



## Environmental Protection Authority

Office of the Environmental  
Protection Authority

22 JUL 2015

EPA REFERRAL  
FORM

### Referral of a Proposal to the Environmental Protection Authority under Section 38 of the *Environmental Protection Act 1986*.

#### PURPOSE OF THIS FORM

Section 38 of the *Environmental Protection Act 1986* (EP Act) makes provision for the referral to the Environmental Protection Authority (EPA) of a proposal (significant proposals, strategic proposals and proposals under an assessed scheme) by a proponent, a decision making authority (DMA), or any other person.

The purpose of this form is to ensure that EPA has sufficient information about a proposal to make a decision about the nature of the proposal and whether or not the proposal should be assessed under Part IV of the EP Act. Information provided in the referral form must be brief (no more than 30 pages), sharp and succinct to achieve the purposes of this form.

This form does not prevent the referrer from providing a supplementary referral report. Should a referrer choose to submit a supplementary referral report please ensure the following.

- i. Information is short, sharp and succinct.
- ii. Attachments are below eight megabytes (8 MB) as they will be published on the EPA's website (exemptions apply) for public comment. To minimise file size, "flatten" maps and optimise pdf files.
- iii. Cross-references are provided in the referral form to the appropriate section/s in the supplementary referral report.

This form is to be used for all proposals<sup>1</sup> which can be referred to the EPA under section 38 of the EP Act; i.e. referrals from: **proponents** of proposals (significant proposals, strategic proposals, derived proposals, proposals under an assessed scheme); **DMAs** (significant proposals); and **third parties** (significant proposals).

This form is divided into several sections, including; Referral requirements and Declaration; Part A - Information of the proposal and proponent; and Part B Environmental Factors. Guidance on successfully completing this form is provided throughout the form and is also available in the EPA's *Environmental Assessment Guideline for Referral of a Proposal under s38 of the EP Act* (EAG 16).

#### Send completed forms to

Office of the Environmental Protection Authority  
Locked Bag 10, East Perth WA 6892

or

Email: [Registrar@epa.wa.gov.au](mailto:Registrar@epa.wa.gov.au)

#### Enquiries

Office of the Environmental Protection Authority  
Locked Bag 10, East Perth WA 6892

Telephone: 6145 0800

Fax: 6145 0895

Email: [info@epa.wa.gov.au](mailto:info@epa.wa.gov.au)

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

<sup>1</sup> Please note that this form consolidates and replaces the following forms: *Referral of a Proposal by the Proponent to the EPA under section 38(1) of the EP Act*; *Referral of a Proposal by a third party to the EPA under section 38(1) of the EP Act*; and *Referral of a development proposal to the EPA by the decision making authority*.



## PART A: Information on the proposal and the proponent

All fields of Part A must be completed by the proponent and/or decision-making authority for this document to be processed as a referral. Third party referrers are only expected to fill in the fields they have information for.

### 1 PROPONENT AND PROPOSAL DESCRIPTION

#### 1.1 The proponent of the proposal

Proponent and/or DMA to complete	
Name of the proponent	Stuart Sagers
Joint Venture parties (if applicable)	N/A
Australian Company Number(s)	N/A
Postal Address <i>(Where the proponent is a corporation or an association of persons, whether incorporated or not, the postal address is that of the principal place of business or of the principal office in the State)</i>	127 PARKMAN ST. ROCKINGHAM WA 6168
Key proponent contact for the proposal <i>Please include: name; physical address; phone; and email.</i>	Stuart Sagers 127 PARKMAN ST ROCKINGHAM WA 6168 0450166370 Stuart.Sagers@gmail.com
Consultant for the proposal (if applicable) <i>Please include: name; physical address; phone; and email.</i>	N/A

#### 1.2 Proposal

Proposal is defined under the EP Act to mean a "project, plan, programme policy, operation, undertaking or development or change of land use, or amendment of any of the foregoing, but does not include scheme". Before completing this section please refer to [Environmental Protection Bulletin 17 – Strategic and derived proposals \(EPB 17\)](#) and [Environmental Assessment Guideline for Defining the Key Characteristics of a proposal \(EAG 1\)](#).

Proponent and/or DMA to complete	
Title of the proposal	S. SAGGERS Lot 72-81 EDWARDS RD STIRLING ESTATE
What project phase is the proposal at?	<input type="checkbox"/> Scoping <input type="checkbox"/> Feasibility <input type="checkbox"/> Detailed design <input checked="" type="checkbox"/> Other <u>PLANNING</u>
Proposal type <i>More than one proposal type can be identified, however for filtering purposes it is recommended that only the primary proposal type is identified.</i>	<input type="checkbox"/> <b>Power/Energy Generation</b> <input type="checkbox"/> Hydrocarbon Based – coal <input type="checkbox"/> Hydrocarbon Based – gas <input type="checkbox"/> Waste to energy <input type="checkbox"/> Renewable – wind <input type="checkbox"/> Renewable – wave <input type="checkbox"/> Renewable – solar <input type="checkbox"/> Renewable – geothermal

**Proponent and/or DMA to complete**

- Mineral / Resource Extraction**
  - Exploration – seismic
  - Exploration – geotechnical
  - Development

- Oil and Gas Development**
  - Exploration
  - Onshore – seismic
  - Onshore – geotechnical
  - Onshore – development
  - Offshore – seismic
  - Offshore – geotechnical
  - Offshore – development

- Industrial Development**
  - Processing
  - Manufacturing
  - Beneficiation

- Land Use and Development**
  - Residential – subdivision
  - Residential – development
  - Commercial – subdivision
  - Commercial – development
  - Industrial – subdivision
  - Industrial – development
  - Agricultural – subdivision
  - Agricultural – development
  - Tourism

- Linear Infrastructure**
  - Rail
  - Road
  - Power Transmission
  - Water Distribution
  - Gas Distribution
  - Pipelines

- Water Resource Development**
  - Desalination
  - Surface or Groundwater
  - Drainage
  - Pipelines
  - Managed Aquifer Recharge

- Marine Developments**
  - Port
  - Jetties
  - Marina
  - Canal
  - Aquaculture

?



<b>Proponent and/or DMA to complete</b>	
	<input type="checkbox"/> Dredging If other, please state below: <input type="checkbox"/> Other _____
<b>Proponent and/or DMA to complete</b>	
Description of the proposal – describe the key characteristics of the proposal in accordance with <u>EAG 1</u> .	
Timeframe in which the proposal is to occur (including start and finish dates where applicable).	Total of 36 months
Details of any staging of the proposal.	
What is the current land use on the property, and the extent (area in hectares) of the property?	RURAL - Agricultural use, farming etc. 12.7oha.
Have pre-referral discussions taken place with the OEPA?	Yes
If yes, please provide the case number. If a case number was not provided, please state the date of the meeting and names of attendees.	Stephen. Pavey via phone and Email 19 June 15
<b>DMA (Responsible Authority) to complete</b>	
For a proposal under an assessed scheme (as defined in <u>section 3 of the EP Act</u> , applicable only to the proponent and DMA) provide details (in an attachment) as to whether: <ul style="list-style-type: none"> <li>The environmental issues raised by the proposal were assessed in any assessment of the assessed scheme.</li> <li>The proposal complies with the assessed scheme and any environmental conditions in the assessed scheme.</li> </ul>	

### 1.3 Strategic / derived proposals

Complete this section if the proposal being referred is a strategic proposal or you are seeking the proposal to be declared a derived proposal. Note: Only a proponent may refer a strategic proposal and seek a proposal to be declared a derived proposal.

<b>Proponent to complete</b>	
Is this referred proposal a strategic proposal?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are you seeking that this proposal be declared a derived proposal?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If you are seeking that this proposal be declared a derived proposal, what is the Ministerial Statement number (MS #) of the associated strategic proposal?	MS #: _____

### 1.4 Location

Proponents and DMAs must provide spatial data. Please refer to [EAG 1](#) for more detail.

Proponent, DMA and Third Party to complete	
Name of the Local Government Authority in which the proposal is located.	Shire of Capel
Location: a) street address; lot number; suburb; and nearest road intersection; or b) if remote the nearest town; and distance and direction from that town to the proposal site.	Lot 72 and 81 EDWARDS RD STIRLING ESTATE 6271 Nearest intersection Mallokup RD.
Have maps and figures been included with the referral (consistent with <a href="#">EAG 1</a> where appropriate)? <i>The types of maps and figures which need to be provided (depending on the nature of the proposal) include:</i> <ul style="list-style-type: none"> <li>maps showing the regional location and context of the proposal; and</li> <li>figures illustrating the proposal elements.</li> </ul>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proponent and DMA to complete	
Have electronic copies of spatial data been included with the referral? <b>NB:</b> Electronic spatial (GIS or CAD) data, geo-referenced and conforming to the following parameters: <ul style="list-style-type: none"> <li>GIS: polygons representing all activities and named;</li> <li>CAD: simple closed polygons representing all activities and named;</li> <li>datum: GDA94;</li> <li>projection: Geographic (latitude/longitude) or Map Grid of Australia (MGA);</li> <li>format: ESRI geodatabase or shapefile, MapInfo Interchange Format, Microstation or AutoCAD..</li> </ul>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

### 1.5 Significance test and environmental factors

Proponent, DMA and Third Party to complete	
What are the likely significant environmental factors for this proposal?	<input type="checkbox"/> Benthic Communities and Habitat <input type="checkbox"/> Coastal Processes <input type="checkbox"/> Marine Environmental Quality <input type="checkbox"/> Marine Fauna <input checked="" type="checkbox"/> Flora and Vegetation <input type="checkbox"/> Landforms <input type="checkbox"/> Subterranean Fauna <input type="checkbox"/> Terrestrial Environmental Quality <input type="checkbox"/> Terrestrial Fauna <input type="checkbox"/> Hydrological Processes <input type="checkbox"/> Inland Waters Environmental Quality



Proponent, DMA and Third Party to complete	
	<input type="checkbox"/> Air Quality & Atmospheric Gases <input type="checkbox"/> Amenity <input type="checkbox"/> Heritage <input type="checkbox"/> Human Health <input type="checkbox"/> Offsets <input type="checkbox"/> Rehabilitation and Decommissioning
Having regard to the Significance Test (refer to Section 7 of the EIA Administrative Procedures 2012) in what ways do you consider the proposal may have a significant effect on the environment and warrant referral to the EPA?	<i>Please outline in two paragraphs or less.</i> Area includes sections identified under Environmental Protection SWAN Coastal Plains Lakes policy 1992. A Conservation Category wetland is located in the south east corner of the properties. Both Properties are identified having Environmentally Sensitive areas (RSA).

