

PRESTON INDUSTRIAL PARK PART LOT 2010 DEVELOPMENT AREA

ENVIRONMENTAL ASSESSMENT REPORT

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CONTENTS

Contents	i
List of Tables and Plates	iii
1 INTRODUCTION	4
1.1 Location	4
1.2 Background	4
1.3 Scope of Works	4
2 LEGISLATION, POLICY AND GUIDELINES	6
2.1 Commonwealth Legislation	6
2.2 State Legislation	6
2.2.1 <i>Environmental Protection Act 1986</i>	6
2.2.2 <i>Biodiversity Conservation Act 2016</i>	6
2.2.3 <i>Aboriginal Heritage Act 1972</i>	7
2.3 State Policy and Guidance	7
2.3.1 State Planning Policy No. 2.9 Water Resources	7
2.3.2 Environmental Guidance for Planning and Development	7
2.4 Greater Bunbury Region Scheme	7
2.5 Shire of Dardanup	8
3 EXISTING ENVIRONMENT	9
3.1 Land Use	9
3.1.1 Historic Land Use	9
3.1.2 Surrounding Land Use	11
3.2 Environmentally Sensitive Areas	11
3.3 Topography	11
3.4 Geomorphology and Soils	11
3.4.1 Geology	11
3.4.2 Acid Sulphate Soils	12
3.5 Hydrology	12
3.5.1 Groundwater	12
3.5.2 Surface Water	12
3.5.3 Public Drinking Water Source Areas	12
3.5.4 Wetlands	12
3.6 Flora and Vegetation	13

3.6.1	Previous Studies.....	13
3.6.2	Vegetation Type.....	13
3.6.3	Floristic Community Types.....	13
3.6.4	Vegetation Condition.....	13
3.6.5	Conservation Significant Vegetation and Flora	14
3.7	Fauna	15
3.7.1	Level 1 Fauna Survey	15
3.7.2	Conservation Significant Species.....	16
3.7.3	Impact on Conservation Significant Species.....	16
3.7.4	Biodiversity Value	16
3.8	Heritage	16
3.8.1	European Heritage.....	16
3.8.2	Aboriginal Cultural Heritage	17
3.9	Contaminated Sites	17
4	ENVIRONMENTAL ASSESSMENT.....	18
4.1	Proposed Development	18
4.2	Land Use.....	18
4.3	Geology and Soils.....	18
4.4	Hydrology.....	18
4.5	Wetlands.....	18
4.6	Flora and Vegetation.....	18
4.7	Fauna	19
4.8	Heritage	19
5	ENVIRONMENTAL APPROVALS.....	20
5.1	State Approvals	20
5.1.1	Section 38 Referral.....	20
5.1.2	Clearing Permit	20
5.2	Commonwealth Approvals.....	20
6	SUMMARY AND CONCLUSIONS.....	21
6.1	Summary.....	21
6.2	Conclusion.....	21
7	REFERENCES	22

LIST OF TABLES AND PLATES

Tables

Table 1: Vegetation Condition Rating Scale

Table 2: Fauna Habitat Value

Plates

Plate 1: Aerial Photograph from 1970 (Landgate, 2026)

Plate 2: Aerial Photograph from 2000 (Landgate, 2026)

Plate 3: Aerial Photograph from 2010 (Landgate, 2026)

Plate 4: Aerial Photograph from 2024 (Landgate, 2026)

Plate 5: Isolated *Melaleuca preissiana* over pasture (Completely Degraded)

Figures

Figure 1: Site Location

Figure 2: Site Boundary and Topography

Figure 3: Soil Types

Figure 4: Wetland Mapping

Figure 5: Vegetation Types and Condition

Figure 6: Black Cockatoo and Western Ringtail Possum Habitat

Appendices

Appendix 1: PIPNP Structure Plan Approval

1 INTRODUCTION

1.1 Location

DevelopmentWA is planning to develop a portion of Lot 2010 Giorgi Road for the Advanced Manufacturing and Technology Hub (AMTECH). Part Lot 2010 Giorgi Road is located in the Preston Industrial Park North Precinct (PIPNP), approximately 5km to the east of the Bunbury Port within the Shire of Dardanup (Figure 1).

The Development Area (DA) is bound by Giorgi Road to the west, Lot 2009 to the north, South Western Highway to the south and industrial development zoned to the east (Figure 2). The DA is identified for industry in accordance with the PIPNP Structure Plan endorsed by the Western Australian Planning Commission (WAPC) in May 2009, with an expiry date of 19 October 2028 (Appendix 1).

The Western Australian Government has positioned the AMTECH as the State's first dedicated advanced manufacturing, technology and renewables zone in the PIPNP. The development area has been selected for AMTECH's anchor tenant the State backed Western Power manufacturing facilities. The development area is principally unconstrained from an environmental perspective and has been largely cleared for many years.

1.2 Background

The PIPNP is located north of the South Western Highway and is recognised for its strategic location to existing transport corridors, the Bunbury Port, labour market and other existing infrastructure. EPA Report 1282 (EPA, 2008a) recommended that approximately 40% or 258ha of the land be conserved, which significantly reduced the developable area within PIPNP.

A Structure Plan (SP) for the PIPNP was prepared and endorsed by the WAPC in May 2009 (Appendix 1). A further review of the DSP was undertaken by the PIPNP landowners and a revised DSP was referred to the EPA under section 38 of the EP Act in March 2011. The DSP shows 271.4ha of developable land and 233.05ha of Conservation Area (Appendix 1).

The EPA determined that the level of assessment on the PIPNP Structure Plan (Assessment 1900) would be an Assessment on Proponent Information (API) Category A. Several site surveys (flora, vegetation, fauna, ecological communities) were undertaken to inform the API Report.

DevelopmentWA withdrew the assessment from the EPA process on 16 August 2019 due to issues relating to the future management of the proposed 233.05ha of bushland being retained for conservation purposes.

1.3 Scope of Works

The scope of work for the Environmental Assessment of the Earthworks DA is as follows:

- Prepare an Environmental Assessment Report to be undertaken in accordance with the requirements of the Environmental Protection Authority.
- The Environmental Assessment Report (EAR) will be prepared to address the following:

- Physical characteristics including a description of:
 - Landform and soils; and
 - Geological, hydrogeological and hydrological characteristics;
 - Recent and present land use including:
 - Assessment of current and historical activities on the site; and
 - Surrounding land uses;
 - Flora and Vegetation description;
 - Fauna description;
 - Database searches including:
 - DWER Contaminated Sites; and
 - DPLH Heritage database.
- Implications, if any, under Western Australian policies and legislation such as the *Environmental Protection Act 1986* and the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act);
- Strategies to specifically address the protection and/or enhancement of surrounding vegetation and fauna habitat.

A recent (2025) Black Cockatoo Habitat Assessment and Western Ringtail Possum Habitat Assessment have been undertaken across the wider PIPNP including the proposed Earthworks DA.

2 LEGISLATION, POLICY AND GUIDELINES

The environmental assessment of the site has taken into consideration the following legislation, policy and guidelines and these will guide the required and expected management outcomes from the Commonwealth, State and Local government agencies.

2.1 Commonwealth Legislation

The *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) is the Australian Government's central piece of environmental legislation. It provides a legal framework to protect and manage nationally and internationally important heritage places, ecological communities, flora and fauna that are defined in the Act as Matters of National Environmental Significance (MNES).

The Environmental Assessment identifies any MNES that may be impacted by development on the site. There is no habitat for listed MNES in the DA. There is fauna habitat to the north and south-east of the DA that may provide resources for listed species of Black Cockatoos and the Western Ringtail Possum.

2.2 State Legislation

2.2.1 *Environmental Protection Act 1986*

The *Environmental Protection Act 1986* (EP Act) is administered by the Department of Water and Environment Regulation (DWER). The Act provides for conservation, preservation, protection, enhancement and management of the environment and for matters incidental to or connected with it. The Act establishes head powers to provide mechanisms for the development of Environmental Protection Policies (EPP), the referral and assessment of proposals, the control of pollution and enforcement.

The Act also provides for an Environmental Protection Authority (EPA) that is a statutory authority and is the primary provider of independent environmental advice to Government (Environmental Protection Authority, 2024). The EPA is assisted by the Office of the EPA that forms part of DWER.

Under the EP Act, clearing of native vegetation requires a permit from DWER unless there is an exemption under the *Environmental Protection (Clearing of Native Vegetation) Regulations 2004*. Proposals that have approval by means of a subdivision are exempt from requiring a clearing permit to clear native vegetation if implementing the subdivision in accordance with the subdivision conditions requires the clearing of native vegetation.

2.2.2 *Biodiversity Conservation Act 2016*

The *Biodiversity Conservation Act 2016* (BC Act) protects all native species and threatened ecological communities. The BC Act recognises that activities involving the taking of flora or fauna (other than threatened species) and the disturbing of fauna (including threatened species) that are approved under the EP Act do not require further approval under the BC Act, if they are undertaken in accordance with any biodiversity conservation conditions that are applied to an authorisation. These activities include clearing of native vegetation done in accordance with an implementation decision under Part IV of the EP Act.

2.2.3 Aboriginal Heritage Act 1972

The *Aboriginal Heritage Act 1972* (AH Act) protects all Aboriginal sites whether or not they are known and registered under the AH Act.

If any artefacts or other heritage values are discovered during preliminary searches consultation, clearing or construction works they will be required to be managed according to the AH Act.

2.3 State Policy and Guidance

2.3.1 State Planning Policy No. 2.9 Water Resources

State Planning Policy No. 2.9 Water Resources (SPP 2.9) (Government of Western Australia, 2006) aims to ensure the protection and appropriate management of water resources in line with state guidelines as included within the planning framework. The broad aims of this policy are to:

- Protect, conserve and enhance water resources;
- Assist in ensuring the availability of suitable water resources to maintain essential requirements for human and other biological life and to maintain or improve the quality and quantity of water resources; and
- Promote and assist in the management and sustainable use of water resources.

