

April 2012

Metropolitan Region Scheme Amendment 1211/41



Maddington-Kenwick Strategic Employment Area – Precinct 1

Report on Submissions
Submissions

City of Gosnells

**Metropolitan Region Scheme
Amendment 1211/41**

**Maddington-Kenwick Strategic Employment
Area - Precinct 1**

**Report on Submissions
Submissions**

City of Gosnells



April 2012

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Published by the
Western Australian Planning Commission,
140 William Street,
Perth Western Australia 6000

MRS Amendment 1211/41 Report on Submissions
 Submissions
File 809-2-25-9 Pt. 1 & 2
Published April 2012

Internet: www.planning.wa.gov.au
Email: corporate@planning.wa.gov.au
Phone: (08) 655 19000
Fax: (08) 655 19001
National Relay Service: 13 36 77
Infoline: 1800 626 477

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Introduction to Metropolitan Region Scheme major amendments

The Western Australian Planning Commission (WAPC) is responsible for keeping the Metropolitan Region Scheme (MRS) under review and initiating changes where they are seen as necessary.

The MRS sets out the broad pattern of land use for the whole Perth metropolitan region. The MRS is constantly under review to best reflect regional planning and development needs.

A proposal to change land use reservations and zones in the MRS is regulated by the *Planning and Development Act 2005*. That legislation provides for public submissions to be made on proposed amendments.

For a substantial amendment, often referred to as a major amendment (made under section 41 of the Act), the WAPC considers all the submissions lodged, and publishes its recommendations in a report on submissions. This report is presented to the Minister for Planning and to the Governor for approval. Both Houses of Parliament must then scrutinise the amendment before it can take legal effect.

In the process of making a substantial amendment to the MRS, information is published as a public record under the following titles:

Amendment report

This document is available from the start of the public advertising period of the proposed amendment. It sets out the purpose and scope of the proposal, explains why the amendment is considered necessary, and informs people how they can comment through the submission process.

Environmental review report

The Environmental Protection Authority must consider the environmental impact of an amendment to the MRS before it can be advertised. Should it require formal assessment, an environmental review is undertaken and made available for information and comment at the same time as the amendment report.

Report on submissions

The planning rationale, determination of submissions and the recommendations of the WAPC for final approval of the amendment, with or without modification, is documented in this report.

Submissions

This document contains a reproduction of all written submissions received by the WAPC on the proposed amendment.

Transcript of hearings

A person who has made a written submission may also choose to appear before a hearings committee to express their views. The hearings proceedings are recorded and transcribed, and the transcripts of all hearings are reproduced in this volume.

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Submissions

Report on submissions

Metropolitan Region Scheme Amendment 1211/41
Maddington-Kenwick Strategic Employment Area - Precinct 1

Report on Submissions

1 Introduction

At its February 2011 meeting, the Western Australian Planning Commission (WAPC), resolved to proceed with this amendment to the Metropolitan Region Scheme (MRS) in accordance with the provisions of Section 41 of the *Planning and Development Act 2005*.

2 The proposed amendment

The amendment proposal was described in the previously published *Amendment Report*, and a description of the proposal is repeated below.

The purpose of the amendment is to transfer approximately 101.11 ha of Rural zoned land to the Industrial zone in the MRS generally bounded by Bickley Road, Victoria Road and Tonkin Highway, in the Maddington and Kenwick localities (referred to as Precinct 1).

The proposed Industrial zoning will allow for the light/general industrial development of the land following a local scheme amendment, detailed structure planning and subdivision approval.

3 Environmental Protection Authority advice

The proposed amendment was referred to the Environmental Protection Authority (EPA) for advice on whether environmental assessment would be required. The EPA advised that the proposed amendment does not require formal assessment under Part IV of the *Environmental Protection Act*. The EPA did not provide any advice or recommendations.

A copy of the notice from the EPA was included in the previously published *Amendment Report*.

4 Call for submissions

The amendment was advertised for public submissions from 2 August 2011 to 4 November 2011.

The amendment was made available for public inspection during ordinary business hours at:

- i) the Western Australian Planning Commission, Perth;
- ii) the offices of the Cities of Perth, Fremantle, Gosnells and the Shire of Kalamunda; and
- iii) the State Reference Library, Northbridge.

During the public inspection period, notice of the amendment was published in *The West Australian* and the *Sunday Times* newspapers and relevant local newspaper/s circulating in the locality of the amendment.

5 Submissions

Twenty-six submissions (including one late submission) were received, comprising 13 submissions of support and 13 submissions of comment. No submissions of objection were received.

A summary of each submission with WAPC comments and determinations is at Schedule 2. A complete copy of all written submissions is contained in this publication.

6 Hearings

Section 46 of the *Planning and Development Act 2005* provides that each person who makes a submission is to be offered the opportunity of being heard by a Committee formed by the WAPC for that purpose. All persons who made submissions were invited to present their submission to the Hearings Committee.

Two requests for hearings in support of the amendment were received from Submitters No. 12 and 24. However, these requests for hearings were withdrawn by the submitters.

7 Modifications

Minor modification to the Other Regional Roads reservation at the intersection of Kelvin Road/Kenwick Road and Kelvin Road/Bickley Road is required as a previous MRS amendment rationalised both intersections. As these modifications have been undertaken as part of a previous MRS amendment, readvertising of the amendment is not required.

8 Responses and determinations

Responses to all submissions are detailed in this report. Minor modification to the amendment is required to reflect modifications made by a previous MRS amendment which are supported.

9 Coordination of region and local scheme amendments

Section 126(3) of the *Planning and Development Act 2005* allows for the concurrent amendment of a local planning scheme where land is to be transferred to the Urban zone in the MRS. As no land is being zoned Urban in this amendment, section 126(3) is not applicable.

10 Conclusion and recommendation

This report summarises the background to major Amendment No. 1211/41 and examines the various submissions made on it.

The WAPC, after considering the submissions, is satisfied that the modified amendment as shown generally on Figure 1 in Schedule 4 (as modified), and in detail on the MRS Amendment Plan listed in Appendix 2 (as modified) should be approved and finalised.

Having regard to the above, the WAPC recommends that the Minister for Planning presents the modified amendment to His Excellency the Governor for his consideration and approval and subsequently commend the amendment to both houses of Parliament.

Schedule 1

Alphabetical listing of submissions

Alphabetical Listing of Submissions

MRS Amendment 1211/41

Maddington-Kenwick Strategic Employment Area - Precinct 1

Submission Number	Name
10	ABN Group (on behalf of Port Cornelian Pty Ltd)
16	Deane, John R & June V
15	Duross, Alan
9	Education, Department of
7	Environment and Conservation, Department of
25	Greg Rowe & Associates (on behalf of Broadwater Corporation Pty Ltd)
24	Greg Rowe & Associates (on behalf of Mine Site Construction Services)
6	Heritage Council of Western Australia
4	Indigenous Affairs, Department of
22	Kerr, Gregory
20	Keswick, Nigel
13	Keswick, Ronald
21	LandCorp
11	Main Roads Western Australia
12	McInnes, Roy
19	McLeod, M J & J A
3	Mines and Petroleum, Department of
2	Public Transport Authority
18	Sayer, Michael & Kathleen
14	Simro Pty Ltd
5	Tallentire MLA, Chris (Member of Gosnells)
23	Transport, Department of
17	Wai Kong, Sek
8	Water, Department of
1	Western Power

Late Submissions	Name
26	Health, Department of

Schedule 2

Summary of submissions and determinations

Submission: 1

Submitted by: Western Power

Summary of Submission:

COMMENT

Western Power raises no objections the amendment and advises that any changes to the existing power system is the responsibility of the developer/s.

Planning Comment:

Comments noted.

Determination:

Submission noted.

Submission: 2

Submitted by: Public Transport Authority

Summary of Submission:

COMMENT

The Public Transport Authority has no comments on the amendment.

Planning Comment:

Comment noted.

Determination:

Submission noted.

Submission: 3

Submitted by: Department of Mines and Petroleum

Summary of Submission:

COMMENT

The Department of Mines and Petroleum has no comments on the amendment.

Planning Comment:

Comment noted.

Determination:

Submission noted.

Submission: 4

Submitted by: Department of Indigenous Affairs

Summary of Submission:

COMMENT

A search of the Register of Aboriginal Sites has been undertaken for the area and there are no places currently mapped on the Register of Aboriginal Sites.

However, it is possible that there may be sites on the land that have not yet been entered onto the Register of Aboriginal Sites. The *Aboriginal Heritage Act* (AHA) protects all Aboriginal sites in Western Australia whether they are known to the Department of Indigenous Affairs (DIA) or not.

Prior to any proposed development/activity, it is recommended that suitably qualified consultants be engaged to conduct ethnographic and archaeological surveys of the area. This should ensure that all Aboriginal interest groups are consulted so that all sites on the land are avoided or identified. Such a survey would involve archival research, consultations and on-ground inspections. A survey should also ensure that the provisions of the AHA are met.

The DIA advises that if the proponent needs to submit a notice under Section 18 of the AHA, it is recommended that they liaise with the DIA, prior to commencing the application process. Advice should also be obtained from the DIA regarding compliance under Regulation 10 of the AHA.

The DIA advises that the City of Gosnells and affected landowners be made aware of the above requirements.

Planning Comment:

Comments noted. The proponent (City of Gosnells) has been advised of the above comments from the DIA which need to be taken in account in the subsequent detailed planning stages.

Determination:

Submission noted.

Submission: 5

Submitted by: Chris Tallentire MLA

Summary of Submission:

COMMENT

No objections to the amendment as environmental and social issues have been considered. The following comments have been provided:

- A developer contribution scheme should pay the works required to prevent significant wetlands and their buffers being used to dispose of stormwater runoff from developed areas.
- A legal mechanism should be in place to ensure owners adjacent to Bush Forever Site 53 are involved in the management of the site.

Planning Comment:

Comments noted. The issues referred to above primarily relate to stormwater runoff and the management responsibilities of the adjacent Bush Forever Site 53 are not directly relevant to the MRS amendment process.

However, it is noted that the Department of Water (DoW) has approved a District Water Management Strategy (DWMS) for the subject land, in which drainage and stormwater disposal issues have been considered. In the subsequent planning stages a Local Water Management Strategy and an Urban Water Management Plan will be required to be undertaken to the satisfaction of the DoW.

In relation to the management responsibilities of the adjacent Bush Forever site, this will be the subject of a separate process where planning and management arrangements will be further advanced. This process will include the involvement of the City of Gosnells and relevant State Government Departments.

Determination:

Submission noted.

Submission: 6

Submitted by: Heritage Council of WA

Summary of Submission:

COMMENT

The Heritage Council of WA raises no objections to the amendment. The City of Gosnells may be able to provide further information on the landscape and setting of any places of local heritage significance.

Planning Comment:

Comments noted. Investigation confirms that there are no local heritage matters which affect the amendment area.

Determination:

Submission noted.

Submission: 7

Submitted by: Department of Environment and Conservation

Summary of Submission:

COMMENT

The Department of Environment and Conservation (DEC) has provided the following comments:

Overview

The DEC has been in liaison with the City of Gosnells and Department of Planning for many years regarding the environmental assessment of the site and provided comments in 2006. Although Precinct 1 of the Maddington-Kenwick Strategic Employment Area (MKSEA) is recognised as the least environmentally constrained area, although it contains conservation values worthy of management and protection. The DEC seeks to be involved in the future detailed structure planning of the site to ensure environmental issues are adequately addressed.

Biodiversity Values

Bush Forever Site 387 is to the north-west of the amendment area and is recognised as the most species rich Bush Forever site in the metropolitan area. The environmental report undertaken for the MKSEA states that areas of remnant vegetation in good or better condition is considered of regional conservation significance and eligible for protection.

The amendment area and abutting Bush Forever Site 56 contain native vegetation. Some of the conservation values of this area include:

- National Threatened Flora species - *Conospermum undulatum* (vulnerable);
- State Threatened Ecological Communities - FCT8 Herb rich shrublands in clay pans (Vulnerable), FCT3b *Eucalyptus calophylla* - *Eucalyptus marginata* woodlands on sandy clay soils of the Southern Swan Coastal Plan (Endangered) and FCT20b *Banksia attentuata* and/or *Eucalyptus marginata* woodlands of the eastern side of the Swan Coastal Plan (Vulnerable).

The amendment area is within a buffer for a Conservation Category Wetland (CCW) for Bush Forever Site 56. This CCW contains Threatened Ecological Communities (TECs) and populations of Declared Rare Flora (DRF). The amendment area contains a Resource Enhancement Wetland which (following a survey) has been recommended for reclassification to CCW status. The DEC supports the 2010 Taus and Western report which states that CCW's should be protected from industrial development by buffer zones of 200m. This recommended buffer would extend within the amendment area and reduce the developable area.

The DEC states that the above biodiversity values should not prevent the rezoning of the land. Further consideration of issues such as wetland and TEC buffers, protection of the threatened flora species and communities and fauna habitat should occur in the subsequent detailed structure planning stages, and will require consideration by the City of Gosnells and endorsement by the WAPC.