**1.6 Confidential information**

All information will be made publically available unless authorised for exemption under the EP Act or subject to the Freedom of Information Act 1992.

Proponent to complete	
Does the proponent request that the EPA treat any part of the referral information as confidential?  <i>Ensure all confidential information is provided in a separate attachment in hard copy.</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**2 REGULATORY CONSIDERATIONS**

This section applies to the Local, State and Commonwealth regulatory considerations for the referred proposal.

**2.1 Government approvals**

**2.1.1 State or Local Government approvals**

DMA to complete	
What approval(s) is (are) required from you as a decision-making authority?	
Is rezoning of any land required before the proposal can be implemented? If yes, please provide details.	<input type="checkbox"/> Yes <input type="checkbox"/> No

## 2.1.2 Regulation of aspects of the proposal

Complete the following to the extent possible.

Proponent to complete	
Do you have legal access required for the implementation of all aspects of the proposal?  If yes, provide details of legal access authorisations / agreements / tenure.  If no, what authorisations / agreements / tenure is required and from whom?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Outline both the existing approvals and approvals that will be / are being sought as a part of this proposal.

Proponent to complete			
Aspects* of the proposal	Type of approval	Legislation regulating this activity	Which State agency / entity regulate this activity?
clearing permit	Native Vegetation clearing permit	EP Act 1986 Part V	DER CPS 6623/1

\*e.g. mining, processing, dredging

## 2.1.3 Commonwealth Government Environment Protection and Biodiversity Conservation Act 1999 approvals

Refer to the [assessment bilateral agreement](#) between the Commonwealth of Australia and the State of Western Australia for assistance on this section.

Proponent to complete	
1. Does the proposal involve an action that may be or is a controlled action under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (EPBC Act)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  If no continue to Part A section 2.1.4.
2. What is the status of the decision on whether or not the action is a controlled action?	<input checked="" type="checkbox"/> Proposal not yet referred <input type="checkbox"/> Proposal referred, awaiting decision <input type="checkbox"/> Assessed – controlled action <input type="checkbox"/> Assessed – not a controlled action
3. If the action has been referred, when was it referred and what is the reference number (Ref #)?	Date: _____  Ref #: _____



<b>Proponent to complete</b>	
4. If the action has been assessed, provide the decision in an attachment. Has an attachment been provided?	<input type="checkbox"/> Yes <input type="checkbox"/> No
5. Do you request this proposal to be assessed under the bilateral agreement?	<input type="checkbox"/> Yes <input type="checkbox"/> No

Complete the following to the extent possible for the Public Comment of EPBC Act referral documentation.

<b>Proponent to complete</b>	
6. Have you invited the public to comment on your referral documentation?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
7. How was the invitation published?	<input type="checkbox"/> newspaper <input type="checkbox"/> website
8. Did the invitation include all of the following?	
(a) brief description of the action	<input type="checkbox"/> Yes <input type="checkbox"/> No
(b) the name of the action	<input type="checkbox"/> Yes <input type="checkbox"/> No
(c) the name of the proponent	<input type="checkbox"/> Yes <input type="checkbox"/> No
(d) the location of the action	<input type="checkbox"/> Yes <input type="checkbox"/> No
(e) the matters of national environmental significance that will be or are likely to be significantly impacted	<input type="checkbox"/> Yes <input type="checkbox"/> No
(f) how the relevant documents may be obtained	<input type="checkbox"/> Yes <input type="checkbox"/> No
(g) the deadline for public comments	<input type="checkbox"/> Yes <input type="checkbox"/> No
(h) available for public comment for 14 calendar days	<input type="checkbox"/> Yes <input type="checkbox"/> No
(i) the likely impacts on matters of national environmental significance	<input type="checkbox"/> Yes <input type="checkbox"/> No
(j) any feasible alternatives to the proposed action	<input type="checkbox"/> Yes <input type="checkbox"/> No
(k) possible mitigation measures	<input type="checkbox"/> Yes <input type="checkbox"/> No
9. Were any submissions received during the public comment period?	<input type="checkbox"/> Yes <input type="checkbox"/> No
10. Have public submissions been addressed? If yes provide attachment.	<input type="checkbox"/> Yes <input type="checkbox"/> No



**2.1.4 Other Commonwealth Government Approvals**

<b>Proponent, DMA and Third Party to complete</b>			
Is approval required from other Commonwealth Government/s for any part of the proposal?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<i>If yes, please complete the table below.</i>			
Agency / Authority	Approval required	Application lodged?	Agency / Local Authority contact(s) for proposal
		<input type="checkbox"/> Yes <input type="checkbox"/> No	
		<input type="checkbox"/> Yes <input type="checkbox"/> No	

**3. SUPPORTING INFORMATION**

*Please attach copies of any relevant information on the proposal, supporting evidence and / or existing environmental surveys, studies or monitoring information undertaken and list the documents below.*

<b>Proponent, DMA and Third Party to complete</b>			

## PART B: ENVIRONMENTAL FACTORS

The purpose of Part B is to assist the EPA to determine the significance of the likely environmental impacts of the proposal in accordance with the EPA's *Environmental Assessment Guideline for Environmental factors and objectives* (EAG 8) and *Environmental Assessment Guideline for Application of a significant framework in the EIA process* (EAG 9). Referrers completing Part B should refer closely to EAG 8 and EAG 9.

The EPA has prepared [Referral of a Proposal under s38 of the EP Act EAG No.16 - Appendix A](#) (Appendix A) to assist in identifying factors and completing the below table. Further guidance can be found in the guidance and policy documents cited in Appendix A under each factor.

### **How to complete Part B**

For each environmental factor, that is likely to be significantly impacted by the implementation of the proposal, make a copy of the table below and insert a summary of the relevant information relating to the proposal. The table can be broken down into more than one table per factor, if the need arises. For example the hydrological processes factor can be presented in two separate tables, one for surface water and one for groundwater, or similarly one for construction and one for operations.

For complex proposals a supplementary referral report can be provided in addition to the referral form. If this option is chosen the table must still be completed (summaries are acceptable) to assist the Office of the EPA with statistical reporting and filtering proposals for processing.

Proponents expecting an API level of assessment must provide information in accordance with the EPA's *Environmental Assessment Guideline for Preparation of an API-A environmental review document* (EAG 14).

For each of the significant environmental factors, complete the following table (Questions 1 – 10).

<b>Proponent to complete. DMA and Third Party to complete to the best of their knowledge.</b>		
1	Factor, as defined in <a href="#">EAG 8</a>	
2	EPA Objective, as defined in <a href="#">EAG 8</a>	
3	Guidance - what established policies, guidelines, and standards apply to this factor in relation to the proposal?	
4	Consultation - outline the need for consultation and the outcomes of any consultation in relation to the potential environmental impacts, including: <ul style="list-style-type: none"> <li>• <i>anticipated level of public interest in the impact;</i></li> <li>• <i>consultation with regulatory agencies; and</i></li> <li>• <i>consultation with community.</i></li> </ul>	
5	Baseline information - describe the relevant characteristics of the receiving environment.  <i>This may include: regional context; known environmental values, current quality, sensitivity to impact, and current level of cumulative impacts.</i>	
6	Impact assessment - describe the potential impact/s that may occur to the environmental factor as a result of implementing the proposal.	



**Proponent to complete. DMA and Third Party to complete to the best of their knowledge.**

7	<p>Mitigation measures - what measures are proposed to mitigate the potential environmental impacts? The following should be addressed:</p> <ul style="list-style-type: none"> <li>• <i>Avoidance - avoiding the adverse environmental impact altogether;</i></li> <li>• <i>Minimisation - limiting the degree or magnitude of the adverse impact;</i></li> <li>• <i>Rehabilitate – restoring the maximum environmental value that is reasonably practicable; and</i></li> <li>• <i>Offsets – actions that provide environmental benefits to counterbalance significant residual environmental impacts or risks of a project or activity.</i></li> </ul>	
8	<p>Residual impacts – review the residual impacts against the EPA objectives.</p> <p><i>It is understood that the extent of any significant residual impacts may be hard to quantify at the referral stage. Referrers are asked to provide, as far as practicable, a discussion on the likely residual impacts and form a conclusion on whether the EPA's objective for this factor would be met if residual impacts remain. This will require:</i></p> <ul style="list-style-type: none"> <li>• <i>quantifying the predicted impacts (extent, duration, etc.) acknowledging any uncertainty in predictions;</i></li> <li>• <i>putting the impacts into a regional or local context, incorporating knowable cumulative impacts; and</i></li> <li>• <i>comparison against any established environmental policies, guidelines, and standards.</i></li> </ul>	
9	<p>EPA's Objective – from your perspective and based on your review, which option applies to the proposal in relation to this factor? Refer to <a href="#">EAG 9</a></p>	<p><input type="checkbox"/> <i>meets the EPA's objective</i></p> <p><input type="checkbox"/> <i>may meet the EPA's objective</i></p> <p><input type="checkbox"/> <i>is unlikely to meet the EPA's objective</i></p>
10	<p>Describe any assumptions critical to your conclusion (in Question 9). e.g. <i>particular mitigation measures or regulatory conditions.</i></p>	

*In circumstances where there was some uncertainty on the level of significance of a particular factor it is recommended that a brief summary (no longer than 1 - 2 paragraphs) is provided on the steps taken to determine why a factor was not considered to be significant.*

## Referral requirements and Declaration

The following section outlines the referral information required from a proponent, decision making authority and third party.