As a part of implementing this policy, the Better Urban Water Management framework was developed (WAPC, 2008). The framework provides detail on how water resources should be considered at each stage of planning by identifying the various actions and investigations required with regard to regional and local planning strategies, town planning schemes, structure plans, subdivisions, strata subdivision and development applications (WAPC, 2008).

2.3.2 Environmental Guidance for Planning and Development

The purpose of Environmental Protection Authority (EPA) Guidance Statement No. 33 *Environmental Guidance for Planning and Development* (EPA, 2008) is to outline the significance of environmental factors and to provide the key definitions associated with the environmental factors. Ensuring that environmental factors are considered in line with the EPA's principals and objectives and within the planning framework is what this EAR is primarily targeted at. In particular, EPA Guidance Statement No. 33 aims to:

- Provide an overview to environmental protection processes and information;
- Describe the referral and environmental impact assessment process under Part IV of the EP Act; and
- Provide the EPA's position and advice on a range of environmental factors, outlining how to protect, conserve and enhance the environmental values.

2.4 Greater Bunbury Region Scheme

The Greater Bunbury Region Scheme (GBRS) is a planning framework that guides land use and development in the Greater Bunbury region, covering areas such as the City of Bunbury and the shires of Harvey, Dardanup, and Capel.

The GBRS key features include:

- Zoning and Reservations;
- Planning Rules and
- Environmental Considerations.

The DA application area is zoned Industrial under the GBRS.

2.5 Shire of Dardanup

Lot 2010 is zoned as Industrial development under the Shire of Dardanup *Local Planning Scheme No.9* (DPLH, 2025). There are no other Zones, Reserves or Special Areas over the DA application area.

3 EXISTING ENVIRONMENT

3.1 Land Use

3.1.1 Historic Land Use

The earliest aerial photography available from 1970 (Landgate, 2026) shows the DA application area is heavily cleared and disturbed probably for grazing at this date (Plate 1). Some native plants remain.

Plate 1: Aerial Photograph from 1970 (Landgate, 2026)



In the aerial photograph from 2000 the DA application area is largely unchanged (Plate 2). Industrial development has commenced on the western side of Giorgi Road and revegetation works have occurred to the south of the DA along South Western Highway.

The 2010 aerial photograph shows the DA application area has remained the same as previous years. The lot to the north has been developed for a biofuel facility (Plate 3).

The 2024 aerial photograph shows the DA application area has not changed. The biofuel facility to the north has been decommissioned.

Plate 2: Aerial Photograph from 2000 (Landgate, 2026)



Plate 3: Aerial Photograph from 2010 (Landgate, 2026)

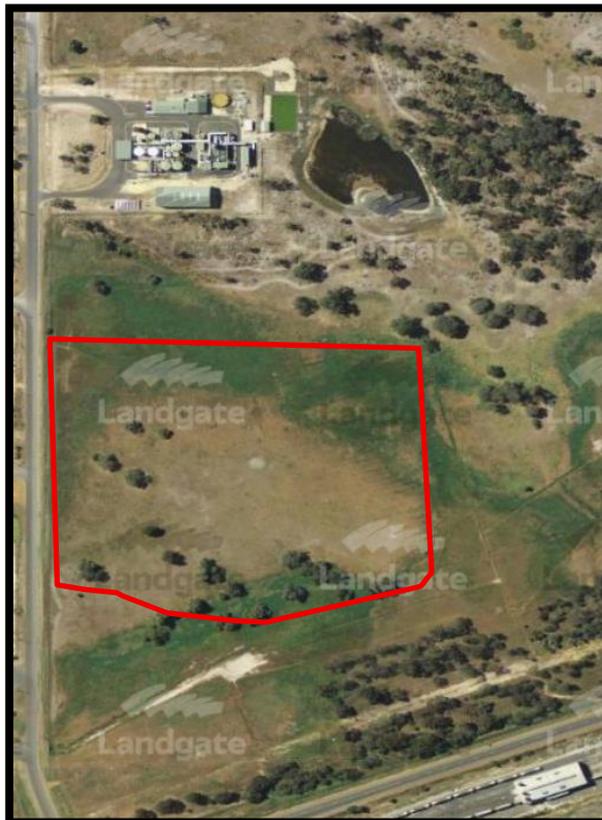


Plate 4: Aerial Photograph from 2024(Landgate, 2026)



3.1.2 Surrounding Land Use

To the west of the DA application area, there is general industry development within Lots 11 and 38. A decommissioned biofuel facility is located in Lot 2009 to the north and the remainder of Lot 2010 is vacant land. The South Western Highway separates the DA application area from marshalling yards and the PIPNP SP area to the south. A revegetated corridor extends along the southern boundary of Lot 2010 and was identified under the PIPNP to be retained (Figure 2).

3.2 Environmentally Sensitive Areas

The Multiple Use wetland in the DA application area is not mapped as an Environmentally Sensitive Area (Landgate 2026).

The DA application area was not recognised as having conservation significant fauna or vegetation in the EPA Section 16 advice provided in Bulletin 1282 (EPA, 2008).

3.3 Topography

The DA application area is predominantly low lying and flat ranging from 10m Australian Height Datum (AHD) in the south and rising slightly to 12m AHD in the north (Figure 2).

3.4 Geomorphology and Soils

3.4.1 Geology

The DA application area is located on the western side of the Swan Coastal Plain.

The DA application area is mapped as The Pinjarra Plain System that consists of broad low relief plain west of the foothills, comprising predominantly Pleistocene fluvial sediments and some Holocene alluvium associated with major current drainage systems (Bolland, 1998).

The soil type mapped in the DA is Pinjarra P5a Phase and described as dark cracking clays with subsoil becoming alkaline with a thin veneer of grey sand (Figure 3).

3.4.2 Acid Sulphate Soils

Acid sulphate soils (ASS) are wetland soils and unconsolidated sediments that contain iron sulphides which, when exposed to atmospheric oxygen in the presence of water, form sulphuric acid. ASS form in protected low energy environments such as barrier estuaries and coastal lakes and commonly occurs in low-lying coastal lands such as Holocene marine muds and sands. When disturbed, these soils are prone to produce sulphuric acid and mobilise iron, aluminium, manganese and other heavy metals. The release of these reaction products can be detrimental to biota, human health and built infrastructure.

The ASS Risk on the DA has been mapped by the Department of Water and Environmental Regulation (DWER) as being Moderate to Low (<3m from the surface) within three metres of the natural soil surface (Landgate, 2026).

3.5 Hydrology

3.5.1 Groundwater

The DA application area is located within the Dardanup sub area of the Bunbury Groundwater area. This groundwater area is protected under the Rights in Water and Irrigation (RiWI) Act 1914; therefore, a licence to take water in this sub-area must be applied for and granted by DWER if required. Groundwater quality in the DA application area is consistent with nutrient trends associated with past rural land use on Bassendean sands (TME, 2014).

3.5.2 Surface Water

The DA application area is located within the Collie Coastal, Lower Collie Tributaries and Ferguson Sub-areas of the Preston and Collie Surface Water Allocation Areas. These areas are not managed under the RiWI Act 1914 (TME, 2014)

The DA application area does not contain any rural drainage lines (TME, 2014).

3.5.3 Public Drinking Water Source Areas

The Geographic Data Atlas (DWER) identified no Public Drinking Water Source Areas (PDSWA) located within the DA application area.

3.5.4 Wetlands

The DA application area is mapped as part of an extensive Multiple Use palusplain wetland as shown in the Geomorphic Wetlands of the Swan Coastal Plain Database (Landgate, 2026). Wetland UFI 14,329 is mapped as extending across 5,085ha and correlates approximately with the 10m AHD contour in across Lot 2010 (Figure 4).

The wetland in the DA application area is not mapped as an Environmentally Sensitive Area (DWER, 2026).

3.6 Flora and Vegetation

3.6.1 Previous Studies

The flora and vegetation within the wider PIPNP including the DA application area has been assessed in a number of studies undertaken to inform the structure planning process. Of note are four surveys that were undertaken in accordance with EPA Guidance Statement No. 51, namely:

- Bennett Environmental Consulting Pty Ltd 2002. Botanical Survey Picton. Unpublished report to Thompson McRobert Edgeloe, Western Australia;
- Bennett Environmental Consulting Pty Ltd 2003a. Vegetation and flora of Selected Area, Bunbury Outer Ring Road and Port Access Road. Unpublished report to Main Roads, Perth, Western Australia;
- Bennett Environmental Consulting Pty Ltd 2003b. Vegetation and Flora Port Access Road Route off Boyanup-Picton Road, Reserve 40552, Loc 5545. Unpublished report to Main Roads, Perth, Western Australia.
- Bennett Environmental Consulting Pty Ltd 2005. Preston Industrial Park. Unpublished Report to ENV Environmental, Perth, Western Australia.

PGV Environmental appraised the native vegetation across the DA application area to verify the vegetation mapping of Bennett Environmental Consulting (2005) and to update the vegetation condition according to the system devised by Keighery and described in *Bush Forever* (Government of Western Australia, 2000).

3.6.2 Vegetation Type

The DA application area has been cleared and used for rural purposes for many years as shown in Plates 1-4. The isolated vegetation remaining has been mapped by PGV Environmental as *Melaleuca preissiana* Low Open Woodland to Forest over *Astartea fascicularis* Shrubland to Open Heath (Figure 5). The understory consists of largely pasture grasses.

3.6.3 Floristic Community Types

Bennett (2005) assigned Floristic Community types (FCTs) to each of the vegetation types using a desktop comparison of the survey data with Table 12 in Gibson *et al.* (1994).

The FCTs assigned by Bennett (2005) in the wider PIPNP:

- FCT21a 'Central *Banksia attenuata*- *Eucalyptus marginata* woodlands' (EmCcAf, EmCcBa)
- FCT21c 'Low lying *Banksia attenuata* woodlands or shrublands' (EmCc, BaKg);
- FCT17 '*Melaleuca raphiophylla* and *Gahnia trifida* wetlands(Mr, CcAf);
- FCT11 'Wet forests and woodlands' (ErMp); and
- FCT4 '*Melaleuca preissiana* dampland' (Mr, MpAf,Kg).

The completely degraded vegetation in the DA is not representative of any of these FCTs.

