

Appendix 10

Kemerton Industrial Expansion Project – Vegetation Significance



Environmental Protection Authority

Mr Simon Holthouse
Chairman
Western Australian Planning Commission
Albert Facey House
Wellington Street
PERTH WA 6000

Dear Simon

EPA ADVICE KEMERTON INDUSTRIAL AREA EXPANSION - VEGETATION SIGNIFICANCE

In August 1998 the EPA advised that the Draft Kemerton Structure plan should not be finalised until the remnant vegetation had been surveyed and assessed in terms of its regional significance (EPA Bulletin 902, Industry 2030 - Greater Bunbury Industrial Land and Port Access Planning, August 1998). The EPA further advised that the Draft Kemerton Structure Plan may require modification to protect vegetation of regional significance pending the outcome of a vegetation survey.

I am aware that to facilitate this request the Commission had to delay progress in finalising both the Industry 2030 strategy and the Greater Bunbury Region Scheme (GBRS). The EPA is appreciative of the opportunity to provide this additional advice and regrets the delays caused.

A vegetation survey of the Kemerton area has been completed and the EPA visited the area recently to view the remnant vegetation first hand. The EPA used information collected during the site visit, results from the vegetation survey and advice from the Department of Resources Development (DRD) and Department of Environmental Protection (DEP) to finalise its advice regarding the significance of the vegetation in the Kemerton area.

I have enclosed two attachments which should be used in relation to the advice provided below. Attachment 1 shows areas of significant remnant vegetation requiring "conservation" (dark green) and areas where conservation values will not constrain "industrial expansion" (blue). Attachment 2 is the same map as Attachment 1 with information showing cleared land within the conservation areas. These cleared areas may be suitable for some development, however, some of these cleared areas contain wetlands of regional significance and will require protection.

On the 28 July 1999 the EPA resolved that:

1. The areas shown in blue in Attachment 1 have been identified as being suitable for industrial development, but the blue areas shown with a stipple overlay have significant vegetation or wetland values and will need to be managed to ensure that these areas are retained and protected within the industrial estate.
2. The areas shown in dark green are areas of significant remnant vegetation identified by either the EPA or the vegetation survey prepared on behalf of the DRD.

The EPA is of the view that the areas of significant remnant vegetation identified in Attachment 1 (dark green) should, in the long term, be provided with a high level of protection through the planning system. There are two parts to the protection of the significant remnant vegetation (dark green): the area within the new industrial buffer area and the area outside the buffer. One option would be to reserve the significant vegetation included within the final Kemerton buffer area for Parks and Recreation in the GBRS, either as part of the initial GBRS or as a later amendment to the GBRS. However, the EPA also recognises that other options exist which could provide the same level of protection. Alternatively, options for protection of the significant vegetation inside and outside the final Kemerton buffer area could be developed as part of the System Six review in the Greater Bunbury Region.

3. Further investigation for the location of future wastewater treatment plants be restricted to the area shown in dark green with yellow hatching.

From an ecological perspective the EPA's preference is for the wastewater treatment plants to be located in the blue area directly north of Marriott Road, i.e. immediately north of the yellow hatched area, or immediately south of Marriott Road and west of the existing Kemerton industrial area, i.e. in the northern part of the yellow hatched area.