### (a) Proponents

Proponents are expected to complete all sections of the form and provide GIS spatial data to enable the EPA to consider the referral. Spatial GIS data is necessary to inform the EPA's decision.

The EPA expects that a proponent will address Part B of the form as thoroughly as possible to demonstrate whether or not the EPA's objectives for environmental factors can be met.

If insufficient information is provided the EPA will request more information and processing of the referral will commence once the information is provided or the EPA decides to make a precautionary determination on the available information.

Proponent to complete before submitting form	
Completed all the questions in Part A (essential)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Completed all the questions in Part B	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Completed all other applicable questions	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Included Attachment 1 – any additional document(s) the proponent wishes to provide	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Included Attachment 2 – confidential information (if applicable)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Enclosed an electronic copy of all referral information, including spatial data and contextual mapping but clearly separating any confidential information	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Completed the Declaration	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
What is the type of proposal being referred? <i>* a referred proposal seeking to be declared a derived proposal</i>	<input type="checkbox"/> significant <input type="checkbox"/> strategic <input type="checkbox"/> derived* <input checked="" type="checkbox"/> under an assessed scheme ?
Do you consider the proposal requires formal environmental impact assessment?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, what level of assessment? API = Assessment of Proponent Information PER = Public Environmental Review	<input type="checkbox"/> API Category A <input type="checkbox"/> API Category B <input type="checkbox"/> PER




**NB:** The EPA may apply an Assessment on Proponent Information (API) level of assessment when the proponent has provided sufficient information about:

- the proposal;
- the proposed environmental impacts;
- the proposed management of the environmental impacts; and
- when the proposal is consistent with API criteria outlined in the Environmental Impact Assessment (Part IV Division 1 and 2) Administrative Procedures 2012.

If an API A formal level of assessment is considered appropriate, please refer to Environmental Assessment Guideline No. 14 *Preparation for an Assessment on Proponent Information (Category A) Environmental Review Document EAG 14 (EAG14)*.

**Declaration**

I, STUART FRANCIS SAGGERS, (full name) declare that I am authorised on behalf of STUART SAGGERS (being the person responsible for the proposal) to submit this form and further declare that the information contained in this form is true and not misleading.

Signature				Name (print)	<u>STUART FRANCIS SAGGERS</u>		
Position	<u>OWNER</u>	Organisation	<u>Retired.</u>				
Email	<u>stuart.sagers@gmail.com</u>						
Address	<u>Lot 72 and 81 EDWARDS RD</u>						
	<u>STIRLING ESTATE</u>			<u>WA</u>	<u>6271</u>		
Date	<u>20 JULY 2015</u>						

## (b) Decision-making authority

The EPA expects decision-making authorities to complete applicable sections of Part A of the form and provide the proponent an opportunity to provide additional information in Part B of the form where appropriate.

Wherever possible the DMA should obtain relevant spatial information from the proponent and provide this to the EPA with the referral.

DMA to complete before submitting form	
Completed all the questions in Part A (essential)	<input type="checkbox"/> Yes <input type="checkbox"/> No
Provided Part B to the proponent for completion	<input type="checkbox"/> Yes <input type="checkbox"/> No
Completed all other applicable questions	<input type="checkbox"/> Yes <input type="checkbox"/> No
Included Attachment 1 – any supporting information	<input type="checkbox"/> Yes <input type="checkbox"/> No
Enclosed an electronic copy of all referral information, including spatial data and contextual mapping	<input type="checkbox"/> Yes <input type="checkbox"/> No
Completed the below Declaration	<input type="checkbox"/> Yes <input type="checkbox"/> No
Do you consider the proposal requires formal environmental impact assessment?	<input type="checkbox"/> Yes <input type="checkbox"/> No
What is the type of proposal being referred?	<input type="checkbox"/> significant proposal <input type="checkbox"/> significant proposal under an assessed scheme

## Declaration

I, ....., (full name) submit this referral to the EPA for consideration of the environmental significance of its impacts.

Signature		Name (print)	
Position		Organisation	
Email			
Address			
Date			



### (c) Third Party

Third parties are asked to have consideration for the Significance Test outlined in Part A Section 1.5 of this form before referring a significant proposal to the EPA. The EPA will only consider proposals that are likely, if implemented, to have a significant effect on the environment.

Third parties are to provide sufficient information to clearly identify the significant proposal, the proponent, and their reasons for referring the proposal. This can be done by completing as much of Part A of the form as possible, taking into consideration the information available. Third parties may wish to fill in Part B of the form to advance their own views of the significance of the environmental impacts and the need for EPA assessment.

In most cases the EPA will seek additional information from the proponent. This will be to confirm or amend the identity of the proponent, the proposal, and to allow the proponent opportunity to provide its views on the significance of the environmental impacts and the need for EPA assessment.

Third Party to complete before submitting form	
Complete all applicable questions in Part A and B	<input type="checkbox"/> Yes <input type="checkbox"/> No
Completed the Declaration	<input type="checkbox"/> Yes <input type="checkbox"/> No
Do you consider the proposal requires formal environmental impact assessment?	<input type="checkbox"/> Yes <input type="checkbox"/> No

### Declaration

I, ....., (*full name*) submit this referral to the EPA for consideration of the environmental significance of its impacts.

Signature		Name (print)	
Email			
Position	Organisation		
Address			
Date			

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AUSTRALIA

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CT 1934 530



# CERTIFICATE OF TITLE

UNDER THE "TRANSFER OF LAND ACT, 1893" AS AMENDED

I certify that the person described in the First Schedule hereto is the registered proprietor of the undermentioned estate in the undermentioned land subject to the easements and encumbrances shown in the Second Schedule hereto.

Dated 26th June, 1992

*S. J. Mulcahy*  
REGISTRAR OF TITLES



### ESTATE AND LAND REFERRED TO

Estate in fee simple in Stirling Estate Lot 81, delineated on the map in the Third Schedule hereto.

### FIRST SCHEDULE (continued overleaf)

Jean Margaret Hayes of Riverdale Road, Cookernup.

### SECOND SCHEDULE (continued overleaf)

NIL

### THIRD SCHEDULE



PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

Superseded - Copy for Sketch Only

Page 1 of 2 pages  
FOL. 1934 530

NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

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AUSTRALIA

REGISTER BOOK  
VOL. FOL.

CT 1934 529

# CERTIFICATE OF TITLE

UNDER THE "TRANSFER OF LAND ACT, 1893" AS AMENDED



I certify that the person described in the First Schedule hereto is the registered proprietor of the undermentioned estate in the undermentioned land subject to the easements and encumbrances shown in the Second Schedule hereto.

Dated 26th June, 1992

*D. J. Mulesky*  
REGISTRAR OF TITLES



### ESTATE AND LAND REFERRED TO

Estate in fee simple in Stirling Estate Lot 72, delineated on the map in the Third Schedule hereto, limited however to the natural surface and therefrom to a depth of 60.96 metres.

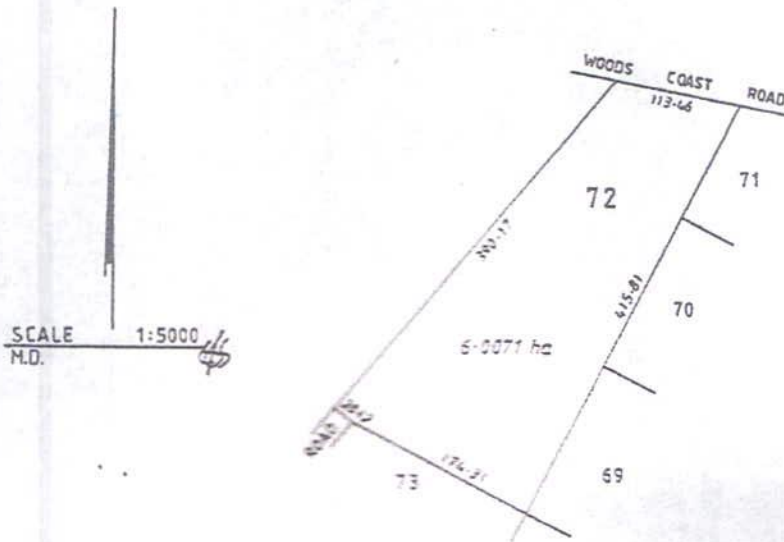
### FIRST SCHEDULE (continued overleaf)

Jean Margaret Hayes of Riverdale Road, Cookernup.

### SECOND SCHEDULE (continued overleaf)

NIL

### THIRD SCHEDULE



NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

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M491117



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REGISTER NUMBER <b>72/DP232927</b>	
DUPLICATE EDITION <b>2</b>	DATE DUPLICATE ISSUED <b>8/1/2014</b>

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UNDER THE TRANSFER OF LAND ACT 1893

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FOLIO  
529

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.