3.6.4 Vegetation Condition

The condition of the vegetation in the DA application area was assessed by Bennett in 2005 and by PGV Environmental in 2025 according to the system devised by Keighery and described in *Bush Forever* (Government of Western Australia, 2000) (Table 1).

Table 1: Vegetation Condition Rating Scale

Condition	Description
Pristine	Pristine or nearly so, no obvious signs of disturbance.
Excellent	Vegetation structure intact, disturbance affecting individual species and weeds are non-aggressive species.
Very Good	Vegetation structure altered, obvious signs of disturbance. For example, disturbance to vegetation structure caused by repeated fires, the presence of some more aggressive weeds, dieback, logging and grazing.
Good	Vegetation structure significantly altered by very obvious signs of multiple disturbance. Retains basic vegetation structure or ability to regenerate it. For example, disturbance to vegetation structure caused by very frequent fires, the presence of some very aggressive weeds at high density, partial clearing, dieback and grazing.
Degraded	Basic vegetation structure severely impacted by disturbance. Scope for regeneration but not to a state approaching good condition without intensive management. For example, disturbance to vegetation structure caused by very frequent fires, the presence of very aggressive weeds, partial clearing, dieback and grazing.
Completely Degraded	The structure of the vegetation is no longer intact and the area is completely or almost completely without native species. These are often described as 'parkland cleared' with the flora comprising weed or crop species with isolated native trees or shrubs.

Source: Government of Western Australia, 2000.

The vegetation in the DA application area is Completely Degraded Condition (Plate 5 and Figure 5).

Plate 5: Isolated *Melaleuca preissiana* over pasture (Completely Degraded)



3.6.5 Conservation Significant Vegetation and Flora

The DA application area is in a completely degraded condition and does not contain any conservation significant vegetation or flora.

3.7 Fauna

3.7.1 Level 1 Fauna Survey

PGV Environmental (2015) undertook a Level 1 Fauna Survey in accordance with Guidance Statement 56: *Terrestrial Fauna Surveys for Environmental Impact Assessment in Western Australia* (EPA, 2004) over the wider PIPNP area that included the DA application area. The survey included:

- Review of the previous studies undertaken on the site;
- Desktop searches and review of DPaW’s Threatened Fauna database and Naturemap for the general area for Threatened and Priority Species;
- A search of the Commonwealth Government’s database of fauna of national environmental significance to identify species potentially occurring within the area that are protected under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) or international migratory bird agreements (JAMBA/CAMBA);
- A review of the significance of the site for conservation significant species in a local and regional context;
- A reconnaissance site visit to identify fauna habitat types and to assess the condition and quality of available fauna habitat;
- Identification of potential impacts/risks to fauna from proposed vegetation clearing; and
- Recommendations that will avoid, mitigate or minimise impacts on fauna and fauna habitat, including specially protected fauna.

Fauna habitat can be assessed using several factors including, the size of the habitat, the level of habitat connectivity, availability of specific resources (e.g. tree hollows) and overall vegetation quality. The habitat was assessed according to the categories provided in Table 2 (Coffey Environments, 2009).

Table 2: Fauna Habitat Criteria

Fauna Habitat Condition	Description
High Quality	These areas closely approximate the vegetation mix and quality that would have been in the area prior to any disturbance. The habitat has connectivity with other habitats and is likely to contain the most natural vertebrate fauna assemblage.
Very Good	These areas show minimal signs of disturbance (e.g. grazing, clearing, fragmentation, weeds) and generally retain many of the characteristics of the habitat if it had not been disturbed. The habitat has connectivity with other habitats and fauna assemblages in these areas are likely to be minimally affected by disturbance
Good	These areas showed signs of disturbance (e.g. grazing, clearing, fragmentation, weeds) but generally retain many of the characteristics of the habitat if it had not been disturbed. The habitat has connectivity with other habitats and fauna assemblages in these areas are likely to be affected by disturbance.
Disturbed	These areas showed signs of significant disturbance. Many of the trees, shrubs and undergrowth are cleared. These areas may be in the early succession and regeneration stages. Areas may show signs of significant grazing, contain weeds or have been damaged by vehicle or machinery. Habitats are fragmented or have limited connectivity with other

	fauna habitats. Fauna assemblages in these areas are likely to differ significantly from what might be expected in the area had the disturbance not occurred.
Highly Degraded	These areas often have a significant loss of vegetation, an abundance of weeds, and a large number of vehicle tracks or are completely cleared. Limited or no fauna habitat connectivity. Faunal assemblages in these areas are likely to be significantly different to what might have been in the area pre-disturbance

Coffey Environments, 2009

PGV Environmental (2015) recorded the DA as having a Highly Degraded fauna habitat consisting of isolated *Melaleuca preissiana* trees over pasture

3.7.2 Conservation Significant Species

The conservation significant fauna habitat and species found in the wider PIPNP are as follows:

- Baudin’s Black Cockatoo (*Zanda baudinii*), Endangered;
- Carnaby's Black Cockatoo (*Zanda latirostris*), Endangered;
- Forest Red-tailed Black-Cockatoo (*Calyptorhynchus banksii naso*), Vulnerable;
- Western Ring-tailed Possum (*Pseudocheirus occidentalis*), Vulnerable;
- Coastal Plains Skink (*Ctenotus ora*), Priority 3; and
- Rakal or Water Rati (*Hydromys chrysogaster*), Priority 4.

The DA application area will not contain any conservation significant fauna for the following reasons:

- Suitable Habitat For The Species Is Not Found In The DA; and
- The fauna habitat that does occur in the DA is highly degraded.

Terrestrial Ecosystems (2025) undertook a targeted fauna survey of the Black Cockatoo habitat and Western Ringtail Possum habitat and did not record either of the species or their preferred habitat as occurring on the DA.

3.7.3 Impact on Conservation Significant Species

The DA application area does not contain any suitable habitat for the conservation significant fauna.

3.7.4 Biodiversity Value

The EPA’s (2002) *Terrestrial Biological Surveys as an Element of Biodiversity Protection Position Statement No. 3* indicated an ecological assessment of a site must consider its biodiversity value at the genetic, species and ecosystem levels; and its ecological functional value at the ecosystem level.

The vegetation and fauna habitat on the DA is fragmented with little to no ecological linkage and is disturbed, with the likely presence of feral species such as foxes, cats and rabbits which would have highly modified the fauna assemblage from pre-European settlement.

3.8 Heritage

3.8.1 European Heritage

Heritage sites can be listed under the following lists/registers:

- World Heritage Sites;

- National Heritage Sites;
- Commonwealth Heritage Sites;
- Sites on the register of the National Estate; and
- Sites on the Western Australian Heritage Council Register.

There are no listed Heritage Sites or Interim Heritage Sites on the DA application area (National Map, 2025; Heritage Council of Western Australia, 2025; DCCEEW, 2025).

3.8.2 Aboriginal Cultural Heritage

There are no registered Aboriginal Cultural Heritage Sites mapped on the DA application area.

3.9 Contaminated Sites

There are no known or suspected contaminated sites mapped on or near the DA application area (DWER, 2026).

4 ENVIRONMENTAL ASSESSMENT

4.1 Proposed Development

The proposal is to undertake bulk earthworks for future General Industry in accordance with zoning under the GBRS and Shire of Dardanup TPS9. The PIPNP SP identifies the DA application area for general industry.

4.2 Land Use

The DA application area is largely cleared (pre 1970) with the exception of isolated *Melaleuca preissiana* trees over pasture.

4.3 Geology and Soils

The Pinjarra Plain System soils are not a constraint for development. There are similar developments on these land units in the surrounding area.

The soils mapped on the site have a high risk of being susceptible to wind erosion and therefore dust controls will be required during construction. Wind erosion risk will be minimised once the site is fully developed as the ground disturbing activities have been completed.

The soils on the site do not provide an environmental impediment to the development of the site.

4.4 Hydrology

Stormwater management will be required to be addressed in accordance with *Better Urban Water Management* (WAPC, 2008). The management of stormwater is not considered a constraint to development.

4.5 Wetlands

The DA application area is partially located in an extensive multiple use palusplain wetland. The wetland is not mapped as an Environmentally Sensitive Area and was not recognised in the EPA section 16 advice as being environmentally significant.

The wetland is not a constraint to development and there are many similar developments on this wetland in the local area.

4.6 Flora and Vegetation

The flora and vegetation on the DA application area have been significantly impacted by historical clearing (pre 1970) and rural land use. The proposed development would not result in conservation significant flora and vegetation being impacted.

The vegetation on the DA application area is Completely Degraded and therefore the proposed development will not impact on locally or regionally significant vegetation and there is no impact on any Threatened or Priority Ecological Community.

4.7 Fauna

The fauna habitat values have been impacted by the extensive historical clearing on the site and as such the proposed development would have very little impact on native fauna habitat. The DA application area does not contain habitat for any conservation significant fauna.

4.8 Heritage

There are no known Aboriginal Cultural Heritage Site mapped on the DA application area.

5 ENVIRONMENTAL APPROVALS

5.1 State Approvals

5.1.1 Section 38 Referral

The Earthworks DA application area would have minimal environmental impact. Therefore, a referral under Section 38 of the EP Act is not required from the Proponent and it is considered unlikely that a third party would submit a referral to the EPA.

5.1.2 Clearing Permit

The clearing of native vegetation requires a permit under the EP Act unless there is an exemption. There are two types of exemption: a Schedule 6 exemption under the EP Act or an exemption under the *Environmental Protection (Clearing of Native Vegetation) Regulations 2004* (the Regulations).

We are not aware of any Schedule 6 exemption for this proposal.

The exemptions under the Regulations do not apply for riparian (wetland) vegetation or in an Environmentally Sensitive Area (ESA).

The DA application area is not mapped as an ESA (DWER, 2026).

The isolated *Melaleuca preissiana* trees found in the DA application area are riparian vegetation, so regulatory exemptions do not apply in this case. The isolated *Melaleuca preissiana* trees cover an area (measured at the canopy drip line) of approximately 0.6ha. The vegetation is not conservation significant, does not provide habitat for conservation significant fauna species and the wetland is multiple use.

