May 2014

Metropolitan Region Scheme Amendment 1240/41

South Forrestdale Industrial Precinct (South Forrestdale Business Park)

Report on Submissions
Submissions

City of Armadale
Metropolitan Region Scheme
Amendment 1240/41

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(South Forrestdale Business Park)

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May 2014
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
1 Introduction

At its October 2012 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 103.8 hectares of Rural zoned land to the Industrial zone in the Metropolitan Region Scheme (MRS), generally bounded by Tonkin Highway to the east and Rowley Road to the south.

The proposed Industrial zoning is intended to allow for primarily general/service industrial development of the land as well as some commercial/showroom development 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 1986. The EPA provided advice on wetlands, remnant vegetation, management of water quality and quantity and buffers between incompatible land uses which will need to be considered in the future planning stages.

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 18 December 2012 to 22 March 2013.

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

i) Western Australian Planning Commission, 140 William Street, Perth;
ii) the offices of the Cities of Perth, Fremantle, Armadale and the Shire of Serpentine Jarrahdale; 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 newspapers circulating in the locality of the amendment.

5 Submissions

Fifteen submissions were received on the amendment. An alphabetic index of all the persons and organisations lodging submissions is at Schedule 1.

Four submissions supported the amendment, three submissions objected to the amendment and eight submissions contained general comments or otherwise indicated no objections to the amendment.

The main issues raised in the submissions are discussed further in Section 7 below - "Main Issues Raised in Submissions". 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. No hearings were requested during the submission period.

7 Main issues raised in submissions

7.1 Drainage Strategy

The Water Corporation has objected to the amendment until such time as a regional drainage strategy is prepared and approved for the broader Mundijong Drainage District, including regional groundwater and surface water modelling, to inform areas suitable for development, fill conditions and changes in groundwater that may pose risks to water quality.

The potential for hydrological impacts on nearby wetlands arising from future development has also been acknowledged by the Department of Parks and Wildlife, the Environmental Protection Authority and other private submissions.

WAPC Response

A District Water Management Strategy (DWMS) (Bioscience, December 2013) has been approved by the Department of Water as a basis to support rezoning of the land to Industrial and allow the proposal to proceed to the next stage of planning.

The DWMS indicates that the subject land is generally flat with a shallow groundwater table. Surface water generally flows south towards the Birriga Main Drain through several small Local Authority drains and road drains, although the north east portion of the study area may also contribute flows to the Forrestdale Main drain. Whilst the entire EELS area is located on the boundary of the Peel-Harvey catchment and Swan River catchment, the amendment area sits wholly within the Peel-Harvey catchment.
The DWMS incorporates key principles and objectives for total water cycle management, integrated urban water management and water sensitive urban design. It outlines a broad strategy to maintain water quality and where possible improve it. Groundwater management will also be required to ensure appropriate separation between post development levels and base foundations whilst protecting the existing hydrological and ecological regime of wetlands. A Wetland Management Plan may be required as part of future detailed planning to inform and maintain groundwater levels within wetlands.

No objections have been raised by key environmental agencies provided that hydrological impacts and regional drainage requirements are addressed as part of future drainage and planning strategies. Further detailed studies to inform specific drainage and fill requirements within the site and ensure protection of nearby wetland systems will be required as part of the local scheme amendment and structure planning process.

Submissions dismissed and/or noted as appropriate.

7.2 Forrestdale Lake

Several submissions make note of the proximity of the proposed industrial area to Forrestdale Lake (a RAMSAR wetland), and the potential for off-site impacts arising from the proposed landuse change upon the hydrology, water quality and amenity of nearby wetlands. One submission objects to the proposed rezoning on these grounds.

The Department of Parks and Wildlife and the EPA raise no objections to the proposal on environmental grounds, however, provide advice on matters relating to wetlands, buffers and drainage which will need to be taken into account as part of future detailed planning and water management strategies.

WAPC Response

The approved DWMS recognises that Forrestdale Lake is listed as a RAMSAR wetland and is of international significance. The Forrestdale Lake Nature reserve is situated approximately 600 metres to the north of Lot 8. The amendment area does not fall within the Environmental Management Area (EMA), defining the lake’s catchment area, as agreed by Department of Parks and Wildlife. Groundwater investigations undertaken as part of the DWMS also show that the amendment area does not interact with the Forrestdale Lake Nature Reserve hydraulically.

The DWMS recognises that a portion of the amendment area (Lot 8) contains a Resource Enhancement Wetland (REW) comprising a vegetated remnant of a larger palusplain area with a shallow overflow channel leaving the wetland and discharging to culverts at Rowley Road. Groundwater investigations indicate that the REW is affected by groundwater flows from the west of the amendment area. It is intended that the wetland be retained and a 50 metre buffer be provided with pre and post development hydrology to be investigated further as part of a Wetland Management Plan.

Other wetlands adjoining the amendment area, to the south and north east are located on the open channel networks that drain from the amendment area and are likely to be dependent on flow rates and quality of water leaving the site. The DWMS requires that surface water flows are managed to maintain dependent ecosystems.
and groundwater flows are protected by appropriate buffer zones and environmental management areas.

The amendment proposes a broad industrial zoning and will not determine the type or form of development within the site. A local scheme amendment and structure plan will be required to inform the distribution and acceptability of various industrial/commercial land uses and appropriate development controls having regard to the environmental sensitivities of the area and drainage and buffer/interface requirements. Further opportunity to provide input on the form of industrial/commercial development to be accommodated within the site will be provided at subsequent planning stages.

The submissions are noted and no modifications to the amendment are recommended.

7.3 Regional Road Issues

Rowley Road represents an important regional road link which will provide access to the planned outer harbour at Naval Base/Kwinana. It has also been identified as a future Primary Freight Route in the Western Australian Planning Commission (WAPC) State Planning Policy 5.4 - Road and Rail Transport Noise and Freight Considerations in Land Use Planning.

Main Roads Western Australia (MRWA) lodged an objection to the amendment as the advertised version did not accommodate the upgrading requirements on Rowley Road, west of Tonkin Highway. MRWA has requested that land required for widening of the Rowley Road/Tonkin Highway intersection be concurrently reserved under the amendment. The Department of Transport also recommends that further negotiations occur between MRWA and the Department of Planning to secure the necessary road widening requirements.

WAPC Response

As a result of submissions received from MRWA and the Department of Transport, a preliminary review of Rowley Road has been undertaken in consultation with MRWA. This review has identified additional land requirements affecting the subject land which will be required to accommodate widening of Rowley Road.

It is appropriate that the necessary land requirements for the widening of Rowley Road be retained under the Rural zoning pending completion of the Rowley Road Primary Freight Route Study. This study will inform a future MRS Amendment to reserve Rowley Road and adjoining road widening requirements as a regional road reserve.

It is recommended that the submission be upheld in part and the amendment modified to exclude additional land required for the widening of Rowley Road from the industrial rezoning.