Contamination

The amendment area does not contain any known contaminated sites recorded on DEC's contaminated sites register. However, there is evidence that the site was potentially subject to contaminating landuses. Appropriate contamination investigations and remediation is required to be undertaken by landowners in accordance with the *Contaminated Sites Act 2003*.

Air Quality - Buffering, Mitigation and Appropriate Land Use Planning

The future structure planning of the site should consider the placement of industrial landuses to avoid conflicts with existing residential areas from gaseous, dust, noise and odorous emissions. Appropriate industrial interfaces should be considered to mitigate impacts.

In the subsequent planning stages a DEC Works Approval and Licensing under Part V of the *Environmental Protection Act 1986* can be used to avoid air quality impacts. DEC licensing requirements apply to new industries but also to existing industries proposing to modify their activities. The configuration of industrial activities and on-site best practice approaches to emission management, can avoid or reduce impacts on sensitive landuses.

Planning Comment:

Comments noted. The above comments from the DEC have been provided to the proponent, and will need to be considered in the subsequent detailed planning stages and may require conditions at the subdivision and development approval stages.

Determination:

Submission noted.

Submission: 8
Submitted by: Department of Water

Summary of Submission:

COMMENT

The DoW notes that the amendment is located within the approved DWMS for Precinct 1 of the MKSEA. The DoW advises that a DWMS is required for Precincts 2 & 3 of the MKSEA.

Planning Comment:

Comments noted.

Determination:

Submission noted.

Submission: 9
Submitted by: Department of Education

Summary of Submission:

COMMENT

The Department of Education has no objection to the amendment.

Planning Comment:

Support noted.

Determination:

Submission noted.

Submission: 10

Submitted by: ABN Group

Summary of Submission:

SUPPORT

The ABN Group on behalf of Port Cornelian Pty Ltd supports the amendment as follows:

- it will stimulate local economic development;
- promote local employment; and
- assist with the long-term development of WA by providing more industrial land.

Planning Comment:

Support noted.

Determination:

Submission noted.

Submission: 11

Submitted by: Main Roads WA

Summary of Submission:

COMMENT

MRWA raises no objections to the amendment, and provides the following comments:

- The current at-grade intersection of Tonkin Highway and Kelvin Road will be upgraded to a grade separated interchange at some time in the future;
- Tonkin Highway is a "Controlled Access" highway (MRWA designated) and therefore no access will be permitted onto Tonkin Highway from this precinct;

- Any proposed new intersections from the MKSEA onto the Primary Regional Road network will require consultation with MRWA;
- A Traffic Impact Assessment is to be undertaken for the MKSEA to the satisfaction of MRWA;
- The intersection of Kelvin and Kenwick Roads together with the western portion of Kenwick Road itself, need to be developed to meet the access needs of the whole of the western portion of Precinct 1; and
- A robust vehicle access strategy should be developed for Kelvin Road in order to minimise inappropriate vehicle access.

Planning Comment:

Comments noted. The above comments from MRWA have been provided to the proponent and will need to be considered in the subsequent detailed planning stages and may require conditions at the subdivision and development approval stages.

Determination:

Submission noted.

Submission: 12 - 20

Submitted by: Roy McInnes, Ronald Keswick, Simro Pty Ltd, Alan Duross, John Raymond & June Vivian Deane, Sek Wai Kong, Michael & Kathleen Sayer, MJ & JA McLeod, Nigel Keswick

Summary of Submission:

SUPPORT

In summary, the submitters support the amendment given the increasing population growth from the expansion of various resource projects in WA. Adequate provision of industrial land to accommodate WA's growth is required, which will provide opportunities for employment and other benefits to the community.

In addition to economic factors, the increase in traffic and industrialisation of various areas has changed the character of this locality and no longer represents a rural community. The sooner the land is rezoned, the sooner it can benefit landowners, the community and local government.

Submitter No. 12 had requested a hearing (in support of the amendment) which was subsequently withdrawn.

Planning Comment:

Support noted.

Determination:

Submission noted.

Submission: 21

Submitted by: LandCorp

Summary of Submission:

SUPPORT

LandCorp supports the amendment as it expands the opportunity for industrial land to be developed consistent with *Directions 2031 and Beyond* and *Draft Industrial Land Strategy* and to create possibilities for jobs close to transport.

LandCorp considers that as the MKSEA provides for industrial development, it will facilitate residential/mixed use development near the Kenwick / Maddington rail stations. This will enable the development of a higher performing activity centre focussed around a station to provide increased amenity to the community.

Planning Comment:

Support noted.

Determination:

Submission noted.

Submission: 22

Submitted by: Gregory Kerr

Summary of Submission:

COMMENT

The submitter is a co-owner of Rainstorm Dust Control and as the business has expanded the submitter purchased 1.4 ha of land on Clifford Street (within the amendment area) to accommodate the business. However, delays in zoning this land have been unacceptable and the rezoning of the land to industrial as soon as possible is supported.

Planning Comment:

Comments noted.

Determination:

Submission noted.

Submission: 23

Submitted by: Department of Transport

Summary of Submission:

COMMENT

The Department of Transport (DoT) has no objection to the amendment. The subject land abuts Tonkin Highway which is reserved as Primary Regional Roads in the MRS and Kelvin Road is reserved as Other Regional Roads.

The DoT recommends that comments be obtained from the Department of Planning (Infrastructure Planning & Coordination) branch regarding Kelvin Road.

Planning Comment:

Comments noted. Investigation with relevant Department of Planning officers confirms that there are no issues relating to Kelvin Road which impact on the amendment area.

Determination:

Submission noted.

Submission: 24, 25

Submitted by: Greg Rowe & Associates for Mine Site Construction Services and Broadwater Corporation

Summary of Submission:

SUPPORT

Greg Rowe & Associates acts on behalf of Mine Site Construction Services and Broadwater Corporation who support the amendment as follows:

- consistent with the recommendations of the draft Industrial Land Strategy;
- will provide the basis for subsequent detailed local planning processes;
- will formally recognise land within the amendment area as an industrial precinct; and
- will enable long-term planning approvals to be obtained.

Submitter No. 24 had requested a hearing (in support of the amendment) which was subsequently withdrawn.

Planning Comment:

Support noted.

Determination:

Submission noted.

Submission: 26 (Late Submission)

Submitted by: Department of Health

Summary of Submission:

COMMENT

The Department of Health raises no objections to the amendment as future development will be connected to a reticulated wastewater service.

Planning Comment:

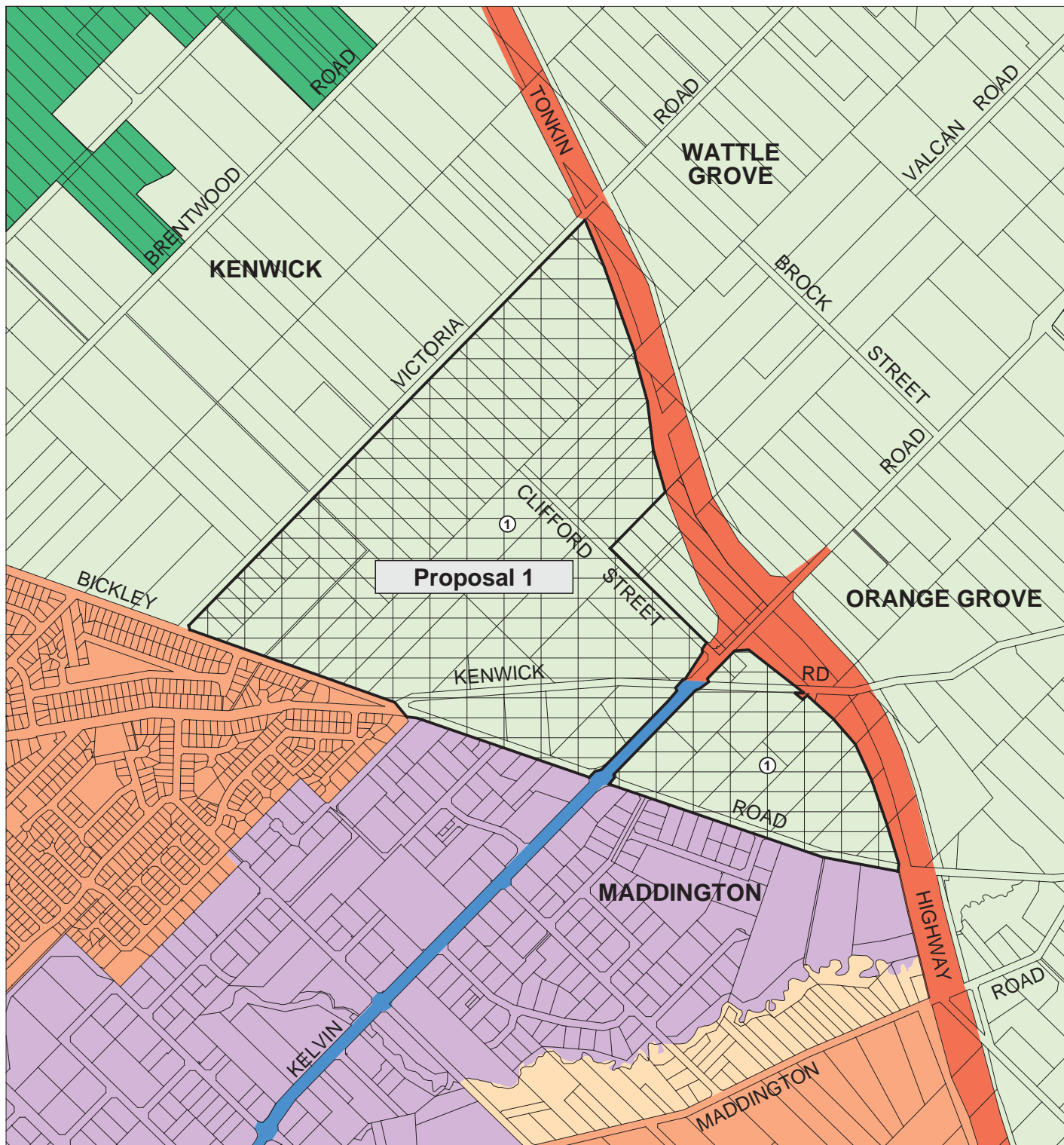
Support noted.

Determination:

Submission noted.

Schedule 3

The amendment figure as advertised



Maddington-Kenwick Strategic Employment Area - Precinct 1 - 1211/41
 proposed major amendment
 as advertised

22 February 2011

Figure 1

Proposed:



industrial zone

Existing:



urban zone



industrial zone



rural zone



urban deferred zone

Legend



parks and recreation reservation



other regional roads reservation



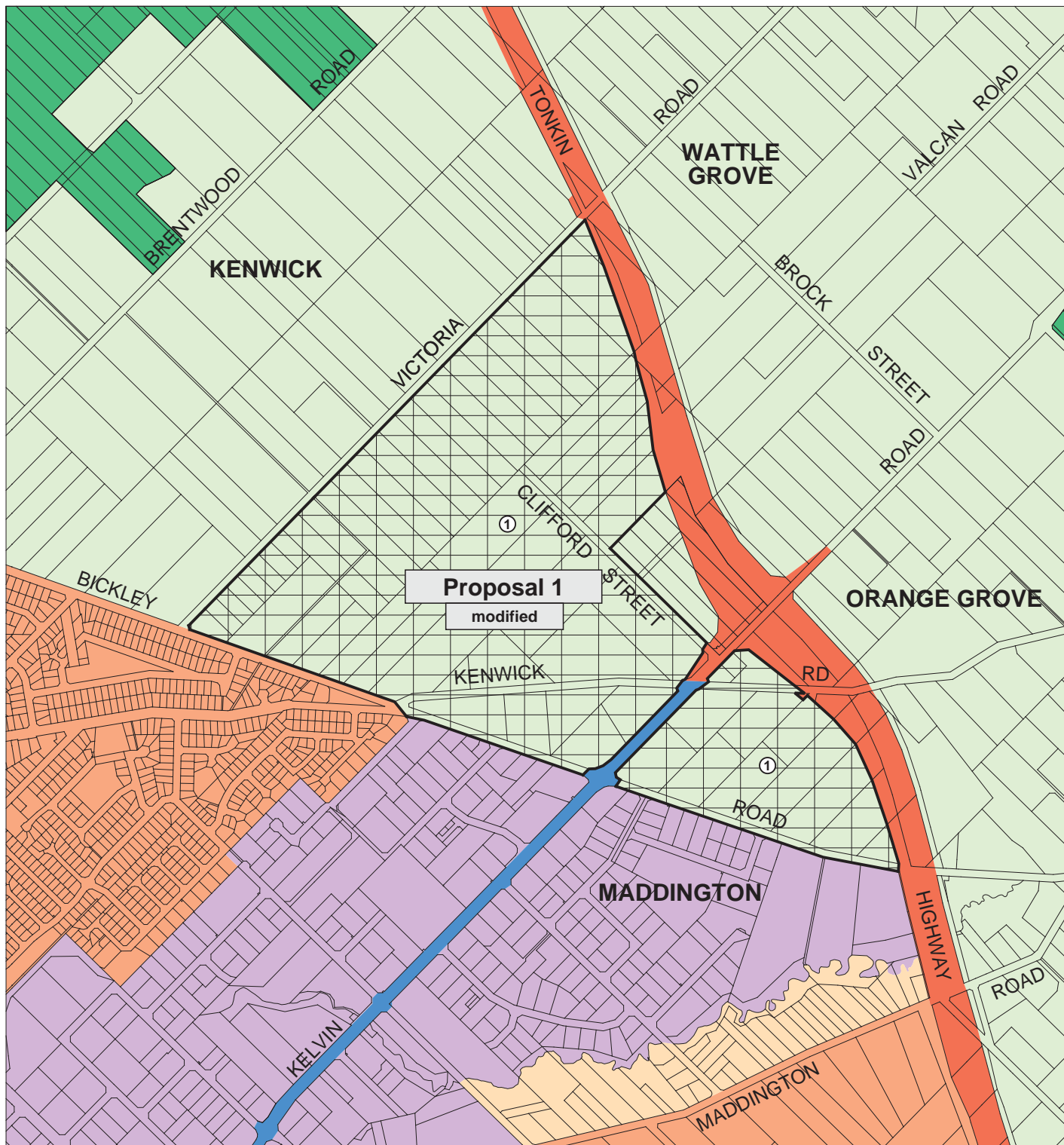
primary regional roads reservation



Bush Forever area

Schedule 4

The amendment figure as modified



Maddington-Kenwick Strategic Employment Area - Precinct 1 - 1211/41
 proposed major amendment
 as modified