A Clearing Referral (expedited clearing permit process for clearing less than 1ha) under the EP Act may be required.

5.2 Commonwealth Approvals

Clearing the DA application area will not impact on any MNES or habitat specific to MNES, therefore a referral under the EPBC Act is not required.

6 SUMMARY AND CONCLUSIONS

6.1 Summary

The Environmental Assessment of the DA has found the following:

- The historic and current land-uses on the site are not a constraint to develop the DA;
- There are no environmentally sensitive areas of listed contaminated sites mapped in the DA;
- The soils and Multiple Use wetland mapped on the site are not a constraint to development;
- There are no Threatened or Priority flora species occurring on the DA and therefore flora is not a constraint to development;
- The vegetation on the site is Completely Degraded and is not representative of a Threatened or Priority Ecological Community and the vegetation is not considered to be a constraint to the proposed development;
- There are no Aboriginal Heritage sites or sites of other heritage values on the DA;
- EPBC Referral is not required; and
- A Clearing Referral under the EP Act may be required to clear the isolated *Melaleuca preissiana* trees.

6.2 Conclusion

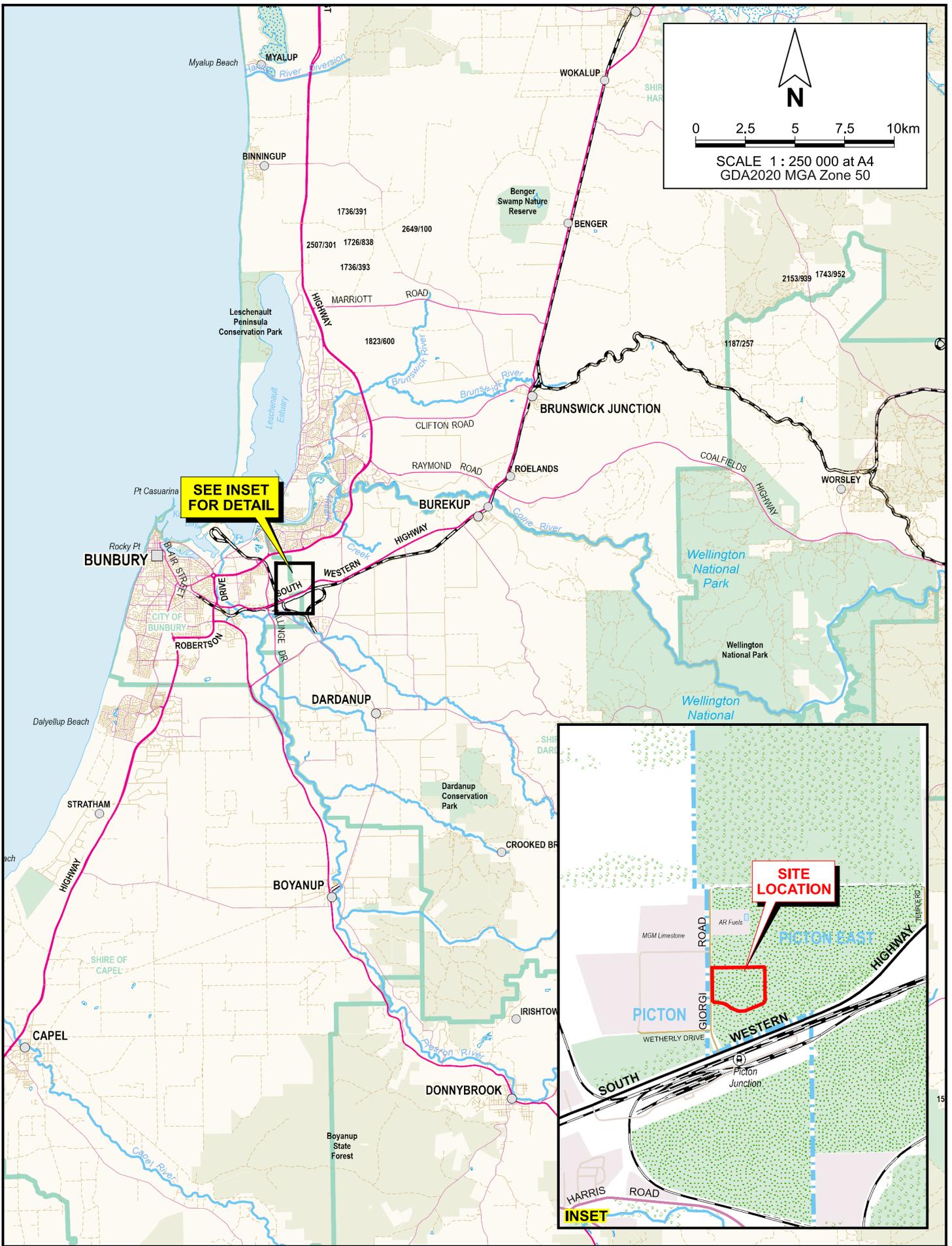
The Environmental Assessment of the DA concludes that development of the site is not constrained by any environmental factor.

7 REFERENCES

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Terrestrial Ecosystems (2025) *Targeted Western Ringtail Possum survey and Black-Cockatoo habitat tree assessment for Lots 200 and 44 Giorgi Road and Lots 2009 and 2010 Temple Road, Picton.*

FIGURES



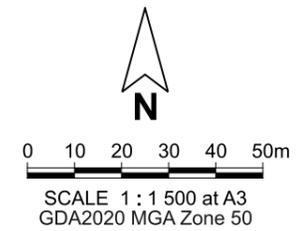
PINPOINT CARTOGRAPHICS (08) 9562 7136
 2026-950-101.dgn

Drawn: B. Heath Job: 10207 Rpt: 2026-950	Date: 18 Feb 2026 Revision: A

DevelopmentWA
 ENVIRONMENTAL ASSESSMENT REPORT
 PRESTON INDUSTRIAL PARK PART LOT 2010 DEVELOPMENT AREA

REGIONAL LOCATION

Figure 1



- Legend**
- - - Site Boundary
 - - - Lot 2010 Boundary
 - Cadastral Boundary
 - - - Easement Boundary
 - Topographic Contour

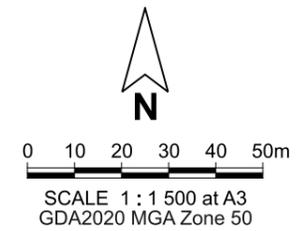
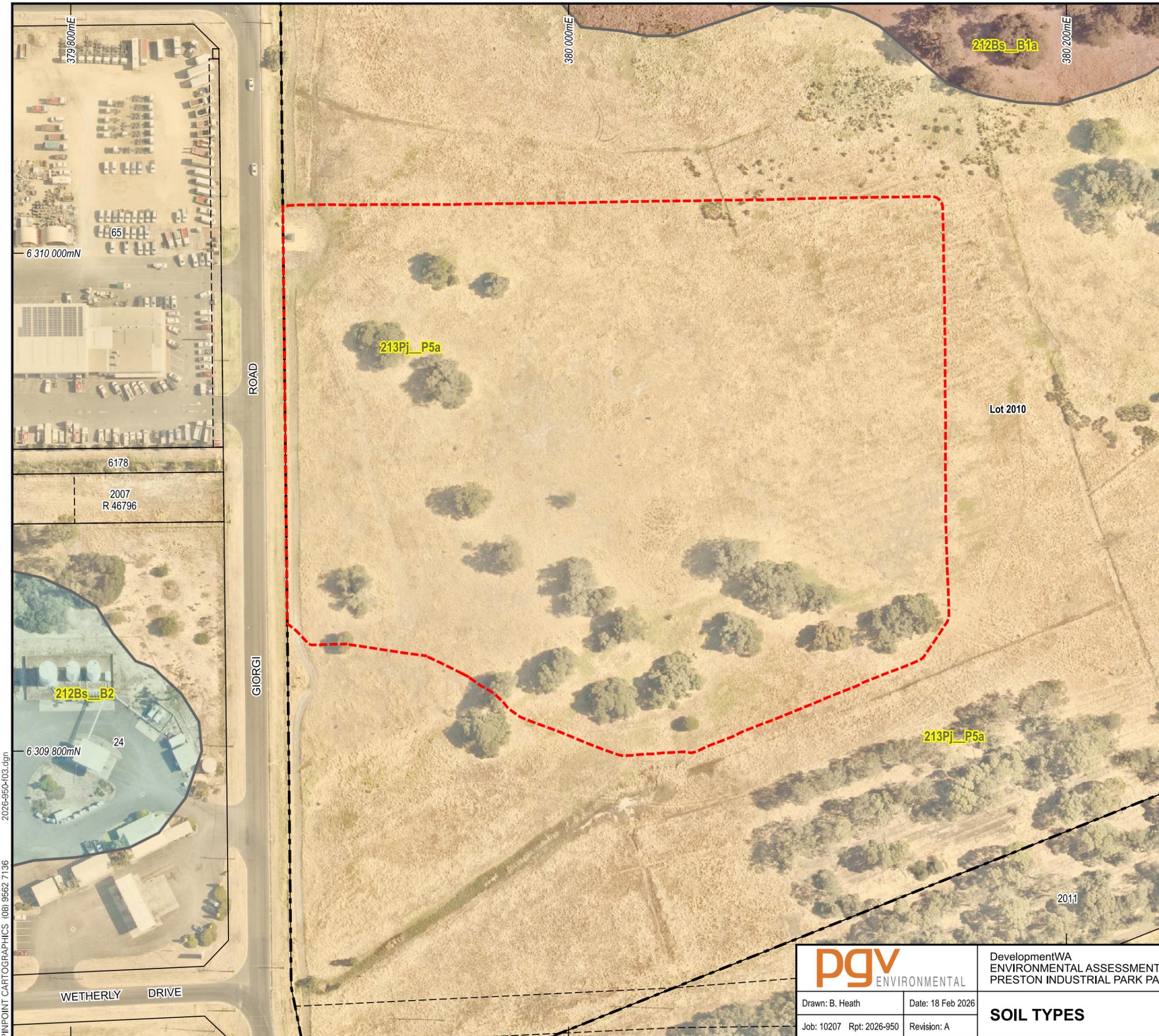
CADASTRAL SOURCE: Landgate, February 2026.
 AERIAL PHOTOGRAPH SOURCE: NearMap, flown January 2026.
 CONTOUR SOURCE: Generated from Geoscience Australia 5m DEM data.

