

Questdale Holdings Pty Ltd
Proposal Content Document

Lots 2 and 10 Rowley Road, Mandogalup (Assessment
No. 2197)

16 May 2022

Rev 1

JBS&G Australia Pty Ltd T/A Strategen-JBS&G

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1. Introduction

1.1 Background

Questdale Holdings Pty Ltd (proponent) (in association with Frankland Sand Supplies) are proposing to extend an existing sand quarry extraction operation on Lots 2 and 10 Rowley Road, Mandogalup ('the Proposal Area').

The Proposal Area consists of 33 ha within Lots 2 and 10. The Proposal Area is located approximately 33 km south of Perth and is enclosed within an area bounded by the Kwinana Freeway to the east, Anketell Rd to the south, Mandogalup Rd to the west, and Rowley Rd to the north (Figure 1).

Following referral of the Proposal to the Department of Agriculture, Water and the Environment (DAWE), the Proposal Area was revised to include 4.10 ha to be set aside for conservation, as shown in Figure 1, of which 3.74 ha contains native vegetation in very good to excellent condition.

Further detail on the content of the Proposal is provided in Section 2 of this document.

Based on historical aerial photography, sand extraction activities commenced in Lot 10 between 1977 and 1979. By 1995 extraction activities were significantly progressed on Lot 10.

1.2 Purpose

The purpose of this document is to provide the necessary information to identify the content of the Proposal for the purposes of Part IV of the Environmental Protection Act 1986 (EP Act).

2. Proposal Content Description

Table 2-1 provides the general content of the Proposal including a description of proposed activities. Detailed elements relating to the Proposal are described in Table 2-2.

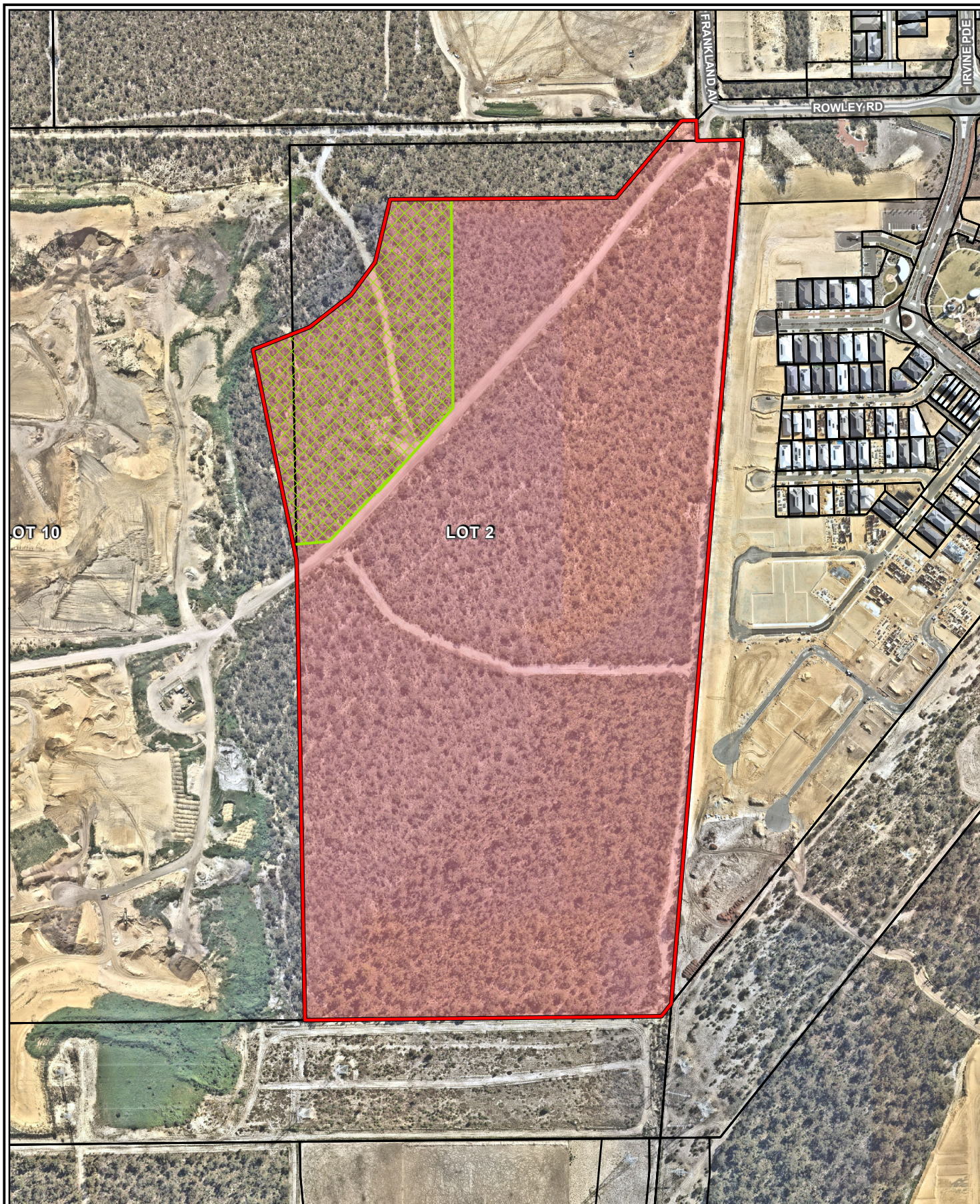
The Proposal is shown in Figure 1.