REGISTRAR OF TITLES

LOT 72 ON DEPOSITED PLAN 232927

**LAND DESCRIPTION:**

**REGISTERED PROPRIETOR:**  
(FIRST SCHEDULE)

STUART FRANCIS SAGGERS OF POST OFFICE BOX 5392, ROCKINGHAM BEACH  
(T M491117) REGISTERED 11 DECEMBER 2013

**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:**  
(SECOND SCHEDULE)

Warning: A current search of the certificate of title held in electronic form should be obtained before dealing on this land.  
Lot as described in the land description may be a lot or location.

-----END OF DUPLICATE CERTIFICATE OF TITLE-----

**STATEMENTS:**

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND:	1934-529 (72/DP232927).
PREVIOUS TITLE:	1138-762.
PROPERTY STREET ADDRESS:	LOT 72 EDWARDS RD, STIRLING ESTATE.
LOCAL GOVERNMENT AREA:	SHIRE OF CAPEL.





555A  
Exam - Bunbury  
M491117



WESTERN



AUSTRALIA

REGISTER NUMBER <b>81/DP232927</b>	
DUPLICATE EDITION <b>2</b>	DATE DUPLICATE ISSUED <b>8/1/2014</b>

**DUPLICATE CERTIFICATE OF TITLE**  
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME  
1934

FOLIO  
530

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.



REGISTRAR OF TITLES

**LAND DESCRIPTION:**

LOT 81 ON DEPOSITED PLAN 232927

**REGISTERED PROPRIETOR:**  
(FIRST SCHEDULE)

STUART FRANCIS SAGGERS OF POST OFFICE BOX 5392, ROCKINGHAM BEACH  
(T M491117) REGISTERED 11 DECEMBER 2013

**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:**  
(SECOND SCHEDULE)

Warning: A current search of the certificate of title held in electronic form should be obtained before dealing on this land.  
Lot as described in the land description may be a lot or location.

-----END OF DUPLICATE CERTIFICATE OF TITLE-----

**STATEMENTS:**

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1934-530 (81/DP232927).  
PREVIOUS TITLE: 886-64.  
PROPERTY STREET ADDRESS: LOT 81 EDWARDS RD, STIRLING ESTATE.  
LOCAL GOVERNMENT AREA: SHIRE OF CAPEL.



555A  
Exam - Bunbury  
M491117



WESTERN



AUSTRALIA

REGISTER NUMBER <b>72/DP232927</b>	
DUPLICATE EDITION <b>2</b>	DATE DUPLICATE ISSUED <b>8/1/2014</b>

**DUPLICATE CERTIFICATE OF TITLE**  
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME  
1934

FOLIO  
529

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.



REGISTRAR OF TITLES

**LAND DESCRIPTION:**

LOT 72 ON DEPOSITED PLAN 232927

**REGISTERED PROPRIETOR:**  
(FIRST SCHEDULE)

STUART FRANCIS SAGGERS OF POST OFFICE BOX 5392, ROCKINGHAM BEACH  
(T M491117) REGISTERED 11 DECEMBER 2013

**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:**  
(SECOND SCHEDULE)

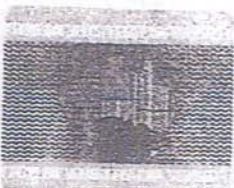
Warning: A current search of the certificate of title held in electronic form should be obtained before dealing on this land.  
Lot as described in the land description may be a lot or location.

-----END OF DUPLICATE CERTIFICATE OF TITLE-----

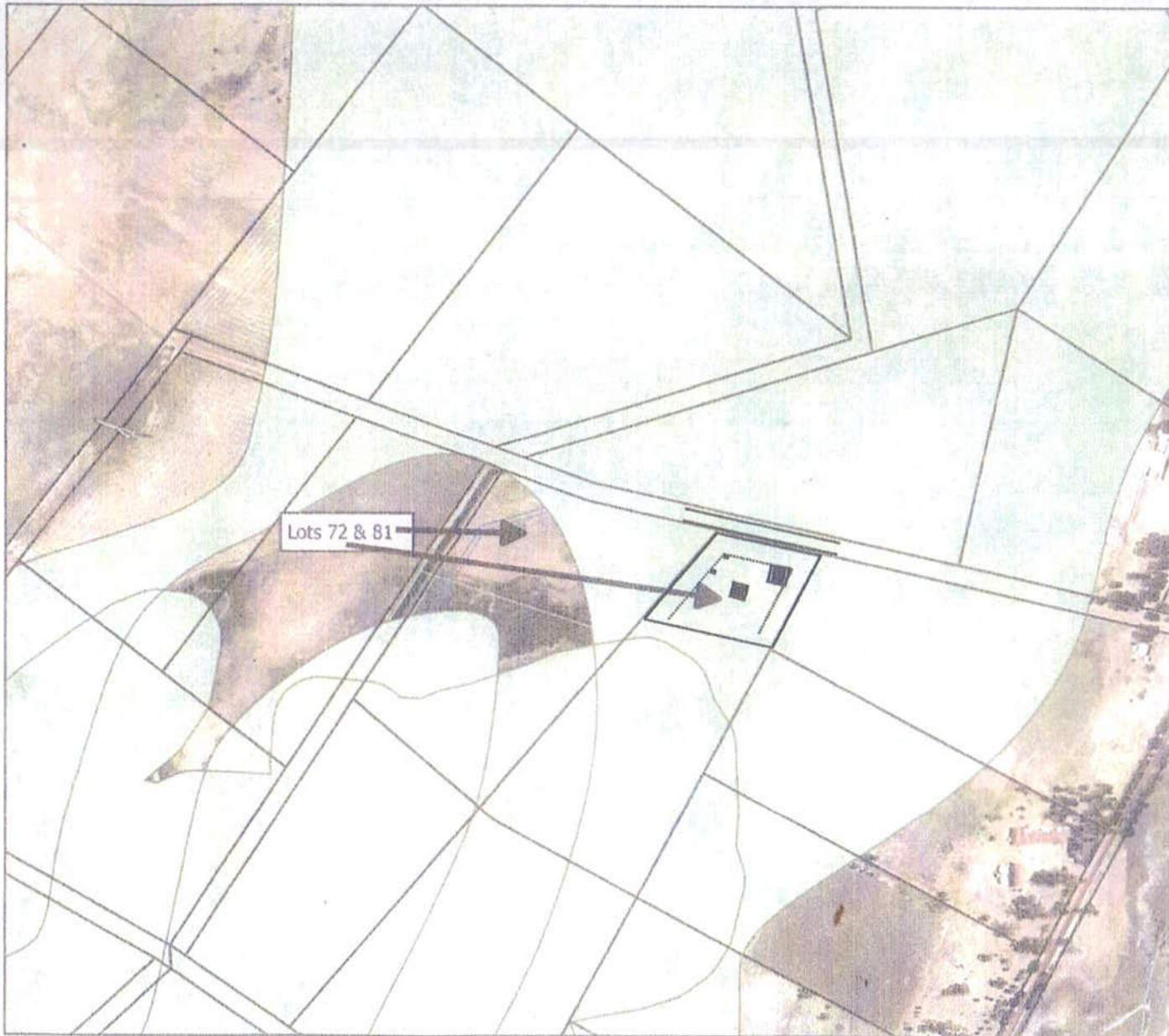
**STATEMENTS:**

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1934-529 (72/DP232927).  
PREVIOUS TITLE: 1138-762.  
PROPERTY STREET ADDRESS: LOT 72 EDWARDS RD, STIRLING ESTATE.  
LOCAL GOVERNMENT AREA: SHIRE OF CAPEL.







## Lots 72 & 81 Edwards Road Stirling Estate - ESA

### Legend

South West Cadastre (Land Parcels)



scdb



South West Minor Hydrography

South West Major Hydrography



South West Sealed Roads



Virtual Mosaic (LGATE-V001)

Environmentally Sensitive Areas



▲  
NORTH  
(A4)