13 December 2011

Figure 1

Proposed:



industrial zone

Existing:



urban zone



industrial zone



rural zone



urban deferred zone

Legend



parks and recreation reservation



other regional roads reservation



primary regional roads reservation



Bush Forever area

Appendix 1

List of detail plans as advertised

Maddington-Kenwick Strategic Employment Area – Precinct 1

Proposed major amendment

Amendment 1211/41

as advertised

3.2356/1

Detail plan

1.7084/1 - Kenwick Industrial

Appendix 2

List of detail plans as modified

Maddington-Kenwick Strategic Employment Area – Precinct 1

Proposed major amendment

Amendment 1211/41

as modified

3.2356/2

Detail plan

1.7084/2 - Kenwick Industrial

Submissions

From: Simone Varvell [mailto:simone.varvell@westernpower.com.au] **On Behalf Of** Works Admin General
Sent: Tuesday, 2 August 2011 1:36 PM
To: corporate
Subject: Attention: Anthony Muscara Your ref: 809/2/25/9 - Metropolitan Region Scheme Proposed Amendment 1211/41 Maddington Kenwick Strategic Employment Area Precinct 1



Western Power wishes to advise the following in respect to the above mentioned proposal.

1. To the best of my knowledge, there are no objections to the changes you propose to carry out for the above-mentioned project.

Please note:


- A) Perth One Call Service (Freecall 1100 or visit dialbeforeyoudig.com.au) must be contacted and location details (of Western Power underground cabling) obtained prior to any excavation commencing.
- B) Work Safe requirements must also be observed when excavation work is being undertaken in the vicinity of any Western Power assets.

Western Power is obliged to point out that any change to the existing (power) system; if required, is the responsibility of the individual developer.

Regards,

Customer Service Officer
Connections Administration
Western Power - Locked Bag 2520, Perth WA 6000 [[map](#)]

T: 13 10 87 | **F:** (08) 9225 2073
E: works.admin.general@westernpower.com.au
W: <http://www.westernpower.com.au/>

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Government of Western Australia
Public Transport Authority

Public Transport Authority,
West Parade, Western Australia
PO Box 8125, Perth Business Centre, Western Australia 6849

Your ref : 809/2/25/9
Our ref : PTA 1587/11
Enquiries : Kim Walliss P 9326 2510 E Kim.Walliss@pta.wa.gov.au

3 August 2011

WAPC Albert Facey House
469 Wellington St
Perth WA 6000
Att: Anthony Muscara

Dear Anthony

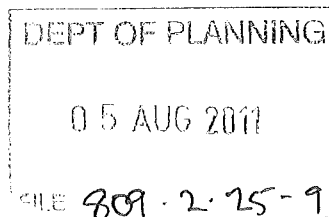
METROPOLITAN REGION SCHEME PROPOSED AMENDMENT 1211/41 KENWICK

Thankyou for your letter dated 29 July 2011 regarding the Scheme Amendment for the Kenwick Strategic Employment Area Precinct 1.

The Public Transport Authority has no comment in relation to the proposal.

Yours faithfully

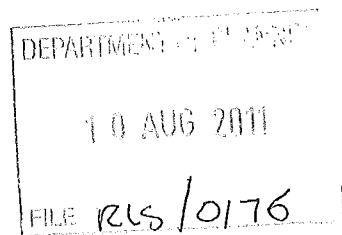
Kim Walliss
Corridor and Heritage Coordinator
Infrastructure Planning and Land Services





Government of **Western Australia**
Department of **Mines and Petroleum**

Your ref: 809/2/25/9 P1 (RLS/0176)
Our ref: A1763/200801
Enquiries: Colin Strickland - Ph 9222 3139 Fax 9222 3633
Email: colin.strickland@dmp.wa.gov.au



Mr Tony Evans
Secretary
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6001

Dear Mr Evans

**METROPOLITAN REGION SCHEME PROPOSED AMENDMENT 1211/41 -
MADDINGTON KENWICK STRATEGIC EMPLOYMENT AREA PRECINCT 1**

Thank you for your letter dated the 29 July 2011 inviting comment on the above Metropolitan Regional Scheme Amendment which proposes rezoning a 12.21 ha parcel of land from 'Rural' to 'Industrial'.

The Geological Survey of Western Australia has assessed this proposal on behalf of the Department of Mines and Petroleum with respect to access to mineral and petroleum resources, geothermal energy and basic raw materials, and has no comment to make in this regard.

Yours sincerely

R Rick Rogerson
Executive Director
GEOLOGICAL SURVEY OF WESTERN AUSTRALIA

8 August 2011



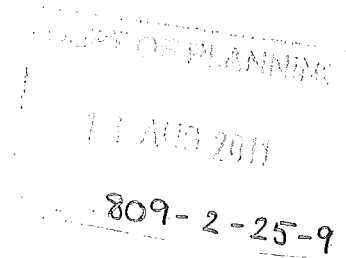
Government of Western Australia
Department of Indigenous Affairs

ENQUIRIES : Rebecca Bairnsfather-Scott 9235 8080

OUR REF: 11/0715

YOUR REF: 809/2/25/9 PI (RLS/0176)

Mr Tony Evans
Secretary
Western Australia Planning Commission
Albert Facey House
469 Wellington Street
PERTH WA 6000



Dear Mr Evans

**METROPOLITAN REGION SCHEME PROPOSED AMENDMENT 1211/41
MADDINGTON KENWICK STRATEGIC EMPLOYMENT AREA PRECINCT
1.**

Thank you for your information regarding the Metropolitan Region Scheme proposed amendment 1211/41 Maddington Kenwick strategic employment area Precinct 1 (the Amendment).

The Department of Indigenous Affairs (DIA) has conducted a review of the Amendment area and I can confirm that there are no places currently mapped on the Register of Aboriginal Sites (the Register) relevant to the Amendment.

Nevertheless, it is possible that there are sites that have not yet been entered on the Register. The *Aboriginal Heritage Act, 1972*, (AHA) protects all Aboriginal sites in Western Australia whether they are known to the DIA or not.

Please note that the provision of this information is not to be considered as a clearance. The procedures to enable all relevant parties to follow the requirements of the AHA are outlined below.

Prior to any proposed development, so that no site is damaged or altered (which would result in an offence under section 17 of the AHA), it is recommended that suitably qualified consultants be engaged to conduct ethnographic and archaeological surveys of the area. This should ensure that all Aboriginal interest groups are consulted and that all sites on the designated land are identified and avoided. Such surveys would involve archival research, consultations and on the ground inspections.

Development of the area includes any forward works involving ground or vegetation disturbance. In addition it is recommended that the heritage values of any area are identified prior to subdivision so that informed decisions

regarding heritage can be made and so that individual proponents are aware of any restrictions prior to development.

It is DIA's preference that any development plans are modified to avoid damaging or altering any site. If this is not possible, and in order to avoid committing an offence under the AHA, the landowner should seek the prior written consent of the Minister for Indigenous Affairs to use the land. This involves the submission of a notice in writing under section 18 of the AHA to the Aboriginal Cultural Material Committee (ACMC).

It would also include gaining consent for any stabilization, riparian restoration or revegetation work conducted within the boundaries of the Aboriginal heritage sites. If the Aboriginal people who claim custodianship for the sites see this work as enhancement then consent could be granted under Regulation 10 of the AHA.

The DIA advises that if the proponent needs to submit a notice under Section 18 of the AHA it is prudent to consult the DIA prior to commencing the application process and associated heritage surveys. The DIA and the ACMC, whose responsibility it is to advise the Minister for Indigenous Affairs on matters relating to Section 18 notices, have issued Guidelines for the submission of Section 18 notices. These guidelines can be found at the DIA website:

<http://www.dia.wa.gov.au/Heritage--Culture/Heritage-management/Applications/Application-to-use-land-s18/>

Please note that the ACMC requires consultation with the following people for any applications under the AHA that they review:

- a) Native Title Representative bodies;
- b) Site Informants;
- c) Those with cultural knowledge.

It would be useful for the City of Gosnells to observe the following and to provide the recommendations to any parties affected by the Amendment:

- 1) that any parties conducting ground or vegetation disturbing works (including any forward works) undertake Aboriginal heritage surveys, to include examinations of the ethnographic and archaeological heritage values of the area prior to commencing their work program, if this has not already been done;
- 2) that any development plans are modified to avoid damaging, altering or concealing any site. If this is not possible the landowner should seek the prior written consent of the Minister for Indigenous Affairs to use the land under section 18 of the *Aboriginal Heritage Act, 1972*;
- 3) that any parties conducting stabilization, riparian restoration or revegetation work within the boundaries of Aboriginal heritage sites seek consent under Section 18 or Regulation 10 of the *Aboriginal Heritage Act, 1972*;

- 4) that the heritage values of the area are identified prior to any subdivision so that individual proponents are aware of their responsibilities under the *Aboriginal Heritage Act, 1972*;
- 5) that all persons employed or engaged in any projects should be made aware of their obligations under the *Aboriginal Heritage Act, 1972*; and
- 6) that should cultural material be discovered during any inspections or works, ground and/or vegetation disturbing activity should cease immediately and pursuant to section 15 of the *Aboriginal Heritage Act, 1972*, the site must be recorded and DIA notified.

If you have any questions in regard to the above, please contact Rebecca Bairnsfather-Scott on 9235 8080.

Yours sincerely



Christine Lewis
Manager Heritage Advice South

8 August 2011



LA1484058



Chris Tallentire MLA
Member for Gosnells

Your Ref 809/2/25/9/P1 (RLS/0176)

Tony Evans
 Secretary WAPC
 Albert Facey House, 469 Wellington Street
 PERTH WA 6000

Unit 1, 314 Spencer Road
 THORNIE WA 6108
 Phone: 9493 2223
 Fax: 9493 2224
 Email: chris.tallentire@mp.wa.gov.au
 Website: www.christallentire.com

Dear Mr Evans

MRS proposed amendment 1211/41

Thank you for letter and enclosures of 29 July 2011.

The land affected by this proposal does not fall within my Gosnells electorate; it is wholly within the Forrestfield electorate of my colleague Andrew Waddell and I have copied this letter to him.

Nevertheless, I am pleased to be consulted.

The amendment appears to me to be economically sensible given the transport access of this plot of land. The environmental and social issues have been well-considered. I have the following brief comments to make:

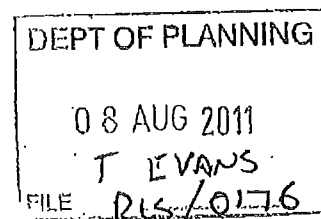
1. I note that on page 4 it is recorded that '*significant wetlands and their buffers should not be used to dispose of access (sic) stormwater runoff from developed areas*'. I hope that there will be a developer contribution scheme to pay for the engineering works necessary to prevent this.
2. I note that Bush Forever Site 53 is located adjacent to the amendment area. I hope there is a legal mechanism in place to make sure owners of adjacent land are required to be involved in the management of BF53 so that its ecological integrity is maintained.

Yours sincerely

CHRIS TALLENTIRE MLA
 MEMBER FOR GOSNELLS

4 August 2011

cc Andrew Waddell MLA



1)
2)



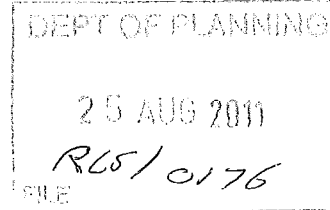
GOVERNMENT OF
WESTERN AUSTRALIA



HERITAGE
COUNCIL
OF WESTERN AUSTRALIA

23 August 2011

The Secretary
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6001



Dear Sir / Madam

**METROPOLITAN REGION SCHEME MAJOR AMENDMENT 1211/41
MADDINGTON-KENWICK STRATEGIC EMPLOYMENT AREA - PRECINCT 1**

I refer to the abovementioned scheme amendment advertised on the WAPC website dated 2 August 2011 and wish to advise of the following.