pgv ENVIRONMENTAL	
Drawn: B. Heath	Date: 18 Feb 2026
Job: 10207 Rpt: 2026-950	Revision: A

DevelopmentWA ENVIRONMENTAL ASSESSMENT REPORT PRESTON INDUSTRIAL PARK PART LOT 2010 DEVELOPMENT AREA
SITE BOUNDARY AND TOPOGRAPHY

Figure 2

PINPOINT CARTOGRAPHICS (08) 9562 7136 2026-950-102.dgn



Legend

- - - Site Boundary
- - - Lot 2010 Boundary
- Cadastral Boundary
- - - Easement Boundary

Soil Types

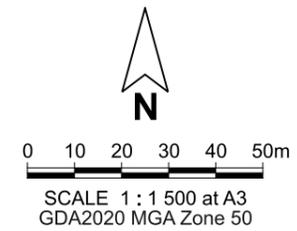
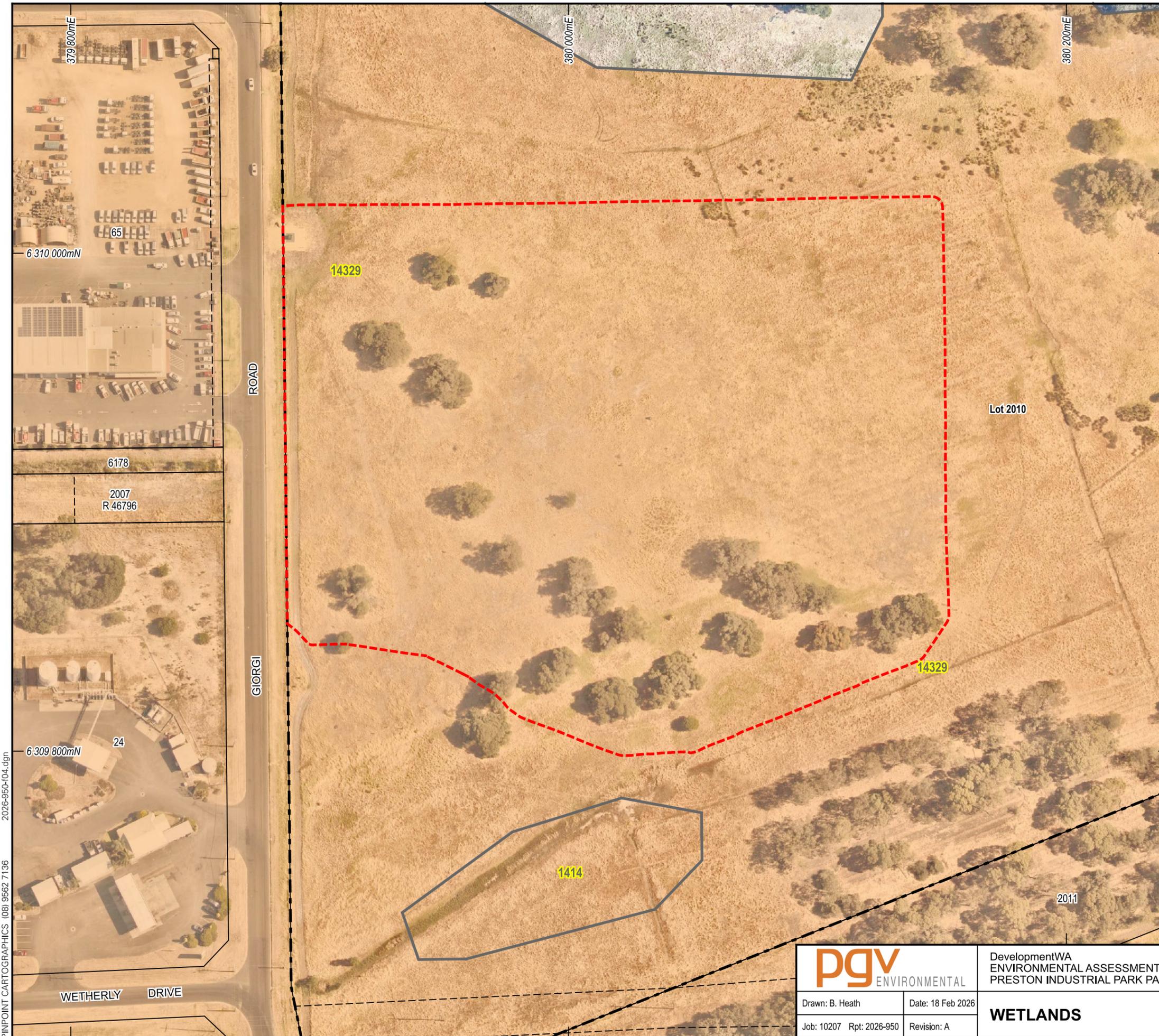
- 213Pj_P5a** - Pinjarra P5a Phase
Dark cracking clays with subsoil becoming alkaline (similar to P5) with a thin veneer of grey sand
- 212Bs_B1a** - Bassendean B1a Phase
Deep bleached grey sands with an intensely coloured yellow B horizon occurring within 1 m of the surface
- 212Bs_B2** - Bassendean B2 Phase
Deep bleached grey sands with a pale yellow B horizon or a weak iron-organic hardpan 1-2 m

SOILS SOURCE: DPIRD, January 2025.
 CADASTRAL SOURCE: Landgate, February 2026.
 AERIAL PHOTOGRAPH SOURCE: NearMap, flown January 2026.

		DevelopmentWA ENVIRONMENTAL ASSESSMENT REPORT PRESTON INDUSTRIAL PARK PART LOT 2010 DEVELOPMENT AREA	
		SOIL TYPES	
Drawn: B. Heath	Date: 18 Feb 2026		
Job: 10207 Rpt: 2026-950	Revision: A		

Figure 3

PINPOINT CARTOGRAPHICS (08) 9562 7136 2026-950-103.dgn



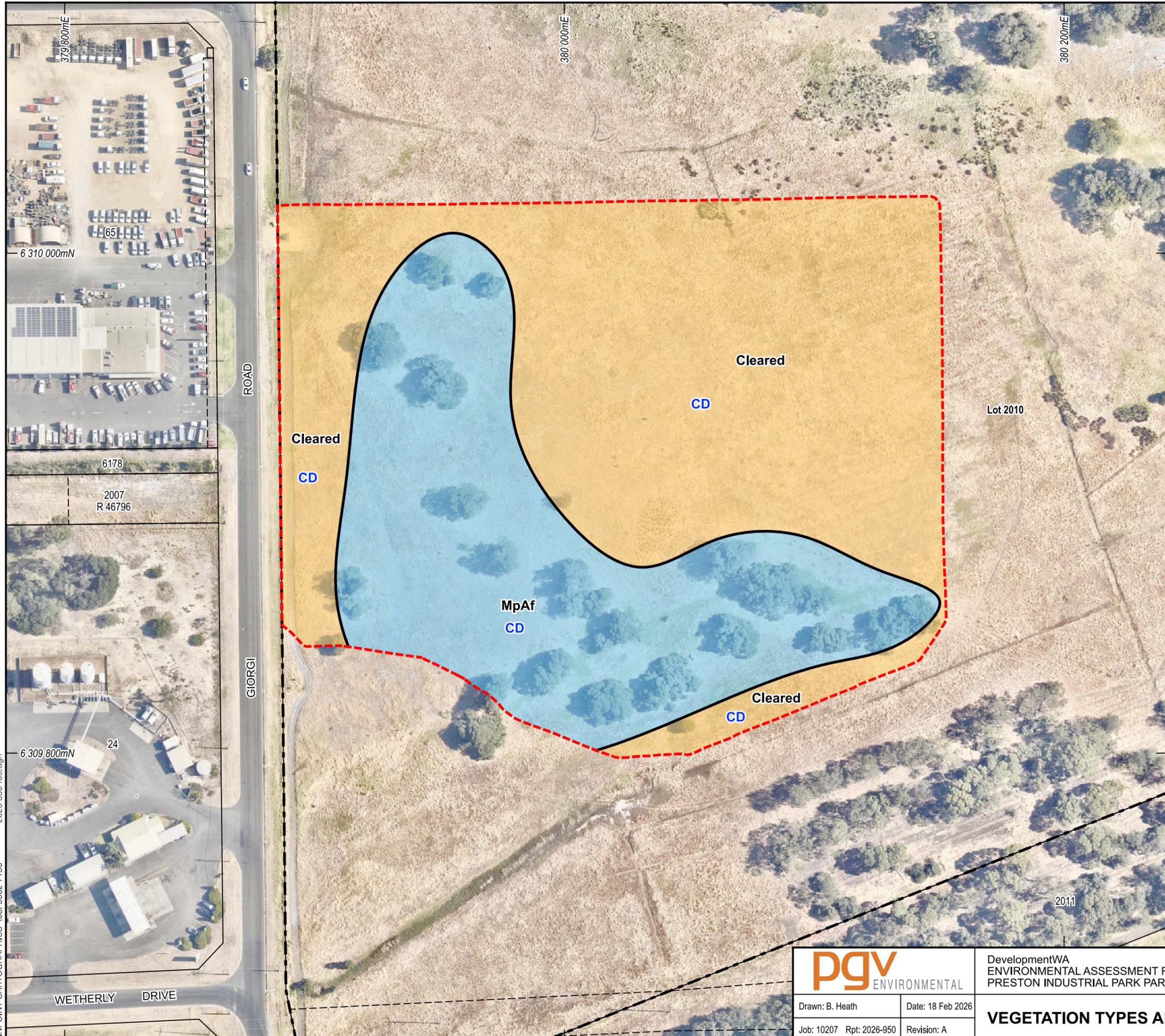
- Legend**
- - - Site Boundary
 - Lot 2010 Boundary
 - Cadastral Boundary
 - Easement Boundary
- Geomorphic Wetlands**
- Multiple Use
 - 1414 Wetland UFI Number

WETLANDS SOURCE: DBCA, January 2026.
 CADASTRAL SOURCE: Landgate, February 2026.
 AERIAL PHOTOGRAPH SOURCE: NearMap, flown January 2026.