1:5711  
0 50 100 M  
Projection: UTM Zone 50  
Datum: GDA96

Produced by TT  
Department of Parks and  
Wildlife

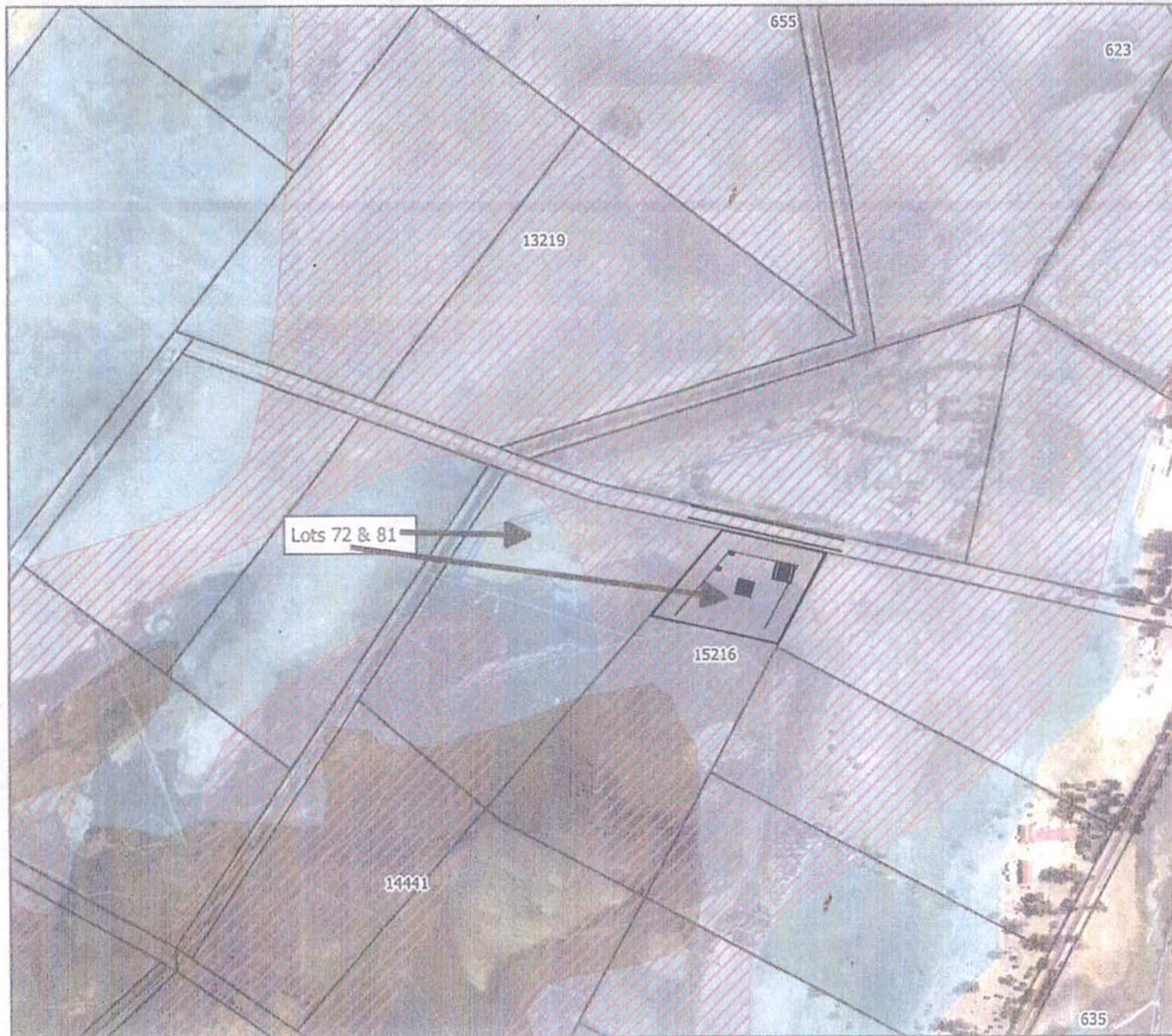


The Department of Parks and Wildlife does not guarantee that this map is without flaw of any kind and disclaims all liability for any errors, loss or other consequences which may arise from relying on any information depicted. Roads and tracks on land managed by DPA may contain unmarked hazards and their surface condition is variable. Exercise caution and drive to conditions on all roads.

Job Ref: 71 02 Produced at 4:00 PM on March 9, 2015



# Lots 72 & 81 Edwards Road Stirling Estate



## Legend

South West Cadastre (Land Parcels)



scdb



Geomorphic Wetlands Swan Coastal Plain (Management)

Conservation

Multiple Use

Not Applicable

Not Assessed

Resource Enhancement

EPP Lakes



South West Minor Hydrography

South West Major Hydrography

South West Sealed Roads

Virtual Mosaic (LGATE-V001)



NORTH  
(A4)

1:5733

0 50 100 M

Projection: UTM Zone 50

Datum: GDA94

Produced by TT,  
Department of Parks and  
Wildlife





# CPS 6623/1 - Map



## Legend

-  Roads
- Local Govt. Authorities (LGA)
-  Cadastre
- Virtual Mosaic (LGATE-V001)
-  Clearing Instruments Proposal



