

**In the matter of:** an application for review which the Minister for Planning has called-in and decided to determine

**Pursuant to:** the *Planning and Development Act 2005*, sections 246 and 247

**Formerly:** State Administrative Tribunal proceeding DR 63 of 2022

**Applicant:** B & J Catalano Pty Ltd

**Respondent:** Shire of Harvey

**Relating to:** a proposed extractive industry Lot 7 Runnymede Road, Wellesley

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## SHIRE OF HARVEY SUBMISSIONS AS TO EPA KSIA PROPOSAL AMENDMENT NOTICE

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### Introduction

1. These submissions respond to the Minister's request dated 20 October 2025 that the parties make submissions on the EPA's Notice of 5 September 2025 concerning the amendment to the Kemerton Strategic Industrial Area Strategic Proposal (**EPA KSIA Proposal Amendment Notice**).
2. In order to understand any relevance of the EPA KSIA Proposal Amendment Notice, it is necessary first to understand:
  - (a) any relevance of the Kemerton Strategic Industrial Area Strategic Proposal (**KSIA Strategic Proposal**); and
  - (b) any relevance of the fact that the EPA is assessing the KSIA Strategic Proposal.

### Any relevance of the KSIA

3. The following information was published by the EPA on 9 November 2021 on the internet link: <https://consultation.epa.wa.gov.au/seven-day-comment-on-referrals/kemerton-strategic/>: **Attachment A**. Key passages include:

#### Overview

DevelopmentWA is seeking to develop the Kemerton Strategic Industrial Area (KSIA) for the purpose of industrial and infrastructure development as a strategic proposal. The KSIA is located within the Shire of Harvey, 17 kilometres north of Bunbury.

The KSIA key characteristics are:

- Development of the Kemerton Strategic industry Zone (Industry Core) which is approximately 2,024 hectares (ha).
- There is an approximate 50-year time period for development.
- Ultimate land use proposed is to be heavy industrial, with other land uses such as raw materials extraction, plantations, or other rural activities to be undertaken in the interim.
- Protection of the Kemerton Industry Buffer Zone (approximately 5,200 ha) is proposed, with the majority to be managed by the Department of Biodiversity, Conservation and Attractions in the future. Some of the Buffer Zone may remain in private ownership.

A range of land uses and landowners currently exists within the KSIA. Some current land uses will continue, with the potential for the following future activities:

- basic raw materials extraction/mining
- noxious/heavy industry
- light and general industry
- renewable energy developments
- infrastructure
- telecommunications
- agriculture/forestry
- conservation.

This information related to whether the EPA would undertake environmental input assessment.

4. By decision published 22 November 2021, the EPA decided to undertake a Public Environmental Review: <https://www.epa.wa.gov.au/proposals/kemerton-strategic-industrial-area-ksia>: See **Attachment B**.
5. The 'Proposal Content Document' accessible at that link is not a 2021 document but a 2024 document. **Attachment C**.

Nevertheless it is not the same as the recently-amended version that is the subject of the Minister's concern: see later in this submission. Key passages of the short Attachment C document are:

'The Proponent [DevelopmentWA] is seeking to develop the Kemerton Strategic Industrial Area (KSIA) for the purpose of industrial and infrastructure development as a Strategic Proposal.

... the KSIA is approximately 7,510 ha in size, consisting of an Industry Core ('Core' 2,012 ha in size), and

a surrounding Buffer (5,498 ha in size).

A range of land uses, and landowners currently exist within the KSIA.

Some current land uses will continue, with the potential for future activities including but not limited to:

- Basic raw materials extraction (sand)
- Noxious/heavy industry
- Light and general industry
- Renewable energy developments - Infrastructure
- Telecommunications
- Conservation

The Strategic Proposal is to develop the Core over an approximate 50-year time period while providing protection for the Buffer, the majority of which is likely to be managed by the Department of Biodiversity, Conservation and Attractions in the future.

Table 2: Proposal content elements

| Proposal elements                | Location / description                             | Maximum extent, capacity or range   |
|----------------------------------|--|---|
| <b>Physical elements</b>         |  |   |
| Land development within the Core | Core (Figure 1)                                    | Clearing of no more than 920 ha within the 2,012 ha Core to facilitate future industrial development.   |
| Infrastructure within the Buffer | Buffer (Figure 1)                                  | Clearing of no more than 530 ha of native vegetation within the 5,498 ha Buffer to facilitate installation/upgrades of infrastructure servicing the Core, limited basic raw materials extraction (sand) for fill requirements in the Core, and implementation of conservation activities. |
| <b>Construction elements</b>     |  |   |
| Clearing of native vegetation    | Within the KSIA Strategic Proposal Area (Figure 1) | A total native vegetation clearing maximum of up to 1,450 ha is proposed within the KSIA Strategic Proposal Area for ongoing construction of industrial facilities and associated infrastructure.   |

