DevelopmentWA

The Resident
49 Merida Loop
PORT KENNEDY WA 6172

Dear Resident,

REHABILITATION WORKS FOR INDUSTRIAL DEVELOPMENT – LOTS 4 & 17 PORT KENNEDY DRIVE

We are preparing to begin industrial development works on our land known as Lots 4 & 17 Port Kennedy Drive (see map at the end of this letter) with initial works anticipated to commence in June 2026, subject to contractor availability.

Initial remediation works will include the removal of hazardous materials from the site, including cement bonded asbestos fragments and, if present, unexploded ordnance (UXO). All hazardous materials will be safely removed by licenced contractors with extensive experience in the safe handling of asbestos and UXO. A significant amount of vegetation removal is also required as part of the remediation process.

Asbestos removal is expected to take approximately two weeks, followed by vegetation removal and UXO remediation, which is anticipated to require a further four to five weeks.

During this time, contractors on site will be wearing personal protective equipment (PPE) and the excavation and removal of any hazardous materials is governed by environmental legislation and occupational health and safety regulation.

Once removed, all asbestos containing material will be disposed of to a suitably licenced Class 1 Waste Management Facility.

Local residents and businesses in the immediate area may notice an increase in noise and traffic during the works. There are strict protocols in place to ensure that impacts to local residents and businesses comply with all state and local government guidelines and are kept to an absolute minimum. Some of the measures that will be put in place to manage noise and traffic include:

- Scheduling works between 7:00am to 5:00pm, Monday to Saturday
- Trucks, tractors and vehicles to enter and exit the site through Bakewell Drive

There will be measures put in place to mitigate dust impacts during asbestos removal. This will be monitored closely by the on-site environmental supervisor and will include the following measures:

- Dust suppression through the use of a water cart;
- Placement of suitable airborne fibre monitoring locations; and
- Monitoring wind and weather events and pausing works as required.

Please see the attached Frequently Asked Questions for further details.

Once initial works have been completed, subdivision/civil works are scheduled to commence in Spring 2026 to prepare the land for development. This includes levelling works, building roads and footpaths, stormwater management and drainage, landscaping, installation of signage, street lighting and fencing, laying pipes for water, sewer and electricity, and environmental management.

We will provide further updates prior to subdivision works commencing.

We apologise for any inconvenience during the works and thank you for your understanding. If you have any queries about planned works on Lots 4 & 17 Port Kennedy Drive, you can email us at **contact@developmentwa.com.au** or call us on **(08) 6200 4000**.

REHABILITATION WORKS FOR LOTS 4 & 17 PORT KENNEDY DRIVE - FAQs

What is planned for Lots 4 & 17 Port Kennedy Drive?
Lots 4 & 17 cover 67 hectares of industrial land in Perth's southwest corridor. The land includes 17.9 hectares of conservation area and 1.7 hectares of public open space, both of which will be retained for conservation purposes.

Once complete, Lots 4 & 17 will deliver 115 industrial lots at the intersection of Ennis Avenue and Port Kennedy Drive. Subdivision and civil works are expected to commence in Spring 2026, and a map of the area is included below.

Who is DevelopmentWA?
DevelopmentWA is the State Government's land and property development agency which operates across the State creating land for homes, jobs and businesses for the people of Western Australia.

What is happening on Lots 4 & 17?
Hazardous materials including cement bonded asbestos from illegal dumping activities have been identified on the site. The presence of unexploded ordnance (UXO) is being assessed and will be removed if present. We are now appointing licenced contractors to remove the materials, to ensure the site is safe and suitable for use.

What is the timeline for remediation works?
Asbestos remediation will occur first and is expected to take approximately two weeks. This will be followed by vegetation removal which will include slashing activities, and UXO remediation which is anticipated to require a further four to five weeks.

What is asbestos and why is it being removed?
Asbestos is a naturally occurring mineral that was previously widely used in construction due to its heat resistance, strength, and insulating properties. However, it is hazardous when its fibres are released into the air.

Non-friable (cement bonded) materials will be removed from site which are firmly bound in a cement matrix and unlikely to lead to fibre release.

Is there an asbestos remediation plan?
Yes. We prioritise the health and safety of the community and have engaged an independent environmental specialist to develop an Asbestos Remediation Action Plan (RAP) compliant with Department of Water and Environmental Regulation (DWER), Department of Health (DoH) and Worksafe guidelines.

During the process, an independent environmental supervisor will supervise the remediation works. At the completion of the works the environmental supervisor will validate the soils at the Site in accordance with the DoH guidelines. This validation will be undertaken prior to redevelopment works commencing.

What is unexploded ordnance and why is it being removed?
The broader Port Kennedy area, including our land and surrounding locations to the north and south, were historically utilised for military purposes during World War II and may contain unexploded ordnance (UXO) which may include military ammunition.

Over the past four decades, adjacent residential, industrial, and commercial subdivisions within Port Kennedy have undergone systematic UXO clearance for development. UXO materials will be removed to ensure the site is safe and suitable for use.

Why are contractors wearing personal protective equipment (PPE)?
The management of any hazardous materials is governed by environmental legislation and occupational health and safety regulation, meaning contractors on site during asbestos removal are required to wear PPE. Please note that it does not necessarily mean that workers wearing PPE are carrying out hazardous waste removal activities all of the time.

Residents and businesses in surrounding areas are not required to wear PPE.