The Heritage Council has no objection to rezoning of the subject area from 'Rural' to 'Industrial'.

The City of Gosnells may be able to provide further information on the landscape and setting of any places of local heritage significance. State Planning Policy 3.5 Historic Heritage Conservation, notes that 'care should be taken to minimise the extent to which land use zoning and other planning controls conflict with, or undermine, heritage conservation objectives'. If you identify any places which may be affected, please feel free to ask for further advice.

Should you have any queries regarding this advice please contact Lauren Taylor at lauren.taylor@hc.wa.gov.au or on 9220 4152.

Yours sincerely

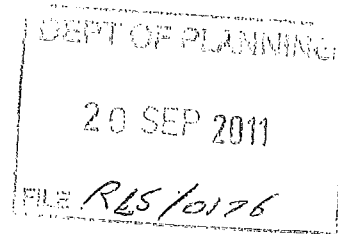
Callum Crofton
MANAGER LOCAL GOVERNMENT SERVICES



Government of Western Australia
Department of Environment and Conservation

Your ref: 8092/59P1(RLS/0176)
Outlet: PRS 30552
Enquiries: Jacquie Maguire
Phone: (08) 9405 0743
Fax: (08) 9405 0777
Email: jacqui.maguire@dec.wa.gov.au

Secretary
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6001



Att: Anthony Muscara

**Metropolitan Region Scheme Proposed Amendment 1211/41
Maddington Kenwick Strategic Employment Area Precinct 1**

I refer to your correspondence of 29 July 2011, requesting comments on the Metropolitan Region Scheme (MRS) amendment to facilitate the industrial development of Precinct 1 of the Maddington Kenwick Strategic Employment Area (MKSEA). The Department of Environment and Conservation (DEC) has reviewed the MRS report and the proposal to amend the zoning of the area from rural to industrial and provides the following comments.

Overview

DEC recognises that the Precinct 1 site forms part of the MKSEA which has been identified for industrial development for many years. DEC has been in liaison with the City of Gosnells and the Department of Planning regarding the environmental values of this site for some time and provided preliminary comments on the environmental assessment completed for the area in 2006 (see attached). Although recognised as one of the least environmentally constrained areas within the MKSEA, Precinct 1 still contains many known conservation values worthy of management and long-term protection. DEC intends to be involved in the further detailed planning for the whole industrial site to ensure any environmental issues are adequately addressed in the future.

Biodiversity Values

Within the boundary of the MKSEA but not proposed for development is an area known as Bush Forever (BF) Site 387 (*Greater Brixton Street Wetlands, Kenwick*). BF site 387 is recognised as the most species rich Bush Forever site and also one of the most important conservation reserves on the Swan Coastal Plain. As stated in the report prepared for the City of Gosnells by A. S. Weston and C. Taus, *The flora, vegetation and wetlands of the Maddington-Kenwick Strategic Employment Area* (2010), all areas of remnant vegetation being in good or better condition within the MKSEA study area were considered to be of, at least, regional conservation significance and are rare biodiversity resources eligible for protection.

Precinct 1 which includes the area subject of the current amendment contains remnant native vegetation and BF site 53 (*Clifford Street Bushland*). Some of the known conservation values of the amendment area and adjacent BF site include:

Swan Region: 7 Turner Avenue, Technology Park, Bentley

Phone: (08) 9423 2900 Fax: (08) 9423 2901

Postal Address: PO Box 1167, Bentley Delivery Centre, Western Australia 6983

www.dec.wa.gov.au

wa.gov.au

National Significance Threatened Flora species –

- *Conospermum undulatum* – Vulnerable

State Significance Threatened Ecological Communities-

- (FCT8) Herb rich shrublands in clay pans – Vulnerable;
- (FCT3b) *Eucalyptus calophylla* - *Eucalyptus marginata* woodlands on sandy clay soils of the southern Swan Coastal Plain – Endangered; and
- (FCT20b) *Banksia attenuata* and/or *Eucalyptus marginata* woodlands of the eastern side of the Swan Coastal Plain – Vulnerable.

In addition the amendment area is adjacent and within the buffer to a wetland recognised as Conservation category (UFI 15115). This wetland contains a several threatened ecological communities (TECs) and populations of declared rare flora. Precinct 1 also contains a wetland mapped as Resource Enhancement (UFI 8050) which following survey has been recommended for reclassification to conservation category status. DEC supports the recommendations arising from the 2010 Tauss & Weston report which states that these wetlands should be protected from industrial development by buffer zones about 200 metres in width which are revegetated and do not include drainage facilities and other infrastructure. This recommended buffer would extent well into the amendment area and potentially reduces the developable area.

Although the above biodiversity values should not prevent rezoning of this site from rural to industrial, further consideration of the required wetland and TEC buffers, protection of populations of threatened flora species and communities and important fauna habitat should occur at the detailed planning stage with future management and mitigation of any conservation impacts addressed.

Contamination

Although the amendment area does not contain any known contaminated sites recorded on DEC's contaminated sites register, there is evidence that the site is subject to existing and historic land uses that are potentially contaminating including poultry farms and orchards. Prior to change in land use appropriate contamination investigations and required remediation must be undertaken by land owners in accordance with the *Contaminated Sites Act 2003*.

Air Quality – buffering, mitigation and appropriate land use planning

With regard to future structure planning, consideration should be given to placement of specific industrial land uses to avoid any conflicts with adjacent existing and proposed residential areas from industries with the potential to cause gaseous, dust, noise and odorous emissions. Planning should take into account measures to ensure amenity for adjacent land users by providing appropriate industrial interfaces or utilising strategic planning to mitigate impacts.

Precinct 1 of the MKSEA should be planned to place the more odorous industrial facilities further from residential areas. Although some air quality impacts can be assessed and addressed at detailed planning stages, through such mechanisms as a DEC Works Approval and Licensing under Part V of the *Environmental Protection Act 1986*, it is important specific factors such as noise and odour are addressed earlier in the planning process. It should be noted that DEC licensing requirements apply not only to new industries within the site but those existing industries proposing amendments to their activities. The appropriate configuration of certain industrial activities, in conjunction with on-site best practice approaches to emission management, can avoid or reduce impacts on adjacent sensitive land uses.

Thank you for the opportunity to comment on this amendment and please contact Jacqui Maguire at DEC's Swan Coastal District office (Ph: 9405 0743) if you have any queries regarding this advice.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'D. Lodwick', written in a cursive style.

David Lodwick
Regional Leader - Land Use Planning
SWAN REGION

15 September 2011



Department of Conservation
and Land Management



Conserving the
nature of WA

Your Ref: S8/1/17+
Our Ref: SCD2004F563V02
Enquires: Jacqui Maguire

Phone: (08) 9405 0743
Fax: (08) 9405 0777
Email: jacquim@calm.wa.gov.au

Chief Executive Officer
City of Gosnells
PO Box 662
GOSNELLS WA 6990

Attention: Simon Wilkes

**ENVIRONMENTAL REVIEW FOR THE MADDINGTON KENWICK STRATEGIC
EMPLOYMENT AREA**

I refer to your correspondence of 22 February 2006 seeking comments from the Department of Conservation and Land Management (CALM) regarding the environmental review for the above Strategic Industrial Area. The Department now provides the following comments and recommendations.

The Department notes that the subject area contains threatened flora species and communities as identified in the review document. The Department strongly supports the retention and protection of these populations and communities in any further planning processes. CALM believes that the flora and fauna survey work completed by Cardno BSD consultants was conducted at an appropriate level of detail to identify the conservation values of the area. CALM also supports the report recommendation that a further spring survey will be undertaken to complete the baseline study. This study should be conducted during October and November to confirm the presence of *Calytrix breviseta* subsp. *breviseta* and other flora species that can only be identified at this time of year. In addition to notifying CALM of any threatened flora species identified, specimens collected should be lodged with the Western Australian Herbarium.

CALM recommends that the consultant conduct a further survey of the vegetation communities identified in the initial assessment. This survey is necessary to accurately confirm the presence of the five Threatened Ecological Communities that have been inferred within the study area. The consultant should contact CALM's Species and Communities Branch (Ph: 9405 5100) to discuss appropriate methodology and analytical procedures to ensure that new populations of threatened species or communities identified in the area can be included in relevant CALM databases.

The Department also recommends that all areas of remnant vegetation, not surveyed during the assessment due to access restrictions, should be included in any further studies to determine their conservation significance.

CALM acknowledges the identification in the report of several greenway corridors within the area. These corridors are important for the movement of fauna species throughout the site

and their protection and management should be recognised throughout the planning process.

Thank you for the opportunity to comment on this proposal and please contact Jacqui Maguire at the Department's Swan Coastal District office on 9405 0743 should you have any queries regarding this advice.

Yours sincerely

A handwritten signature in black ink that reads "Paul Brown". The signature is written in a cursive style with a period at the end.

Paul Brown
DISTRICT MANAGER
SWAN COASTAL DISTRICT

2 June 2006

Submission 8



Government of Western Australia
Department of Water



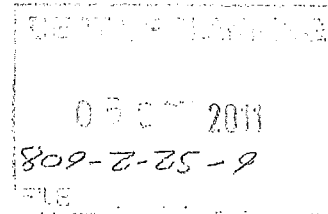
Your ref: 8072543
File ref: WRD132860

Enquiries: Hannah Rice

Tel: 6250 8045

Western Australian Planning Commission
140 William Street
PERTH WA 6000

Attention: Anthony Muscara



Dear Mr Muscara

**RE: METROPOLITAN REGION SCHEME AMENDMENT PROPOSED
AMENDMENT 1211/41 MADDINGTON KENWICK STRATEGIC EMPLOYMENT
AREA PRECINCT 1**

Thank you for the above referral dated 2nd August 2011. The Department of Water (DoW) has considered the proposal and notes that Precinct 1 falls within the approved Maddington Kenwick Strategic Employment Area (MKSEA) Precinct 1 District Water Management Strategy (DWMS) dated October 2010. The DoW therefore has no comment to offer at this stage of the planning process

However, the DoW would like to advise that the approved MKSEA DWMS only covers Precinct 1, Precinct 2 and 3 will require the submission of a separate DWMS.

If you wish to discuss the matter further, please contact Hannah Rice on 6250 8045.

Yours sincerely,

**James Mackintosh
A/Program Manager
Land Use Planning
Swan Avon Region**

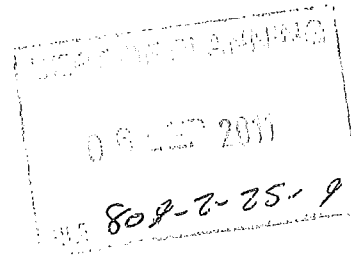
5th October 2011



Government of Western Australia
Department of Education

Your ref : 809/2/25/9P1
Our ref : D11/0518673
Enquiries :

Mr Tony Evans
Secretary
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6001



Dear Mr Evans

Thank you for your letter dated 29 July 2011 regarding the Metropolitan Region Scheme Proposed Amendment 1211/41 Maddington Kenwick Strategic Employment Area Precinct 1.

The Department of Education has analysed the proposed re-zoning of rural land to an industrial zone. There are no educational facilities within the vicinity that will be affected by the re-zoning.

The Department therefore has no objection to the proposed amendment.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Sharyn O'Neill'.

SHARYN O'NEILL
DIRECTOR GENERAL

02 SEP 2011

Planning and Development Act 2005
Section 41 Amendment (Substantial)
Form 41

Submission

Metropolitan Region Scheme Amendment 1211/41

Maddington-Kenwick Strategic Employment Area – Precinct 1

To: Secretary
Western Australian Planning Commission
Locked Bag 2506
Perth WA 6001

POSTAL MARK
10 OCT 2011
KLS/0176

OFFICE USE ONLY

Submission 10

Name ABN Group on behalf of Port Cornelian Pty Ltd
(PLEASE PRINT CLEARLY)
Address PO Box 389 Osborne Park WA Postcode 6917
Contact phone number 9200 4500 Email address mwhalan@abngroup.com.au

Submission (Please attach additional pages if required. It is preferred that any additional information be loose rather than bound)

Please refer to correspondence attached.

turn over to complete your submission

Hearing of submissions

Anyone who has made a written submission on the amendment has the opportunity to personally present the basis of their submission to a sub-committee of the WAPC. **You do not have to attend a hearing.** The comments presented by you in this written submission will be considered in determining the recommendation for the proposed amendment.

For information about the submission and hearings process, please refer to the amendment report and in particular appendix D.