6. It is somewhat unclear to what extent the KSIA Strategic Proposal in its Attachment C version was proposing anything on privately-owned land. Set out below are competing considerations:

| Arguments for saying that KSIA Strategic Proposal is seeking environmental clearance for activities on private land including in the 'Buffer'   | Arguments for saying the KSM Strategic Proposal is <u>not</u> seeking environmental clearance for activities on private land at least in relation to the 'Buffer'   |
|---|---|
| <ul style="list-style-type: none"> <li>• "A range of land uses, <i>and landowners</i> currently exist. Some current land uses will continue, with the potential for further activities ...".</li> <li>• Table 2 p. 1 refers to some clearing in the Buffer. Proposes:                             <ul style="list-style-type: none"> <li>• to facilitate installation/upgrades of infrastructure servicing the Core; and</li> </ul> </li> </ul> | <ul style="list-style-type: none"> <li>• "the <i>Proponent</i> is seeking to develop ...". No evidence of private landowners being co-proponents.</li> <li>• <i>Development</i> is only of the Core whilst so far as the Buffer is concerned, the Proposal refers to its <i>protection</i> – see "<i>Short Description</i>".</li> </ul> |

|  |  |
|--|--|
| <ul style="list-style-type: none"> <li>• <u>limited</u> basic raw materials extraction (sand) <u>for fill requirements in the Core.</u></li> </ul> |  |
|--|--|

7. The land the subject of this called-in review proceeding is private land.
8. The advice from the Department of Water and Environmental Regulation (Section 24 Bundle pp. 167 – 176) does not refer to a pending Environment Impact Assessment No. 2317 as a reason to suspend consideration of the development approval application, as would be expected if the applicant's proposed extractive industry came within the scope of the KSIA Strategic Proposal: see s. 41 of the *Environmental Protection Act 1986*.
9. Nothing in the Statement of the applicant's planner SG Allering dated 18 July 2022 suggests that the extractive industry is covered as an activity for which environmental clearance is sought via the KSIA Strategic Proposal.
10. The applicant relies not on '*limited ... [sand] extraction for fill requirements in the [KSIA's] Core*', but rather, on supplying sand for regional supply requirements: see eg, Allering para 56 Table 3 factors (c), (e), (n), (x) (including especially the Bunbury Outer Ring Road); see also para 57(d) and (e).

#### **Any relevance of the fact that the EPA is assessing the KSIA Strategic Proposal**

11. The process would culminate in the Environment Minister deciding (having regard to the EPA environmental assessment) whether to clear other decisional authorities to approve the implementation of the proposal – and if so on what conditions: EP Act s. 45. This would be by way of a Ministerial Statement.

#### **Effect of the EPA KSIA Proposal Amendment Notice**

12. The EPA KSIA Proposal Amendment Notice **Attachment D** refers to the 'the proposal area' as a whole being reduced from 7,510ha to 4,774ha to exclude 'existing or privately previously approved projects and protected land'.
13. However, the amended Proposal Content Document continues to refer to the KSIA as 7,510ha in area.
14. The map forming part of the amended Proposal Content Document refers to 'Exclusions'. It colours the Strategic Proposal Area in light blue, and identifies internal exclusions in three categories:
  - Existing Environmental Approvals;
  - Existing Environmental offsets; and
  - Private Landholdings.
15. The review site is of course in the category of Private Landholdings. **Attachment E** is a copy of the amended Proposal Content Document's map superimposing the delineation of the review site.

## Discussion

16. Having regard to the table at paragraph 6, and paragraphs 7 – 9 above, sand extraction from the subject site never was part of the KSIA Proposal.
17. If what was being assessed by the EPA was a land use planning document intended to form part of the planning framework, which would indicate the opportunities and constraints for public land and private land alike, but without constituting an intent by any landholder to actually go ahead with such a use, then the relevant instrument would have been a planning scheme or a planning scheme amendment submitted for environmental assessment under the *Environmental Protection Act Part IV Division 3*. The KSIA Proposal is not such a planning scheme. The planning scheme provisions that do apply, have already been addressed in evidence to date.
18. If sand mining on the review site never was part of the KSIA Proposal, then the amendment of the KSIA Proposal, and the EPA KSIA Proposal Amendment Notice, have no *direct* impact on the approval or refusal of sand mining on the review site.
19. However, the Shire submits that the EPA KSIA Proposal Amendment Notice indirectly supports the refusal of the application the subject of the review proceedings, in two ways.
20. Firstly, the enormous reduction in intended clearing from 1450ha to 659ha, reflects a contemporary normative recognition that the vegetation of the area is of great environmental value and should be preserved unless clearing is not reasonably avoidable. Further detail is contained in the dot-points on p. 2 of the EPA KSIA Proposal Amendment Notice, including reference to significant reductions to impacts on banksia woodlands and cockatoo habitats. The application runs against the prevailing normative presumption of preservation of vegetation in this immediate region.
21. Secondly, Development WA's abandonment of any intention to extract sand within the Buffer for fill requirements in the Core, *controverts the applicant's arguments here that* there is such a vital strategic need for sand in the region, that the community can ill afford the upholding of a refusal of the extraction proposal.