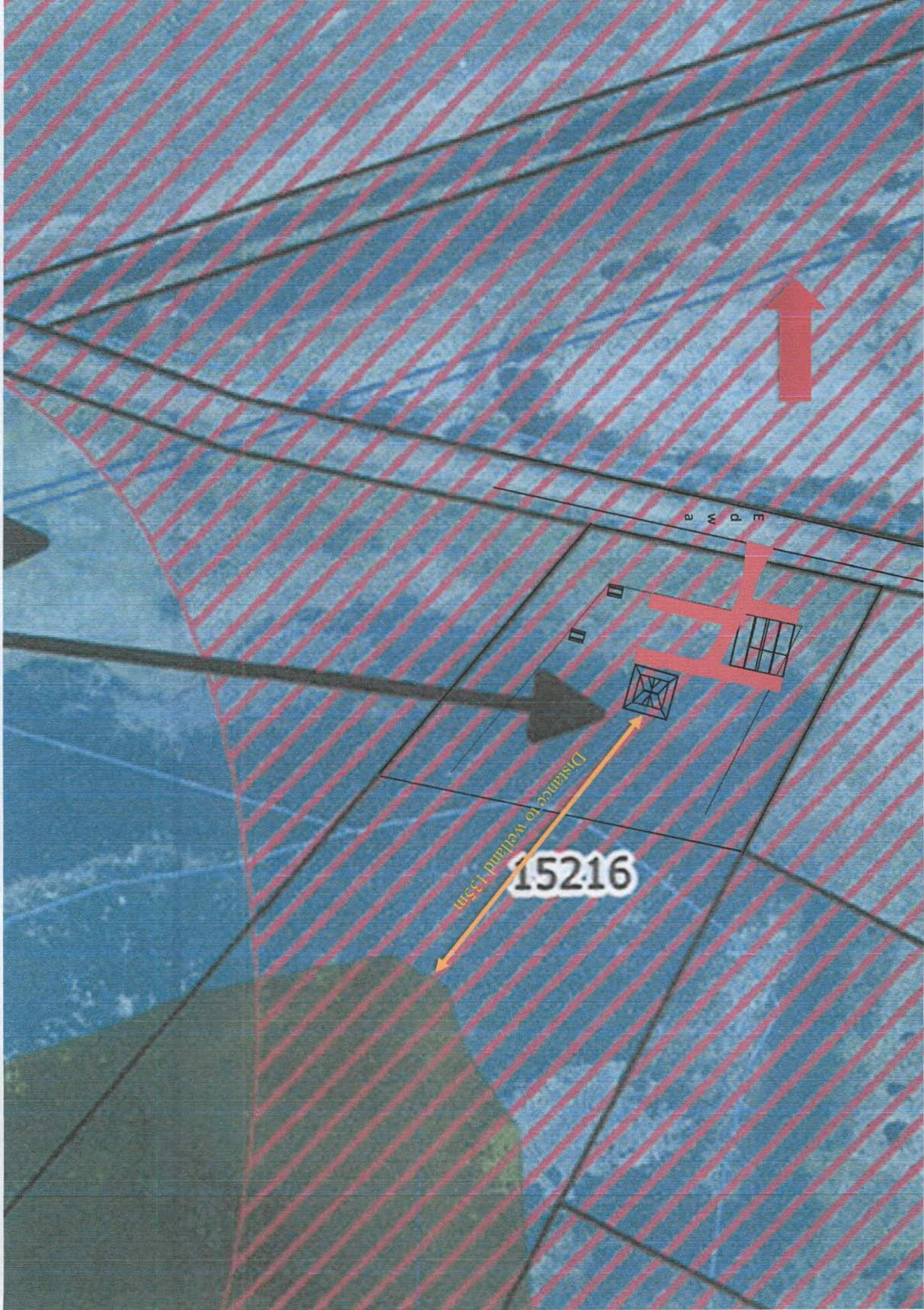
1:3,000

MGA 94  
Geocentric Datum of Australia 1994



GOVERNMENT OF  
WESTERN AUSTRALIA





Edward

15216

Distance to Wetland 135m





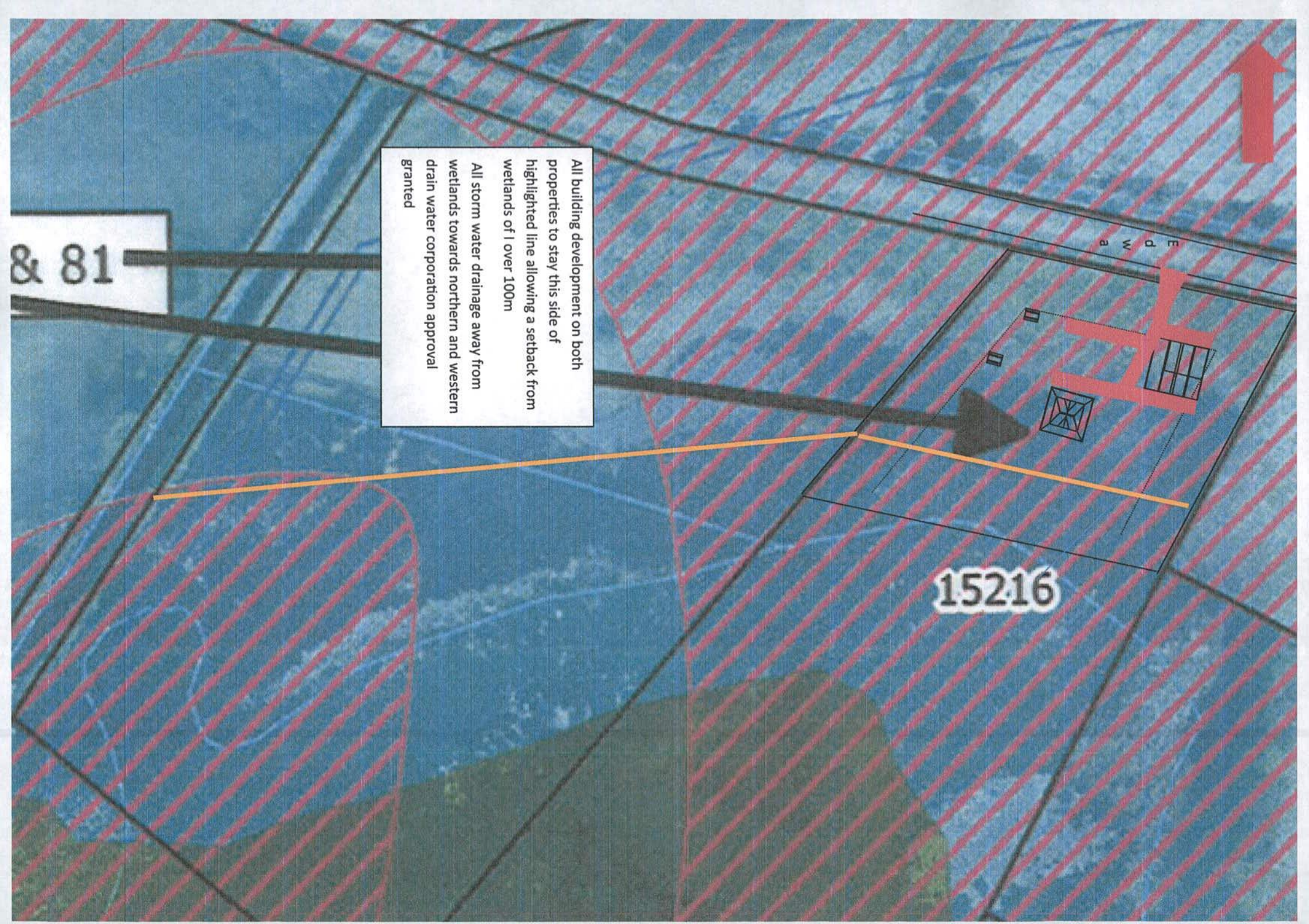
E  
D  
W  
A



15216

All building development on both properties to stay this side of highlighted line allowing a setback from wetlands of 1 over 100m  
All storm water drainage away from wetlands towards northern and western drain water corporation approval granted