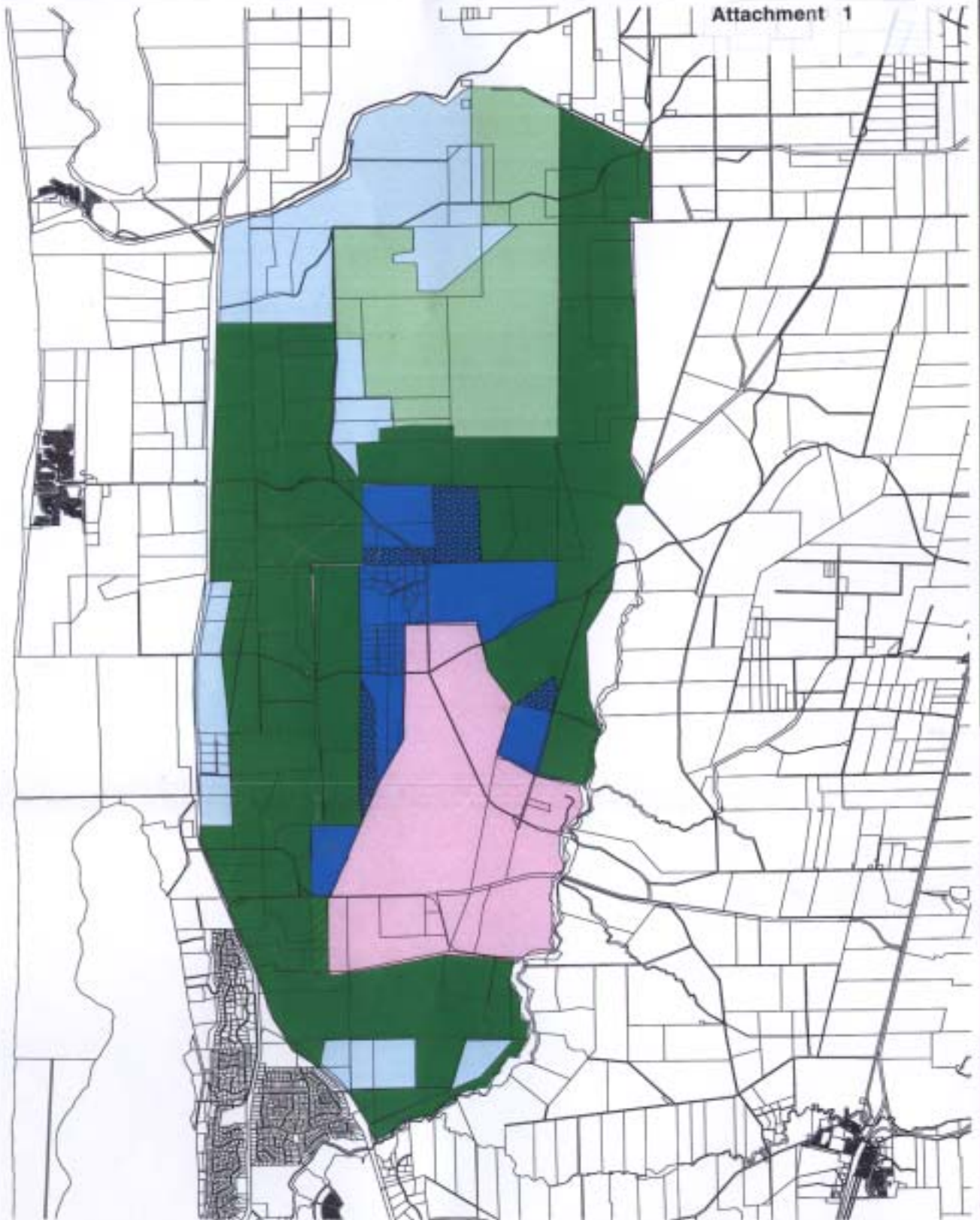
4. The DEP liaises with DRD on the revised Kemerton buffer to ensure that the revised buffer boundary is appropriate for noise requirements.
5. Environmental management plans be developed for the Kemerton area to ensure the on-going protection of significant areas of remnant vegetation and wetlands. It may be appropriate that this become a requirement of the GBRS and will be considered by the EPA as part of its assessment of that Scheme. Further biological surveys of Declared Rare Flora, priority species and fauna will be required as part of that management plan.