7.4 Aboriginal Heritage Issues

The Department of Aboriginal Affairs (DAA) notes that the area has not been surveyed for Aboriginal Heritage values in the past.

A submission from the South West Aboriginal Land and Sea Council (SWALSC) on behalf of the claimants the Whadjuk People notes that research has identified sites
on the DAA Register of Aboriginal Heritage Sites within close proximity to the amendment and it may therefore be subject to a s.18 Application in accordance with the Aboriginal Heritage Act 1972. It is submitted that a full heritage site identification survey is required for undertaking of the proposed amendment.

WAPC Response

The proposed transfer of land from the Rural zone to the Industrial zone in the MRS does not in itself have any physical effect on the land or significant sites nor will it define the distribution of roads, buildings or public open space/reserves which could accommodate the protection of such sites. On this basis the MRS amendment process is neither meant to be, nor can be used to locate, acknowledge and arrange for the protection of significant sites.

No known sites of significance are located within the amendment area and proponents of land development can conduct studies related to indigenous sites and related matters at any time. Generally this would be undertaken during preparation of a detailed structure plan when the identification and protection of significant sites can inform the distribution of landuses or other suitable development controls.

Specific sites requiring protection from development are identified by way of Section 18 of the Aboriginal Heritage Act 1972 (AHA), based on detailed archaeological/ethnographic studies. The proponent has been informed of the Aboriginal heritage matters raised in the submissions and the need to address such issues at subsequent planning stages.

The submission is noted and no modifications to the amendment are recommended.

8 Modifications

The amendment is to be modified to exclude land identified by MRWA for the future widening of Rowley Road. Re-advertising of the amendment is not necessary as the modification is minor in nature and does not incorporate additional land components.

The proposed modifications will reduce the total area of Industrial zoning from 103.8 hectares to 101.02 hectares.

9 Responses and determinations

The responses to all submissions are detailed in this report. The submissions of objection are recommended to be dismissed. A minor modification to the amendment is to be undertaken as discussed above.

10 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 under the MRS, section 126(3) is not applicable.
11 Conclusion and recommendation

This report summarises the background to major Amendment 1240/41 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, and in detail on the MRS Amendment Plan listed in Appendix 2 should be approved and finalised.

Having regard to the above, the WAPC recommends that the Minister for Planning presents the 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 1240/41**

**South Forrestdale Industrial Precinct**  
(South Forrestdale Business Park)

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Schedule 2

Summary of submissions and determinations
The South West Aboriginal Land and Sea Council (SWALSC) advises that it is the registered native title representative body for the Whadjuk People. It requests that a heritage site identification survey be required for the proposed amendment.

The SWALSC advises that there are sites on the Department of Aboriginal Affairs (DAA) Register of Aboriginal Heritage Sites within close proximity of the subject land. Therefore, the proposed amendment may be subject to a section 18 application in accordance with the Aboriginal Heritage Act 1972 (AHA).

Planning Comment:

Comments noted.

The zoning of land under the MRS has no physical effect on the land or possible sacred sites (as explained in section 7.4 of this report). Although studies of the site can occur at just about any time during an MRS amendment, it is during the preparation of a detailed structure plan and/or rezoning under the local scheme where specific consideration is given as to the manner in which identified sites should be protected from development.

In this regard, Section 18 of the AHA is used to determine what sites are required to be protected from specific development proposals. Detailed heritage archaeological/ethnographic studies by the proponent at the subsequent detailed structure planning stage can assist in the determinations.

Determination:

Submission noted.

The Department of Education raises no objection to the proposed amendment.

Planning Comment:

Comments noted.

Determination:

Submission noted.
Submission: 3
Submitted by: Department of Mines and Petroleum

Summary of Submission:

COMMENT

The Geological Survey of Western Australia has assessed the 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.

Planning Comment:

Comments noted.

Determination:

Submission noted.

Submission: 4
Submitted by: Department of Parks and Wildlife (previously Department of Environment and Conservation)

Summary of Submission:

COMMENT

The site is in close proximity to the Forrestdale Lake Nature reserve and associated Bush Forever Site 345 which includes adjacent Reserve 27165. The lake is recognised as a RAMSAR Wetland of International Significance and the majority of Reserve 27165 is mapped as a Conservation Category Wetland (CCW) on the Department of Parks and Wildlife's (DPaW) Geomorphic Wetlands of the Swan Coastal Plain dataset. Planning for the proposed industrial park will need to ensure that the hydrology of these wetlands is not impacted.

A mapped Resource Enhancement Wetland (REW) is located within Lot 8 Rowley Road. A wetland buffer and measures to protect and manage this wetland will need to be identified in subsequent planning stages.

The District Water Management Strategy (DWMS) will need to demonstrate that surface and groundwater management is appropriate to the CCW's and REW's in proximity to the site including Forrestdale Lake.

The planning system will need to give consideration to the placement of specific industrial land uses to avoid potential land use conflicts with sensitive receptors associated with potential emissions of noise, dust, odour and gases.

Planning Comment:

Comments noted.

It is acknowledged that the amendment area is located approximately 600 metres from Bush Forever Area 345 - Forrestdale Lake and Adjacent Bushland. This area has high conservation value, containing a RAMSAR wetland and Conservation Category Wetland. The proposed
rezoning will not have any direct impacts on Bush Forever Area 345 and the associated wetlands, however, future land uses may have the potential for indirect impact through drainage and groundwater flows.

A DWMS has been prepared and supported by the Department of Water in support of the amendment. Issues relating to wetlands, associated hydrological impacts and distribution of specific land uses will need to be addressed as part of more detailed planning through the local scheme amendment and structure planning process.

**Determination:**

Submission noted.

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**Submission:** 5

**Submitted by:** Department of Water

**Summary of Submission:**

**COMMENT**

The Department of Water (DoW) is unable to comment on the proposal as the draft District Water Management Strategy (DWMS) is yet to be finalised and approved.

The DoW anticipates that once the City of Armadale has resolved local planning issues associated with this site, an amended and updated DWMS will be returned to DoW for assessment. Once the DWMS has been approved by DoW, in consultation with the City of Armadale the Western Australian Planning Commission will be advised of this approval.

**Planning Comment:**

Subsequent to advertising of the amendment the DOW has advised that it has reviewed the South Forrestdale District Water Management Strategy - Lot 6, 8 and 200 Rowley Road - Version 7 (December 2013) and is satisfied that the document is acceptable for the proposal to proceed to the next stage of planning approval.

**Determination:**

Submission noted.

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**Submission:** 6

**Submitted by:** Department of State Development

**Summary of Submission:**

**COMMENT**

The Department supports this proposal, noting that the subject land is identified for medium term general and light industry in the *Economic and Employment Lands Strategy: Perth metropolitan and Peel regions (April 2012)*.

**Planning Comment:**

Comments noted.
Submission: 7
Submitted by: Gray and Lewis on behalf of SN & M D'Orazio
owners of Lot 10 Rowley Road, Forrestfield

Summary of Submission:

COMMENT

The proposed rezoning is supported by the owners of Lot 10, immediately east of the amendment area, noting that it will form the 'first stage' of the South Forrestdale Industrial Site identified in the Economic and Employment Lands Strategy, April 2012 (EELS) and the Draft Metropolitan South and Peel Sub-Regional Structure Plan.