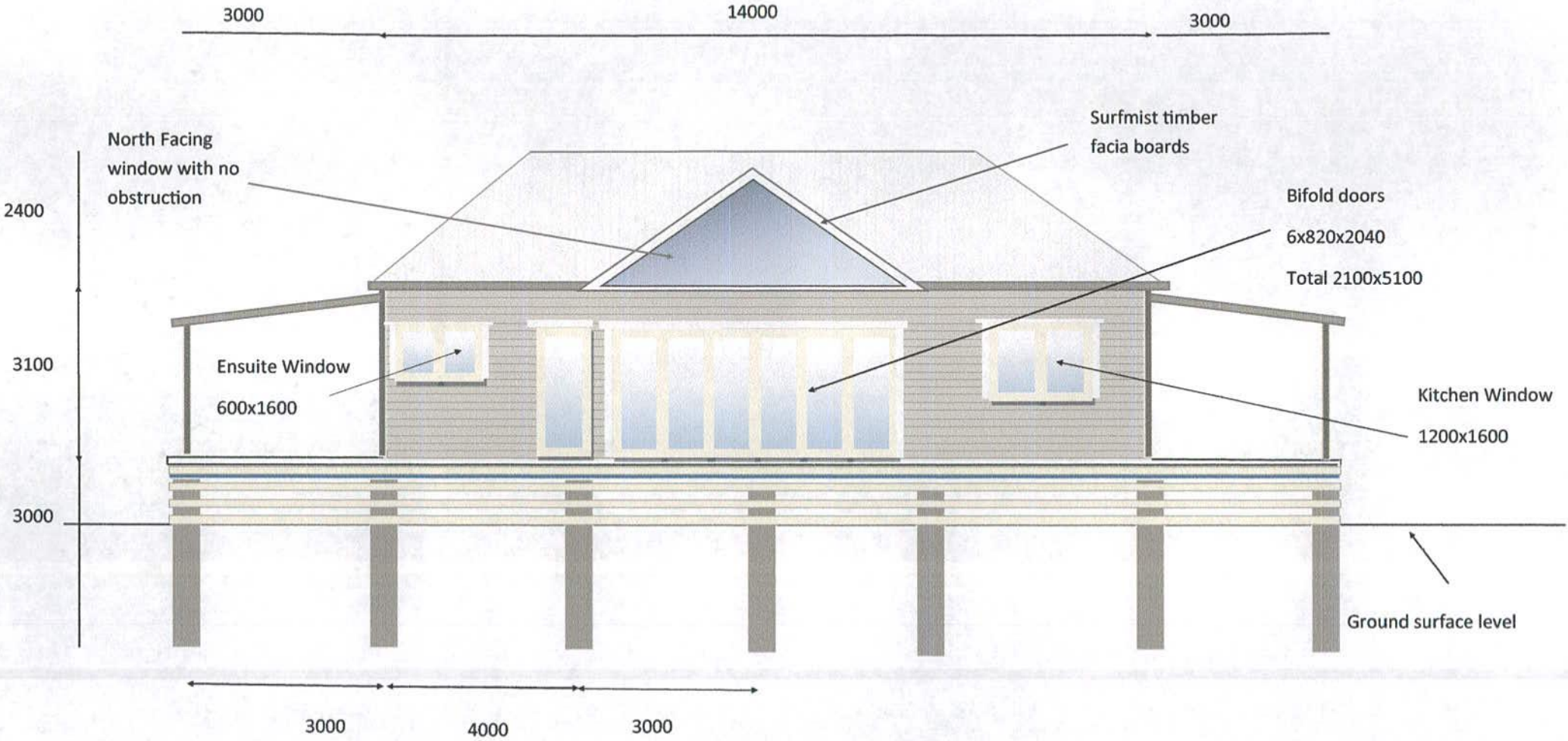
& 81





# South Elevation @s1

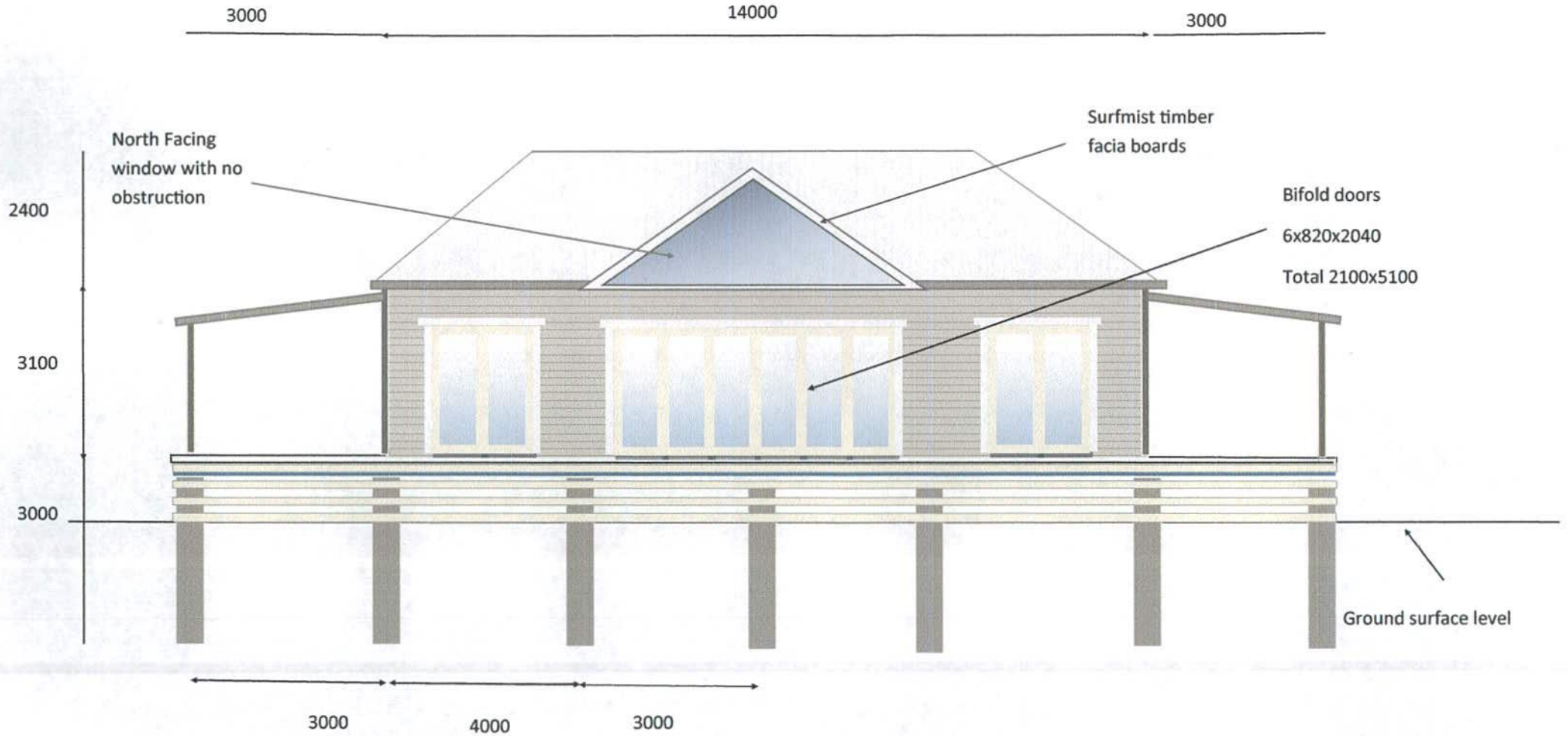
1:1000



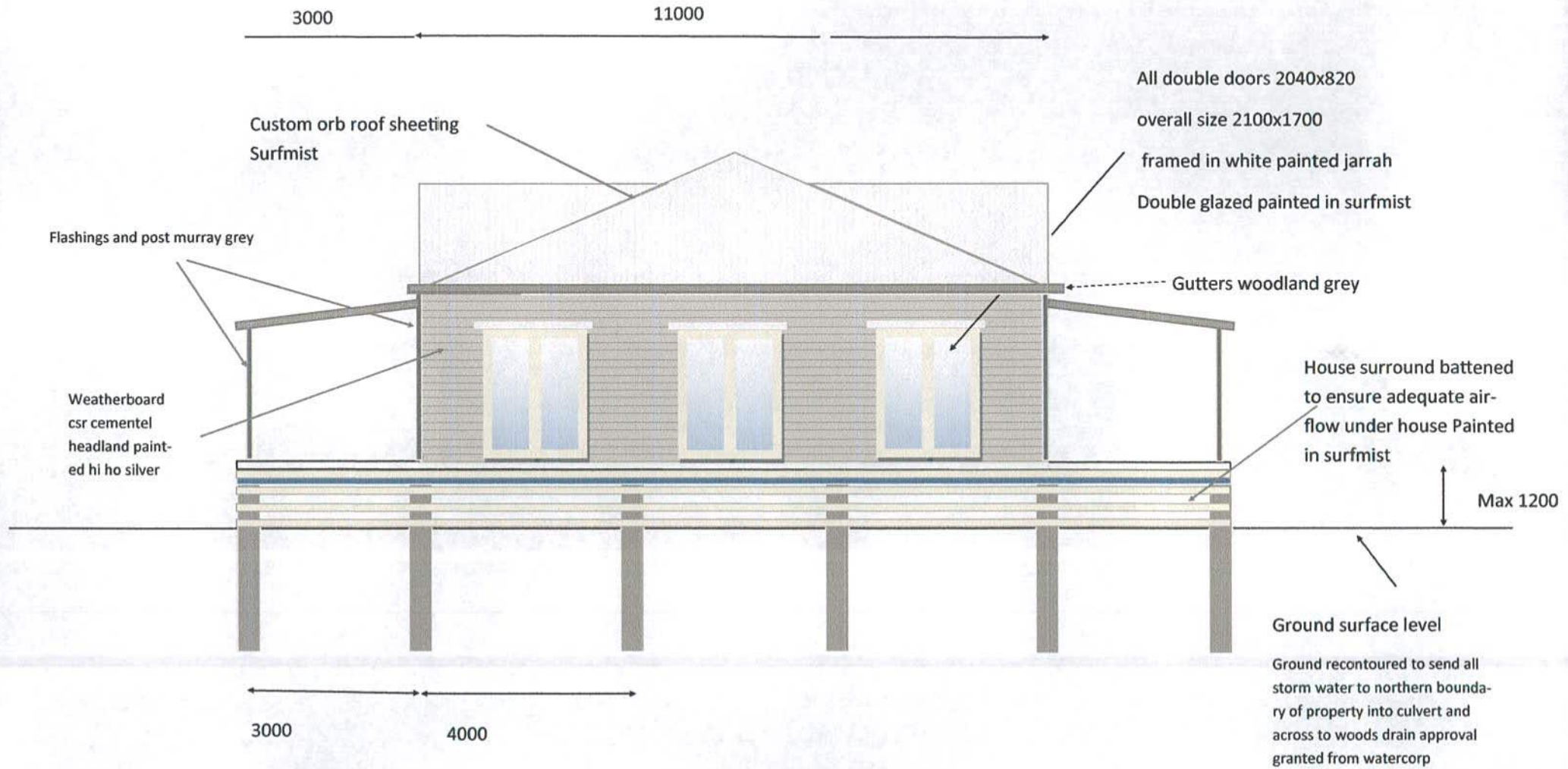


# North Elevation @N1

1:1000

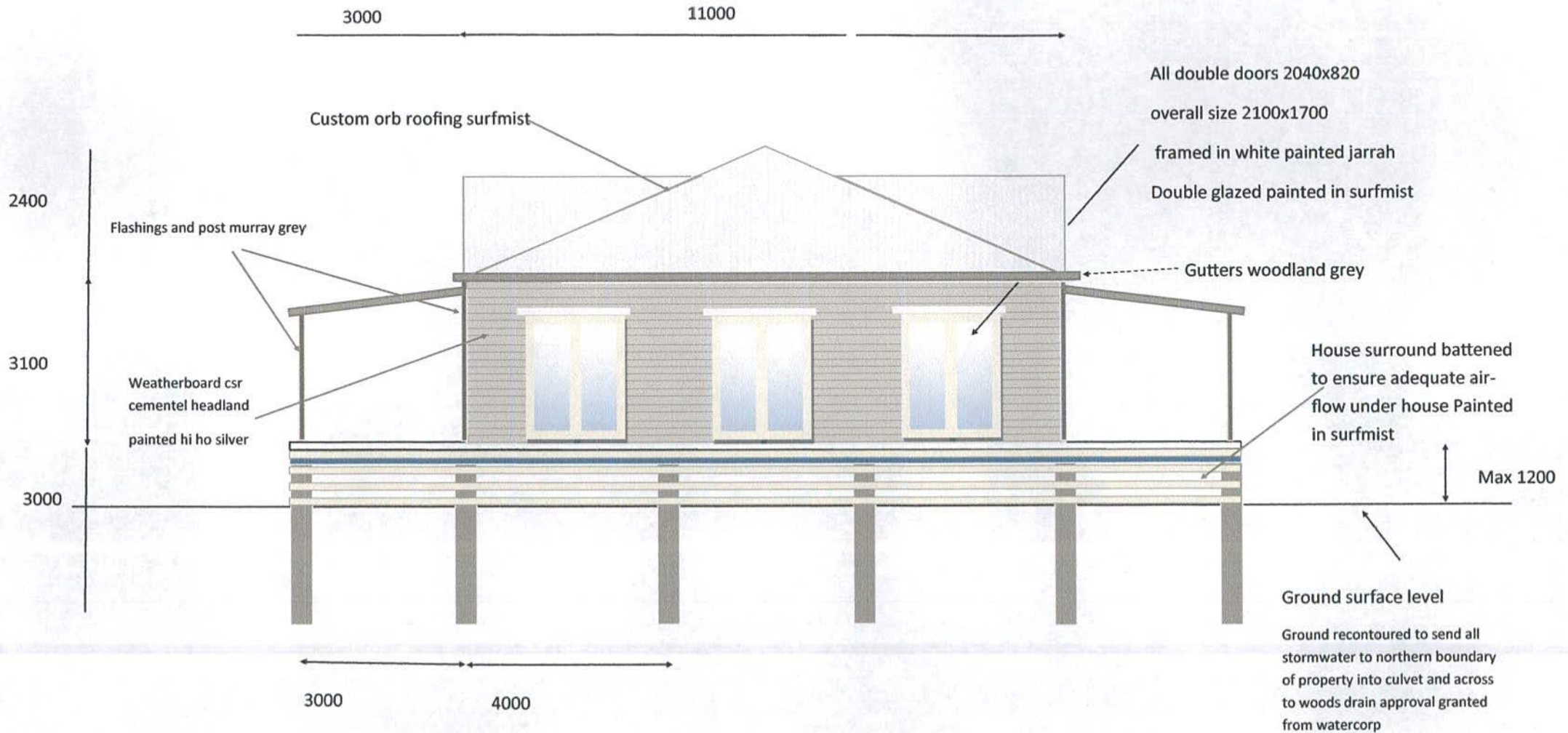


# East Elevation 1:1000 @E1





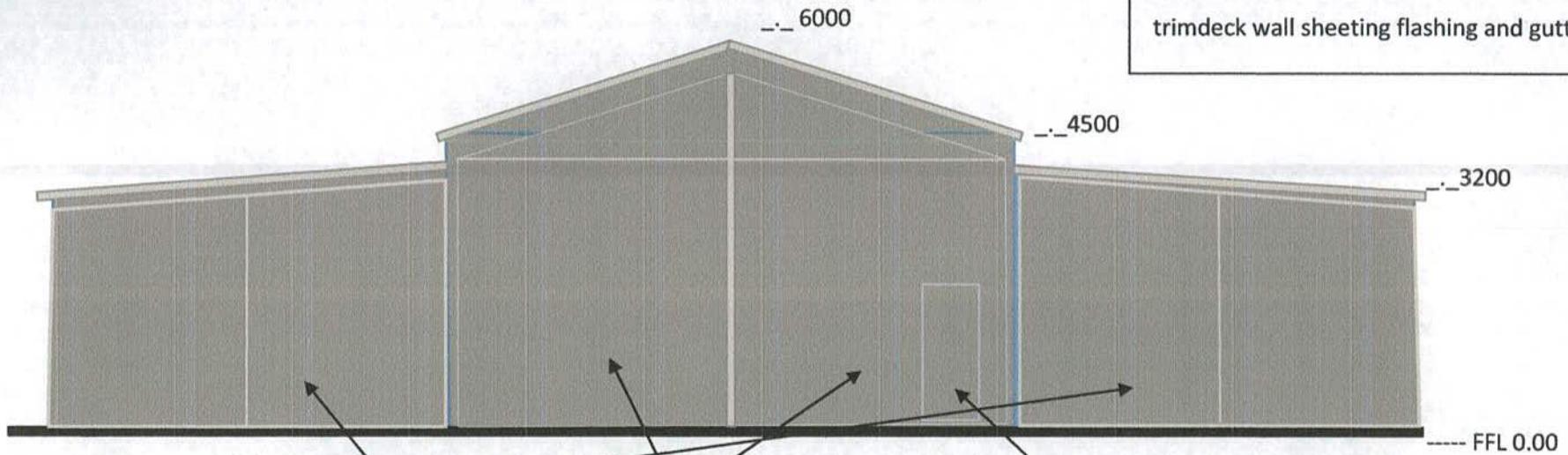
# West Elevation 1:1000 @W1





South Elevation

1:100



Colorbond woodland grey  
trimdeck wall sheeting flashing and gutters

Double Hinged lean-to  
doors 3500x3000

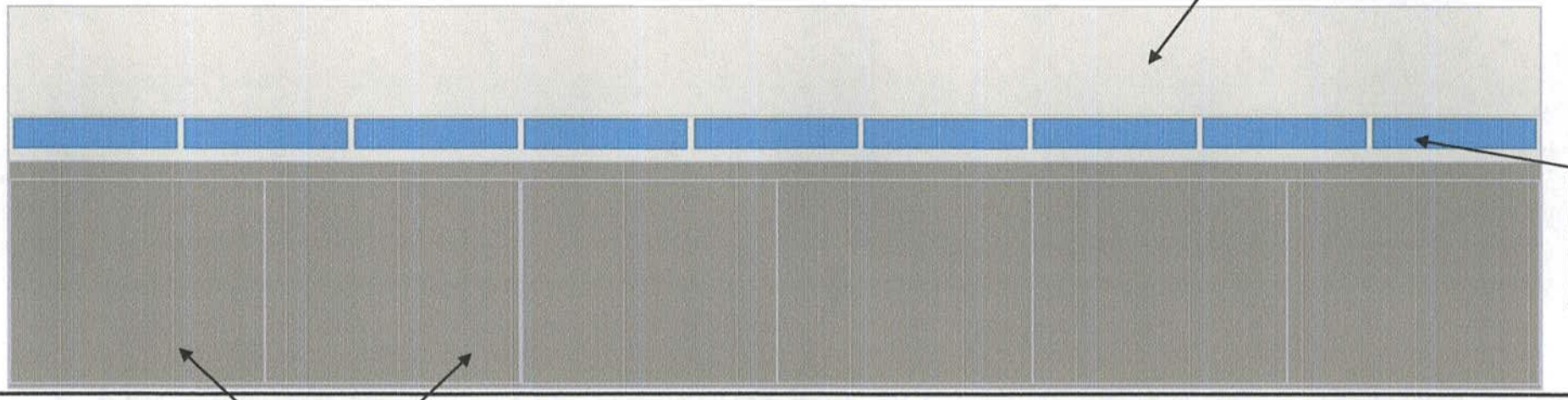
Hinged doors  
4500x4500

Steel Hinged Access Door 2100x820

Zincalume Trimdeck or custom orb  
roof sheeting

West Elevation

1:100



Opaque  
windows  
2400x500

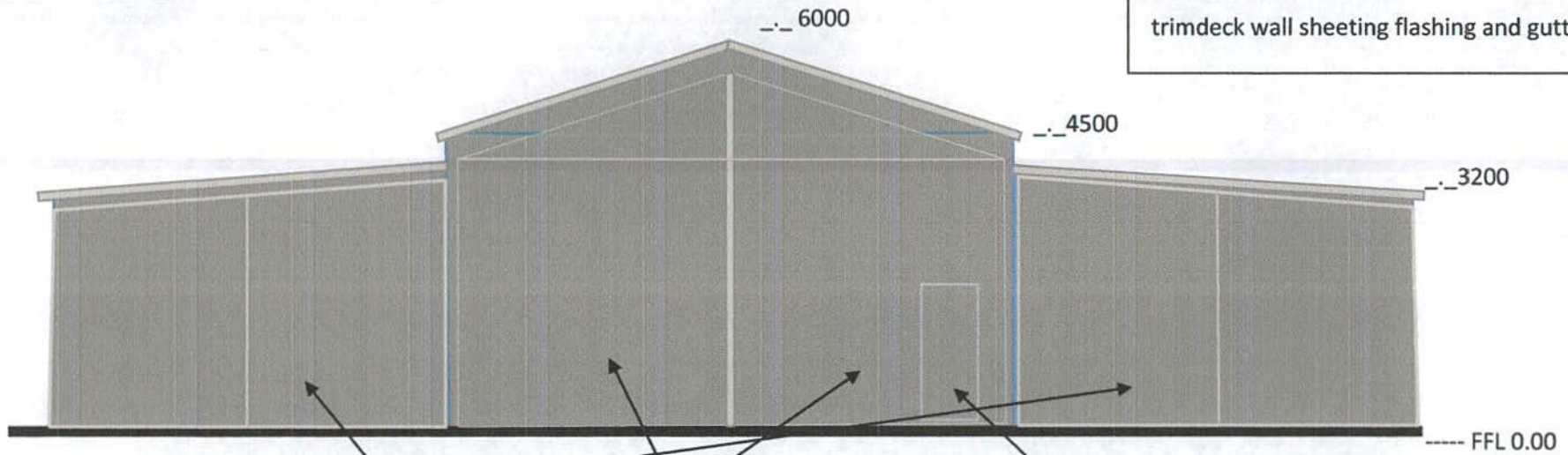
Sliding side doors  
3000x4000 trimdeck woodland grey



North Elevation

1:100

Colorbond woodland grey  
trimdeck wall sheeting flashing and gutters



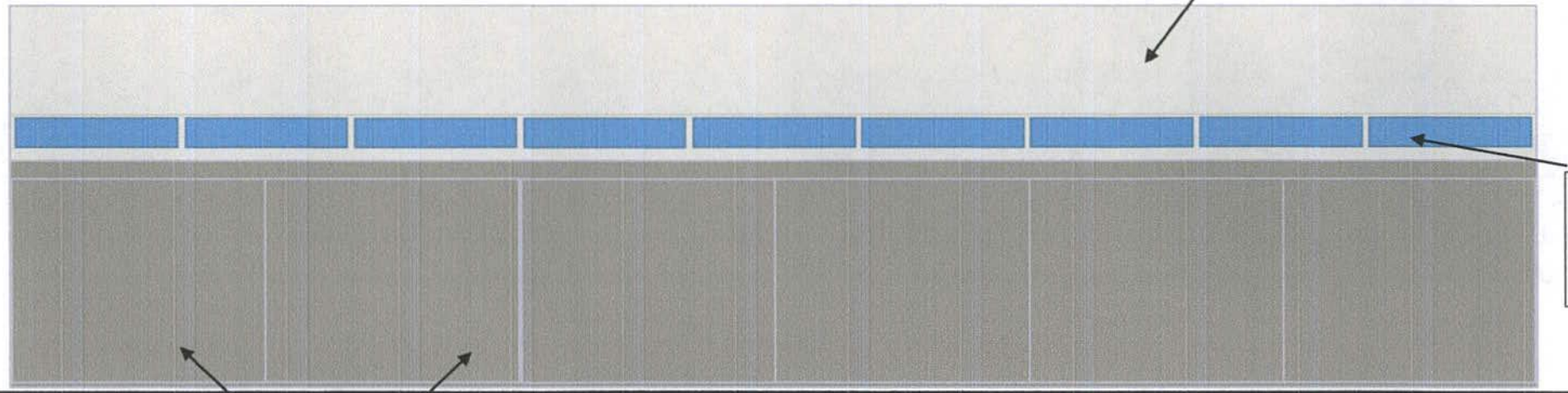
Double Hinged lean-to doors 3500x3000

Hinged doors 4500x4500

Steel Hinged Access Door 2100x820  
Zincalume Trimdeck or custom orb roof sheeting

East Elevation

1:100



Sliding side doors 3000x4000 trimdeck woodland grey

Opaque windows 2400x500





Stuart Saggars &lt;stUARTSAGGERS@gmail.com&gt;

**storm water stuart saggars lot 72 and 81 Edwards rd stirling estate****Clive Piggott** <Clive.Piggott@watercorporation.com.au>  
To: "stUARTSAGGERS@gmail.com" <stUARTSAGGERS@gmail.com>

Wed, Jun 24, 2015 at 10:05 AM