		DevelopmentWA ENVIRONMENTAL ASSESSMENT REPORT PRESTON INDUSTRIAL PARK PART LOT 2010 DEVELOPMENT AREA	
Drawn: B. Heath	Date: 18 Feb 2026	<h2 style="margin: 0;">WETLANDS</h2>	
Job: 10207 Rpt: 2026-950	Revision: A		

Figure 4

PINPOINT CARTOGRAPHICS (08) 9562 7136 2026-950-104.dgn



0 10 20 30 40 50m
 SCALE 1 : 1 500 at A3
 GDA2020 MGA Zone 50

Legend

- - - Site Boundary
- Lot 2010 Boundary
- Cadastral Boundary
- Easement Boundary
- Vegetation Type Boundary

MpAf Vegetation Type

CD Vegetation Condition

Geomorphic Wetlands

MpAf
Melaleuca preissiana Low Open Woodland to Forest over *Astartea fascicularis* Shrubland to Open Heath

Cleared

Vegetation Condition
 (SOURCE: Bush Forever, Govt. of W.A., 2000)

- P - Pristine**
Pristine or nearly so, no obvious signs of disturbance.
- Ex - Excellent**
Vegetation structure intact, disturbance affecting individual species and weeds are non aggressive species.
- VG - Very Good**
Vegetation structure altered, obvious signs of disturbance. For example, disturbance to vegetation structure caused by repeated fires, the presence of some more aggressive weeds, dieback, logging and grazing.
- G - Good**
Vegetation structure significantly altered by very obvious signs of multiple disturbance. Retains basic vegetation structure or ability to regenerate it. For example, disturbance to vegetation structure caused by very frequent fires, the presence of some very aggressive weeds at high density, partial clearing, dieback and grazing.
- D - Degraded**
Basic vegetation structure severely impacted by disturbance. Scope for regeneration but not to a state approaching good condition without intensive management. For example, disturbance to vegetation structure caused by very frequent fires, the presence of very aggressive weeds, partial clearing, dieback and grazing.
- CD - Completely Degraded**
The structure of the vegetation is no longer intact and the areas is completely or almost completely without native species. These areas are often described as 'parkland cleared' with the flora composing weed or crop species with isolated native trees or shrubs.
- CI - Cleared**
No native vegetation remaining.

CADASTRAL SOURCE: Landgate, February 2026.
 AERIAL PHOTOGRAPH SOURCE: NearMap, flown January 2026.



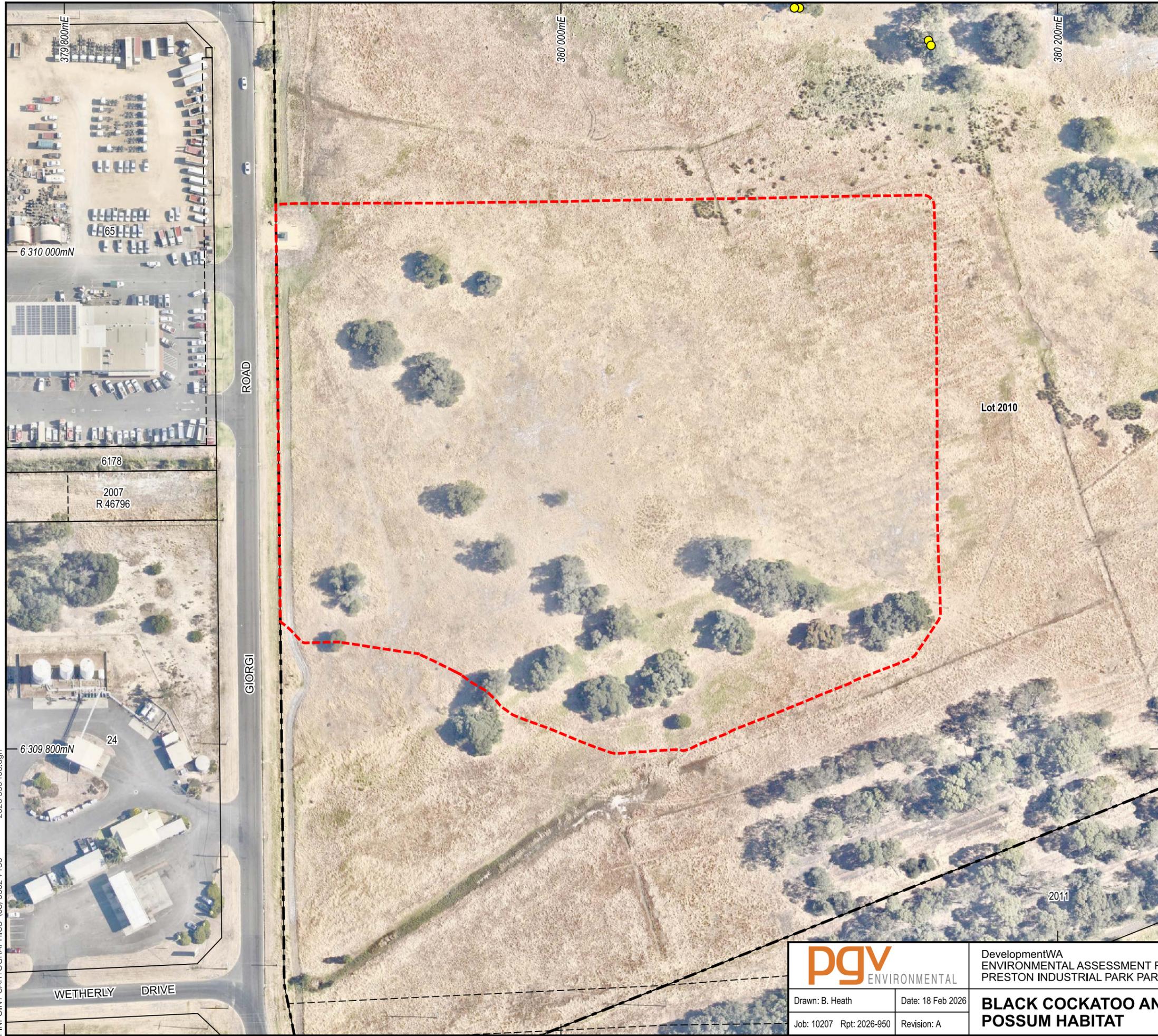
DevelopmentWA
 ENVIRONMENTAL ASSESSMENT REPORT
 PRESTON INDUSTRIAL PARK PART LOT 2010 DEVELOPMENT AREA

Drawn: B. Heath Date: 18 Feb 2026
 Job: 10207 Rpt: 2026-950 Revision: A

VEGETATION TYPES AND CONDITION

Figure 5

PINPOINT CARTOGRAPHICS (08) 9562 7136 2026-950-105.dgn



0 10 20 30 40 50m

SCALE 1 : 1 500 at A3
GDA2020 MGA Zone 50

Legend

- - - Site Boundary
- Lot 2010 Boundary
- Cadastral Boundary
- Easement Boundary

Significant Trees

- Corymbia calophylla (Marri)

Lot 2010

2011

CADASTRAL SOURCE: Landgate, February 2026.
AERIAL PHOTOGRAPH SOURCE: NearMap, flown January 2026.

PINPOINT CARTOGRAPHICS (08) 9562 7136 2026-950-106.dgn



DevelopmentWA
ENVIRONMENTAL ASSESSMENT REPORT
PRESTON INDUSTRIAL PARK PART LOT 2010 DEVELOPMENT AREA

Drawn: B. Heath Date: 18 Feb 2026
Job: 10207 Rpt: 2026-950 Revision: A

**BLACK COCKATOO AND WESTERN RINGTAIL
POSSUM HABITAT**

Figure 6

APPENDIX 1

PIPNP STRUCTURE PLAN APPROVAL

Endorsement Page

This structure plan is prepared under the provisions of the City of Bunbury Local Planning Scheme No. 8.

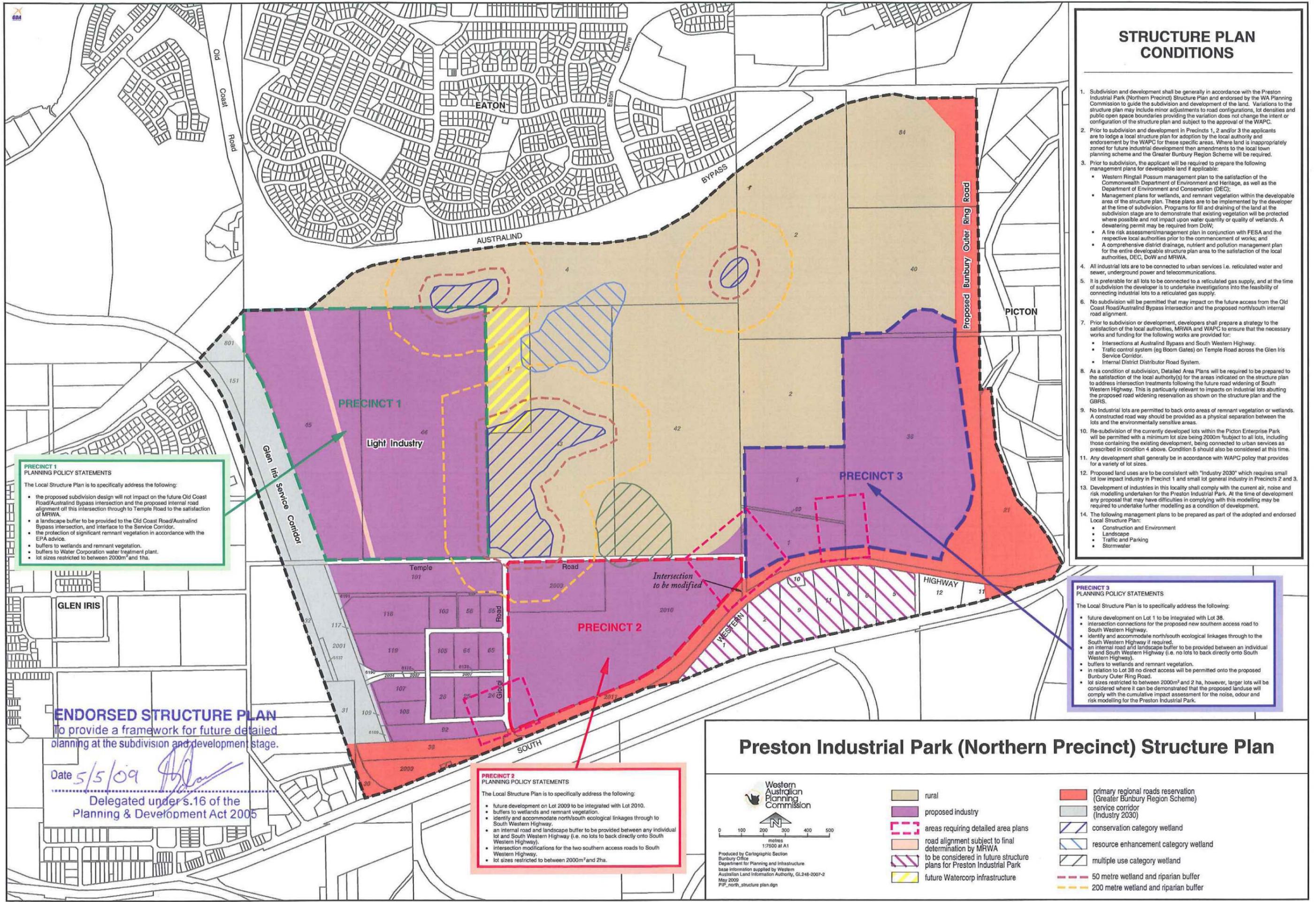
IT IS CERTIFIED THAT THIS STRUCTURE PLAN WAS APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON:

