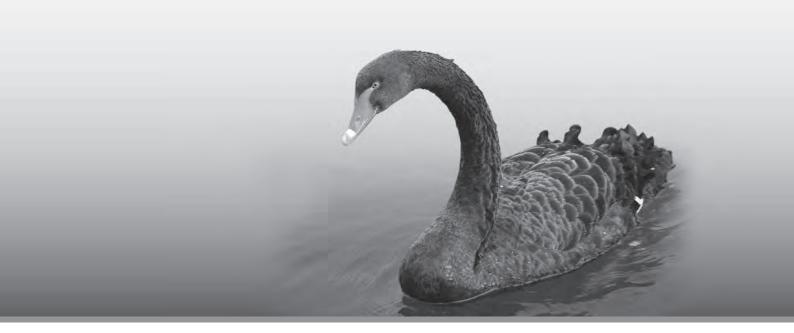




December 2020

Metropolitan Region Scheme Amendment 1328/57 (Minor Amendment)



Hazelmere Enterprise Area Structure Plan – Precinct 7

Report on Submissions Submissions

City of Swan

Metropolitan Region Scheme Amendment 1328/57 (Minor Amendment)

Hazelmere Enterprise Area Structure Plan - Precinct 7

Report on Submissions Submissions

City of Swan





The Western Australian Planning Commission acknowledges the traditional owners and custodians of this land. We pay our respect to Elders past and present, their descendants who are with us today, and those who will follow in their footsteps.

Disclaimer

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Locked Bag 2506 Perth WA 6001

MRS Amendment 1328/57 Report on Submissions

Submissions

File 833-2-21-124 Pt 1

Published December 2020

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This document is available in alternative formats on application to the Department of Planning, Lands and Heritage Communications Branch.

Introduction to Metropolitan Region Scheme minor amendments

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

The Metropolitan Region Scheme (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.

An amendment 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 non-substantial amendment, often referred to as a minor amendment (made under section 57 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 for approval. The amendment takes legal effect with Gazettal of the Minister's approval.

In the process of making a non-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. While formal assessment would be unlikely for a non-substantial amendment, were it required then an environmental review would be 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 WAPC's recommendations 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.

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Submissions

Report on Submissions

Metropolitan Region Scheme Amendment 1328/57

Hazelmere Enterprise Area Structure Plan - Precinct 7

Report on Submissions

1 Introduction

At its 28 June 2017 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 57 of the *Planning and Development Act 2005*.

The amendment was initiated as a minor amendment to the MRS as the proposal was considered as being relatively minor in nature. The principal differences between the minor and the major MRS amendment processes are that the former includes a 60 day advertising period while the period for the latter is three months. Further, the former is not required to be placed before Parliament (for 12 sitting days) while the latter is.

2 The proposed amendment

Purpose

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

The purpose of this amendment is to rezone approximately 37.8 ha from the Rural zone to Industrial zone in the MRS. The amendment will facilitate the implementation of the WAPC endorsed Hazelmere Enterprise Area Structure Plan (HEASP).

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. On 31 July 2017, the EPA advised that the proposed scheme amendment should not be assessed under Part IV Division 3 of the *Environmental Protection Act 1986* and provided the following advice:

Flora and Vegetation, Terrestrial fauna and Hydrological Processes

The amendment area is adjacent to Bush Forever Site 481 (BF 481) Stirling Crescent Bushland Hazelmere, which potentially contains Threatened Ecological Communities Swan Coastal Plain (SCP) 20a Banksia attenuata woodland over species rich dense shrublands and SCP 20c Shrublands and woodlands of the eastern side of the Swan Coastal Plain. SCP 20a and SCP 20c are listed as Endangered under the *Environment Protection and Biodiversity Conservation Act 1999*. In addition, SCP 20a is ranked as Endangered, and SCP 20c as Critically Endangered, by the Department of Biodiversity, Conservation and Attractions.

The EPA understands that while this BF 481 may be impacted by future proposed infrastructure construction, future industrial development should not impact on this vegetation, including unauthorised access, dumping of rubbish, or drainage into this area. EPA's Environmental Protection Bulletin No. 20 *Protection of naturally vegetated areas through*

planning and development guidance should be implemented at the future detailed stages of planning regarding impacts to BF 481.

Social Surroundings and Human Health

Future industrial development should also consider EPA's Guidance Statement No. 3: Separation Distances between Industrial and Sensitive Land Uses to manage potential impacts to surrounding sensitive land uses.

The EPA concluded that the scheme amendment can be managed to meet the EPA's environmental objectives through the preparation of future local planning scheme provisions and/or structure planning to further identify, manage and protect the above environmental values and factors.

In September 2020, the EPA advised that the modified amendment did not raise any additional environmental matters from the determination of 31 July 2017.

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

4 Call for submissions

The amendment was advertised for public submissions from 29 August 2017 to 30 October 2017.

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

- i) Western Australian Planning Commission, 140 William Street Perth
- ii) Offices of the Cities of Swan and Kalamunda
- iii) State Reference Library, Northbridge.

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

5 Submissions

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

- 16 submissions contained neutral comments on the amendment and/or reiterated advice provided at previous stages of the amendment process.
- 1 submission supported the amendment.
- No objections 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 report.

6 Main issues raised in submissions

6.1 Adelaide Street Extension

Submissions advised that resolution of the extension of Adelaide Street to Abernethy Road is either not an issue or should be expedited in order to progress the amendment to finalisation.