The EELS report has identified a growing demand for strategically located industrial land to cater for industrial expansion over the next 20 years. The South Forrestdale Industrial Area is well located with frontage to Rowley Road and Tonkin Highway and with strong connections to other regional transport networks and supported by a growing urban workforce in nearby developing residential localities.

The South Forrestdale Industrial Site has been assessed as a "potential medium term non-heavy industrial site". In this respect, various service infrastructure issues need to be addressed as well as an implementation strategy before the land is capable of being developed, which may realistically take a number of years.

A District Water Management Strategy (DWMS) is currently being prepared for the amendment area and the remaining land (including Lot 10 Rowley Road). This will support further stages of rezoning beyond the 'first stage'.

On completion of the DWMS over this broader area, together with resolution of service infrastructure provision constraints, the owners of Lot 10 Rowley Road are likely to seek support for the initiation of a further MRS Amendment for rezoning from Rural to Industrial.

Planning Comment:

Comments noted.

A DWMS has been approved by the Department of Water to support rezoning of the subject land. Although the DWMS acknowledges broader requirements within the locality, it does not incorporate detailed water management requirements for Lot 10. Future amendment stages, including Lot 10, will need to include additional water management studies.

Submission: 8
Submitted by: Friends of Forrestdale

Determination:

Submission noted.
Summary of Submission:

COMMENT

The Friends of Forrestdale recognize the need to provide land for future industrial and urban development but only on the condition that such development acknowledges and protects the conservation values of bushland and wetlands areas, including Bush Forever Site 345 and Lot 8 Rowley Road, which include Conservation Category Wetlands. This should be addressed through the District Water Management Strategy.

The amendment report outlines that Forrestdale Lake Nature Reserve (within Bush Forever site 345) is a RAMSAR Convention Wetland of International Importance and acknowledges the potential for industrial development of the Southern Forrestdale area to adversely impact on the RAMSAR site. Under the RAMSAR Convention parties are required to formulate and implement their planning so as to promote the conservation of the wetlands and arrange to inform if the ecological character of any wetland in its territory and included on the list has changed, is changed or is likely to change as a result of technological developments, pollution or other human interference.

The opportunity to review and make a submission on the District Water Management Strategy would be welcomed as changes in hydrology in South Forrestdale have the potential to impact adversely on Forrestdale Lake.

No mention is made of the fact that the drains in South Forrestdale flow south towards the Peel estuary and have the potential to impact adversely on the estuary. This oversight should be addressed in the District Water Management Strategy.

A submission made on the Industrial Land Strategy 2009: Perth and Peel noted the need for buffers between incompatible land uses, such as the South Forrestdale Industrial Precinct and Forrestdale Lake Nature Reserve. Whilst the amendment agrees in general terms with the EPA advice about the need for buffers, it does not go into detail about their size or location. This is considered to be a serious deficiency in the amendment and should be rectified in subsequent versions.

Planning Comment:

Comments noted.

The Department of Water has supported a District Water Management Strategy which addresses broad level drainage considerations to support the initial stage of planning through the MRS amendment process. This document recognises the broader drainage regime within the locality, including established flows towards the Peel Harvey catchment.

The amendment proposes a broad industrial zoning, under which a variety of industrial and commercial land uses can be contemplated. The precise nature and distribution of such land uses, associated buffer requirements, development controls and drainage design are to be informed through more detailed planning as part of the local scheme amendment and structure planning process.

Further opportunity to comment on the detailed drainage strategy and landuse provisions will be afforded through the local scheme amendment and structure planning process which are subject to separate consultation periods.

Determination:

Submission noted.
Submission: 9

Submitted by: Joanne Harris

Summary of Submission:

OBJECTION

The rezoning proposal raises significant issues related to the appropriateness of allowing light industrial land use within such close proximity to one of the most important conservation areas within the Swan Coastal Plain.

Given the RAMSAR status of this reserve and undoubtable impacts that a light industrial zoning will subject the wetland to (eg. hydrology, industrial contamination, negative effects on amenity) it would be expected that this rezoning would trigger the EPBA and require referral to RAMSAR, CAMBRA, JAMBRA monitoring agencies.

The inevitable changes to this area that would arise from light industrial land use, including vastly increased hard surfaces and associated increased vehicle use, will without doubt contribute to significant alterations in the hydrology and contribute to increased pollutant input into the system and any rezoning should not be undertaken without a comprehensive hydrology report being undertaken over a minimum two year period.

Given the significance of the wetland the precautionary principle should be employed to ensure that no unknown or unintentional damage is done. Zoning of light industrial vastly increases the risk to this wetland and appears to be a totally unsuitable land use.

This site presents great opportunity for recreation or residential land uses. The simplicity of identifying this site as a light industrial land use area due to its proximity to road access represents a lackadaisical approach to planning. Much greater consideration needs to be given to the protection of our environment and urban amenity than this proposal demonstrates.

Solutions to providing the state with the necessary services it requires must involve a thorough examination of the effect of planning decisions on social, cultural and environmental factors and not be based on simplistic planning principles and economics as this amendment appears to be.

Planning Comment:

Objection noted.

The site is identified for non-heavy industrial development in the draft Outer Metropolitan Perth and Peel Sub-Regional Strategy and EELS which provide a framework for implementing Directions 2031 and Beyond. These documents consider a variety of issues in relation to locational considerations for suitable industrial development sites, including but not limited to transport considerations and environmental constraints.

The Department of Water has supported a District Water Management Strategy to guide proponent's commitments in relation to water management within the site. The proposal has also been reviewed by EPA and DPaW with no objections raised in relation to the rezoning subject to more detailed drainage and land use planning being undertaken at subsequent stages to avoid impacts upon nearby wetlands and sensitive land uses.

Further investigation on the permissibility of specific land uses across the site and appropriate land use, development and drainage controls will be considered through subsequent planning and development stages in conjunction with the City of Armadale. The opportunity to provide
further input on the form of development will be afforded at this time and would be subject to separate consultation periods.

**Determination:**

Submission dismissed.

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**Submission:** 10

**Submitted by:** Water Corporation

**Summary of Submission:**

**OBJECTION**

The Water Corporation objects to the proposal until such time as an approved Department of Water (DoW) Drainage Water Management Plan (DWMP) is in place for this area.

It is considered that a District Water Management Strategy which has been prepared for the MRS Amendment area would be premature as it would only look at the subject land in isolation and would not consider the regional drainage issues.

The subject area has been included within the recently reviewed Armadale-Kelmscott Gravity Scheme. Planning to serve this area with water has just been competed but the major infrastructure has not been programmed for construction at this stage. Therefore this area would currently be considered pioneer and all infrastructure required to service the area would be at the developers expense.