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PL Wittkuhn  
Partner  
McLeods Lawyers  
Solicitors for the Respondent

## Attachment A





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Environmental  
Protection  
Authority

### Seven-day comment on new referral

## Kemerton Strategic Industrial Area (KSIA)

### Overview

DevelopmentWA is seeking to develop the Kemerton Strategic Industrial Area (KSIA) for the purpose of industrial and infrastructure development as a strategic proposal. The KSIA is located within the Shire of Harvey, 17 kilometres north of Bunbury.

The KSIA key characteristics are:

- Development of the Kemerton Strategic industry Zone (Industry Core) which is approximately 2,024 hectares (ha).
- There is an approximate 50-year time period for development.
- Ultimate land use proposed is to be heavy industrial, with other land uses such as raw materials extraction, plantations, or other rural activities to be undertaken in the interim.
- Protection of the Kemerton Industry Buffer Zone (approximately 5,200 ha) is proposed, with the majority to be managed by the Department of Biodiversity, Conservation and Attractions in the future. Some of the Buffer Zone may remain in private ownership.

A range of land uses and landowners currently exists within the KSIA. Some current land uses will continue, with the potential for the following future activities:

- basic raw materials extraction/mining
- noxious/heavy industry
- light and general industry
- renewable energy developments
- infrastructure
- telecommunications
- agriculture/forestry
- conservation.

### Why your views matter

At this initial stage of the EIA process, comment is simply sought on whether or not the EPA should assess a proposal and, if so, what level of assessment is considered appropriate.

### What happens next

Following the seven day public comment period and consideration of any comments received, the EPA will decide whether or not this proposal requires environmental impact assessment and, if so, what level of assessment will be applied.

The EPA's decisions on level of assessment are released each Monday on the EPA's website.

### Related

[View the referral information on the EPA website \(under 1. Referral\)](#)

## Attachment B

**Project**

**Proponent:** [Western Australian Land Authority \(trading as DevelopmentWA\)](#)

**Proposal description:**

DevelopmentWA is seeking to develop the Kemerton Strategic Industrial Area (KSIA) for the purpose of industrial and infrastructure development as a strategic proposal. The KSIA is located within the Shire of Harvey, 17 kilometres north of Bunbury.

The KSIA key characteristics are:

- Development of the Kemerton Strategic industry Zone (Industry Core) which is approximately 2,024 hectares (ha).
- There is an approximate 50-year time period for development.
- Ultimate land use proposed is to be heavy industrial, with other land uses such as raw materials extraction, plantations, or other rural activities to be undertaken in the interim.
- Protection of the Kemerton Industry Buffer Zone (approximately 5,200 ha) is proposed, with the majority to be managed by the Department of Biodiversity, Conservation and Attractions in the future. Some of the Buffer Zone may remain in private ownership.

A range of land uses and landowners currently exists within the KSIA. Some current land uses will continue, with the potential for the following future activities:

- basic raw materials extraction/mining
- noxious/heavy industry
- light and general industry
- renewable energy developments
- infrastructure
- telecommunications
- agriculture/forestry
- conservation.

**Proposal Content Document:** [KSIA Strategic Assessment PCD 23 Jan 24.pdf](#)

**Assessment Number:** 2317

**Region:** [South West](#)

**Referred under EP Act:** s38

**Industry sector:** [Industrial](#)

**Last updated:** September 5, 2025

**Current Status:** Environmental Scoping Document approved

STAGE 1   STAGE 2   **STAGE 3**   STAGE 4   STAGE 5

### 1. Referral


**2. Decision on whether to assess this proposal**


**Chair's Determination:** Assess - Public Environmental Review

**Extract of determination:** [Kemerton Strategic Industrial Area](#)

**Preliminary Environmental Factors:**

[Social Surroundings](#), [Flora and Vegetation](#), [Subterranean Fauna](#), [Terrestrial Environmental Quality](#), [Terrestrial Fauna](#), [Inland Waters](#)