Table 2-1: General Proposal Content Description

Proposal title	Lots 2 and 10 Rowley Road Mandogalup Sand Mining
Proponent name	Questdale Holdings Pty Ltd
Short description	<p>The Proposal involves the disturbance of 28.84 ha, for sand quarrying as an extension of an existing sand quarry extraction operation on Lots 2 and 10 Rowley Road, Mandogalup. The Proposal will include the removal of up to 26.2 ha of native vegetation with 4.10 ha of land to be set aside for conservation. The total Development Envelope is 32.9 ha.</p> <p>The site is 33 km south of Perth and will operate for approximately 10 years.</p>

Table 2-2: Proposal Content Elements

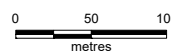
Proposal element	Location / description	Maximum extent, capacity or range
Physical elements		
Quarry Pit	Figure 1	28.84 ha
Clearing Area	Figure 1	26.2 ha
Site compound including: <ul style="list-style-type: none">• 4000 L overhead diesel fuel tank within a fully lined containment bund.• Weighbridge and small office• Portable ablutions unit	Figure 1	0.5 ha
Conservation area	Figure 1	4.10
Construction elements		
Screening Machine	Figure 1	1
Operational elements		
Sand extraction	Quarry Pit (Figure 1)	195,000 tonnes per annum
Greenhouse Gas Emissions (Life of Project)		
Construction elements:		
Scope 1	Vegetation Clearing: 10,490 t CO2-e	
Scope 2 and Scope 3	None	
Operation elements:		
Scope 1	None	
Scope 2	Consumption of electricity from the grid to power the site facilities is estimated to be 949 kWh/year resulting in emission of: 0.664 t CO2-e/year	
Scope 3	None	
Rehabilitation		
The retained conservation area will be subject to rehabilitation over the life of the project.		
No rehabilitation of the quarried areas is proposed as the site is to be utilised for urban or industrial land uses, consistent with the surrounding land uses and as illustrated by the South Metropolitan Peel sub regional plan		
Commissioning		
Not applicable		
Decommissioning		
Removal of all quarry related infrastructure within one year of cessation of operations (excluding periods of care and maintenance).		
Other elements which affect extent of effects on the environment		
Proposal time	Maximum project life	10 years



Legend:

- Proposal area
- Conservation area
- Clearing area
- Cadastral boundaries
- Roads (MRWA)

Scale 1:5,000 at A4



Coord. Sys. GDA 1994 MGA Zone 50



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**Lot 2 and 10 Rowley Road
Mandagalup**

Proposal Area



FIGURE 1



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Document Status

Rev No.	Author	Reviewer	Approved for Issue		
		Name	Name	Signature	Date
0	E. Sutherland	D. Walsh	D. Walsh		16 December 2021
1	E. Sutherland	D. Walsh	D. Walsh		16 May 2022