The subject land currently falls outside a planned wastewater scheme catchment. If reticulated connections are required for future development the developer would need to arrange for planning to be undertaken to determine how this area is to be serviced. Any planning review is currently not on the Statewide Planning Program. This area would currently be considered pioneer and all infrastructure required to service the area would be at the developer's expense.

**Planning Comment:**

Objection and comments noted.

The Department of Water has approved a DWMS for the subject land for the purpose of progressing the rezoning. The DWMS has been prepared having regard to regional planning requirements. More detailed water management planning will need to be undertaken through subsequent planning stages to guide the drainage and water management regime to be implemented within the site.

Issues pertaining to water and wastewater servicing will also need to be addressed and resolve through future structure planning, prior to subdivision/development.

**Determination:**

Submission dismissed.

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**Submission:** 11

**Submitted by:** Main Roads Western Australia
Summary of Submission:

OBJECTION

Main Roads Western Australia (MRWA) does not support the proposed Amendment as it does not allow for the upgrading of Rowley Road west of Tonkin Highway.

Rowley Road is an important link which will provide access to the planned outer harbour, intermodal terminal, the Latitude 32 area and other redevelopment proposals (such as this amendment). Rowley Road has also been identified as a future Primary Freight Route in the Western Australian Planning Commission (WAPC) State Planning Policy 5.4 (Road and Rail Transport Noise and Freight Considerations in Land Use Planning).

MRWA believes that a planning design concept needs to be prepared to determine the likely road reservation. MRWA recommends that the portion of land required for upgrading of Tonkin Highway and Rowley Road intersection should be zoned Primary Regional Road in the MRS.

Planning Comment:

Objection and Comments noted.

The amendment is recommended for modification to accommodate the additional land requirements identified by MRWA (Refer to Part 7.3 - Regional and Local Road Issues of the Report on Submissions).

It is recommended that road widening requirements for Rowley Road be retained under the Rural zone pending completion of the Rowley Road Primary Freight Route Study which will inform a future MRS Amendment.

Determination:

Submission upheld in part.

Submission: 12
Submitted by: City of Armadale

Summary of Submission:

COMMENT

The City is supportive of the proposal for the above land to be included in a future industrial area. The development of additional employment centres within the City is a key objective of the City's Strategic Plan.

The land is identified in the Economic and Employment Lands Strategy (EELS), Directions 2031 and Beyond and the Outer Metropolitan Perth and Peel Sub Regional Strategy as a priority industrial site and Council is keen to see the progression of the necessary statutory processes to enable the future industrial precinct to be developed. The 2001 District Structure plan identified the area as being relatively unconstrained for more intensive urban uses. The Planning framework for a Metropolitan Region Scheme amendment therefore appears to be reasonably well established at the strategic level.

Determination:

Submission noted.
Submission: 13
Submitted by: Edward Turner, Turner Master Planners Australia on behalf of the proponent, owners of Lots 6, 8 and 200 Rowley Road and adjoining owners of Lots 5, 7 and 9 Oxley Road.

Summary of Submission:

COMMENT

We support the proposal to rezone the land to Industrial under the MRS. The adjoining owners support the amendment and propose that these and other adjoining properties also be rezoned to Industrial. A submission seeking initiation of an Amendment to extend the Industrial zone over Lots 5, 7 and 9 Oxley Road is contemplated.

Planning Comment:

Support noted.

Determination:

Submission noted.

Submission: 14
Submitted by: Department of Transport

Summary of Submission:

COMMENT

Although the adjoining section of Rowley Road is not currently categorised as a Regional Road, advice received from the Department of Planning suggest that Rowley Road will be reclassified as a Regional Road and this is currently under review by Department of Planning.

It is understood that Rowley Road will be constructed to a four lane road by 2021-3031 and hence a road reservation to accommodate widening in excess of 20 metres will be required. Further consultation with Department of Planning and MRWA is required to confirm the future reservation of Rowley Road.

Rowley Road west of Tonkin Highway to the Kwinana Freeway is designated as a primary freight route under State Planning Policy 5.4. Future development will need to comply with State Planning Policy 5.4 - Road and Rail Transport Noise and Freight Consideration in Land use Planning.

Rowley Road will become a Controlled Access road that will limit the number of vehicle access to individual developments proposed on the subject land. Access points will be restricted to major intersections only (with no direct access along Rowley Road).

The Department recommends further consultation with DoP and MRWA to resolve any future road widening implications that may affect the subject site.
Planning Comment:

Comments noted.

Further consultation has been undertaken with MRWA to resolve road widening requirements along Rowley Road. The amendment is to be modified to accommodate additional road widening on Rowley Road as agreed by MRWA.

Determination:

Submission upheld.

--------------------------------------------------------

Submission: 15
Submitted by: Department of Aboriginal Affairs (previously Department of Indigenous Affairs)

Summary of Submission:

COMMENT

The area has not been surveyed for Aboriginal Heritage values in the past. It is noted that the Western Australian Planning Commission (WAPC) has an agreement with the South West Aboriginal Land and Sea Council (SWALSC) to seek their comments on such amendments and will be doing so during the public advertising period.

Planning Comment:

Comments noted.

Determination:

Submission dismissed.

--------------------------------------------------------
Schedule 3

The amendment figure as advertised
South Forrestdale Industrial Precinct (South Forrestdale Business Park) proposed major amendment as advertised

12 October 2012

Proposed:

Legend

- rural zone
- urban zone
- parks and recreation reservation
- primary regional roads reservation
- Bush Forever area

- industrial zone

Figure 1
Schedule 4

The amendment figure as modified
South Forrestdale Industrial Precinct (South Forrestdale Business Park) proposed major amendment as modified

25 February 2014

Figure 1

Legend

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<th>Proposed:</th>
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Proposed:

1. industrial zone

Existing:

- rural zone
- urban zone
- parks and recreation reservation
- primary regional roads reservation
- Bush Forever area
Appendix 1

List of detail plans as advertised
South Forrestdale Industrial Precinct
(South Forrestdale Business Park)

Proposed Major Amendment

Amendment 1240/41

as advertised

3.2473

Detail Plan

3.2531  - Forrestdale Industrial
Appendix 2

List of detail plans as modified
South Forrestdale Industrial Precinct
(South Forrestdale Business Park)

Proposed Major Amendment

Amendment 1240/41

as modified

3.2473/1

Detail Plan

3.2531/1 - Forrestdale Industrial
Submissions
18 December 2012

Mr Neil Thomson  
Acting Secretary  
Western Australian Planning Commission  
Locked Bag 2506  
PERTH WA 6000

Dear Neil

METROPOLITAN REGION SCHEME PROPOSED AMENDMENT – 1240/41 SOUTH FORRESTDALE INDUSTRIAL PRECINCT

The South West Aboriginal Land and Sea Council (SWALSC) is the registered native title representative body for the claimants the Whadjuk People (WAD242/2011).

The SWALSC on behalf of its clients will table this matter at the next Working Party Meeting (WPM) to be held on 20 February 2013 and obtain their instructions and submission.