 **SEARCH PROPOSALS**  
FIND A PROPOSAL REFERRED TO THE EPA

 **SEARCH SCHEMES**  
FIND A SCHEME OR SCHEME AMENDMENT

 **MINISTERIAL STATEMENTS**  
FIND A MINISTERIAL STATEMENT

 **EPA REPORTS**  
FIND EPA ASSESSMENT REPORTS

 **ASSESSMENT PROCESS**  
STEP-BY-STEP PROPOSAL ASSESSMENT PROCESS

 **CONTACT US**  
HOW TO CONTACT THE EPA

## Attachment C

## Proposal Content Document



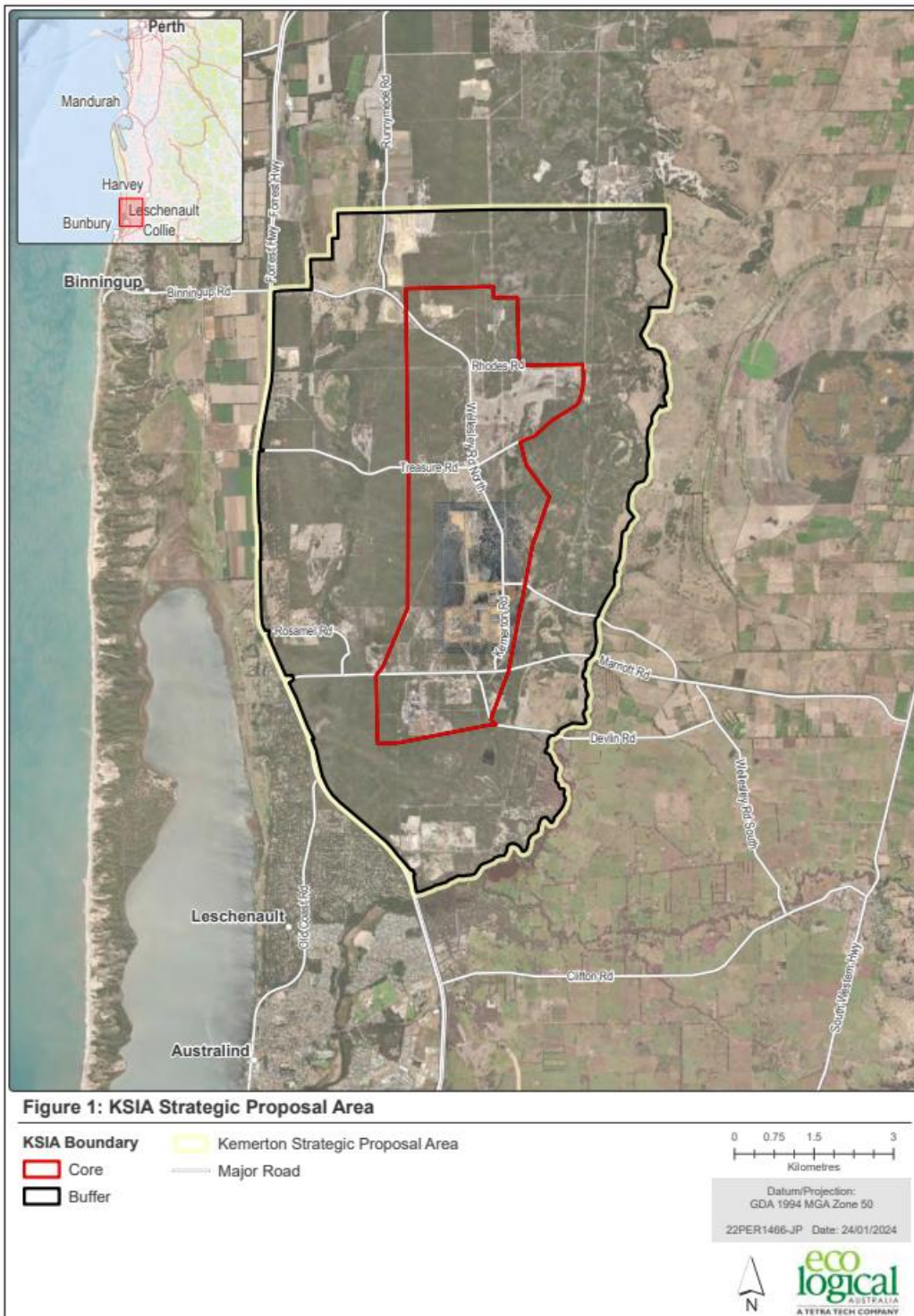
Table 1: General proposal content description

|                          |  |
|--------------------------|--|
| <b>Proposal title</b>    | <b>Kemerton Strategic Industrial Area Strategic Proposal</b>   |
| <b>Proponent name</b>    | DevelopmentWA  |
| <b>Short description</b> | <p>The Proponent is seeking to develop the Kemerton Strategic Industrial Area (KSIA) for the purpose of industrial and infrastructure development as a Strategic Proposal. The KSIA is located within the Shire of Harvey, 17 km north of Bunbury in the southwest of Western Australia (Figure 1). Originally established in 1985, the KSIA is approximately 7,510 ha in size, consisting of an Industry Core ('Core' 2,012 ha in size), and a surrounding Buffer (5,498 ha in size).</p> <p>A range of land uses, and landowners currently exist within the KSIA. Some current land uses will continue, with the potential for future activities including but not limited to:</p> <ul style="list-style-type: none"> <li>- Basic raw materials extraction (sand)</li> <li>- Noxious/heavy industry</li> <li>- Light and general industry</li> <li>- Renewable energy developments</li> <li>- Infrastructure</li> <li>- Telecommunications</li> <li>- Conservation</li> </ul> <p>The Strategic Proposal is to develop the Core over an approximate 50-year time period while providing protection for the Buffer, the majority of which is likely to be managed by the Department of Biodiversity, Conservation and Attractions in the future.</p> |