Yours sincerely

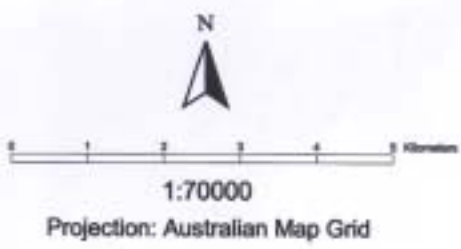

Bernard Bowen
CHAIRMAN









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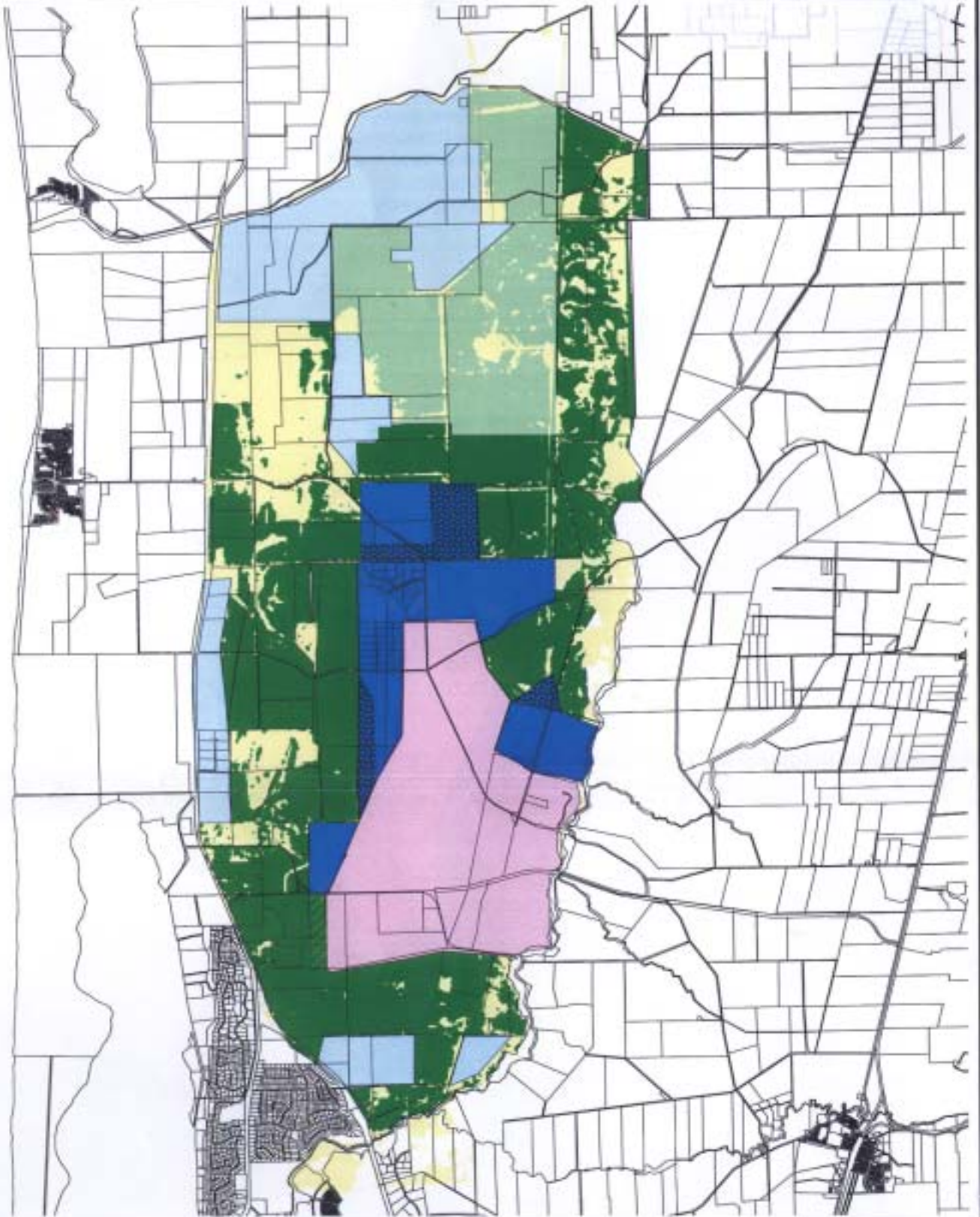
KEMERTON INDUSTRIAL EXPANSION PROJECT



-  DOLA Cadastre
-  Conservation
-  Conservation value (further investigation)
-  Investigation area for alternative location for wwtp
-  Industrial (existing)
-  Industrial expansion
-  Vegetation buffer
-  Development (other)

This map has been produced using various data from other agencies. No responsibility is accepted for any error or omission.














KEMERTON INDUSTRIAL EXPANSION PROJECT



0 1 2 3 4 5 Kilometers

1:70000

Projection: Australian Map Grid

-  DOLA Cadastre
-  Conservation
-  Conservation value (further investigation)
-  Investigation area for alternative location for wwtp
-  Cleared Land
-  Industrial (existing)
-  Industrial expansion
-  Vegetation buffer
-  Development (other)

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