

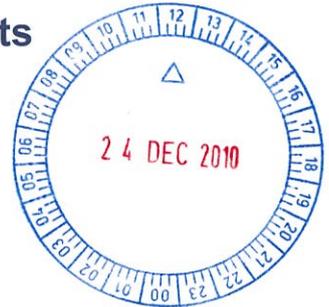


PUBLIC

Minister for Planning; Culture & the Arts
Government of Western Australia

Our Ref: 33-10216

Hon Brian Ellis MLC
Chairman
Legislative Council
Parliament House
PERTH WA 6000



Dear Mr Ellis

PETITION NO 93 - PINJAR SOUTH - INCLUSION AS A PRIORITY AREA IN THE INDUSTRIAL LAND STRATEGY 2009

Thank you for your letter dated 29 November 2010 regarding the above petition and the accompanying written submission by Mrs Glynis Monks. I am pleased to provide the following comment:

Background:

- The Industrial Land Strategy (ILS) is a State Government initiative which was endorsed by Cabinet in October 2007. It provides overarching strategic planning for future industrial land use due to expanded economic growth in Western Australia. A comprehensive consultative process with key agencies and stakeholders was used to identify the nominated sites. This process was based on solid planning principles, informed by existing planning strategies.
- The need for detailed studies for key sites has been identified in the ILS. Further studies, including heritage investigations and impact (if any) on existing wetlands, will be considered under the forthcoming ILS Implementation Plan.
- The Gngangara Sustainability Strategy (GSS) represents the collaborative efforts and input from member agencies and stakeholder groups. This has been in evolution since 2006, when the Gngangara Coordinating Committee was established to specifically address a rapid decline in groundwater levels and to prepare an integrated land-and water-management plan. The draft GSS was released for public comment during the period 6 July 2009 - 31 August 2009. Sixty-two submissions were received, consisting of 1179 comments. A further 136 comments were made on Appendix 1 - Gngangara groundwater system zone plans. A final GSS has been delivered to government for consideration. It has, as yet, not been adopted.

Response to submission

- It is confirmed that the Pinjar South site is situated within the Priority One (P1) Public Resource Drinking Water Area of the Gngangara Mound, as defined by the draft Gngangara Sustainability Strategy (GSS).
- The GSS identifies the Pinjar South site as a possible location for employment lands, which has been the primary basis of the Pinjar South site nomination.

- The GSS is yet to be adopted. Subject to adoption, it includes a recommendation to assess the feasibility of amending the Underground Water Pollution Control Areas (UWPCA) boundaries or changing identified P1 areas to P3 classification to allow for urban and industrial land uses. The feasibility of either a change to the UWPCA boundary, or from a P1 to a P3 classification, is yet to be determined for the Pinjar South site, and is subject to final adoption.
- The Department of Planning did not receive any submissions from the South West Aboriginal Land and Sea Council during the submissions period. However, a submission from the Combined Swan River and Swan Coastal Plains and Darling Ranges Traditional Owners and Native Title Owners was received, and consultation may be undertaken during the implementation phase of the ILS.
- The statement that there is sufficient industrial land within the City of Wanneroo to provide for future requirements is not contested. However, the ILS addresses the need for employment land on a sub-regional level, not local government areas.
- The assertion that the placement of industry in the P1 area would set a 'poor legal precedent' is questioned, as the claim is ambiguous.
- The Neerabup case study cited in the submission is a fitting example of how constraints, such as Bush Forever and federally protected species (e.g. Carnaby's Cockatoos), are addressed by the State Government and how constraints are accommodated in developments. This same approach would be taken at the Pinjar South site, if it is determined feasible for future development of any description.
- The potential for contaminated water supply, degraded surrounding environment and impacts on local areas of indigenous significance by unmanaged and unplanned industrial development is the reason the GSS undertook extensive community consultation and is being cautious in its approach.

The concerns expressed in the submission are relevant. It is the position of State Government that further study needs to be undertaken prior to the potential for development on the Pinjar South site being assessed as feasible.

The nomination of this area within the GSS — as a location for potential industrial use, coupled with comprehensive scientific modelling to determine the true extent of the Priority 1 area and the Gngangara Water Mound — will determine its suitability for development, and address the range of concerns raised in this petition. It would, in the interim, be premature to discount potential development in the area.

Thank you for the opportunity to respond to this petition.

Yours sincerely



JOHN DAY
MINISTER FOR PLANNING;
CULTURE AND THE ARTS;
SCIENCE AND INNOVATION

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