



Form for the referral of a proposal to the Environmental Protection Authority under Section 38 of the Environmental Protection Act 1986

Referrer information

Who is referring this proposal?		<u>Proponent</u>	
URBNSURF (Perth) Pty Ltd			
Name (print)		Signature <i>Andrew Ross</i>	
Andrew Ross			
Position	Executive Chairman	Organisation	URBNSURF (Perth) Pty Ltd
Email	info@waveparkgroup.com		
Address	PO Box 910		
	South Fremantle	WA	6162
Date	2 /1/ 2018		
Does the referrer request that the EPA treat any part of the proposal information in the referral as confidential? <i>Provide confidential information in a separate attachment.</i>			No
Referral declaration for organisations, proponents and decision-making authorities:			
I, <u>Andrew Ross</u> , (<i>full name</i>) declare that I am authorised to refer this proposal on behalf of <u>URBNSURF (Perth) Pty Ltd</u> and further declare that the information contained in this form is true and not misleading.			

Part A: Proponent and proposal description	
Proponent information	
Name of the proponent/s (including Trading Name if relevant)	URBNSURF (Perth) Pty Ltd
Australian Business Number(s)	47 615 307 572
Contact for the proposal (if different from the referrer) <i>Please include: name; physical address; phone; and email</i>	Ben McCarthy Senior Project Manager URBNSURF (Perth) Pty Ltd PO Box 910, South Fremantle WA 6162 Ph. 63231116 info@waveparkgroup.com
Does the proponent have the legal access required for the implementation of all aspects of the proposal?	Yes
<i>If yes, provide details of legal access authorisations / agreements / tenure.</i> <i>If no, what authorisations / agreements / tenure is required and from whom?</i>	A conditional long-term ground lease with City of Melville – freehold owner of Lot 39 and vested managing authority for Lot 9789 (subject to Department of Lands, Planning & Heritage approval).
Proposal type	
What type of proposal is being referred?	significant – new proposal
For a change to an approved proposal please state the Ministerial Statement number/s (MS No./s) of the approved proposal	significant – change to approved proposal (MS No./s: _____)
For a derived proposal please state the Ministerial Statement number (MS No.) of the associated strategic proposal	proposal under an assessed planning scheme
	strategic
	derived (Strategic MS No.: _____)
For a significant proposal: <ul style="list-style-type: none"> Why do you consider the proposal may have a significant effect on the environment and warrant referral to the EPA? 	The project is being referred given the local community interest in the project. The Environmental Assessment Report provided concludes there are no significant effects on the environment.
For a proposal under an assessed planning scheme, provide the following details: <ul style="list-style-type: none"> Scheme name and number For the Responsible Authority: <ul style="list-style-type: none"> What new environmental issues are raised by the proposal that were not assessed during the assessment of the planning scheme? How does the proposal not comply with the assessed scheme and/or the environmental conditions in the assessed planning scheme? 	NA.

Proposal description	
Title of the proposal	Tompkins Park Wave Park Project
Name of the Local Government Authority in which the proposal is located.	City of Melville
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.	596 Canning Highway, Alfred Cove, 6154 Portions of Lot 39 (owned in freehold by the City, volume/folio 1185/584) and Lot 9789 (Crown Land with a Management Order in favour of the City, volume/folio LR-3141/868). Nearest road intersection: Coverley Street and Canning Highway, Alfred Cove.
Proposal description – including the key characteristics of the proposal <i>Provide as an attachment to the form</i>	URBNSURF (Perth) Pty Ltd proposes to construct and operate a surf sports, recreation and leisure facility at the western end of Tompkins Park in Alfred Cove Please see the attached supplementary Environmental Assessment Report attached.
Have you provided electronic spatial data, maps and figure in the appropriate format? <i>Refer to instructions at the front of the form</i>	Yes
What is the current land use on the property, and the extent (area in hectares) of the property?	Active recreation. Extent of development area approximately 45,430 square metres.
Have you had pre-referral discussions with EPA Services at DWER? If so, quote the reference number and/or the DWER contact.	Yes. DWER contact: Cara Bourne (regarding water requirements). DBCA contact: Glen Mcleod-Thorpe
Part B: Environmental impacts	
Environmental factors	
What are the likely significant environmental factors for this proposal?	No significant impacts are expected, however, the following relevant site-specific factors have been considered: <ul style="list-style-type: none"> • Marine Environmental Quality • Marine Fauna • Flora and Vegetation • Terrestrial Environmental Quality • Terrestrial Fauna • Hydrological Processes • Inland Waters Environmental Quality • Social Surroundings