What do works mean for the community?
Local residents may notice an increase in noise and traffic during the remediation works. However, strict measures will be in place to ensure that works comply with all state and local government guidelines. Site works and activities include:

- Trucks, tractors and vehicles to enter and exit the site through Bakewell Drive
- Placement of suitable air monitoring locations for asbestos removal
- Monitoring wind and weather events and pausing works as required
- Asbestos removal process will be overseen by an onsite independent environmental supervisor
- Works will be scheduled between 7:00am to 5:00pm, Monday to Saturday

Will there be any impact to vegetation?
Yes, a significant number of vegetation will need to be removed as part of the unexploded ordnance remediation to ensure the site is safe and suitable for future development. We have the necessary structure plan and subdivision approval which were both referred to environmental authorities.

Prior to vegetation removal a number of grass trees will be removed and nurtured, to be incorporated int the future landscaping of the development, and a fauna relocation exercise will be undertaken.

During vegetation removal, a water cart will be on site to assist with dust suppression, and works will be undertaken in a controlled manner with consideration given to prevailing wind conditions and proximity to neighbouring areas.

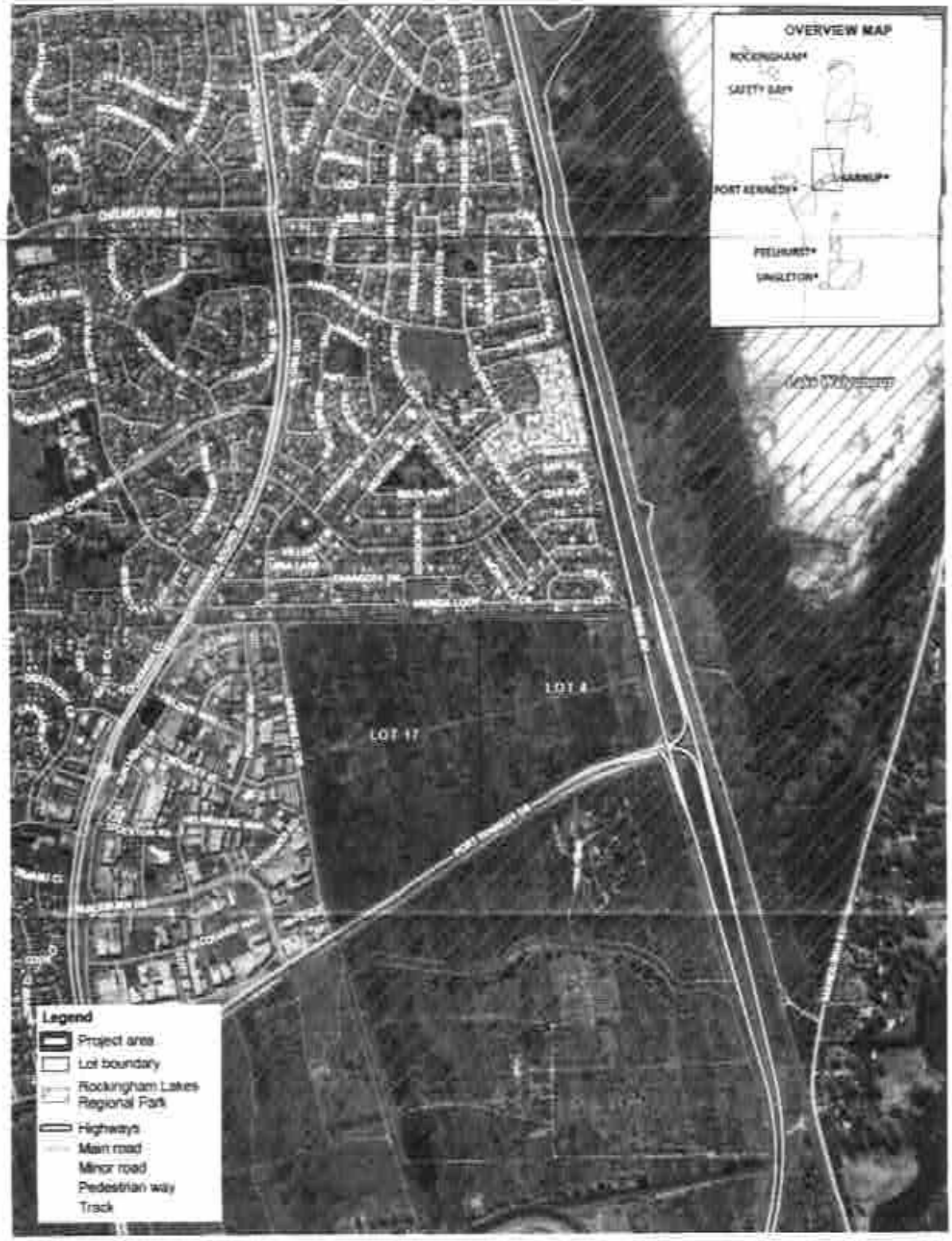
Will the conservation area be affected?
There will be no impact on the conservation area, which is classified as a Conservation Category Wetland (CCW). The public open space will be retained, and the area will be managed for preservation and ecological restoration.

When will remediation works take place?
Removal of hazardous materials is scheduled to commence in early June 2026, subject to contractor availability.

What are the next steps?
Once initial works have been completed, subdivision/civil works are scheduled to commence in Spring 2026 to prepare the land for development. This includes levelling land, building roads and footpaths, stormwater management and drainage, landscaping, installation of signage, street lighting and fencing, laying pipes for water, sewer and electricity, and environmental management.

We will provide further updates prior to subdivision works commencing.

Contact
If you have any queries about planned works on Lots 4 & 17 Port Kennedy Drive, you can email us at **contact@developmentwa.com.au** or call us on **(08) 6200 4000**.


OVERVIEW MAP
ROCKINGHAM*
SAFETY BAY*
PORT KENNEDY*
PEEL HURST*
SINGLETON*
LOT 4
LOT 17
Legend
Project area
Lot boundary
Rockingham Lakes Regional Park
Highways
Main road
Minor road
Pedestrian way
Track