Subject to their instructions, the SWALSC reserves the right under the Aboriginal Heritage Act 1972 (WA) and MOU with the WAPC to request Aboriginal Heritage survey work.

The SWALSC will be in a position to advise shortly after the WPM.

If you wish to discuss this matter further, please contact me.

Yours sincerely,

Carolyn Fennelle  
Legal Officer  
South West Aboriginal Land & Sea Council
27 February 2013

Mr Neil Thomson  
Secretary  
Western Australian Planning Commission  
Locked Bag 2506  
PERTH WA 6000

Dear Neil

METROPOLITAN REGION SCHEME PROPOSED AMENDMENT 1240/41 SOUTH FORRESTDALE INDUSTRIAL PRECINCT

The South West Aboriginal Land and Sea Council (SWALSC) is the registered native title representative body for the Whadjuk People (WAD242/2011).

On behalf of its clients, SWALSC tabled this matter at the Working Party Meeting (WPM) held on 20 February 2013 and obtained their Instructions and submission.

We understand that the purpose of the Metropolitan Region Scheme Amendment (MRS) 1240/41 is to transfer approximately 103.8 ha of Rural zoned land to the Industrial zone within the City of Armadale, generally bounded by Tonkin Highway to the east and Rowley Road to the south.

Subject to the Aboriginal Heritage Act 1972 (WA) (AHA) and the MOU SWALSC has with the WAPC to request Aboriginal Heritage survey work, we are instructed by our clients to submit that a full heritage site identification survey is required for the undertaking of the proposed Amendment.

Our research has identified recording of sites on the Department of Indigenous Affairs (DIA) Register of Aboriginal Heritage Sites located within close proximity of the proposed amendment.

The proposed Amendment may therefore be subject to s 18 Application in accordance with the AHA.

If you wish to discuss this matter further, please contact me on 9358 7400.

Yours sincerely

Carolyn Fennelle  
Legal Officer  
South West Aboriginal Land & Sea Council
Dear Mr Thomson,

Metropolitan Region Scheme Major Amendment 1240/41
South Forrestdale Industrial Precinct (South Forrestdale Business Park)

Thank you for your letter dated 12 December 2012 regarding the Metropolitan Region Scheme Major Amendment in South Forrestdale.

The Department of Education has reviewed the document and wishes to advise it has no objection to the Proposed Amendment.

Yours sincerely,

RICHARD BLOOR
PRINCIPAL CONSULTANT
STRATEGIC ASSET PLANNING

18 December 2012
Dear Mr Thomson

METROPOLITAN REGION SCHEME MAJOR AMENDMENT 1240/41
SOUTH FORRESTDALE INDUSTRIAL PRECINCT

Thank you for your letter dated 12 December 2012 inviting comment on the Metropolitan Region Scheme major amendment which proposes the rezoning of a 103.8 ha portion of land in the City of Armadale 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

Rick Rogerson
Executive Director
GEOLOGICAL SURVEY OF WESTERN AUSTRALIA

21 December 2012
Dear Sir/Madam

METROPOLITAN REGION SCHEME MAJOR SCHEME AMENDMENT 1240/41 SOUTH FORRESTDALE INDUSTRIAL PRECINCT (SOUTH FORRESTDALE BUSINESS PARK)

I refer to your correspondence of 12 December 2012.

The Department of Environment and Conservation (DEC) provides the following comments consistent with previous DEC advice.

The site is in close proximity to the Forrestdale Lake Nature Reserve and associated Bush Forever Site 345 which includes adjacent Reserve 27165. The lake is recognised as a Ramsar Wetland of International Significance and the majority of reserve 27165 is mapped as a Conservation Category Wetland (CCW) on DEC's Geomorphic Wetlands of the Swan Coastal Plain dataset. Planning for the proposed industrial park will need to ensure that the hydrology of these wetlands is not impacted.

A mapped resource enhancement wetland (REW) is located within Lot 8 Rowley Road. A wetland buffer and measures to protect and manage this wetland will need to be identified in subsequent planning stages.

The District Water Management Strategy (DWMS) will need to demonstrate that surface and groundwater management is appropriate to the CCW's and REW's in proximity to the site, including Forrestdale Lake.

The planning system will need to give consideration to the placement of specific industrial land uses to avoid potential land use conflicts with sensitive receptors resulting from potential emissions of noise, dust, odour and gases.

Thank you for the opportunity to comment on this application. Please contact Lyndon Mutter on 9423 2922 or 0408920985, alternatively at email lyndon.mutter@dec.wa.gov.au if you have any enquiries regarding this advice.

Yours faithfully

Stefan de Haan
REGIONAL MANAGER
19 December 2012
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6000

Attention: Jasmine Tothill

Dear Ms. Tothill,

Re: Metropolitan Region Scheme Major Amendment 1240/41, South Forrestdale Industrial Precinct

Thank you for the above referral dated 12 December 2012. The Department of Water (DoW) is unable to comment on the proposal as the draft District Water Management Strategy (DWMS) is yet to be finalised and approved.

The DoW is waiting for further information from the City of Armadale who is considering local planning issues associated with this site.

The DoW anticipates that once the City of Armadale has resolved these issues, an amended and updated DWMS will be returned to the department for assessment. Once the DWMS has been approved by the DoW, in consultation with the City of Armadale, the Western Australian Planning Commission will be advised of this approval.

If you would like more information regarding this matter, please contact Briony Lyons on 6250 8035 or briony.lyons@water.wa.gov.au.

Yours sincerely,

James Mackintosh
Program Manager
Swan Avon Region

4 February 2013
Dear Mr Thomson

MRS PROPOSED AMENDMENT 1240/41 SOUTH FORRESTDALE INDUSTRIAL PRECINCT

I refer to your letter dated 5 December 2012, inviting the Department to comment on the above proposal to rezone 103.8 hectares from Rural use to Industrial use in the Metropolitan Region Scheme.

The Department supports this proposal, noting that the subject land is identified for medium term general and light industry in the Economic and Employment Lands Strategy: Perth metropolitan and Peel regions (April 2012).

Thank you for the opportunity to comment on this Amendment Report.

Yours sincerely

Christine Gintfev
DIRECTOR STRATEGIC INDUSTRIAL LANDS

5 February 2013
Planning and Development Act 2005
Section 41 Amendment (Substantial)
Form 41

Submission
Metropolitan Region Scheme Amendment '1240/41

South Forrestdale Industrial Precinct
(South Forrestdale Business Park)

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

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

This submission has been prepared on behalf of
S.N. and M. D.’s agent, owners of lot 10, Rawley
Road, Forrestdale.

Please refer to attached letter.

Yours faithfully,

[Signature]

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): ........................................
  □ A spokesperson

  Name of spokesperson: .................................................................
  Contact telephone number (business hours): ........................................
  Postal address: ...........................................................................