05 MAY 2009

In accordance with Schedule 2, Part 4, Clause 28 (2) and refer to Part 1, 2. (b) of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Date of Expiry:

19 OCTOBER 2028



STRUCTURE PLAN CONDITIONS

- Subdivision and development shall be generally in accordance with the Preston Industrial Park (Northern Precinct) Structure Plan and endorsed by the WA Planning Commission to guide the subdivision and development of the land. Variations to the structure plan may include minor adjustments to road configurations, lot densities and public open space boundaries providing the variation does not change the intent or configuration of the structure plan and subject to the approval of the WAPC.
- Prior to subdivision and development in Precincts 1, 2 and/or 3 the applicants are to lodge a local structure plan for adoption by the local authority and endorsement by the WAPC for these specific areas. Where land is inappropriately zoned for future industrial development then amendments to the local town planning scheme and the Greater Bunbury Region Scheme will be required.
- Prior to subdivision, the applicant will be required to prepare the following management plans for developable land if applicable:
 - Western Ringtail Possum management plan to the satisfaction of the Commonwealth Department of Environment and Heritage, as well as the Department of Environment and Conservation (DEC);
 - Management plans for wetlands, and remnant vegetation within the developable area of the structure plan. These plans are to be implemented by the developer at the time of subdivision. Programs for fill and draining of the land at the subdivision stages are to demonstrate that existing vegetation will be protected where possible and not impact upon water quantity or quality of wetlands. A dewatering permit may be required from DoW;
 - A fire risk assessment/management plan in conjunction with FESA and the respective local authorities prior to the commencement of works; and
 - A comprehensive district drainage, nutrient and pollution management plan for the entire developable structure plan area to the satisfaction of the local authorities, DEC, DoW and MRWA.
- All industrial lots are to be connected to urban services i.e. reticulated water and sewer, underground power and telecommunications.
- It is preferable for all lots to be connected to a reticulated gas supply, and at the time of subdivision the developer is to undertake investigations into the feasibility of connecting industrial lots to a reticulated gas supply.
- No subdivision will be permitted that may impact on the future access from the Old Coast Road/Australind Bypass intersection and the proposed north/south internal road alignment.
- Prior to subdivision or development, developers shall prepare a strategy to the satisfaction of the local authorities, MRWA and WAPC to ensure that the necessary works and funding for the following works are provided for:
 - Intersections at Australind Bypass and South Western Highway.
 - Traffic control system (eg Boom Gates) on Temple Road across the Glen Iris Service Corridor.
 - Internal District Distributor Road System.
- As a condition of subdivision, Detailed Area Plans will be required to be prepared to the satisfaction of the local authority(s) for the areas indicated on the structure plan to address intersection treatments following the future road widening of South Western Highway. This is particularly relevant to impacts on industrial lots abutting the proposed road widening reservation as shown on the structure plan and the GPRS.
- No industrial lots are permitted to back onto areas of remnant vegetation or wetlands. A constructed road way should be provided as a physical separation between the lots and the environmentally sensitive areas.
- Re-subdivision of the currently developed lots within the Picton Enterprise Park will be permitted with a minimum lot size being 2000m² subject to all lots, including those containing the existing development, being connected to urban services as prescribed in condition 4 above. Condition 5 should also be considered at this time.
- Any development shall generally be in accordance with WAPC policy that provides for a variety of lot sizes.
- Proposed land uses are to be consistent with "Industry 2030" which requires small lot low impact industry in Precinct 1 and small lot general industry in Precincts 2 and 3.
- Development of industries in this locality shall comply with the current air, noise and risk modelling undertaken for the Preston Industrial Park. At the time of development any proposal that may have difficulties in complying with this modelling may be required to undertake further modelling as a condition of development.
- The following management plans to be prepared as part of the adopted and endorsed Local Structure Plan:
 - Construction and Environment
 - Landscape
 - Traffic and Parking
 - Stormwater

PRECINCT 1 PLANNING POLICY STATEMENTS
 The Local Structure Plan is to specifically address the following:

- the proposed subdivision design will not impact on the future Old Coast Road/Australind Bypass intersection and the proposed internal road alignment off this intersection through to Temple Road to the satisfaction of MRWA.
- a landscape buffer to be provided to the Old Coast Road/Australind Bypass intersection, and interface to the Service Corridor.
- the protection of significant remnant vegetation in accordance with the EPA advice.
- buffers to wetlands and remnant vegetation.
- buffers to Water Corporation water treatment plant.
- lot sizes restricted to between 2000m² and 1ha.

PRECINCT 3 PLANNING POLICY STATEMENTS
 The Local Structure Plan is to specifically address the following:

- future development on Lot 1 to be integrated with Lot 38.
- intersection connections for the proposed new southern access road to South Western Highway.
- identify and accommodate north/south ecological linkages through to the South Western Highway if required.
- an internal road and landscape buffer to be provided between an individual lot and South Western Highway (i.e. no lots to back directly onto South Western Highway).
- buffers to wetlands and remnant vegetation.
- in relation to Lot 38 no direct access will be permitted onto the proposed Bunbury Outer Ring Road.
- lot sizes restricted to between 2000m² and 2 ha, however, larger lots will be considered where it can be demonstrated that the proposed land use will comply with the cumulative impact assessment for the noise, odour and risk modelling for the Preston Industrial Park.

ENDORSED STRUCTURE PLAN
 To provide a framework for future detailed planning at the subdivision and development stage.

Date 5/5/09
 Delegated under s.16 of the Planning & Development Act 2005

PRECINCT 2 PLANNING POLICY STATEMENTS
 The Local Structure Plan is to specifically address the following:

- future development on Lot 2009 to be integrated with Lot 2010.
- buffers to wetlands and remnant vegetation.
- identify and accommodate north/south ecological linkages through to South Western Highway.
- an internal road and landscape buffer to be provided between any individual lot and South Western Highway (i.e. no lots to back directly onto South Western Highway).
- intersection modifications for the two southern access roads to South Western Highway.
- lot sizes restricted to between 2000m² and 2ha.

Preston Industrial Park (Northern Precinct) Structure Plan

Western Australian Planning Commission

Produced by Cartographic Section
 Bunbury Office
 Department for Planning and Infrastructure
 base information supplied by Western Australian Land Information Authority, GL248-2007-2
 May 2009
 PIP_north_structure_plan.dgn

rural	proposed industry	primary regional roads reservation (Greater Bunbury Region Scheme)
areas requiring detailed area plans	road alignment subject to final determination by MRWA	service corridor (Industry 2030)
to be considered in future structure plans for Preston Industrial Park	future Watercorp infrastructure	conservation category wetland
		resource enhancement category wetland
		multiple use category wetland
		50 metre wetland and riparian buffer
		200 metre wetland and riparian buffer