Please choose one of the following:

No, I do not wish to speak at the hearings. (Please go to the bottom of the form and sign)

OR

Yes, I wish to speak at the hearings. (Please complete the following details)

I will be represented by:

Myself – My telephone number (business hours):

or

A spokesperson

Name of spokesperson:

Contact telephone number (business hours):

Postal address:

I would prefer my hearing to be conducted in:

Public (members from the general public may attend your presentation)

OR

Private (only the people nominated by you or the hearings committee will be permitted to attend)

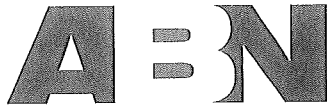
You should be aware that:

- The WAPC is subject to the *Freedom of Information Act 1992* and as such, submissions made to the WAPC may be subject to applications for access under the act.
- In the course of the WAPC assessing submissions, or making its report on these submissions, copies of your submission or the substance of that submission, may be disclosed to third parties.
- All hearings are recorded and transcribed. The transcripts of all hearings, along with all written submissions, are tabled in Parliament and published as public records should the Governor approve the proposed amendment. The WAPC recommendations are similarly published in a report on submissions and tabled in Parliament.

To be signed by person(s) making the submission

Signature Date 14/10/11

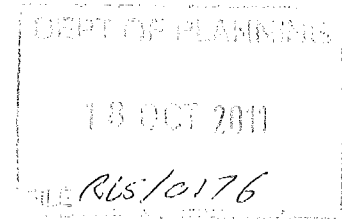
Note: Submissions MUST be received by the advertised closing date, being close of business (5pm) on 4 NOVEMBER 2011. Late submissions will NOT be considered.



ALCOCK BROWN-NEAVES GROUP

14th October 2011

The Secretary
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6001



Dear Sir or Madam,

**Re: Submission on Metropolitan Region Scheme Amendment 1211/41
Maddington-Kenwick Strategic Employment Area – Precinct 1**

I refer to your correspondence of 29 July 2011 and thank you for the invitation to make a submission on the proposed Metropolitan Region Scheme (MRS) Amendment 1211/41.

The ABN Group acts on behalf of Port Cornelian Pty Ltd, the owner of Lot 570 Bickley Road Maddington and Lot 253 Clifford Street Maddington, both of which are located within the Maddington-Kenwick Strategic Employment Area – Precinct 1, the area subject to this amendment.

The ABN Group welcomes and supports the proposal to transfer an area of 12.21ha generally bounded by Bickley Road, Victoria Road and Tonkin Highway in Maddington from Rural zoned land to the Industrial zone in the MRS.

This change is considered positive because it will:

1. Stimulate local economic development;
2. Promote local employment; and
3. Assist with the long term development of Western Australia by adding to the supply of industrial zoned land.

It is noted that the proposed zoning change is consistent with a concept plan for the area adopted by the City of Gosnells in July 2008.

Please call if you have any queries.

Yours Sincerely,

Mitch Whalan
Development Manager
ABN Group



ABN: 50 860 676 021

Enquiries: Lynne Wrigglesworth on 9323 4544
 Our Ref: 11/4782 (D11#258072)
 Your Ref: 809/2/25/9 P1 (RLS/0176)

18 October 2011

The Secretary
 Western Australian Planning Commission
 Locked Bag 2506
 PERTH WA 6001

809-2-25-9

ATTENTION: ANTHONY MUSCARA

Dear Anthony

**PROPOSED MRS AMENDMENT 1211/41
 MADDINGTON KENWICK STRATEGIC EMPLOYMENT AREA PRECINCT 1**

Thank you for your letter of 29 July 2011 inviting Main Roads comments on the above proposed MRS amendment.

Whilst Main Roads has no objections to the rezoning of this land from 'rural' to 'industrial' the following items need to be taken into consideration:

- The current at-grade intersection of Tonkin Highway and Kelvin Road will be upgraded to a grade-separated interchange at some time in the future.
- Tonkin Highway is a 'Control of Access' highway and therefore no access will be permitted onto Tonkin Highway from this precinct.
- Any proposed new intersections from the Maddington Kenwick Strategic Employment Area (MKSEA) onto the Primary Regional Road network will have to be in consultation with Main Roads.
- A Traffic Impact Assessment is to be undertaken for the MKSEA to the satisfaction of Main Roads
- The intersection of Kelvin Road and Kenwick Road together with the western portion of Kenwick Road itself needs to be developed to meet the access needs of the whole of the western portion of Precinct 1.
- A robust vehicle access strategy should be developed for Kelvin Road in order to minimise inappropriate vehicle access.

If you require any further information please contact either Urban Road Planning Manager (South) David Van Den Dries on 9323 4917 or Planning Information Officer Lynne Wrigglesworth on 9323 4544.

Yours faithfully

Lindsay Broadhurst
 MANAGER ROAD PLANNING

Planning and Development Act 2005
Section 41 Amendment (Substantial)
Form 41

DEPT OF PLANNING
27 OCT 2011
R15/0218

Submission

Metropolitan Region Scheme Amendment 1211/41

Maddington-Kenwick Strategic Employment Area – Precinct 1

OFFICE USE ONLY

Submission 12

To: Secretary
Western Australian Planning Commission
Locked Bag 2506
Perth WA 6001

Name Roy McInnes
(PLEASE PRINT CLEARLY)
Address 2/10 Hope Road, Ardrass Postcode 6153
Contact phone number 0417 988 272 Email address roy@sunhawk.com.au

Submission (Please attach additional pages if required. It is preferred that any additional information be loose rather than bound)

The MKSEA Precinct 1 Amended Report, Perth's population is growing by around 20,000 people annually and the prospects for continued growth of WA's economy seems assured as a result of the continuation, expansion and initiation of contracts and projects in the resources arena.

There has to be adequate provision made to support the State's growth, including the availability of suitable land to accommodate industry which in turn provides opportunities for employment in the area and consequential benefits to the community.

I support the re-zoning of MKSEA Precinct 1 to allow for the industrial development of the specified land as part of the provisions for growth in the State.

In addition to economic factors, the increase in traffic and industrialisation of various areas in Precinct 1 has changed the character of the area with the result that it is no longer representative of a rural community nor provides the benefits of such a community to families in the area.

The sooner the re-zoning occurs the sooner the land can be put to better use for the benefit of landowners, the community and the State.

Part owner of 32 Clifford Street, Maddington.

turn over to complete your submission

Planning and Development Act 2005
Section 41 Amendment (Substantial)
Form 41

Submission

Metropolitan Region Scheme Amendment 1211/41

Maddington-Kerwick Strategic Employment Area – Precinct 1

OFFICE USE ONLY

Submission 13

To: Secretary
Western Australian Planning Commission
Locked Bag 2506
Perth WA 6001

Name MR RONALD KERWICK
(PLEASE PRINT CLEARLY)
Address 528 BICKLEY RD, Maddington Postcode 6109
Contact phone number 0438979710 Email address

Submission (Please attach additional pages if required. It is preferred that any additional information be loose rather than bound)

As a long term resident + owner in the area (+40yrs),
I have seen the industrial encroachment on
our property occur slowly over time. I appreciate
that Perth is growing and that Industrial
needs will become greater.

For my property, and I believe for the area
as a whole, that the changing of the
zoning to industrial is a very good
ammendment. With industry so close to my
property it is not suitable for it to be
zoned Residential or rural anymore.

So please proceed with this change
as soon as possible.

turn over to complete your submission

Hearing of submissions

Anyone who has made a written submission on the amendment has the opportunity to personally present the basis of their submission to a sub-committee of the WAPC. **You do not have to attend a hearing.** The comments presented by you in this written submission will be considered in determining the recommendation for the proposed amendment.

For information about the submission and hearings process, please refer to the amendment report and in particular appendix D.

Please choose one of the following:



No, I do not wish to speak at the hearings. (Please go to the bottom of the form and sign)

OR



Yes, I wish to speak at the hearings. (Please complete the following details)

I will be represented by:



Myself - My telephone number (business hours):

or



A spokesperson

Name of spokesperson:

Contact telephone number (business hours):

Postal address:

I would prefer my hearing to be conducted in:



Public (members from the general public may attend your presentation)

OR



Private (only the people nominated by you or the hearings committee will be permitted to attend)

You should be aware that:

- The WAPC is subject to the *Freedom of Information Act 1992* and as such, submissions made to the WAPC may be subject to applications for access under the act.
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- All hearings are recorded and transcribed. The transcripts of all hearings, along with all written submissions, are tabled in Parliament and published as public records should the Governor approve the proposed amendment. The WAPC recommendations are similarly published in a report on submissions and tabled in Parliament.

To be signed by person(s) making the submission

Signature

Ronald Komerich

Date

31/10/12

Note: Submissions MUST be received by the advertised closing date, being close of business (5pm) on 4 NOVEMBER 2011. Late submissions will NOT be considered.

Contacts: Telephone - (08) 6551 9000; Fax - (08) 6551 9001; Email - mrs@planning.wa.gov.au; Website - <http://www.planning.wa.gov.au>

Radley, Steven

From: Paul Keswick [Paul.Keswick@svt.com.au]
Sent: Tuesday, 1 November 2011 10:50 AM
To: mrs
Cc: Ron Keswick (ronald.keswick@gmail.com)
Subject: Metropolitan Region Scheme Amendment 1211/41, Maddington-Kenwick Strategic Employment Area- Precinct 1
Attachments: img-Y01110756-0001.pdf

Dear Tony Evans,

Please find attached a copy of my comments (Ron Keswick owner of 528 Bickley Road, Maddington) for the Metropolitan Region Scheme Amendment 1211/41, Maddington-Kenwick Strategic Employment Area- Precinct 1.

If you have any questions, please direct comments to my email address: Ronald.keswick@gmail.com, or to my home address.

Regards
Ron Keswick

1/11/2011

Planning and Development Act 2005
Section 41 Amendment (Substantial)
Form 41

DEPARTMENT OF PLANNING
- 7 NOV 2011
FILE RLS/0218

Submission

Metropolitan Region Scheme Amendment 1211/41

Maddington-Kenwick Strategic Employment Area – Precinct 1

OFFICE USE ONLY

Submission 14

To: Secretary
Western Australian Planning Commission
Locked Bag 2506
Perth WA 6001

Name SIMRO PTY LTD
(PLEASE PRINT CLEARLY)
Address 63 VICTORIA ROAD KENWICK WA Postcode 6107
Contact phone number 0418940960 Email address JOHN@STONE TRADERS.COM.AU

Submission (Please attach additional pages if required. It is preferred that any additional information be loose rather than bound)

I SUPPORT THE RE-ZONING OF THE MKSEA PRECINCT 1 TO ALLOW FOR THE INDUSTRIAL DEVELOPMENT OF THE SPECIFIED LAND. IN ADDITION TO THE ECONOMIC FACTORS THE INCREASE IN TRAFFIC VOLUME AND INDUSTRIALISATION OF VARIOUS AREAS OF PRECINCT 1 HAS CHANGED THE CHARACTER OF THE AREA SO THAT IT IS NO LONGER REPRESENTATIVE OF A RURAL COMMUNITY NOR DOES IT PROVIDE THE BENEFITS OF SUCH A COMMUNITY TO FAMILIES IN THE AREA. THE SOONER THE RE-ZONING OCCURS THE SOONER THE LAND CAN BE PUT TO BETTER USE FOR THE BENEFIT OF THE LANDOWNERS, THE COMMUNITY AND THE STATE.

turn over to complete your submission

Hearing of submissions

Anyone who has made a written submission on the amendment has the opportunity to personally present the basis of their submission to a sub-committee of the WAPC. **You do not have to attend a hearing.** The comments presented by you in this written submission will be considered in determining the recommendation for the proposed amendment.

For information about the submission and hearings process, please refer to the amendment report and in particular appendix D.

Please choose one of the following:



No, I do not wish to speak at the hearings. (Please go to the bottom of the form and sign)

OR



Yes, I wish to speak at the hearings. (Please complete the following details)

I will be represented by:



Myself – My telephone number (business hours):

or



A spokesperson

Name of spokesperson:

Contact telephone number (business hours):

Postal address:

I would prefer my hearing to be conducted in:



Public (members from the general public may attend your presentation)

OR



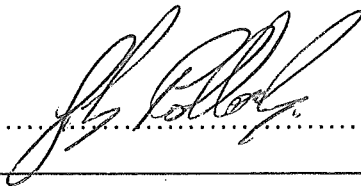
Private (only the people nominated by you or the hearings committee will be permitted to attend)

You should be aware that:

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To be signed by person(s) making the submission

Signature



Date

31.10.2011

Note: Submissions MUST be received by the advertised closing date, being close of business (5pm) on 4 NOVEMBER 2011. Late submissions will NOT be considered.

