

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.

- quantities of dewatering/groundwater abstraction/dewater management
- relevant standards/thresholds for air and noise emissions
- 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:
 - banksia woodlands of the Swan Coastal Plain threatened ecological community by 718 ha (from 1,045 ha to 327 ha).
 - regionally significant vegetation associations Bassendean 1000 (by 632 ha) and Spearwood 6 (by 226 ha).
 - *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.
 - priority 4 and priority 3 flora species individuals through avoidance.
 - 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.

- 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

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

Proposal Content Document

Table 1: General proposal content description

Proposal title	Kemerton Strategic Industrial Area Strategic Proposal
Proponent name	DevelopmentWA
Short description	<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 future land uses including the following:</p> <ul style="list-style-type: none"> • Industrial activities: <ul style="list-style-type: none"> - Chemical processing and refining - Animal processing and refining - Fuel/energy production & storage - Resource/waste handling - Renewable energy & battery storage • Supporting Infrastructure: <ul style="list-style-type: none"> - Public works - Gas pipeline - Telecommunications infrastructure - KSIA Core and Buffer management support infrastructure. <p>The Strategic Proposal is to develop the Core over an approximate 50-year time period while providing protection for the Buffer as part of the Conservation and Offsets Program, 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

Proposal elements	Location / description	Maximum extent, capacity or range
Physical elements		
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.
Construction elements		
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	

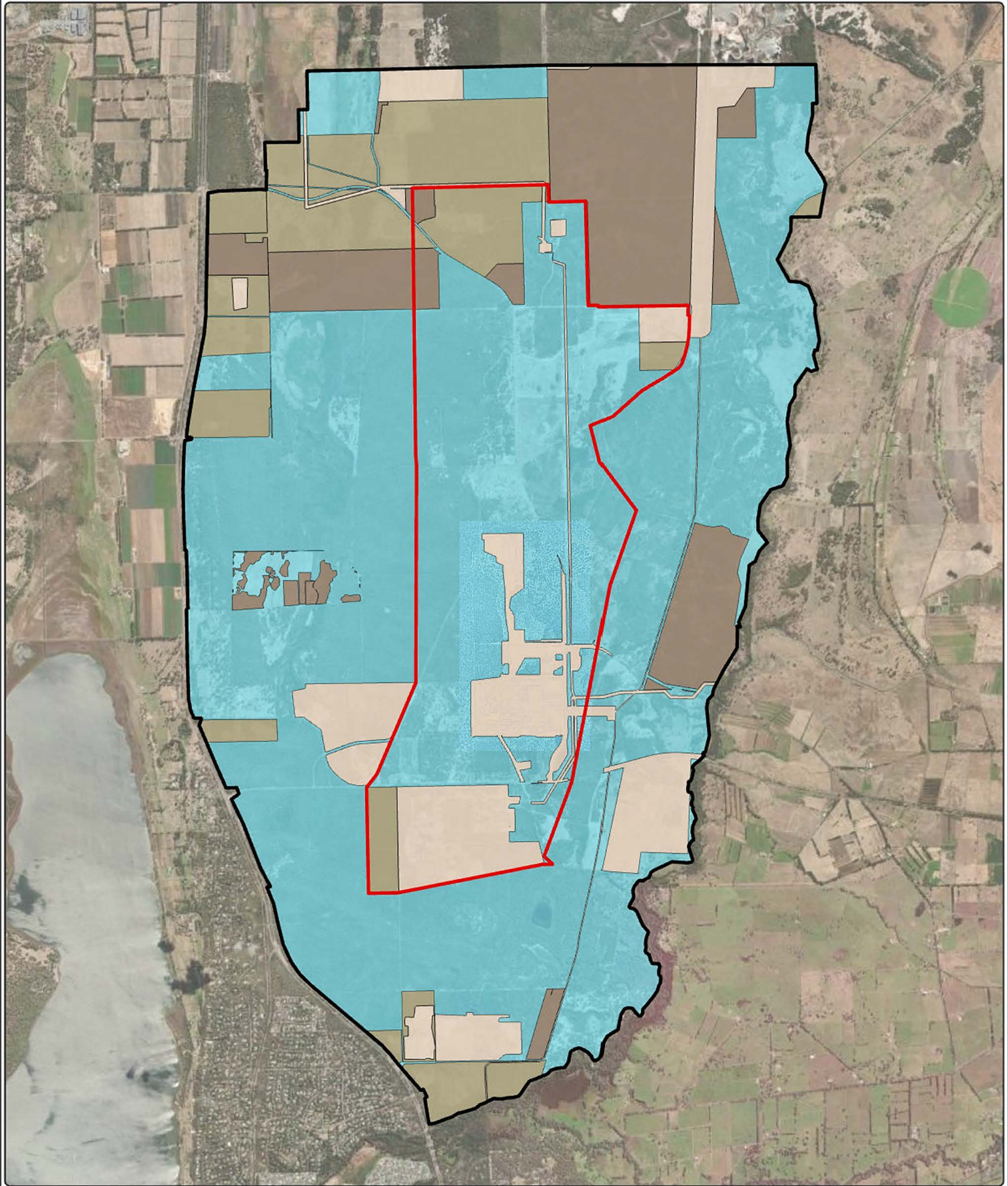


Figure 1: KSIA Strategic Proposal Area with Exclusions

KSIA Boundary

- Core
- Buffer

Strategic Proposal Area

Strategic Proposal Exclusions

- 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

