

SOUTH WEST AGRI FOOD PRECINCT — DUE DILIGENCE PROCESS

4751. Mr M.P. Murray to the Minister for Agriculture and Food

I refer to the due diligence process for the South West Agri Food Precinct, and the recent announcement that a consultant has been employed to undertake the task, and I ask:

- (a) who is the consultant;
- (b) what are the terms of reference;
- (c) how long will the process take; and
- (d) what is the cost of undertaking the due diligence process?

Mr D.T. REDMAN replied:

- (a) Cardno (WA) Pty Ltd; ABN 77 009 119 000
2 Bagot Road, Subiaco WA 6008 Australia

- (b) SPECIFICATION

Scope

The Technical Due Diligence will review, analyse and summarise information about the physical characteristics of the proposed SWAPP property in order to provide an informed assessment of the risks (ie fatal flaws) associated with the development. Input from specialist consultants will be required, and this will be compiled into a report which will provide recommendations re the key issues and suitability of the site.

The Technical Due Diligence study will analyse the preferred site in terms of four broad areas:

- Physical constraint;
 - Regulatory — zoning;
 - Environmental and Social;
 - Government Policy.
1. Physical
 - (a) Tenure and Land Survey
 - a. Title ownership
 - b. Land tenure
 - c. Any potential heritage issues
 - d. Verify land parcels, precinct boundary, easements, rights of way, covenants, current zoning and other legal issues.
 - (b) Physical Characteristics
 - a. Topography, soil and slope stability, drainage and flood hazards.
 - b. Landscape and natural assets
 - c. Adjoining land uses
 - d. Site contamination
 - (c) Infrastructure and Utilities
 - a. Water, sewer, electricity, gas, telephone, internet service
 - b. Proximity to and availability of wastewater treatment facilities
 - c. Transport — existing availability and capacity
 2. Regulatory
 - (a) Existing Approvals
 - a. Town planning — site plan approvals, building permits, local government
 - b. Environmental — storm water, stream and wetlands, water licences,
 - c. Mine closure plan
 - (b) Town Planning
 - a. Identify, timeframes and recommendations regarding rezoning process
 - b. Outline key requirements of the rezoning proposal
 - c. Provide a table of the necessary actions, listing studies required, anticipated costs and timeframes for required for project completion

- d. Outline key approvals application(s)
- 3. Environmental
 - (a) Land Use and availability
 - a. Identify environmental impacts at the Doral site based on the list of industries provided and the codes of practice that apply to those industries.
 - b. Recommend an appropriate location and area (ha) within the Doral site for the industry core
 - (b) Residential Amenity
 - a. Identify industry separation distances from sensitive land uses
 - b. Identify prevailing wind patterns and trends
 - c. Identify anticipated odour, dust and noise impacts and modelling requirements and potential social impacts
 - d. Outline anticipated transport and traffic impacts and movement.
 - (c) Risk Management
 - a. Determine societal risk, ie emergency
 - b. Identify biosecurity issues
 - (d) Water and Nutrient management
 - Summarise:
 - a. Geomorphology and soils
 - b. Surface and groundwater hydrology
 - c. Existing water quality
 - d. Wastewater (including stormwater) treatment and disposal options
- 4. Government Policy
 - (a) Review the proposed 'South Burekup' Special Industrial Estate in the draft 'South West Industrial Region Land Strategy' (to be provided by the SWDC) and its associated site assessment criteria in relation to the Doral site, compare and identify key issues and differences.
 - (b) Identify key state, regional and local policy's relating to strategic industrial land development.
- 5. Consultation with Key Agency Stakeholders
 - (a) Meet with relevant personnel from each key agency in the South West region including Department of Planning, Department of Environment and Conservation, Department of Water, Department of Transport, Main Roads WA and Shire of Dardanup, and any others as requested, to gain input and direction on the due diligence and any "fatal flaws".
- 6. Conclusion
 - (a) Include a summary table of key issues
 - (b) Recommendation as to the suitability of the site for proposed agrifood industries
 - (c) Identify further investigations required
- (c) 6 weeks
- (d) \$29,761