For **each** of the environmental factors identified above, complete the following table, or provide the information in a supplementary report

Potential environmental impacts		
1	EPA Factor	Please refer to the attached Environmental Assessment Report (PGV Environmental, December 2017).
2	EPA policy and guidance – What have you considered and how have you applied them in relation to this factor?	Please refer to the attached Environmental Assessment Report (PGV Environmental, December 2017).
3	Consultation –Outline the outcomes of consultation in relation to the potential environmental impacts	Please refer to the attached Environmental Assessment Report (PGV Environmental, December 2017).
4	Receiving environment – Describe the current condition of the receiving environment in relation to this factor.	Please refer to the attached Environmental Assessment Report (PGV Environmental, December 2017).
5	Proposal activities – Describe the proposal activities that have the potential to impact the environment	Please refer to the attached Environmental Assessment Report (PGV Environmental, December 2017).
6	Mitigation – Describe the measures proposed to manage and mitigate the potential environmental impacts.	Please refer to the attached Environmental Assessment Report (PGV Environmental, December 2017).
7	Impacts – Assess the impacts of the proposal and review the residual impacts against the EPA objective.	Please refer to the attached Environmental Assessment Report (PGV Environmental, December 2017).
8	Assumptions – Describe any assumptions critical to your assessment e.g. particular mitigation measures or regulatory conditions.	Please refer to the attached Environmental Assessment Report (PGV Environmental, December 2017).

Part C: Other approvals and regulation

State and Local Government approvals

Is rezoning of any land required before the proposal can be implemented? If yes, please provide details.	No		
If this proposal has been referred by a decision-making authority, what approval(s) are required from you?			
Proposal activities	Land tenure/access	Type of approval	Legislation regulating the activity
e.g. clearing, dewatering, mining, processing, dredging,	e.g. Crown land – LA Act, Min Act, CALM Act specify type	e.g. Native Vegetation Clearing Permit, licence, mining proposal	e.g. <i>EP Act 1986</i> – Part V, <i>RiWI Act 1914</i> , <i>Mining Act 1979</i>
Site Works	Ground lease	DWER Accredited Auditor endorsed ASS and Soil Management Plan (provided with a forthcoming Development Application)	<i>Contaminated Sites Act 2003 (DWER)</i>
Foreshore and wetland rehabilitation	Ground lease	Foreshore Rehabilitation Plan	<i>Swan Canning River Management Act 2006 (DBCA)</i>
Geotechnical and environmental testing	Ground lease	Form 7 Permit	<i>Swan Canning River Management Act 2006 (DBCA)</i>

Water abstraction and use	Ground lease	Groundwater abstraction and well construction licence	<i>Right in Water Irrigation Act 1914 (DWER)</i>
Water Management	Ground lease	Integrated Water Management Plan (provided with a future Development Application)	<i>Planning and Development Act 2005 and State Planning Policy 2.9 – Water Resources and Environmental Protection (Unauthorised Discharge) Regulations 2004</i>
Construction and operational noise	Ground lease	Acoustic Assessment and Noise Management Plans provided with a future Development Application (for construction and operational management)	<i>Planning and Development Act 2005 (WAPC) and Environmental Protection (Noise) Regulations 2007 (DWER)</i>
Built amenities	Ground lease	Development Application and subsequent phases of approval	<i>Planning and Development Act 2005 (WAPC) and various City of Melville Local Planning Policies</i>

Commonwealth Government approvals	
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)?	No
Has the proposed action been referred? If yes, when was it referred and what is the reference number (EPBC No.)?	No
If referred, has a decision been made on whether the proposed action is a controlled action? If 'yes', check the appropriate box and provide the decision in an attachment.	No
Do you request that this proposal be assessed under the bilateral agreement or as an accredited assessment?	No
Is approval required from other Commonwealth Government/s for any part of the proposal? <i>If yes, describe.</i>	No