

# Proposal Content Document

**Table 1:** General proposal content description

<b>Proposal title</b>	Hamersley Residential Development and Conservation
<b>Proponent name</b>	Digital 4 Pty Ltd
<b>Short description</b>	<p>Residential development and conservation at BAI Communications Pty Ltd (BAI Communications) transmission facility at Lot 802 Erindale Road and Lot 1 and 803 Wanneroo Road, Hamersley, WA.</p> <p>Residential development incorporating access roads, residential housing lots and associated utilities and civil infrastructure as well as public open space (within Lot 802 Erindale Road). Additionally, the residential development area will incorporate an Asset Protection Zone (APZ) to reduce bushfire risk (within Lot 803 Wanneroo Road).</p> <p>The conservation area (within Lot 1 and Lot 803) will be managed for conservation purposes including retention, protection and restoration efforts.</p> <p>The development envelope including the residential development area and conservation area is shown in <b>Figure 1</b>.</p>

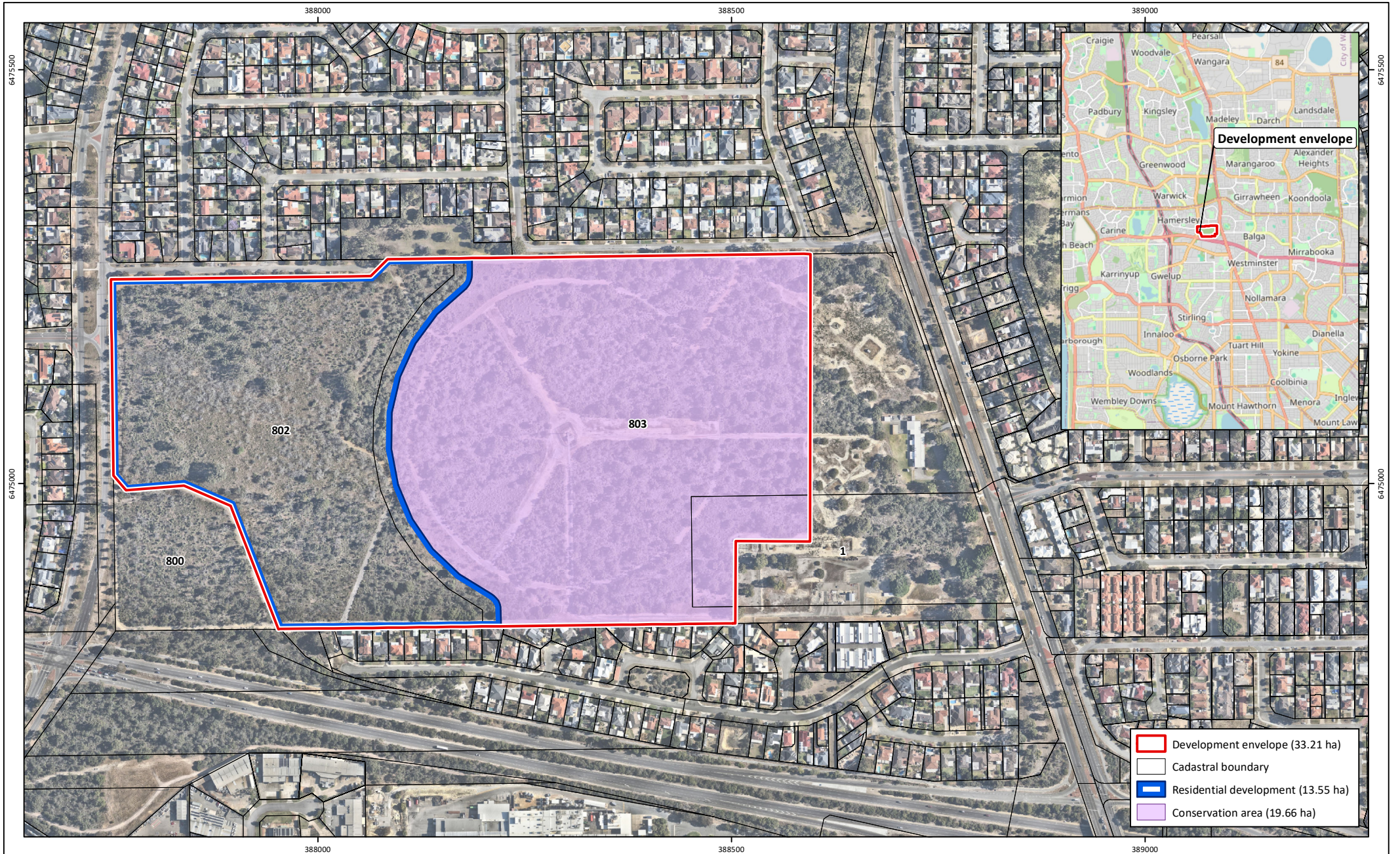
**Table 2:** Proposal content elements

Proposal element	Location / description	Maximum extent
<b>Physical elements</b>		
Residential development	Lot 802 Erindale Road and Lot 803 Wanneroo Road, <b>Figure 1</b> .	13.55 ha
Conservation area	Lot 1 and Lot 803 Wanneroo Road, <b>Figure 1</b> .	19.66 ha
<b>Construction elements</b>		
Residential development	Removal of native vegetation, bulk earthworks, civil construction works, construction of homes and associated infrastructure.	13.55 ha
Conservation area	<p>No construction is proposed. All construction associated with the proposal will occur within the residential development area.</p> <p>Progressive rehabilitation of completely degraded areas and restoration of degraded and good areas to improve the area and quality of native vegetation and fauna habitat.</p>	19.66 ha

Proposal element	Location / description	Maximum extent
<b>Operational elements</b>		
Residential development	Sale of residential land and vesting public land and infrastructure assets to the relevant authority.	13.55 ha
Conservation area	Continued broadcasting operation purposes in parallel to ongoing management to maintain and enhance ecology values.  When there is no requirement for broadcast transmission, the site will be decommissioned, and the conservation area will be handed over and vested in a public authority and managed for conservation purposes.	19.66 ha
<b>Proposal elements with greenhouse gas emissions</b>		
Construction elements:		
Scope 1	3,329 tCO <sub>2</sub> -e	
Scope 2	N/A	
Scope 3	N/A	
Operational elements:		
Scope 1	N/A	
Scope 2	N/A	
Scope 3	N/A	
<b>Rehabilitation</b>		
In accordance with Conservation Area Management Plan (CAMP), progressive rehabilitation of completely disturbed areas and restoration of degraded areas to improve the area and quality of native vegetation and fauna habitat of the conservation area.		
<b>Commissioning</b>		
N/A		
<b>Decommissioning</b>		
N/A		
<b>Other elements which affect extent of effects on the environment</b>		
Proposal time*	Maximum project life	120 years

Proposal element	Location / description	Maximum extent
	Construction phase	5 years

## Figure 1: Development Envelope



**Figure 1: Development Envelope**

**Project:** Proposal Content Document  
 Lot 802 Erindale Road, Lot 1 and Lot 803 Wanneroo Road, Hamersley  
**Client:** BAI Communications

**Plan Number:**  
 EP24-129(08)--F17d  
**Drawn:** CTH  
**Date:** 12/02/2025  
**Checked:** EKB  
**Approved:** ASV  
**Date:** 07/05/2025



0 100 200  
 Metres  
 Scale: 1:210,000@A4  
 GDA2020 MGA Zone 50

