

Turkey Point

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 approved 7 July 2022, MS 1192.</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>After MS approval, planning for construction of the temporary causeway has confirmed that the Development Envelopment (DE) needs to be expanded to increase the dimensions of the temporary causeway way to provide for the safe operations of a large crane. 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 6.73 ha to 6.91 ha. The increased DE requires clearing of 0.05 ha of the Subtropical and Temperate Coastal Saltmarsh TEC and 0.13 ha increase for the temporary causeway in the Preston River. Condition 2-1(1) of MS1192 provides for clearing of up to 0.67 ha Subtropical and Temperate Coastal Saltmarsh as cleared. Clearing of the additional 0.05 ha Subtropical and Temperate Coastal Saltmarsh TEC will increase the total area cleared to 0.62 ha and therefore remain within the approved clearing limit of 0.67 ha. A total area of 0.57 ha of the Subtropical and Temperate Coastal Saltmarsh TEC was cleared for Stage 1 works.</p>

Table 2: Proposal content elements

Proposal element	Location / description	Approved Proposal (MS 1192) (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 6.73 ha.	Increasing the Turkey Point Access Road and Bridge DE from	Approved Development Envelope of 6.91 ha. Clearing and disturbance of no more than 6.52 ha of

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			6.73 ha to 6.91 ha (additional 0.18 ha)	native vegetation within the development envelope. Clearing of no more than 0.67 ha of Subtropical and Temperate Coastal Saltmarsh.
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 extent for native vegetation. Clearing of 0.05 ha within the extended DE sub-tropical and temperate saltmarsh TEC by 0.05 ha. Clearing for Stage 1 of the Project is 0.57 ha therefore the final clearing footprint is 0.61 ha.	No change: Clearing and disturbance of no more than 6.52 ha of native vegetation within the development envelope. No change: Clearing of no more than 0.67 ha of 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> <p>Stage one: Embankment construction and bridge enabling works (March 2024 to July 2024), and</p> <p>Stage two: Roadworks and bridge construction, (September 2024 – May 2025).</p> <p>The approved Project MS1192 has required amendment to increase the area of the DE and to modify the clearing footprint to provide safe operation and manoeuvrability of a large crane required for the construction of the temporary causeway.</p>				
Operational elements				
NA				
Proposal elements with greenhouse gas emissions				
Construction				
Scope 1	1 212 t CO ₂ -e		No change	No change

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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

Rehabilitation details

Rehabilitation of Turkey Point Access Road and Bridge will be undertaken in line with conditions in the MS1192 conditions.

Southern Ports will rehabilitate areas disturbed during construction inside the DE. Rehabilitation is not required for operation of the Project. Rehabilitation includes approximately 0.15 ha of the Subtropical and Temperate Coastal Saltmarsh TEC that will be cleared for the Project.

Offset details

The Offset Strategy approved under MS1192 counterbalances the Significant Residual Impact (SRI) of 0.67 ha of the Subtropical and Temperate Coastal Saltmarsh TEC.

The location and extent of the approved offsets as approved in MS1192 are listed in the following table.

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

On ground management of Sites 1A and 1B

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.

Southern Ports will undertake annual inspections and weed management (as needed) along the southern border of this area for a period of five years.

Rehabilitation of sites 2A, 2B ad 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 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 condition.

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	2 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).*