Planning and Development Act 2005
Section 41 Amendment (Substantial)
Form 41

RECEIVED
NOV 2011
RLS/0218

Submission

Metropolitan Region Scheme Amendment 1211/41

Maddington-Kenwick Strategic Employment Area – Precinct 1

OFFICE USE ONLY

Submission 15

To: Secretary
Western Australian Planning Commission
Locked Bag 2506
Perth WA 6001

Name ALAN DUROSS

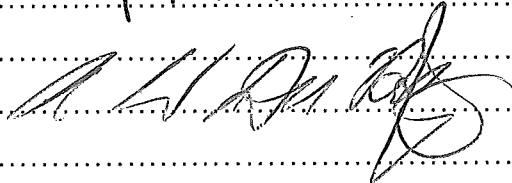
Address 62 CLIFFORD ST MADDINGTON Postcode 6109
(PLEASE PRINT CLEARLY)

Contact phone number 0412919105 Email address

Submission (Please attach additional pages if required. It is preferred that any additional information be loose rather than bound)

I WISH FOR THIS DEVELOPMENT TO AHEAD AS
NO ONE IN THE AREA USES THIS LAND FOR FARMING
AND I BELIEVE THAT IT WOULD BE MORE BENEFICIAL
TO THE PEOPLE OF MADDINGTON, KENWICK AND THE
SURROUNDING AREAS TO BE CHANGED TO INDUSTRIAL
THE BENEFITS AS I SEE THEM ARE BY USING THE
LAND TO ITS FULL POTENTIAL, MORE INDUSTRY,
CREATING MORE EMPLOYMENT, POSITION OF THE
AREA BEING IN-LINE WITH MAJOR ARTERIES SO
TRANSPORT IS MOVING EFFICIENTLY.

I AGREE FULLY WITH THIS PROPOSAL



turn over to complete your submission

Hearing of submissions

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Please choose one of the following:

No, I do not wish to speak at the hearings. (Please go to the bottom of the form and sign)

OR

Yes, I wish to speak at the hearings. (Please complete the following details)

I will be represented by:

Myself – My telephone number (business hours):

or

A spokesperson

Name of spokesperson:

Contact telephone number (business hours):

Postal address:

I would prefer my hearing to be conducted in:

Public (members from the general public may attend your presentation)

OR

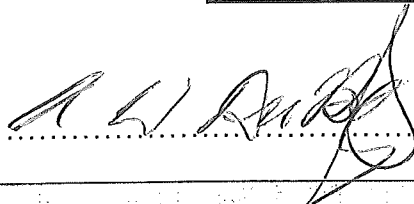
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To be signed by person(s) making the submission

Signature



Date

27/10/2011

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Planning and Development Act 2005
Section 41 Amendment (Substantial)
Form 41

DEPARTMENT OF PLANNING
- 3 NOV 2011
FILE RLS/0218

Submission
Metropolitan Region Scheme Amendment 1211/41

Maddington-Kenwick Strategic Employment Area – Precinct 1

OFFICE USE ONLY

Submission 16

To: Secretary
Western Australian Planning Commission
Locked Bag 2506
Perth WA 6001

Name ...JOHN RAYMOND DEANE & JUNE VIVIAN DEANE...
(PLEASE PRINT CLEARLY)

Address ...64 CLIFFORD ST MADDINGTON Postcode ...6109...

Contact phone number ...94592637... Email address

Submission (Please attach additional pages if required. It is preferred that any additional information be loose rather than bound)

WE SUPPORT THE ZONING OF MSKEA PRECINCT 1
TO ALLOW LIGHT INDUSTRIAL DEVELOPMENT
SEE ATTACHED

turn over to complete your submission

Hearing of submissions

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A spokesperson

Name of spokesperson:

Contact telephone number (business hours):

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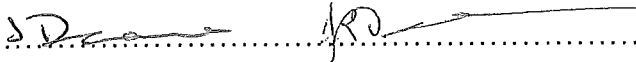
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To be signed by person(s) making the submission

Signature  Date ... 1-11-11

Note: Submissions MUST be received by the advertised closing date, being close of business (5pm) on 4 NOVEMBER 2011. Late submissions will NOT be considered.

Submission
Metropolitan Region Scheme Amendment 1211/41
Maddington–Kenwick Strategic Employment Area – Precinct 1

To: Secretary
Western Australian Planning Commission
Locked Bag 2506
Perth WA 6001

Name: John Raymond Deane & June Vivian Deane
Address: 64 Clifford St, Maddington WA 6109.
Phone: 9459 2637

We support the rezoning of MSKEA Precinct 1 to allow light industrial development.

Perth's population is growing & adequate provision must be made to support the State's growth, as stated in the MSKEA Precinct 1 amended report. The availability of suitable land to accommodate industry will ultimately provide opportunities for employment & benefits to the local community.

At the moment we feel as if we are in limbo: the area is stagnating as no one is spending money on their properties & no building approval is being given. We have been waiting since May 2004 for some certainty as to when or if the rezoning will happen. Back then, an approximate time frame of 2 years were given at each public meeting. It has been very frustrating that we are still waiting for a decision & that we are unable to move forward.

The character of the area has changed, with increased traffic & the encroachment of industry, resulting that it no longer represents a rural community.

This area was originally earmarked for potential industrial development back in February 1988 & at that stage we were against any rezoning.

Times have changed & we feel now that the sooner the rezoning occurs, the sooner the land can be put to use for the benefit of the landowners, the community & the State.

Planning and Development Act 2005
Section 41 Amendment (Substantial)
Form 41

DEPARTMENT OF PLANNING
- 3 NOV 2011
FILED 2 LS/0218

Submission

Metropolitan Region Scheme Amendment 1211/41

Maddington-Kenwick Strategic Employment Area - Precinct 1

OFFICE USE ONLY

Submission 17

To: Secretary
Western Australian Planning Commission
Locked Bag 2506
Perth WA 6001

Name Seth Wain King
Address 323, Kenwick Rd, Maddington Postcode
Contact phone number 0411 746868 Email address aaron.king@btinternet.com

Submission (Please attach additional pages if required. It is preferred that any additional information be loose rather than bound)

Perth is needing more industrial land to service and accommodate growing mining and population.

The zoning has been in discussion for a long while and it is time to zone as soon as possible.

With a double carriageway on Kelvin Road, Precinct 1 is ready to accommodate the industrial needs and infrastructure.

I believe zoning will be beneficial to land owners and the community.

turn over to complete your submission

Hearing of submissions

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Myself – My telephone number (business hours):

or

A spokesperson

Name of spokesperson:

Contact telephone number (business hours):

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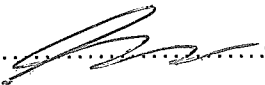
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To be signed by person(s) making the submission

Signature  Date 2/11/2011

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Planning and Development Act 2005
Section 41 Amendment (Substantial)
Form 41

DEPARTMENT OF PLANNING
- 8 NOV 2011
FILE RLS/0218

Submission
Metropolitan Region Scheme Amendment 1211/41

Maddington-Kenwick Strategic Employment Area – Precinct 1

OFFICE USE ONLY

Submission 18

To: Secretary
Western Australian Planning Commission
Locked Bag 2506
Perth WA 6001

Name MICHAEL + KATHLEEN SAUER
(PLEASE PRINT CLEARLY)

Address 117 VICTORIA RD KENWICK WA Postcode 6107

Contact phone number 0417952183 Email address mike.s@corporatewill.com.au

Submission (Please attach additional pages if required. It is preferred that any additional information be loose rather than bound)

Please see accompanying statement

turn over to complete your submission

Hearing of submissions

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or

A spokesperson

Name of spokesperson:

Contact telephone number (business hours):

Postal address:

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To be signed by person(s) making the submission

Signature

Date

31.10.2011

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As stated in the MKSEA Precinct 1 Amended Report, Perth's population is growing by around 20,000 people annually and the prospects for continued growth of WA's economy seems assured as a result of the continuation, expansion and initiation of contracts and projects in the resources arena.

There has to be adequate provision made to support the State's growth, including the availability of suitable land to accommodate industry which in turn provides opportunities for employment in the area and consequential benefits to the community.

I support the re-zoning of MKSEA Precinct 1 to allow for the industrial development of the specified land as part of the provisions for growth in the State.

In addition to economic factors, the increase in traffic and industrialisation of various areas in Precinct 1 have changed the character of the area with the result that for many years it has not been representative of the once rural community nor provides the benefits of such a community to families in the area.

The sooner the re-zoning occurs the sooner the land can be put to better use for the benefit of landowners, the community and the State.


MICHAEL + KATHEEN SAYER

117 VICTORIA RD

KENWICK

WA. 6107

31.10.2011



0417952183

Mike.S@corporatellit.com.au

Planning and Development Act 2005
Section 41 Amendment (Substantial)
Form 41

Submission

Metropolitan Region Scheme Amendment 1211/41

Maddington-Kenwick Strategic Employment Area – Precinct 1

OFFICE USE ONLY

Submission 19

To: Secretary
Western Australian Planning Commission
Locked Bag 2506
Perth WA 6001

Name MJ & JA McLeod
(PLEASE PRINT CLEARLY)
Address Lot 107 Clifford St Maddington Postcode 6109
Contact phone number 94595128 Email address julmik-@dodo.com.au

Submission (Please attach additional pages if required. It is preferred that any additional information be loose rather than bound)

We are in favour of the rezoning of Precinct 1 of the MKSEA to Industrial. Extending the existing Maddington/Kenwick Industrial area upto the Tonkin Hwy is a logical thing for the WA government to do. There is virtually no industrial land left available in the area, and expansion of the land available for industrial use will lead to growth and job opportunities for our suburb. This process has also been ongoing for so long now that the area is stagnated & deteriorating due to landowners not spending time and money on their properties, so as far as we are concerned, rezoning would not only revitalize the area, but would allow those landowners that are living in limbo to move on or out. The sooner it happens, the better for everyone.
(MJ & JA McLeod)

turn over to complete your submission

Hearing of submissions

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OR



Yes, I wish to speak at the hearings. (Please complete the following details)

I will be represented by:



Myself – My telephone number (business hours):

or



A spokesperson

Name of spokesperson:

Contact telephone number (business hours):

Postal address:

I would prefer my hearing to be conducted in:



Public (members from the general public may attend your presentation)

OR



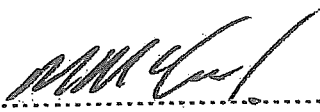
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To be signed by person(s) making the submission

Signature



James

Date 3/11/11

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From: Petrol Pump Repairs [mailto:petrolpumprepairs@dodo.com.au]
Sent: Thursday, 3 November 2011 11:55 AM
To: mrs
Cc: Muscara, Anthony
Subject: Maddington Kenwick Strategic Employment Area - Precinct 1- Landowner Submission Attached

Attention : Secretary
West Australian Planning Commission

To Whom it May Concern,

Please find attached our landowners submission of comments regarding the rezoning of the Maddington Kenwick Strategic Employment Area – Precinct 1. I hope it is okay to email this through, this email address was on the back of the form, and I wanted to be sure it would reach you before the deadline of 5pm 4/11/11.

Many Thanks

Mick & Julie McLeod
Lot 107 Clifford Street
Maddington
WA 6109

Planning and Development Act 2005
Section 41 Amendment (Substantial)
Form 41

Submission

Metropolitan Region Scheme Amendment 1211/41

Maddington-Kenwick Strategic Employment Area – Precinct 1

OFFICE USE ONLY

Submission 20

To: Secretary
Western Australian Planning Commission
Locked Bag 2506
Perth WA 6001

Name MR NIGEL KRESWICK
(PLEASE PRINT CLEARLY)
Address 532 BICKLEY RD, MADDINGTON Postcode 6109
Contact phone number 0418 942797 Email address Nigel.Kreswick@WAFLINK
Com. AU

Submission (Please attach additional pages if required. It is preferred that any additional information be loose rather than bound)

I WOULD LIKE TO CONFIRM MY FULL SUPPORT
FOR THE PROPOSED REZONING TO INDUSTRIAL.

AS A LONG TERM RESIDENT I FEEL THE
REZONING HAS BEEN POORLY HANDLED AND
FAR TOO DRAWN OUT BY THE COUNCIL.

THE REZONING CAN ONLY BE OF BENEFIT
TO THE AREA, PROVIDING NEEDED EMPLOYMENT
FOR AN INCREASING LOCAL POPULATION AS WELL
AS PROVIDING SORT AFTER INDUSTRIAL LAND
TO SERVICE THE EXPANDING RESOURCES
SUPPORT SECTOR.

turn over to complete your submission

Hearing of submissions

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Yes, I wish to speak at the hearings. (Please complete the following details)

I will be represented by:



Myself – My telephone number (business hours):

or



A spokesperson

Name of spokesperson:

Contact telephone number (business hours):

Postal address:

I would prefer my hearing to be conducted in:



Public (members from the general public may attend your presentation)

OR



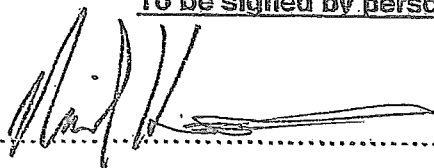
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To be signed by person(s) making the submission

Signature



Date

2/11/2011

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From: Nigel Keswick [mailto:Nigel.Keswick@wavelink.com.au]
Sent: Thursday, 3 November 2011 6:06 PM
To: mrs
Subject: Metropolitan Region Scheme Amendment 1211/41, Maddington-Kenwick Strategic Employment Area- Precinct 1

Dear Tony Evans,

Please find attached a copy of my comments for the Metropolitan Region Scheme Amendment 1211/41, Maddington-Kenwick Strategic Employment Area- Precinct 1.

Resident, 532 Bickley Road, Maddington.

If you have any questions please feel free to contact me.

