

Turkey Point Access Road and Bridge

Proposal Content Document

Table 1: General proposal content description

Proposal title	Turkey Point Access Road and Bridge
Proponent name	Southern Ports Authority (Southern Ports)
Short description	<p>The Turkey Point Access Road and Bridge Project was first approved 7 July 2022, MS1192.</p> <p>The construction of the Turkey Point Public Access Road and Bridge (the Project) at the Port of Bunbury, connects Leschenault Drive to Estuary Drive over the Preston River at the Port. The Project provides for a public access road connecting Estuary Drive to the Turkey Point access road. This connection bypasses Port areas and Port related traffic. Interaction between Port traffic and public recreational traffic has the potential to cause both security and safety issues. The Project also provides an alternative emergency access to the Port's northern berths. The connection of Estuary Drive and the Turkey Point Road includes construction of a bridge with a 0.6 kilometre (km) single lane dual carriage road with tie-ins to existing roads and a dual use pathway.</p> <p>The Project extent was amended under a s45C to increase the area of the DE from 6.73 ha to 6.91 ha to enable construction of Stage 1 and Stage 2 of the Project (approved 5 September 2024).</p> <p>Planning during the operation of the temporary causeway has confirmed that the Development Envelopment (DE) needs localised widening of approximately 30 m long and 5 m wide to Stage 1 to facilitate the crane lift for beams at the northeast corner. Additionally, the timeframe for the temporary causeway to remain in the Preston River needs to be extended to 31 May 2025. An amendment under s45C of the EP Act has been prepared and referred to the EPA to increase the Development Envelope (DE) of the Project from 6.91 ha to 6.925 ha, and increase the timeframe from 30 April 2025 to 31 May 2025.</p> <p>The approved clearing extents will not change.</p>

Table 2: Proposal content elements

Proposal element	Location / description	Approved Proposal (amended under s45C) (Maximum extent, capacity or range)	Turkey Point Access Road and Bridge (Additional maximum extent, capacity or range)	Revised Proposal - Combined Extent
Physical elements				
Proposal Development Envelope (DE)	Figure 1	Approved Development Envelope of 6.91 ha	Increasing the Turkey Point Access Road and Bridge DE by additional 0.015 ha	Approved Development Envelope of 6.925 ha.
Flora and vegetation		Clearing and disturbance of no more than 6.52 ha of native vegetation within the development envelope. Clearing of no more than 0.67 ha of Subtropical and Temperate Coastal Saltmarsh.	No change to the 6.52 ha authorised for native vegetation. No change to the 0.67 ha authorised for Subtropical and Temperate Coastal Saltmarsh.	No change to the 6.52 ha authorised for native vegetation. No change to the 0.67 ha authorised for Subtropical and Temperate Coastal Saltmarsh.
Construction elements				
<p>Key construction elements for the Project includes clearing for all identified physical and operational elements, installation of temporary offices/ ablutions, movement of topsoil, and bulk earthworks to support construction of:</p> <ul style="list-style-type: none"> • A single lane dual carriageway road • A 0.6 km bridge and dual use path over the Preston River including a temporary causeway and installation of piles into the Preston River. <p>Construction will be implemented in two stages:</p> <ul style="list-style-type: none"> • Stage one: Embankment construction and bridge enabling works (March 2024 to July 2024) • Stage two: Roadworks and bridge construction, (September 2024 – May 2025). <p>The DE approved under MS1192 was increased by 0.18 ha and an amendment under s45C of the <i>Environmental Protection</i> was assessed by the EPA. The amendment was approved 5 September 2024.</p> <p>The DE requires further amendment of 0.015 ha to extend the temporary causeway to facilitate the crane lift for beams at the northeast corner of the bridge.</p>				
Operational elements				
NA				

Proposal elements with greenhouse gas emissions			
Construction elements:			
Scope 1	1,212 t CO _{2-e}	No change	No change
Scope 2	NA	No change	No change
Scope 3	3,992 t CO _{2-e}	No change	No change
Operation elements:			
Scope 1	1,726 t CO _{2-e}	No change	No change
Scope 2	793 t CO _{2-e}	No change	No change
Scope 3	4,749 t CO _{2-e}	No change	No change
Rehabilitation			
<p>Rehabilitation details</p> <p>Rehabilitation of Turkey Point Access Road and Bridge will be undertaken in accordance with the conditions in MS1192.</p> <p>Southern Ports will rehabilitate areas disturbed during construction inside the DE. Rehabilitation includes approximately 0.15 ha of the Subtropical and Temperate Coastal Saltmarsh TEC that will be cleared for the Project.</p> <p>Offset details</p> <p>The Offset Strategy approved under MS1192 counterbalances the Significant Residual Impact (SRI) of 0.67 ha of the Subtropical and Temperate Coastal Saltmarsh TEC.</p> <p>The location and extent of the approved offsets as approved in MS1192 are listed in the following table.</p> <p>On ground management of Sites 1A and 1B</p> <p>Vegetation condition at Sites 1A and 1B is in very good-excellent condition, and forms part of a larger area of coastal saltmarsh fringing the Leschenault Estuary.</p> <p>Southern Ports will undertake annual inspections and weed management (as needed) along the southern border of this area for a period of five years.</p>			
Offset number	Location	Site extent	Action
1.	Lot 1 Estuary Drive, Pelican Point	Site 1A (At least 0.53 ha)	On -ground management
2.	Lot 963 Estuary Drive, Vittoria	Site 1B (At least 0.7 ha)	On -ground management
3.	Lot 61 Estuary Drive, Pelican Point	Site 2A (At least 0.35 ha) Site 2B (At least 0.34 ha)	On -ground management
4.	Lot 61 Estuary Drive, Pelican Point	Site 2C (At least 1 ha)	On -ground management

Rehabilitation of sites 2A, 2B and 2C

Sites 2A, 2B and 2C are located at Lot 61 Estuary Drive, Pelican Point approximately 1 km east of the DE on farmland owned by Southern Ports.

Vegetation at Site 2A is in very good condition. Vegetation at Sites 2B and 2C is in poor to degraded condition and no longer meet the criteria of the Subtropical and Temperate Coastal Saltmarsh TEC. However, Sites 2B and 2C are likely to have historically been coastal saltmarsh and there is evidence of some salt tolerant species such as sedges and grasses at the Sites. All three sites are currently not tidally connected to the Leschenault Estuary due to a one-way gate and weir. They are also subject to edge effects from weed invasion.

The rehabilitation work proposed by Southern Ports involves reestablishment of the tidal connection, weed management and infill planting. Southern Ports will also establish a 10 m buffer between Site 2C and the adjacent golf course to enable nutrient management and biofiltering of surface water. Progress of rehabilitation of Sites 2A, 2B and 2C will be reported in the annual Compliance Assessment Report.

Commissioning

Ancillary facilities for the Project include administration building, ablution facilities, carpark, and laydown and stockpile areas.

Decommissioning

Ancillary facilities will be removed following completion of all construction elements and the area will be returned to pre-construction activities

Other elements which affect extent of effects on the environment

Proposal time*	Maximum project life	40 years maximum (road) 100 years minimum (bridge)	
	Construction phase	3 years	
	Operations phase	NA	
	Decommissioning phase	Approved Proposal 2 months	Proposed amendment 3 months

* Proponents should only provide realistic timeframes to avoid unnecessary change to proposal applications at referral (section 38C), assessment (section 43A) or post assessment (section 45C).