Table 2: Proposal content elements

| <b>Proposal elements</b>         | <b>Location / description</b>                      | <b>Maximum extent, capacity or range</b>  |
|----------------------------------|--|---|
| <b>Physical elements</b>         |  |   |
| Land development within the Core | Core (Figure 1)                                    | Clearing of no more than 920 ha within the 2,012 ha Core to facilitate future industrial development.   |
| Infrastructure within the Buffer | Buffer (Figure 1)                                  | Clearing of no more than 530 ha of native vegetation within the 5,498 ha Buffer to facilitate installation/upgrades of infrastructure servicing the Core, limited basic raw materials extraction (sand) for fill requirements in the Core, and implementation of conservation activities. |
| <b>Construction elements</b>     |  |   |
| Clearing of native vegetation    | Within the KSIA Strategic Proposal Area (Figure 1) | A total native vegetation clearing maximum of up to 1,450 ha is proposed within the KSIA Strategic Proposal Area for ongoing construction of industrial facilities and associated infrastructure.   |

| <b>Operational elements</b>   |  |   |
|---|--|---|
| Dewatering/groundwater abstraction/dewater management                   | Within the KSIA Strategic Proposal Area (Figure 1) | The maximum extent of dewatering/groundwater abstraction required to support development within the Core will be determined as part of more detailed water management studies and planning. |
| Air emissions   | Within the KSIA Strategic Proposal Area (Figure 1) | Airshed analysis and air quality modeling will confirm the anticipated maximum extent of emissions and thresholds to be established, including for sulphur dioxide and nitrogen dioxide.    |
| Noise emissions   | Within the KSIA Strategic Proposal Area (Figure 1) | Noise emissions will be in accordance with the <i>Environmental Protection (Noise) Regulations 1997</i> and maximum thresholds will be determined during the assessment process.            |
| Waste discharges  | Within the KSIA Strategic Proposal Area (Figure 1) | Potential type of future wastes will be identified during the assessment process.   |
| <b>Rehabilitation</b>   |  |   |
| Rehabilitation for environmental offsetting purposes                    | Within the KSIA Strategic Proposal Area (Figure 1) | Rehabilitation potential will be identified as a means of offsetting significant residual environmental impacts where appropriate.  |
| <b>Commissioning</b>  |  |   |
| N/A   |  |   |
| <b>Decommissioning</b>  |  |   |
| N/A   |  |   |
| <b>Other elements which affect extent of effects on the environment</b> |  |   |
| Proposal time   | Maximum project life                               | There is an approximate 50-year time period proposed for development.   |
|   | Construction phase                                 | To be undertaken as per approved Derived Proposal timeline.   |
|   | Operations phase                                   |   |
|   | Decommissioning phase                              |   |



## Attachment D

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Environmental Protection Authority

**Environmental Protection Act 1986****Section 43A****NOTICE OF DECISION TO CONSENT TO AMEND A REFERRED PROPOSAL  
DURING ASSESSMENT****PERSON TO WHOM THIS NOTICE IS GIVEN**

- (a) Western Australia Land Authority (trading as DevelopmentWA)  
(ABN: 34868192835)  
Level 7, 5 Spring Street  
PERTH WA 6000

**PROPOSAL TO WHICH THIS NOTICE RELATES:**

Kemerton Strategic Industrial Area Strategic Proposal  
Assessment No. 2317

Pursuant to s. 43A of the *Environmental Protection Act 1986* (EP Act), the Environmental Protection Authority (EPA) gives approval to the assessment of the proposal being completed in respect of the proposal as amended in accordance with the proponent's request:

- Reducing the proposal area (from 7,510 hectares (ha) to 4,774 ha) to exclude existing or previously approved projects and protected lands, and the
  - addition of avoidance areas in the 'Core'
  - exclusion of sand extraction in the 'Buffer'
  - restriction of linear infrastructure to pre-existing corridors.
- Addition of a proposal element for the rehabilitation of temporarily cleared areas.
- Updating of the proposal description to refine future land uses under industrial and supporting infrastructure, including the removal of basic raw materials extraction (sand).
- Administrative change in wording for elements of the proposal content document to align with the Classes of Actions under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).
- Changes to the maximum extent capacity and/or range of the physical and construction elements associated with the proposal, including
  - reduction of clearing of native vegetation of 270 ha within the core conceptual footprint to facilitate future industrial development, 521 ha within the buffer conceptual footprint to facilitate installation/upgrades of infrastructure servicing developments in the core, and 791 ha for ongoing construction of industrial facilities and associated infrastructure.

Prime House, 8 Davidson Terrace Joondalup, Western Australia 6027  
Postal Address: Locked Bag 10, Joondalup DC, Western Australia 6919  
Telephone: (08) 6364 7000 | Facsimile: (08) 6364 7001 | Email: [info.epa@dwer.wa.gov.au](mailto:info.epa@dwer.wa.gov.au)  
[www.epa.wa.gov.au](http://www.epa.wa.gov.au)

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- o quantities of dewatering/groundwater abstraction/dewater management
- o relevant standards/thresholds for air and noise emissions
- o processing and infrastructure.

The amended proposal content document and figures are attached.