Best regards,

Nigel Keswick
Director



20 Faulkner Avenue
Belmont WA 6104 Australia

T (+61) 8 94775570 | M (+61) 418 94 27 97
www.wavelink.com.au



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Planning and Development Act 2005

Section 41 Amendment (Substantial)

Form 41

Submission

Metropolitan Region Scheme Amendment 1211/41

Maddington-Kenwick Strategic Employment Area – Precinct 1

OFFICE USE ONLY

To: Secretary

Western Australian Planning Commission

Locked Bag 2506

Perth WA 6001

Name: Jenelle Provost

Address: LandCorp, 40 The Esplanade, Perth. Postcode: 6000

Contact phone number: 92847506 Email address: jenelle.provost@landcorp.com.au

Submission

Thank you for the opportunity to make a submission on this Metropolitan Region Scheme Amendment 1211/41 in Maddington. The amendment expands the existing opportunity for industrial land to be developed in this area. This is consistent with the objectives in Direction 2031 and Beyond and the Industrial Land Strategy for Perth Metropolitan and the Peel Region to create possibilities for jobs close to transport.

LandCorp is supportive of this and other initiatives to deliver activity centres and regenerate potential transit oriented developments. An example of this was the 2003 Maddington Kenwick Sustainable Communities Partnership in which LandCorp joined the City of Gosnells and several other Government agencies. The Maddington-Kenwick Strategic Employment Area is a natural progression of the Partnership.

The MRS amendment to rezone the 12.21 hectare parcel to industrial creates future opportunities for land immediately adjacent to the train station to be rezoned to allow residential and mixed use developments. This will enable the development of a higher performing activity centre to provide increased amenity to the community.

Hearing of submissions

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OR

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To be signed by person(s) making the submission

Signature: *Jenelle Provost*. Date: 02-11-11.

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Contacts: Telephone - (08) 6551 9000; Fax - (08) 6551 9001; Email - mrs@planning.wa.gov.au; Website - <http://www.planning.wa.gov.au>

From: Jenelle Provost [mailto:Jenelle.Provost@landcorp.com.au]
Sent: Thursday, 3 November 2011 1:41 PM
To: mrs
Cc: Renato Colasante
Subject: MRS 1211/41 Maddington

Hi,

Please find attached comments on the MRS amendment for Maddington.

Kind Regards,
Jenelle

Jenelle Provost
Program Manager Metropolitan
LandCorp



Level 6 Wesfarmers House 40 The Esplanade Perth Western Australia 6000
T: 08 9482 7506 **F:** 08 9481 0861 **M:** 0447 922 332
E: Jenelle.Provost@landcorp.com.au **W:** www.landcorp.com.au

Planning and Development Act 2005
Section 41 Amendment (Substantial)
Form 41

Submission

Metropolitan Region Scheme Amendment 1211/41

Maddington-Kenwick Strategic Employment Area – Precinct 1

OFFICE USE ONLY

Submission 22

To: Secretary
Western Australian Planning Commission
Locked Bag 2500
Perth WA 6001

Name **Robert Gregory KERR**

Address **52 Clifford St., MADDINGTON WA 6109** Postcode

Contact phone number **0417 988 604** Email address **greg.kerr@rainstorm.com.au**

Submission (Please attach additional pages if required. It is preferred that any additional information be loose rather than bound)

I am the co-owner of a S.M.E. business (Rainstorm Dust Control) which has been operating for many years from leased premises on Bickley Rd within the existing Industrial Area. We employ over 35 people, mostly from the local area, as well as utilizing many local suppliers and services from within Gosnells.

As our business has grown over the last few years it became apparent that the existing leased premises were no longer going to be adequate in a few years. With this in mind we purchase 1.4 hectares on Clifford St. (where I am currently living) in the belief that it would be rezoned Industrial in "a couple years". Twice that much time has passed and it is STILL going to be "a couple more years". I am now in the same boat as my neighbours who are loath to spend any money on improving their homes or properties because, after all, re-zoning is imminent. Unfortunately, my neighbours have also informed me that it has been just "a couple more years" for the last 25+ years. I have no desire to continue living in this sort of limbo where it is unusable as Industrial land but financially and emotionally unwise to upgrade the current residential facilities.

I am now forced to be on the hunt to buy or lease Industrial land somewhere else as we have outgrown our existing leased premises as expected. I am currently looking as far afield as Malaga. If I can find the right property I will move the existing business out of Gosnells entirely and hire employees from those areas.

If that unfortunate state of affairs eventuates, I will have to sell my Precinct 1 property to some land speculator and let them make the mortgage payments and reap whatever windfall eventuates. It would be a shame as I only desire to continue running my business within Gosnells. I therefore wholeheartedly support this re-zoning amendment and only hope it can come soon enough. I have no burning interest in speaking at the hearings themselves but am most willing to discuss any aspects of my submission or the overall amendment to anyone who wants me to do so.



Hearing of submissions

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A spokesperson

Name of spokesperson:

Contact telephone number (business hours):

Postal address:

I would prefer my hearing to be conducted in:

Public (members from the general public may attend your presentation)

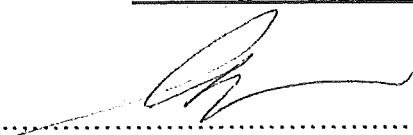
OR

Private (only the people nominated by you or the hearings committee will be permitted to attend)

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- All hearings are recorded and transcribed. The transcripts of all hearings, along with all written submissions, are tabled in Parliament and published as public records should the Governor approve the proposed amendment. The WAPC recommendations are similarly published in a report on submissions and tabled in Parliament.

To be signed by person(s) making the submission

Signature  Date 3 November 2011

Note: Submissions MUST be received by the advertised closing date, being close of business (5pm) on 4 NOVEMBER 2011. Late submissions will NOT be considered.

From: Greg Kerr [mailto:greg.kerr@rainstorm.com.au]
Sent: Friday, 4 November 2011 2:40 PM
To: mrs
Subject: Metroplitan Region Scheme Amendment 1211/41 Submission MKSEA - Precinct 1

Hello,

Please find attached my submission for the Metroplitan Region Scheme Amendment 1211/41 Submission MKSEA - Precinct 1. If there are any issues with this please contact me as soon as possible on 0417 988 604.

Best Regards,

Greg Kerr

National Director

☎ Office: 08 9452 0235

☎ Fax: 08 9452 3975

☎ Mob: 0417 988 604

📍 52 Clifford St, MADDINGTON WA 6109

✉ greg.kerr@rainstorm.com.au

🌐 www.rainstorm.com.au





Government of Western Australia
Department of Transport

Your ref : 809-2-22-7 Pt1
Our ref : DT/09/01927
Enquiries : Yohan Nugraha (92168543)

The Secretary
Western Australia Planning Commission
Gordon Stephenson House
140 Wellington Street
Perth, WA 6000

3 November 2011

Attention: Anthony Muscara

Dear Sir / Madam

Re: Proposed Metropolitan Region Scheme Amendment – Maddington Kenwick Strategic Employment Area Precinct 1

I refer to your letter dated 29 July 2011 regarding the proposed Metropolitan Region Scheme (MRS) amendment. The following comments are provided with respect to this proposal.

The proposed MRS amendment seeks to transfer rural zones land to industrial zone.

The subject area abuts Tonkin Highway, which is reserved as a Primary Regional Road (PRR) in the Metropolitan Region Scheme (MRS). The Lots are not affected by PRR reservation for Tonkin Highway.

The subject area also abuts Kelvin Road, which is reserved as a Other Regional Road (ORR) in the Metropolitan Region Scheme (MRS) under the responsibilities of Department of Planning (DoP). DoP's comments should be sought in relation to this proposal.

In view of the above, The Department has no objection to the proposed MRS amendment.

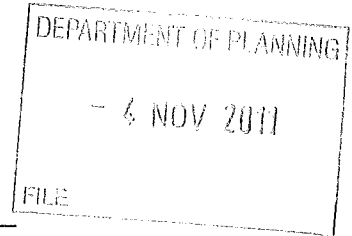
DoT would have a keen interest to provide further comments at the detailed planning stage.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Robert Campbell'.

Robert Campbell
Director: Transport Planning

Planning and Development Act 2005
Section 41 Amendment (Substantial)
Form 41



Submission

Metropolitan Region Scheme Amendment 1211/41

Maddington-Kenwick Strategic Employment Area – Precinct 1

OFFICE USE ONLY

Submission 24

To: Secretary
Western Australian Planning Commission
Locked Bag 2506
Perth WA 6001

Name *Mine Site Construction Services C/- Greg Rowe and Associates*

Address *Level 3, 369 Newcastle Street Northbridge WA 6003* Postcode

Contact phone number *9221 1991* Email address *ben.carter@greg-rowe.com*

Submission (Please attach additional pages if required. It is preferred that any additional information be loose rather than bound)

Please refer to letter attached to this form.

turn over to complete your submission

Hearing of submissions

Anyone who has made a written submission on the amendment has the opportunity to personally present the basis of their submission to a sub-committee of the WAPC. **You do not have to attend a hearing.** The comments presented by you in this written submission will be considered in determining the recommendation for the proposed amendment.

For information about the submission and hearings process, please refer to the amendment report and in particular appendix D.

Please choose one of the following:

No, I do not wish to speak at the hearings. (Please go to the bottom of the form and sign)

OR

Yes, I wish to speak at the hearings. (Please complete the following details)

I will be represented by:

Myself – My telephone number (business hours): 9221 1991

or

A spokesperson

Name of spokesperson:

Contact telephone number (business hours):

Postal address:

I would prefer my hearing to be conducted in:

Public (members from the general public may attend your presentation)

OR

Private (only the people nominated by you or the hearings committee will be permitted to attend)

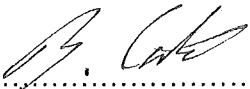
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To be signed by person(s) making the submission

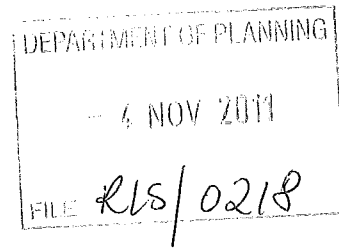
Signature  Date 3/11/2011

Note: Submissions MUST be received by the advertised closing date, being close of business* (5pm) on 4 NOVEMBER 2011. Late submissions will NOT be considered.

Our Ref: 6962

3 November 2011

Secretary
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6001



Dear Sir/Madam

Metropolitan Region Scheme Amendment 1211/41 – Maddington-Kenwick Strategic Employment Area – Precinct 1 (Public Submission)
Lot 254 (No. 41) Clifford Street, Maddington

Greg Rowe and Associates acts on behalf of Mine Site Construction Services, the owner of Lot 254 (No. 41) Clifford Street, Maddington. We have been instructed by our Client to prepare and lodge a submission in support of proposed Amendment 1211/41 (Amendment) to the Metropolitan Region Scheme (MRS) currently being advertised for public submissions.

Our Client, Mine Site Construction Services, supports the proposed Amendment for the following reasons:

- » The proposed Amendment is consistent with the recommendations of the draft Industrial Land Strategy for Perth and Peel (2009);
- » The Amendment will provide the basis for subsequent detailed Local Planning processes;
- » The Amendment will formally recognise land within the Amendment area as an Industrial Precinct; and
- » The Amendment will enable our Client to pursue long term land use planning approvals.

Each of the above points is discussed in further detail below.

The proposed Amendment is consistent with the recommendations of the draft Industrial Land Strategy for Perth and Peel (2009)

The draft Industrial Land Strategy for Perth and Peel (2009) (ILS) identifies the Maddington-Kenwick Strategic Employment Area (MKSEA) (which the subject site is contained within) as a "Future Possible Industrial Site". The ILS notes that the MKSEA precinct could have land ready for the market from 2012 to 2015.

The proposed Amendment only relates to one (1) precinct within the MKSEA ; Precinct 1, with several other precincts awaiting further detailed investigations (including environmental and servicing) prior to an amendment to the MRS being pursued.

6962_11oct02L_bc.docx

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perth
Level 3, 369 Newcastle Street
Northbridge, Western Australia 6003
tel +618 9221 1991
fax +618 9221 1919
email gra@greg-rowe.com

regional offices

peel / south west
mandurah@greg-rowe.com
mid west
geraldton@greg-rowe.com
pilbara
porthedland@greg-rowe.com
karratha@greg-rowe.com

www.greg-rowe.com

Greg Rowe Pty Ltd ABN 41 093 308 715

Given the above, the proposed Amendment is required, as it will allow for partial realisation of the precinct identified for Industrial expansion under the ILS. For the first precinct within the MKSEA area to be available, the necessary Local Planning Scheme Amendment, and detailed site planning still need to occur, which would mean that the land would not be ready for the full suite of Industrial land use proposals until at least 2015.

In this regard, the proposed MRS Amendment is required to occur in an expeditious manner, as it will only provide for the first precinct within the MKSEA locality in any event, yet it is still a critically important process, as it will serve as a catalyst for the intensification of Industrial development in the Maddington and Kenwick localities.