  I would prefer my hearing to be conducted in:
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To be signed by person(s) making the submission

Signature ......................................... Date 5/3/13

Note: Submissions MUST be received by the advertised closing date, being close of business (5pm) on 22 March 2013. 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
Dear Sir

SUBMISSION ON MRS AMENDMENT NO. 1240/41 – SOUTH FORRESTDALE INDUSTRIAL PRECINCT (SOUTH FORRESTDALE BUSINESS PARK)

This submission has been prepared on behalf of SN and M D’orazio, owners of Lot 10 Rowley Road, Forrestdale.

The owners of Lot 10 broadly support the rezoning of the land located immediately to the east of Lot 10 (and being the subject of MRS Amendment 1240/41) from Rural to Industrial. The owners also agree with the Western Australian Planning Commission that the proposed Amendment is considered as the “first stage” of the greater “South Forrestdale Industrial Site” and so will “facilitate development of a new industrial precinct” within the South-Eastern Corridor of the Metropolitan Area.

The reasons for such support are as follows:

- The Amendment Land Area as well as other surrounding lots (including Lot 10 Rowley Road) are part of the “South Forrestdale Industrial Site” identified in EELS, April 2012. The “South Forrestdale Industrial Site” is also recognised in the Metropolitan South and Peel Sub-Regional Structure Plan due for release and comments in May/June this year.

- The EELS report has identified a growing demand for strategically located industrial land to cater for industrial expansion over the next 20 years. The South Forrestdale Industrial Area is well located with frontage to Rowley Road and Tonkin Highway and with strong connections to other regional transport networks and is supported by a growing urban workforce in nearby developing residential localities including Forrestdale, Wungong and Southern River.

- The South Forrestdale Industrial Site has been assessed as a “potential medium term non-heavy industrial site”. In this respect, various service infrastructure issues need to be addressed as well as an implementation strategy before the land is capable of being developed and realistically this may take a number of years.

- A District Water Management Strategy (DWMS) is currently being prepared for the Amendment Land Area and the remaining land (including Lot 10 Rowley Road) within the greater “South Forrestdale Industrial Site”. This will support further stages of rezoning beyond this “first stage” in the remaining 250 hectares of the industrial site.
On the completion of the DWMS over this broader area, together with the resolution of service infrastructure provision constraints for the South Forrestdale Industrial area, the owners of Lot 10 Rowley Road are likely to seek support for the initiation of a further MRS Amendment for rezoning from Rural to Industrial.

Initial on-site investigations and preliminary environmental assessment indicate that Lot 10 Rowley Road is in fact the least constrained property within the entire South Forrestdale Industrial Area Precinct.

There is no doubt that Lot 10 is suitable for rezoning to Industrial in the future, however, it is considered such rezoning is premature until the service infrastructure provision issues have been addressed and the broader implementation structure has been further defined.

Thank you for the opportunity to comment on the MRS Amendment 1240/41.

Yours faithfully
GRAY & LEWIS

GEOFF LEWIS
Submission

Metropolitan Region Scheme Amendment 1240/41

South Forrestdale Industrial Precinct
(South Forrestdale Business Park)

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

Name: ROD GIBLETT, SECRETARY, FRIENDS OF FORRESTDALE (INC)
Address: 7/11 FLEMING COURT, FORRESTDALE 6112
Contact phone number: 93972874 Email address: r.giblett@ecu.edu.au

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

Please see 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.

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OR

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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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To be signed by person(s) making the submission

Signature: [Signature]
Date: 17/3/13

Note: Submissions **MUST** be received by the advertised closing date, being close of business (5pm) on **22 March 2013**. 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
The Friends of Forrestdale would like to make a submission on the above Amendment. The Friends recognize the need for development, in particular to provide land for future industrial and urban areas, but only on the condition that such development acknowledges and protects the conservation values of bushland and wetlands, such as Bush Forever sites. Within Forrestdale, these include Bush Forever site 345 and Lot 8 Rowley Road, both of which are Conservation Category wetlands. We welcome the recognition of the latter in the Amendment and the need to protect it. This need should be included in the District Water Management Strategy.

It is gratifying to see on page 3 in the Amendment the fact that Forrestdale Lake Nature Reserve (within Bush Forever site 345) is acknowledged as a Ramsar Convention Wetland of International Importance and that the proposal for the development of the South Forrestdale Industrial Precinct is cognisant of the fact that this Convention places all proposed development in the vicinity under strict provisions and international obligations. It is also gratifying to see that the potential for the industrial development of the South Forrestdale area to impact adversely on the Ramsar site has been acknowledged. Under the terms of the Ramsar Convention, Article 3, clauses 1 and 2, ‘the Contracting Parties shall formulate and implement their planning so as to promote the conservation of the wetlands included in the List’ and ‘each Contracting Party shall arrange to be informed at the earliest possible time if the ecological character of any wetland in its territory and included in the List has changed, is changed or is likely to change as the
result of technological developments, pollution or other human interference.'

We welcome the imminent release of the District Water Management Strategy and look forward to reading it and making a submission on it if possible as changes in hydrology in South Forrestdale have the potential to impact adversely on Forrestdale Lake. No mention is made in the Amendment of the fact that the drains in South Forrestdale flow south to the Peel estuary and have the potential to impact adversely on the estuary. This oversight in the Amendment should be addressed in subsequent versions in the District Water Management Strategy.

In our submission on the Industrial Land Strategy 2009: Perth and Peel made in November 2010 we noted the need for providing buffers between incompatible land uses, such as the proposed South Forrestdale Industrial Precinct and Forrestdale Lake Nature Reserve. Whilst the Amendment agrees in general terms with the EPA advice about the need for buffers, it does not go into detail about their size or location. We consider this to be a serious deficiency in the Amendment and should be rectified in subsequent versions.

Yours sincerely

[Signature]

Dr Rod Giblett
Secretary
Friends of Forrestdale (Inc.)
Submission

Metropolitan Region Scheme Amendment 1240/41

South Forrestdale Industrial Precinct
(South Forrestdale Business Park)

OFFICE USE ONLY

Submission 9

Name: JOANNE HARRIS
Address: 6 STEWINGTON STREET KELMScott. Postcode: 6111
Contact phone number: 93906319 Email address: jthar@bigpond.com

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

This rezoning proposal raises significant issues related to the appropriateness of allowing light industrial land use within such close proximity to one of the most important conservation areas within the Swan Coastal Plain (Calp 1978 s142 in Forrestdale Lake Management Plan 2005).

Given the Ramsar status of this Reserve and the undeniable impacts that a light industrial zoning will subject the wetland to, e.g., effects on hydrology, industrial contamination from everyday activity and incident negative affects on the amenity of the wetlands, it would be expected that this rezoning would trigger the EPBA and require referral to Ramsar, CAMBRA, JAMBA monitoring agencies.

The inevitable changes to this area that would arise from light industrial land use, including vastly increase hard surfaces and associated increased vehicle use, will without doubt contribute to significant alterations in the hydrology and contribute to increase pollutant input into the system. Any rezoning should not be under taken.

turn over to complete your submission
Without a comprehensive hydrology report being undertaken over a minimum two year period.