Hi Stuart

The Corporation has no objections to you connecting to the North Drain for your storm water but you need to aware that because of the low contours it may back flow during peak flows. It appears as though you may be creating a drain that crosses lot boundaries therefore you may need to get approval from the local shire.

The Corporation has no objection to you accessing the Woods Drain that run on the north side of Edwards Rd, but as it crosses a gazetted road reserve you will need to obtain approval from the local shire as well as gaining written acceptance form the shire that they will accept ownership of the drain and culvert under the road.

Regards

Clive

Clive Piggott

Team Leader Drainage

Leeuwin District

South West Region

Clive.Piggott@watercorporation.com.au

Water Corporation

T: (08) 9781 1507, F: 9752 3772, M: 0418 911 839

306 Queen Elizabeth Avenue

PO Box 1204 Busselton

WA, Busselton, 6280

**From:** Stuart Saggars [mailto:stUARTSAGGERS@gmail.com]**Sent:** Thursday, 18 June 2015 4:35 PM**To:** David Fergusson**Subject:** storm water stuart saggars lot 72 and 81 Edwards rd stirling estate





**Proposed Lot 72 Edwards rd Stirling Estate**

**Shed to contain**

- Water storage tanks and sewage treatment plant
- Power plant, solar panels battery bank and backup generator
- Carport

**Stables to be converted rail carriages yet to be drawn**

- setback 20m/40m from front boundary and 20m from west boundary