The Amendment will Provide the Basis for Subsequent Detailed Local Planning Processes

We understand that the proposed Amendment will provide the ability for the City to automatically assign a new Local Planning Scheme zoning over the MKSEA Precinct 1 Area (the land the subject of the Amendment). We further understand through advice obtained from staff at the City that the area the subject of the Amendment is likely to be assigned the "Business Development" zoning. Land within the "Business Development" Zone within the City's operative Town Planning Scheme No. 6 is required to be included within an approved Outline Development Plan prior to development proposals being considered.

Given this is the case, our Client is keen to see the Western Australian Planning Commission progress the proposed Amendment as expeditiously as possible, in order for further detailed Local Planning processes to take place, as this will require the input and coordination of all Landowners within the MKSEA Precinct 1 area. Without the necessary Amendments and subsequent detailed local planning processes occurring, Landowners within the area generally are forced to pursue temporary approvals for restricted forms of Industrial land uses (discussed in further detail below).

Once again, it is considered that the proposed Amendment is a critical process in the industrialisation of the MKSEA Precinct.

The Amendment will Formally Recognise Land within the Amendment Area as an Industrial Precinct

Landholdings within the Amendment area have historically been, and continue to be, the subject of interim land use planning proposals for small scale Industrial land use proposals. Whilst the area is presently zoned "Rural" under both the MRS and TPS 6, certain forms of industrial land use proposals may be contemplated by the City.

Land within the Amendment area is continually becoming more akin to that of an Industrial Precinct given the proposals being pursued by Landowners. For instance, we understand that in recent Development Approvals sought by proponents, Approvals issued have been subject to time-limited approvals, and approvals that require capital works upgrades. It is not considered that the current situation serves as an attractor for landowners seeking to use the area for Industrial purposes. Furthermore, it does not provide the basis for long term investment of Industrial landowners, and operators to be made in the area. Without the long term investment from the industrial sector, the ability for the area to also act as a source of regional employment is severely limited.

Therefore, the proposed Amendments is required to proceed (serving as the catalyst for both the detailed local planning processes to occur for MKSEA precinct 1, but also for the industrialisation process generally) as if the current scenario continues, landowners who are being required to conduct capital works upgrades in the area could potentially not have the ongoing ability to realise the benefits of the upgrades they have paid for. This will only occur if the necessary Amendments, including the proposed Amendment are introduced at the earliest possible juncture.

If examples such as the above continue to occur within the MKSEA Precinct 1, then it is considered that both the WAPC and the City should assist landowners with the ability to pursue long term approvals, that relate to a broader range of industrial land uses, that will see landowners within the area continue to enjoy the benefits of items such as required capital works upgrades on an ongoing basis.

The Amendment will Enable our Client to Pursue a Broader Range of Long Term Land Use Planning Approvals

As outlined above, landowners within the Amendment area are currently forced to seek time-limited land use planning approvals for industrial land use proposals within the MKSEA Precinct 1 locality by virtue of the fact that the land is currently zoned "Rural" under the MRS and TPS 6. Our Client has recently entered into the process of seeking Development Approvals for a Shed on their landholding within MSKEA Precinct 1, and has not been successful in seeking approval to essentially store machinery on their site, rather, a modified proposal for on-site fill. However, we are aware of other forms of development being approved within the MKSEA Precinct 1 area of a similar or more intensified nature.

The only means upon which inconsistencies such as those mentioned above can be suitably addressed is through progressing both the subject MRS Amendment, and subsequent Local Planning Scheme Amendment(s) as expeditiously as possible. Once the necessary Metropolitan and Local Planning Scheme Amendments have been undertaken, our Client is keen to increase their operations on site, but will only do so in a lawful manner, following the receipt of necessary approvals.

As outlined above, we welcome the progression of the proposed Amendment in its current form, as expeditiously as possible. Should you require any further information or clarification in relation to this matter, please contact Ben Carter on 9221 1991.

Yours faithfully

GREG ROWE AND ASSOCIATES



BEN CARTER
Perth Office

Encl. Form 41

Planning and Development Act 2005
Section 41 Amendment (Substantial)
Form 41

Submission

Metropolitan Region Scheme Amendment 1211/41

Maddington-Kenwick Strategic Employment Area – Precinct 1

OFFICE USE ONLY

Submission 25

To: Secretary
Western Australian Planning Commission
Locked Bag 2506
Perth WA 6001

Name SAM JELERIC - GREG ROWE AND ASSOCIATES
(PLEASE PRINT CLEARLY)

Address LEVEL 3, 369 NEWCASTLE STREET Postcode 6003
NR NORTHBRIDGE

Contact phone number 9221 1991 Email address sam.jeleric@greg-rowe.com

Submission (Please attach additional pages if required. It is preferred that any additional information be loose rather than bound)

PLEASE REFER ATTACHED LETTER.

turn over to complete your submission

Hearing of submissions

Anyone who has made a written submission on the amendment has the opportunity to personally present the basis of their submission to a sub-committee of the WAPC. **You do not have to attend a hearing.** The comments presented by you in this written submission will be considered in determining the recommendation for the proposed amendment.

For information about the submission and hearings process, please refer to the amendment report and in particular appendix D.

Please choose one of the following:

No, I do not wish to speak at the hearings. (Please go to the bottom of the form and sign)

OR

Yes, I wish to speak at the hearings. (Please complete the following details)

I will be represented by:

Myself – My telephone number (business hours):

or

A spokesperson

Name of spokesperson:

Contact telephone number (business hours):

Postal address:

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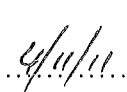
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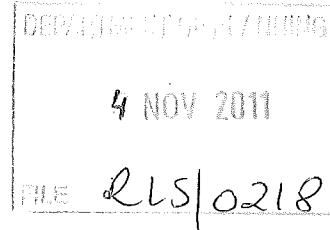
Signature  Date 

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Our Ref: 5938

4 November 2011

Secretary
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6001



Dear Sir/Madam

Metropolitan Region Scheme Amendment 1211/41 – Maddington-Kenwick Strategic Employment Area – Precinct 1 (Public Submission)
Lot 1 (No. 307) Kenwick Road, Maddington

Greg Rowe and Associates acts on behalf of Broadwest Corporation Pty Ltd, the owner of Lot 1 (No. 307) Kenwick Road, Maddington. We have been instructed by our Client to prepare and lodge a submission in support of proposed Amendment 1211/41 (Amendment) to the Metropolitan Region Scheme (MRS) currently being advertised for public submissions.

Our Client, Broadwest Corporation Pty Ltd, supports the proposed Amendment for the following reasons:

1. It is consistent with the recommendations of the Draft Industrial Land Strategy for Perth and Peel (2009);
2. It will provide the basis for subsequent detailed Local Planning processes;
3. It will formally recognise land within the Amendment area as an Industrial Precinct; and
4. The Amendment will enable us our Client to pursue long term land uses.

The above points are discussed in further detail below.

1. **It is consistent with the recommendations of the draft Industrial Land Strategy for Perth and Peel (2009)**

The draft Industrial Land Strategy for Perth and Peel (2009) (ILS) identifies the Maddington-Kenwick Strategic Employment Area (MKSEA) (which the subject site is contained within) as a "Future Possible Industrial Site". The ILS notes that the MKSEA precinct could have land ready for the market from 2012 to 2015.

The proposed Amendment only relates to one (1) precinct within the MKSEA; Precinct 1, with several other precincts awaiting further detailed investigations (including environmental and servicing) prior to an amendment to the MRS being pursued.

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perth
Level 3, 369 Newcastle Street
Northbridge, Western Australia 6003
tel +618 9221 1991
fax +618 9221 1919
email gra@greg-rowe.com

regional offices

peel / south west
mandurah@greg-rowe.com
mid west
geraldton@greg-rowe.com
pilbara
porthedland@greg-rowe.com
karratha@greg-rowe.com

www.greg-rowe.com

Greg Rowe Pty Ltd ABN 41 093 308 715

Given the above, the proposed MRS Amendment will allow partial Industrial Land expansion for areas identified under the ILS. In order for the first precinct within the MKSEA area to be available for a full suite of Industrial land uses, the necessary Local Planning Scheme Amendments (and detailed site planning works still needs to occur), which will likely mean that land available for such Industrial proposals won't become available until at least 2015.

In this regard, the proposed MRS Amendment is required to occur in an expeditious manner, as it will provide for the first precinct within the MKSEA locality. Accordingly, we understand that this important process will serve as a catalyst for the intensification of Industrial development in the Maddington and Kenwick localities.

2. It will provide the basis for subsequent detailed Local Planning processes

We understand that the proposed Amendment will provide the City of Gosnells the ability to automatically assign a new Local Planning Scheme zoning over the MKSEA Precinct 1 Area (the land subject of the proposed MRS Amendment). We further understand through advice obtained from staff at the City that the area the subject of the Amendment is likely to be assigned the "Business Development" zoning. Land within the "Business Development" Zone within the City's operative Town Planning Scheme No. 6 is required to be included within an approved Outline Development Plan prior to development proposals being considered.

Given this is the case, our Client is eager to see the Western Australian Planning Commission progress the proposed Amendment as expeditiously as possible in order for further detailed Local Planning processes to take place. This will require the input and coordination of all Landowners within the MKSEA Precinct 1 area. Without the necessary Amendments and subsequent detailed local planning processes occurring, Landowners (including our client) within the area are forced to pursue temporary approvals for restricted forms of Industrial land uses (detailed below).

Once again, it is considered that the proposed Amendment is a critical process to release industrial land within the MKSEA Precinct.

3. The MRS Amendment will formally recognise land within the Amendment Area as an Industrial Precinct

Landholdings within the Amendment area have historically been, and continue to be, the subject of interim land use planning proposals for small scale Industrial land use proposals. Whilst the area is presently zoned "Rural" under both the MRS and the City of Gosnells TPS 6, a limited number of industrial land use forms may be contemplated by the City.

Land within the Amendment area is continually becoming more akin to that of an Industrial Precinct given the proposals being pursued by Landowners. For instance, we understand that in recently lodged Development Applications within the MKSEA area, approval has been granted with time-limits and conditions (requiring capital works upgrades) typical of Industrial developments elsewhere.

Furthermore, it does not provide the basis for long term investment by Industrial landowners, and operators in the area. Without the long term investment from the industrial sector, the ability for the area to act as a source of regional employment is severely limited. Accordingly, the proposed MRS Amendment is required to proceed (serving as the catalyst for both the detailed local planning

processes to occur for MKSEA precinct 1 and also for the industrialisation process generally). If the current scenario continues, landowners who have previously been required to carry out capital works upgrades will not realise the benefits of their respective investments. This however will only occur if the necessary Amendments are introduced at the earliest possible juncture.

If examples such as the above continue to occur within the MKSEA Precinct 1, then it is considered that both the WAPC and the City of Gosnells should assist landowners with pursuing long term approvals that relate to a broader range of industrial land uses.

4. The Amendment will enable our Client to pursue a broader range of Long Term Land Use Planning Approvals

As outlined above, landowners within the Amendment area are currently forced to accept time-limited land use planning approvals for Industrial uses within the MKSEA locality by virtue of the fact that the land is currently zoned "Rural" under the MRS and TPS 6. Accordingly, the inconsistencies mentioned above can be suitably be addressed through progressing both the proposed MRS Amendment and subsequent Local Planning Scheme Amendment(s). Once the necessary Metropolitan and Local Planning Scheme Amendments have been undertaken, our Client is keen to increase their operations and intensify the industrial land uses on site, but will only do so in a lawful manner following the appropriate and necessary planning processes.

As outlined above, we welcome the progression of the proposed Amendment in its current form, as expeditiously as possible. Should you require any further information or clarification in relation to this matter, please contact Sam Jeleric on 9221 1991.

Yours faithfully

GREG ROWE AND ASSOCIATES



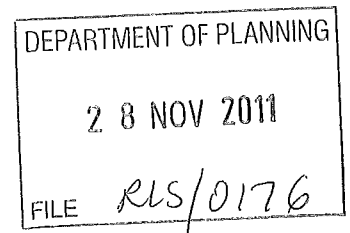
SAM JELERIC
Perth Office

Encl. Form 41



Government of Western Australia
Department of Health

Your Ref: 809/2/25/9 P1 (RLS/0176)
Our Ref: EHB-01030
Enquiries: Michelle Vojtisek (9388 4936)



Tony Evans
Secretary
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6001

Attention: Anthony Muscara

**METROPOLITAN REGION SCHEME PROPOSED AMENDMENT 1211/41
MADDINGTON KENWICK STRATEGIC EMPLOYMENT AREA PRECINCT 1**

Dear Anthony,

Thank you for your letter of 29 July 2011 seeking the Department of Health's (DOH) comments on the proposed amendment to the Metropolitan Region Scheme above.

Industrial developments often produce large quantities of wastewater. However, according to the Amendment Report, the area has been considered for a wastewater conveyance system (reticulated sewerage).

The DOH has no objection to the proposed amendment, subject to all future industrial developments being connected to reticulated sewerage.

Yours faithfully

**Richard Theobald
MANAGER WATER UNIT
PUBLIC HEALTH DIVISION**

14 November 2011

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