Given the significance of this wetland, the precautionary principle should be employed to ensure that no unknow or unintentional damage is done. Zoning of light industrial vastly increases the risk to this wetland and appears to be a totally unsuitable land use.

This site presents great opportunity for recreation or residential land uses. The simplicity of identifying this site as a light industrial land use area due to its proximity to road access represents a laxedabical approach to planning. Much greater considerations need to be given to the protection of our environment and urban amenity than this proposal demonstrates.

Solutions to providing the state with the necessary the services it requires must involve a thorough examination of the affect of planning decisions on social, cultural and environmental factors and not be based on simplistic planning principles and economics. As this amendment appears to be,
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.

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OR

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I will be represented by:

☐ Myself – My telephone number (business hours): ........................................

or

☐ A spokesperson

Name of spokesperson: .................................................................
Contact telephone number (business hours): ......................................
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To be signed by person(s) making the submission

Signature ................................................................. Date 23/3/2013

Note: Submissions MUST be received by the advertised closing date, being close of business (5pm) on 22 March 2013. 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
21 March 2013

Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6001

Attention of: Jasmine Tothill

Re: Metropolitan Region Scheme Major Amendment 1240/41
South Forrestdale Industrial Precinct (South Forrestdale Business Park)

Thank you for your letter dated 12 December 2012. The Water Corporation objects to this proposal until such time as an approved Department of Water (DoW), Drainage Water Management Plan (DWMP), is in place for this area.

The Water Corporation gives the following Drainage comments to clarify its position.

**Drainage**

The Water Corporation is currently opposing rezonings generally west of Hopkinson Road on the basis that development in the palusplain of the Mundijong Drainage District should not occur until a DWMP for the whole area has been prepared. The DoW is currently undertaking the Serpentine DWMP that covers this area. DoWs Peter Muirden can be contacted for further information regarding this study.

The DWMP is required to be supported by regional groundwater and surface water modelling to identify the required regional drainage strategy (i.e. compensating basins and flood paths), areas suitable for development and fill conditions for the setting of building envelopes. The groundwater study is also required to address changes in groundwater fluxes, and potential mobilisation of dissolved nutrients and associated water quality risk issues.

The regional drainage strategy should also establish the level of service for the area, commensurate with standards set by the Local Authorities which will allow these agencies and the Department of Planning & Infrastructure to set development conditions for rezonings and subdivisions in this District.

Drainage of the Mundijong Drainage District palusplain is difficult and complex as the area is hydraulically flat with a very high groundwater table. The existing rural drainage system serving the Mundijong Drainage District has a low capacity and has been designed to flood adjacent land for up to 3 days. In addition the existing rural drainage system has a large contributing catchment with interdependent sub drains unlike say the Metropolitan Main Drains which have quite distinct and separate sub catchments.
It is considered that a District Water Management Strategy which has been prepared for the MRS Amendment area would be premature as it would only look at the subject land in isolation and would not consider the regional drainage issues mentioned above, as there is no approved DWMP currently in place. These issues are not limited to identification and retention of flood paths and floodplains within the development, but also tailwater conditions impacting on proposed local drainage system performance.

Please note the DoW has prepared DWMP's for future development of other areas in Forrestdale and Jandakot. These previous plans made comprehensive information available at a regional level to enable individual developments to conduct their detailed design of local drainage systems and on-site stormwater retention strategies for building construction.

When the Serpentine DWMP is completed the Water Corporation would then be able to provide appropriate drainage comments.

Please note the additional information below should also be considered during the implementation of this amendment.

**Water Supply**
The subject area has now been included within the recently reviewed Armadale-Kelmscott Gravity Scheme. Reticulated water is not immediately available to serve the subject area. The proposed new development will require headworks size water mains to be constructed. The headworks mains may be required to be constructed as part of the subdivision process of this or other proposed developments in the area. A route for the headworks mains will also be required, up to 20 metres wide. The route should be in the form of a road reserve. Planning to serve this area with water has just been completed but the major infrastructure to serve this area has not been programmed for construction at this stage. Therefore this area would currently be considered pioneer and all infrastructure required to service the area would be at the developers expense.

**Wastewater**
The subject area currently falls outside a planned wastewater scheme catchment. If reticulated connections are required for future development in this area, the developer would need to arrange for planning to be undertaken to determine how this area is to be serviced. Any planning review is currently not on the Statewide Planning Program. As there is not current planning major infrastructure to serve this area has not been programmed for construction at this stage. Therefore this area would currently be considered pioneer and all infrastructure required to service the area would be at the developers expense.

**General Comments**
The principle followed by the Water Corporation for the funding of subdivision or development is one of user pays. The developer is expected to provide all water and sewerage reticulation. A contribution for Water, Sewerage and Drainage headworks may also be required. In addition the developer may be required to fund new works or the upgrading of existing works and protection of all works. Any
temporary works needed are required to be fully funded by the developer. The Corporation may also require land being ceded free of cost for works.

The information provided above is subject to review and may change. If the proposal has not proceeded within the next 6 months, the Corporation should be contacted to confirm if the information is still valid.

Should you have any queries or require further clarification on any of the above issues, please do not hesitate to contact the Enquiries Officer.

Kevin Purcher
Senior Development Planner
Development Services
Proposed MRS Amendment 1240/41 – South Forrestdale Industrial Precinct.

Thank you for your letter dated 12 December 2012 seeking Main Roads comments on the proposed Metropolitan Region Scheme (MRS) Amendment 1240/41.

Main Roads does not support the proposed MRS amendment 1240/41 (South Forrestdale Industrial Precinct) as the proposal does not allow for upgrading of Rowley Road west of Tonkin Highway.

Rowley Road is an important link which will provide access to the planned outer harbour, intermodal terminal, the latitude 32 area and the other redevelopment proposals (such as this amendment). Rowley Road has also been identified as a future Primary Freight Route in the Western Australian Planning Commission (WAPC) State Planning Policy 5.4 (Road and Rail Transport Noise and Freight Considerations in Land Use Planning).

Therefore, Main Roads believes that a planning design concept needs to be prepared to determine the likely road reservation. The portion of land required for Rowley Road upgrading should not be zoned industrial.

It is noted that a portion of land is proposed to be left rural on the north-west corner of the Tonkin Highway and Rowley Road intersection. This land is required for the upgrading of Tonkin Highway and Rowley Road intersection. Main Roads recommends that this portion of the land be zoned Primary Regional Road in the MRS.

If you require any further information please contact Ashis Parajuli on (08) 9323 4286.

Yours faithfully

LINDSAY BROADHURST
ROAD PLANNING MANAGER
Planning and Development Act 2005
Section 41 Amendment (Substantial)
Form 41

Submission
Metropolitan Region Scheme Amendment 1240/41
South Forrestdale Industrial Precinct
(South Forrestdale Business Park)

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

Submission 12

Name: CArry OF Armadale
Address: 7 Orchard Rd Armadale Postcode: 6112
Contact phone number: 93990627 Email address: mkenny@armadale.wa.gov.au

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

SEE ATTACHMENT

turn over to complete your submission
Hearing of submissions

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OR

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or

☐ A spokesperson

Name of spokesperson: ..............................................................