#### SUMMARY OF REASONS:

- The purpose of this amendment is to reduce the extent of clearing and to facilitate adequate offsets to counterbalance the significant residual impacts of future proposals/landuses within the Kemerton Strategic Industrial Area (KSIA) Strategic Proposal.
- This amendment results in a total reduction of proposed clearing of native vegetation by 1,582 ha which includes decreased impacts to:
  - o banksia woodlands of the Swan Coastal Plain threatened ecological community by 718 ha (from 1,045 ha to 327 ha).
  - o regionally significant vegetation associations Bassendean 1000 (by 632 ha) and Spearwood 6 (by 226 ha).
  - o *Drakaea elastica* (Endangered (EPBC Act), Threatened (*Biodiversity Conservation Act 2016* (BC Act))) by avoiding 154 individuals and *Drakaea micrantha* (Threatened (EPBC Act)) by avoiding 151 individuals.
  - o priority 4 and priority 3 flora species individuals through avoidance.
  - o threatened fauna habitat of Baudin's cockatoo, Carnaby's cockatoo, forest red-tailed black cockatoo, and western ringtail possum by 629 ha (from 1,587 ha to 958 ha).
- The amendment to the maximum extent for air emissions of future proposals/land uses are to meet the published ambient air quality assessment criteria (as per the National Environment Protection (Ambient Air Quality) Measure and/or Guideline: Air Emissions (DWER 2019)) at any sensitive receptors located outside of the KSIA Strategic Proposal boundary.
- The amendment to the maximum extent for noise emissions of future proposals/land uses are to meet the published *Environmental Protection (Noise) Regulations 1997*, with emissions not exceeding the maximum allowable outdoor noise threshold of 42 decibels at the KSIA Strategic Proposal boundary.
- Change in wording for elements is mostly administrative and the inclusion of rehabilitation of areas temporarily cleared enables early and progressive rehabilitation of cleared land.
- There are no new environmental factors likely to be significantly affected as a result of the amendments, and no additional EPA functions need to be performed to assess the amended proposal.

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- The amendment would not, if the proposal were already approved, be a significant amendment. In considering this, the effects of the amendment on its own, the effect of the amendment in the context of the existing referred proposal, cumulative and holistic impacts have been considered.
- The amended proposal will be substantially the same character as the existing referred proposal.

**EFFECT OF THIS NOTICE:**

1. The assessment of the proposal is to be completed in respect of the proposal as amended in accordance with the decision set out in this notice.
2. The proposal as amended in accordance with this notice is taken to have been referred to the EPA under s. 38 of the EP Act.

**RIGHTS OF APPEAL:**

There are no rights of appeal under the EP Act in respect of this decision.



**Darren Walsh**  
**Delegate of the Environmental Protection Authority**  
CHAIR

05 September 2025

Att: Amended proposal content document and figure showing the new approved proposal

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**Attachment 1- Amended proposal content document and figure showing the new approved proposal**

## Proposal Content Document



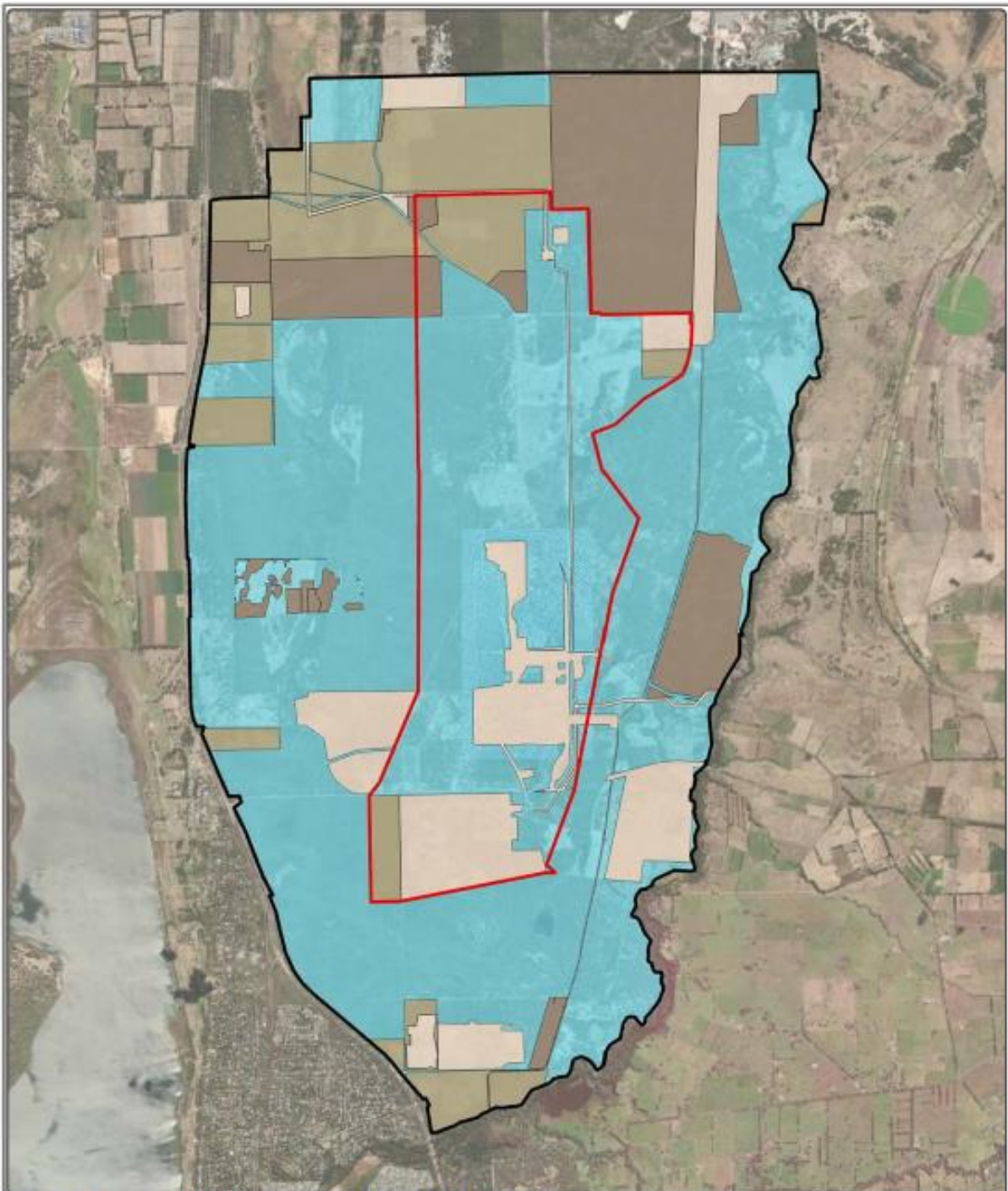
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**Table 2: Proposal content elements**

