 'Decision Making Authorities') for referral of proposals.

- DMA's contact person (Name, phone, fax and email)
Matthew Turner
Manager Planning & Development Services
Ph - (08) 9733 7804
Fax - (08) 9733 1883
Email - mpds@waroona.wa.gov.au

1.2 Proposal description and location and proponent information

- Brief description of the proposal
Development application to redevelop the Lake Clifton Caravan Park and Tavern site to a 143 bay park home development, new shopping complex and service station.
- Location of the proposal – details to be provided in one of the following two ways:
EITHER
 - a) Electronic spatial data (preferred)
GIS or CAD on CD, depicting the proposal extent, geo-referenced and conforming to the following parameters:
 - Datum: GDA94
 - Projection: Geographic (latitude/longitude) or Map Grid of Australia (MGA)
 - Format: Arcview shapefile, Arcinfo coverages, Microstation or AutoCAD.
 - OR
 - b) Maps and/or directions (if no electronic spatial data is available)
 - For urban areas: street address, lot number, the suburb and nearest road intersection;
 - For remote localities: the nearest town together with distance and direction from that town to the proposal site.
- Name of proponent (person or entity proposing to implement the proposal)
Doepel Marsh Architects
- Address of proponent
PO Box 308
Subiaco WA 6904
- Key Contact for the proposal
(Name, phone, facsimile and email. The contact may be a consultant, if one is being used)
Kim Doepel
Ph - (08) 9388 2281
Fax - (08) 9388 3162

1.3 Approvals/ Control mechanisms

- What approval(s) is (are) required from you as a Decision Making Authority?
Development approval
- Is an amendment to a planning scheme proposed or required to enable implementation of the proposal?
 Yes No (please tick)
If yes, please provide details.
- Have you sought comments from a State Government Agency or Local Authority regarding this proposal?
 Yes No (please tick)
If yes, name all agencies and Local Authorities contacted.

Main Roads WA – Bunbury office
Department of Environment – Mandurah office

- What conditions can you place on the proposal to manage environmental impacts?
Determination is required from the EPA on whether the application can be made environmental acceptable.

1.4 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 subject site is located with the Lake Clifton Catchment and is subject to EPP Bulletin No.788 and Guidance Note No.28. Lake Clifton is also Ramsar Listed and an EPP wetland under the draft Swan Coastal Plain Wetlands Policy.

The application proposes 143 park home sites and other commercial development which will generate considerable wastewater outputs. Reticulated sewerage is not available in the locality so the proposal will rely on on-site effluent disposal. The site is 140 metres from Lake Clifton. It is considered that the proposal could impact on the wetland

The proposal also proposes the clearing of some Tuart trees and bushland.

- Have you considered how your project gives attention to the Principles set out in section 4A of the EP Act? (see EPA Position Statement No. 7, Principles of Environmental Protection, on the EPA web)
N/A

1.5 Supporting Information

- Please attach a copy of any relevant information you have received on the proposal
- Please attach a copy of any other relevant information you can provide on the proposal

CONTACT DETAILS

- Environmental Protection Authority
Westralia Square
Level 8 141 St Georges Tce
PERTH WA 6000

Website: www.epa.wa.gov.au
Facsimile for Environmental Impact Assessment matters;
(08) 9322 1598

Please mail completed referrals to:

Postal address:
PO Box K822
PERTH WA 6842

- Relevant Branches of the Environmental Impact Assessment Division of the EPA Service Unit that may be contacted for further information

Planning and Infrastructure
Assessments Branch
Mining and Industrial
Assessments Branch
Administrative Procedures
Section

Ph: (08) 9222 7036

Ph: (08) 9222 7121

Ph: (08) 9222 7186

for scheme amendments and subdivisions and large
scale infrastructure proposals
for mining/extraction and large scale industrial
proposals
For general enquiries