STRUCTURE PLAN CONDITIONS

- Subdivision and development shall be generally in accordance with the Preston Industrial Park (Northern Precinct) Structure Plan and endorsed by the WA Planning Commission to guide the subdivision and development of the land. Variations to the structure plan may include minor adjustment to road configurations, lot density and public open space boundaries providing that they are supported by the appropriate agency and the variation does not affect the general intent or configuration of the Structure Plan.
- Prior to subdivision and development in Precincts 1, 2 and 3 the applicants are to lodge a subdivision guide plan for endorsement by the WAPC for these specific areas. Where land is inappropriately zoned for future Industrial development an amendment to the Shire of Dardanup Town Planning Scheme No. 3 will be required. A subdivision guide plan should be included in the amendment documentation.
- Prior to subdivision, the applicants will be required to:
 - Prepare a Western Ringtail Possum management plan to the satisfaction of the Commonwealth Department of Environment and Heritage, as well as the Department of Environment and Conservation (DEC) prior to the commencement of works.
 - Prepare a management plans for wetlands, and remnant vegetation contained within the structure plan area. These plans to be implemented by the developer at the time of subdivision.
 - Prepare a fire risk assessment/management plan in conjunction with FESA and the respective local authorities prior to the commencement of works.
 - Undertake investigations into acid sulfate soils and include management proposals in construction management proposals in a construction management program to the satisfaction of DEC and the respective Local Authorities.
 - Prepare a comprehensive district drainage, nutrient and pollution management plan for the entire structure plan area to the satisfaction of both the Local Authorities, DEC, DoW and MRWA.
- Programs for the fill and draining of the land at the subdivision stage are to demonstrate that existing vegetation will be protected where possible and not impact upon the water quality of wetlands. A dewatering permit may be required from DoW.
- All industrial lots are to be connected to urban services i.e. reticulated water and sewer, underground power and telecommunications.
- It is preferable for all lots to be connected to a reticulated gas supply and at the time of subdivision the landowner is to undertake investigations into the feasibility of connecting industrial lots to a reticulated gas supply.
- No subdivision will be permitted that may impact on the future alignment of the Old Coast Road and Australind Bypass Road intersection, and the proposed internal road alignment off this intersection through the structure plan area.
- Prior to subdivision or development subdividing land owners shall prepare a strategy to the satisfaction of the Shire of Dardanup, City of Bunbury, Main Roads Western Australia and WAPC prior to any subdivision or development taking place within the structure plan area to ensure that necessary works and funding associated with intersections on South Western Highway and Australind Bypass Road are provided for.
- No Industrial lots are to back onto areas of Remnant Vegetation or Wetlands with a road to be provided between industrial lots and land that contains remnant vegetation and/or wetlands (including foreshore vegetation to the wetlands).
- Re-subdivision of existing developed/established lots in the south west corner of the structure plan area will be permitted with a minimum lot size being 2000m² and all lots, including the lot containing the existing development, being connected to urban services as prescribed in 4 above.
- The development of the subject land shall generally be in accordance with WAPC policy that provides for a variety of lot sizes. Notwithstanding, there is a general presumption against 10-20ha General Industry lots in this locality unless it can be demonstrated to the satisfaction of the WAPC and EPA that the proposed landuse complies with EPA noise and air quality regulations, and that it will not impact on further orderly development.
- Land uses are to be consistent with the EPA advice and the requirements of "Industry 2030". This requires small lot low impact general industry in the north west corner and small lot general industry in the remainder of the structure plan area. Lot sizes in the north west corner to be generally between 2000m² and 1 ha, and between 2000m² and 2 ha for the remainder.
- Development of industries within the locality shall comply with the air, noise and risk modelling undertaken for the Preston Industrial Park area.
- EPA has provided Section 16 advice under EP Act 1986.

PRECINCT 1 PLANNING POLICY STATEMENTS

The Subdivision Guide Plan is to address the following:

- the proposed subdivision design will not impact on the future alignment of the Old Coast Road and Australind Bypass Road intersection, and the proposed internal road alignment off this intersection through the structure plan area;
- a landscape buffer to be provided to the Old Coast Road/Australind Bypass intersection and the interface with the Service Corridor;
- the protection of significant remnant vegetation;
- the buffers to the remnant vegetation and wetlands;
- buffers to the Water Corporation water treatment plant;
- identify a range of industries proposed for this precinct;
- lot sizes restricted to between 2000m² and 1 ha; and
- notifications to be placed on titles at the time of subdivision to advise that proposed land uses are to comply with the EPA noise and air quality regulations to ameliorate adverse impacts on the residential development at Eaton and Glen Iris.

PRECINCT 3 PLANNING POLICY STATEMENTS

The Subdivision Guide Plan is to address the following:

- future development on Lot 38 to be integrated with Lots 1 and 2;
- buffers to the remnant vegetation and wetlands;
- specify the types of industries proposed for this precinct;
- identify and accommodate north/south ecological linkages through to the South Western Highway;
- the intersection modifications for the eastern access road to South Western Highway;
- lot sizes restricted to between 2000m² and 1 ha; and notifications to be placed on titles at the time of subdivision to advise that proposed land uses are to comply with the EPA noise and air quality regulations; and
- in relation to Lot 38 no direct access will be permitted onto the proposed Bunbury Outer Ring Road.

PRECINCT 2 PLANNING POLICY STATEMENTS

The Subdivision Guide Plan is to address the following:

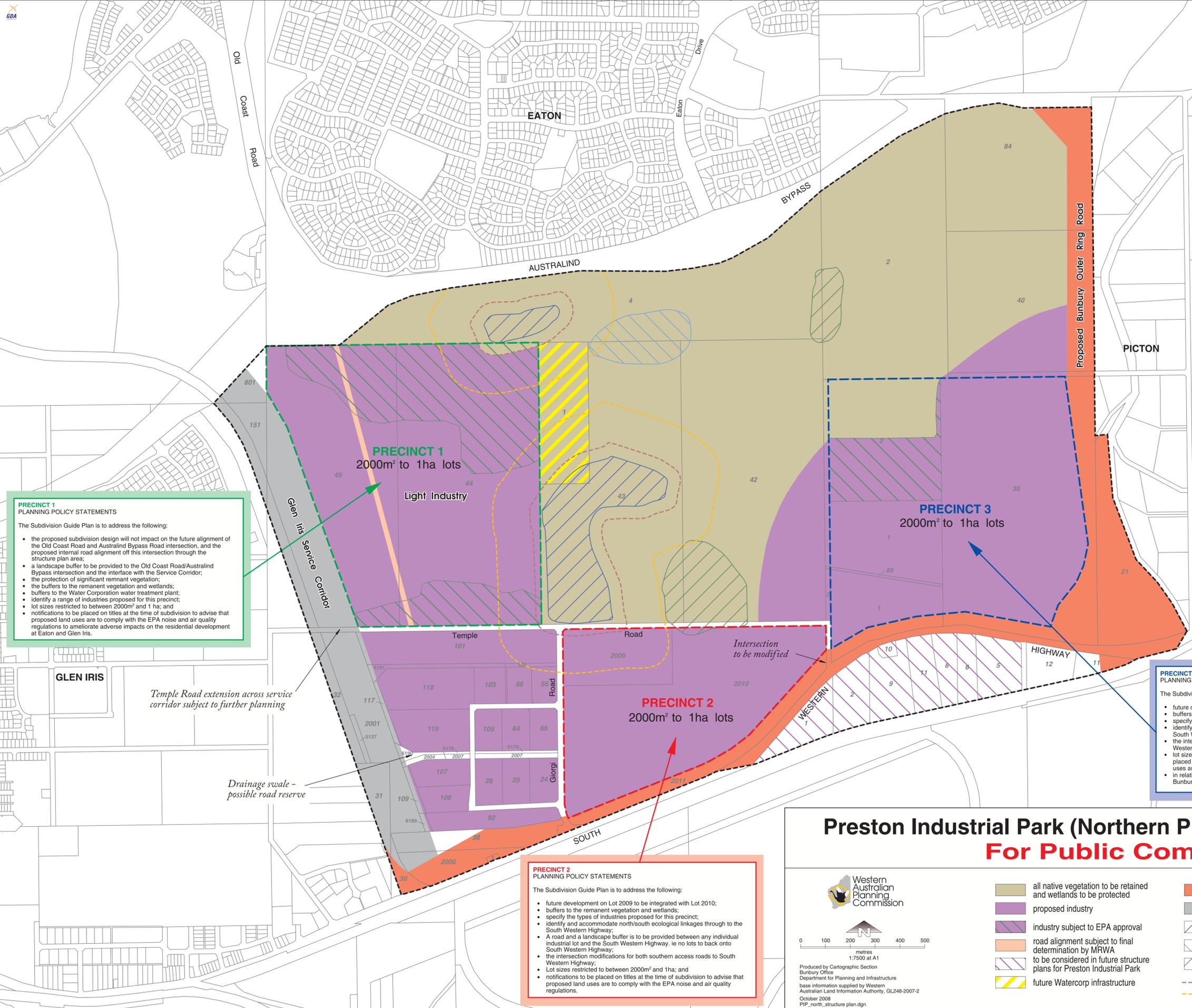
- future development on Lot 2009 to be integrated with Lot 2010;
- buffers to the remnant vegetation and wetlands;
- specify the types of industries proposed for this precinct;
- identify and accommodate north/south ecological linkages through to the South Western Highway;
- A road and a landscape buffer is to be provided between any individual industrial lot and the South Western Highway, ie no lots to back onto South Western Highway;
- the intersection modifications for both southern access roads to South Western Highway;
- Lot sizes restricted to between 2000m² and 1ha; and
- notifications to be placed on titles at the time of subdivision to advise that proposed land uses are to comply with the EPA noise and air quality regulations.

Preston Industrial Park (Northern Precinct) Structure Plan For Public Comment

Western Australian Planning Commission

Produced by Cartographic Section
Bunbury Office
Department for Planning and Infrastructure
base information supplied by Western Australian Land Information Authority, GL248-2007-2
October 2008
PIP_north_structure plan.dgn

all native vegetation to be retained and wetlands to be protected	primary regional roads reservation (Greater Bunbury Region Scheme)
proposed industry	service corridor (Industry 2030)
industry subject to EPA approval	EPP Wetlands
road alignment subject to final determination by MRWA	conservation category wetland: resource enhancement
to be considered in future structure plans for Preston Industrial Park	conservation category wetland: multiple use
future Watercorp infrastructure	50 metre wetland and riparian buffer
	200 metre wetland and riparian buffer



Your Ref: N/A
Our Ref: 801/06/01/0028P
Enquiries: Luke Mifsud
(Luke.Mifsud@dplh.wa.gov.au)

Chief Executive Officer
City of Bunbury
PO Box 21
Bunbury WA 6231

Transmission via electronic mail to records@bunbury.wa.gov.au ; info@bunbury.wa.gov.au ; records@dardanup.wa.gov.au ; admin@tbbplanning.com.au

Dear Sir/Madam

**EXTENSION OF APPROVAL PERIOD – PRESTON INDUSTRIAL PARK (NORTHERN PRECINCT)
STRUCTURE PLAN
WAPC REFERENCE: 801/06/01/0028P**

Pursuant to Clause 28 (2), Part 4, Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the Western Australian Planning Commission on 14 July 2025, approved an extension of the approval period for the Preston Industrial Park (Northern Precinct) Structure Plan for a further period of 3 years, expiring on 19 October 2028.

A copy of the current approved structure plan is attached to this emailed correspondence.

Yours sincerely



Ms Sam Boucher
Secretary
Western Australian Planning Commission

15 July 2025