| <b>Proposal elements</b>  | <b>Location / description</b>                      | <b>Maximum extent, capacity or range</b>  |
|---|--|---|
| <b>Physical elements</b>  |  |   |
| Land development within the Core (Industrial and Supporting Infrastructure) | Core (Figure 1)                                    | Clearing of no more than 650 ha of native vegetation within the 2,012 ha Core to facilitate future industrial development.  |
| Infrastructure within the Buffer (Supporting Infrastructure)                | Buffer (Figure 1)                                  | Clearing of no more than 9 ha of native vegetation within the 5,498 ha Buffer to facilitate installation/upgrades of infrastructure servicing the Core.   |
| <b>Construction elements</b>  |  |   |
| Clearing of native vegetation   | Within the KSIA Strategic Proposal Area (Figure 1) | A total native vegetation clearing maximum of up to 659 ha is proposed within the KSIA Strategic Proposal Area for ongoing construction of industrial facilities and associated infrastructure. |

| Operational elements   |  |   |
|--|--|---|
| Dewatering/groundwater abstraction/dewater management            | Within the KSIA Strategic Proposal Area (Figure 1) | New drains and seven new production bores (400 kL/day/bore) will be gradually installed. Total peak groundwater abstraction from the Superficial Aquifer and non-superficial aquifers will be approximately 1,022 ML/year and 2,072 ML/year, respectively.  |
| Air emissions  | Within the KSIA Strategic Proposal Area (Figure 1) | Predicted concentrations for all pollutants will be below the ambient air quality assessment criteria (as per the National Environment Protection (Ambient Air Quality) Measure and/or Guideline: Air Emissions (DWER 2019)) at the sensitive receptors located outside of the KSIA. Air emissions from Derived Proposals will be managed under Part V licences administered under the <i>Environmental Protection Act 1986</i> . |
| Noise emissions  | Within the KSIA Strategic Proposal Area (Figure 1) | Noise emissions will be in accordance with the Environmental Protection (Noise) Regulations 1997, with emissions not exceeding maximum allowable outdoor noise threshold of 42 dB(A) at the KSIA Buffer external boundary.  |
| Waste discharges   | Within the KSIA Strategic Proposal Area (Figure 1) | Waste discharges from Derived Proposals will be managed under Part V licences administered under the <i>Environmental Protection Act 1986</i> .   |
| Rehabilitation   |  |   |
| Rehabilitation for environmental offsetting purposes             | Within the KSIA Strategic Proposal Area (Figure 1) | Rehabilitation potential will be identified as a means of offsetting significant residual environmental impacts where appropriate.  |
| Rehabilitation of areas temporarily cleared                      | Within the KSIA Strategic Proposal Area (Figure 1) | Where appropriate, land disturbed for infrastructure construction (<9 ha) will be rehabilitated, where the permanent clearing required for operation is less than that required for construction (e.g. buried pipelines, overhead powerlines, roads, rail easements).   |
| Commissioning  |  |   |
| N/A  |  |   |
| Decommissioning  |  |   |
| N/A  |  |   |
| Other elements which affect extent of effects on the environment |  |   |
| Proposal time  | Maximum project life                               | There is an approximate 50-year time period proposed for development.   |
|  | Construction phase                                 | To be undertaken as per approved Derived Proposal timeline.   |
|  | Operations phase                                   |   |
|  | Decommissioning phase                              |   |