Contact telephone number (business hours): ..............................................................

Postal address: ..............................................................

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☐ 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: ACORDINATOR STATUTORY PLANNING - CITY OF ARMADEAL

Date: 22/3/13

Note: Submissions MUST be received by the advertised closing date, being close of business (6pm) on 22 March 2013. 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
Our Ref: MRS/1240/41  
Enquiries: Meredith Kenny 9399 0627

22 March 2013

Western Australian Planning Commission  
Locked Bag 2506  
PERTH WA 6001

Attention: Marija Bubanic

Dear Ms Bubanic,

PROPOSED METROPOLITAN REGION SCHEME MAJOR AMENDMENT 1240/41 — SOUTHERN FORRESTDALE INDUSTRIAL PRECINCT

Thank you for the opportunity to comment on the above major amendment.

The City is supportive of the proposal for the above land to be included in a future industrial area. The development of additional potential employment centres within the City is a key objective of the City’s Strategic Plan.

The land is identified in the Economic and Employment Lands Strategy (EELS), Directions 2031 and the Outer Metropolitan Perth and Peel Sub Regional Strategy as a priority industrial site and Council is keen to see the progression of the necessary statutory processes to enable the future industrial precinct to be developed. The 2001 District Structure Plan identified the area as being relatively unconstrained for more intensive urban uses. The Planning framework for a Metropolitan Region Scheme (MRS) amendment therefore appears to be reasonably well established at the strategic level.

The City has previously provided detailed comment on all of the reports and technical documents that the applicant lodged with the WAPC in support of the amendment. This detailed assessment was attached to the City’s correspondence dated 2 December 2011 and should be taken into consideration in the assessment and determination of this MRS amendment request.

It is noted that this MRS amendment is the first step in the process and that the anticipated local scheme amendment and structure plan will be required to address all potential issues or at least provide a suitable platform for a detailed submission and review.

If you have any queries regarding this matter, please do not hesitate to contact Meredith Kenny, Senior Statutory Strategic Planning Officer on 9399 0627.

Yours faithfully,

JAMES ROBINSON
MANAGER STRATEGIC PLANNING

Enc/...

CC: Anthony Muscara
South Forrestdale Industrial Precinct
(South Forrestdale Business Park)

Submission
Metropolitan Region Scheme Amendment 1240/41

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

Name: EDWARD TURNER

Address: PO. BOX 430, VICTORIA PARK
Postcode: 6179

Contact phone number: 92266066/041578457
Email address: edturner@internet.com

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

1. We act for the proponent, owners of lots 6, 8 and 200 Rowley Road.

We support the proposed MRS Amendment to zone the land Industrial under the MRS.

In the event that there are public submissions opting to be heard at hearings we request the opportunity to address the hearing’s committee on the proposal and provide evidence. Should there be no hearings of submissions we would not require a hearing.

2. We act for the adjoining owners of lots 5, 7 and 8 Oxley Road.

These owners support the Amendment to zone the land Industrial under the MRS and propose that these (and other) adjoining properties also be rezoned Industrial. A Submission seeking inclusion of an Amendment to extend the Industrial zone over these lots is contemplated.
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): 94726606

☐ or

☒ A spokesperson

Name of spokesperson: Dominick Madolesta

Contact telephone number (business hours): 93583311

Postal address: 122 Welshpool Road, Welshpool, WA 6106

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: [Signature]

Date: 20/03/2013

Note: Submissions MUST be received by the advertised closing date, being close of business (5pm) on 22 March 2013. 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
22 March 2013

Dear Mrs Tothill

Re: Metropolitan Region Scheme Proposed Amendment 1241/41 - South Forrestdale Industrial Precinct (South Forrestdale Business Park)

I refer to your letter dated 12 December 2012 regarding the proposed Metropolitan Region Scheme (MRS) amendment.

The Department of Transport (DoT) has liaised with Main Roads Western Australia (MRWA) and provides the following comments.

Lot 200 that abuts Tonkin Highway is reserved as a Primary Regional Road (PRR) Category 1 in the Metropolitan Region Scheme (MRS).

Reference is also made to DoT's previous correspondence dated 3 November 2011. Responsibilities for road reviews have since been transferred to MRWA and DoP. Although this section of Rowley Road is not currently categorised as a Regional Road, advice received from DoP suggested that Rowley Road will be reclassified as a Regional Road and is currently under review by Department of Planning (DoP).

It is understood that Rowley Road from west of Tonkin Highway to the Kwinana Freeway is designated as a primary freight route under State Planning Policy 5.4. Any future noise sensitive developments would be required to be located away from the proposed Freight Corridor. Future development will need to comply with SPP 5.4 - Road and Rail Transport Noise & Freight Consideration in Land use Planning.
Rowley Road will become a Controlled Access road that will limit the number of vehicle access to individual developments proposed on the subject Lot. Access points will be restricted to major intersections only (with no direct access along Rowley Road).

DoT notes MRWA comments objecting to the proposed MRS amendment.

In view of the above, The Department therefore recommends further consultation with DoP and MRWA to agree to any future road widening implications that may affect the subject site.

Yours sincerely

Robert Campbell
Director: Travel Demand Management

Cc: Lang Fong (MRWA)
Mohsin Muttaqui (DoP)
Dear Mr Thomson

METROPOLITAN REGION SCHEME MAJOR AMENDMENT 1240/41
SOUTH FORRESTDALE INDUSTRIAL PRECINCT (SOUTH FORRESTDALE BUSINESS PARK)

I refer to your letter of 12 December 2012 about the proposed Metropolitan Region Scheme (MRS) Amendment 1240/41 for the South Forrestdale Industrial Precinct.

I have had an opportunity to review the proposed MRS amendment to rezone approximately 103.8 ha from the rural zone land to the Industrial zone to allow for primary general / service industrial development of the land as well as some commercial /showroom development as determined through a local scheme amendment, detailed structure planning and subdivision approval.

I note that in section 5 in the document deals with Aboriginal heritage matters. It is noted that this area has not been surveyed for Aboriginal Heritage values in the past. It is noted that the Western Australian Planning Commission (WAPC) has an agreement with the South West Aboriginal Land and Sea Council (SWALSC) to seek their comments on such amendments and will be doing so during the public advertising period.

Please find below a link to our Cultural Heritage Due Diligence Guidelines for assistance that will help in identifying the risk that proposed activities may have on adversely impacting Aboriginal heritage values:


Should cultural material or a new site be discovered, there is an obligation under section 15 of the AHA to report the information to the Register of Aboriginal Sites.
Please contact Ms Christine Lewis, Manager Approvals and Advice, on 6551 8061 or at christine.lewis@dia.wa.gov.au if you wish to discuss the content of this letter.

Yours sincerely

[Signature]

Christine Lewis
Manager Approvals and Advice Industry
28 December 2012