

Template

Proposal Content Document

Table 1: General proposal content description

Proposal title	Kemerton General Industrial Area
Proponent name	Western Australian Land Authority
Short description	<p>A general industrial area will be developed as a staged project, over a period of up to 30 years. As the development progresses on a staged basis, necessary vegetation and agricultural infrastructure will be removed. Earthworks will be undertaken to level and stabilise the area, road constructed, mains services (electricity) installed, and drainage infrastructure constructed in accordance with the Urban Water Management Plan.</p> <p>The site will be developed into industrial lots of approximately 1 to 7.5 ha in size and offered for sale via freehold tenure.</p> <p>Areas of Lot 42 of Marriott Road reserve will also be cleared to improve driver sight lines and allow for realignment of the road to facilitate the safe movement of large vehicles associated into the estate and upgrading of electrical services.</p>

Table 2: Proposal content elements

Proposal element	Location / description	Maximum extent, capacity or range
Physical elements		
Earthworks for roads, service installation, drainage infrastructure, lot development	As shown in <i>Kemerton General Industrial Area Proposal Elements</i> figure (attached)	119 ha of disturbance, including clearing of up to 27.1 ha of native vegetation as well as scattered trees.
Marriott Road upgrade		
Construction elements		
None		
Operational elements		
Not included		
Proposal elements with greenhouse gas emissions		
Construction elements:		
Scope 1	Small scale emissions related to land use change – 27 ha of vegetation clearing and associated vehicle movements.	

Scope 2	None	
Scope 3	Scope 3 emissions generated through operation of future industrial premises can not be quantified at this point due to the unknown nature of industries locating to the industrial area.	
Operation elements:		
NA	Scope 1	
	Scope 2	
	Scope 3	
Rehabilitation		
The Foreshore Reserve will be rehabilitated with planting of local endemic species in cleared areas.		
Commissioning		
NA		
Decommissioning		
NA		
Other elements which affect extent of effects on the environment		
Proposal time*	Maximum project life	30 years
	Construction phase	Up to 30 years
	Operations phase	NA
	Decommissioning phase	NA

** 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).*