**Figure 1: KSIA Strategic Proposal Area with Exclusions**

|  |  |
|--|--|
| <b>KSIA Boundary</b>   |  Strategic Proposal Area  |
|  Core   | <b>Strategic Proposal Exclusions</b>   |
|  Buffer |  Existing Environmental Approvals (assumed cleared of vegetation)   |
|  |  Existing Environmental Offsets / Conservation Covenants (retained) |
|  |  Private Landholdings   |

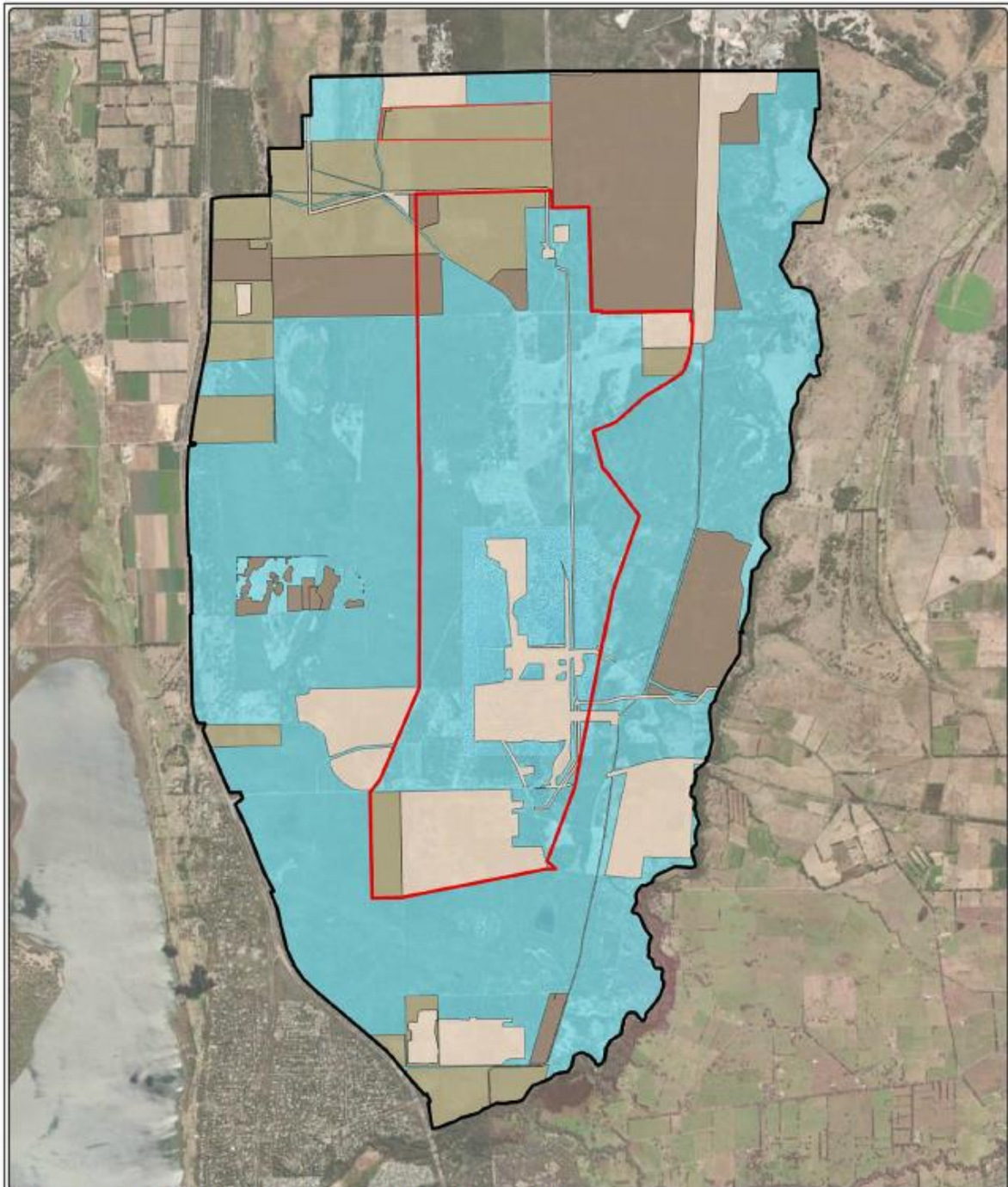


Datum/Projection:  
GDA 1994 MGA Zone 50  
22PER1466-JP Date: 4/9/2025



**eco  
logical**  
AUSTRALIA  
A TETRA TECH COMPANY

Attachment E



**Figure 1: KSIA Strategic Proposal Area with Exclusions**

|                      |  |  |
|----------------------|--|--|
| <b>KSIA Boundary</b> | Strategic Proposal Area  | <br>Datum/Projection:<br>ODA 1984 MGA Zone 50<br>22PER1466-JP Date: 4/9/2025 |
| Core                 | <b>Strategic Proposal Exclusions</b>                               |  |
| Buffer               | Existing Environmental Approvals (assumed cleared of vegetation)   | <br>   |
|                      | Existing Environmental Offsets / Conservation Covenants (retained) |  |
|                      | Private Landholdings   |  |