WAPC response

Main Roads WA (MRWA) advised that the subject land can be zoned Industrial given the progress made to resolve transport matters in the precinct. The Federal and State Governments have committed funding to build two new interchanges along the Great Eastern Highway Bypass. MRWA advises that stakeholder engagement is also underway. The preliminary concept for the project includes a:

- Grade separated interchange at Roe Highway / Great Eastern Highway Bypass.
- Grade separated interchange at Abernethy Road / Great Eastern Highway Bypass and future extension to connect to the southern extension of Lloyd Street.

The Federal and State Governments have also committed funds for the construction of Lloyd Street, north from the Great Eastern Highway Bypass to Midland, and for the duplication of Abernethy Road from Gorgan Road to Adelaide Street.

MRWA and the Department of Planning, Lands and Heritage (DPLH) have been in negotiation with Perth Airport, the primary lease holder and tenants, to progress agreements to enable the future construction of Adelaide Street from Abernethy Road into the Hazelmere Enterprise Area. The DPLH is proposing a Heads of Agreement between parties for the required extension of Adelaide Street.

Ultimately, further planning will need to ensure that the closure of Stirling Crescent is provided for and aligns with the proposed upgrades to the broader road network and doesn't negatively impact on the existing residential roads. MRWA is working closely with the Cities of Swan and Kalamunda to coordinate works. The DPLH is also actively discussing a land transfer between the Commonwealth Government and Perth Airport to secure the land parcels needed to facilitate these upgrades.

Therefore, given there are a number of planning stages ahead (i.e. Local Planning Scheme (LPS) amendment, local structure plan etc) and progression of issues to date, the amendment can be finalised as there is a sufficient level of certainty that the road network issues will be resolved to support new industrial development in the area.

7 Modifications

The amendment has been modified by including the proposed road connection nib within Pt Lot 5001 Talbot Road, Pt Lots 1 & 200 Stirling Crescent and part of Stirling Crescent (which remained in the Rural zone) in the Industrial zone given this is no longer required by MRWA.

The modified amendment does not require readvertising as it does not change the intent of the advertised amendment and is a minor logical rationalisation of the amendment area supported by the landowner and has been considered by the EPA.

8 Determinations

The responses to all submissions are detailed in this report. It is recommended that the amendment be adopted for finalisation as modified.

9 Coordination of region and local scheme amendments

Under section 126(3) of the *Planning and Development Act 2005*, the WAPC has the option of concurrently rezoning land that is being zoned Urban under the MRS, to a "Development" zone (or similar) in the corresponding LPS. As the amendment does not propose the transfer of any land to the Urban zone in the MRS, the concurrent amendment of the City of Swan LPS 17 is not applicable.

10 Conclusion and recommendation

This report summarises the background to minor MRS amendment 1328/57 and examines the various submissions made on it.

The WAPC, after considering the submissions, is satisfied that the advertised amendment as shown generally on the Amendment Figure - Proposal 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.

The WAPC recommends that the Minister for Planning approves the amendment as modified.

11 Ministers decision

Amendments to the Metropolitan Region Scheme using the provisions of section 57 of the *Planning and Development Act 2005* require the WAPC to provide a report and recommendation to the Minister for Planning for approval. The Minister may approve, approve with modification or decline to approve the proposed amendment.

The Minister, after considering the amendment, has agreed with the recommendation of the WAPC and approved the amendment.

MRS Amendment 1328/57 is now finalised as modified and shown on WAPC Amending Plan 3.2691/1, and has effect in the Metropolitan Region Scheme from the date of notice in the *Government Gazette* on 22 December 2020.

Schedule 1

Alphabetical listing of submissions

Alphabetical Listing of Submissions

MRS Amendment 1328/57

Hazelmere Enterprise Area Structure Plan - Precinct 7

| Submission Number | Name |
|--------------------------|--|
| 2 | ATCO Gas Australia |
| 10 | Chorley, Wayne |
| 15 | Fire and Emergency Services, Department of |
| 11 | G & G Corp |
| 5 | Georgio Capital Pty Ltd |
| 8 | Health, Department of |
| 14 | Jobs, Tourism, Science and Innovation, Department of |
| 13 | Main Roads Western Australia |
| 3 | Mines, Industry Regulation and Safety, Department of |
| 6 | Peter Webb & Associates (act on behalf of Automotive Properties Pty Ltd) |
| 4 | Primary Industries and Regional Development, Department of |
| 12 | , |
| 7 | Swan Regional Services Pty Ltd |
| 16 | 1 ' 1 |
| 1 | Water and Environmental Regulation, Department of |
| 9 | Water Corporation |
| | |
| Late Submissions | |
| 17 | Biodiversity, Conservation and Attractions (Parks & Wildlife Service), |
| | Department of |

Schedule 2

Summary of submissions and determinations

REFER TO THE SUBMISSIONS SECTION FOR A FULL COPY OF EACH WRITTEN SUBMISSION AND SUPPORTING INFORMATION

Submission: 1, 2, 3, 4, 8, 9, 14, 15 and 17 (late submission)

Submitted by: Department of Water and Environmental Regulation, ATCO Gas

Australia, Department of Mines, Industry Regulation and Safety, Department of Primary Industries and Regional Development, Department of Health, Water Corporation, Department of Jobs, Tourism, Science and Innovation, Department of Fire and Emergency Services, Department of Biodiversity, Conservation

and Attractions (Parks & Wildlife Service)

Summary of Submission: COMMENT

The above State Government agencies and servicing authorities raise no objections, no comment, refer to comments previously considered as part of the amendment process or provide general comments that relate to the subsequent more detailed stages of the planning and development process.

The proponent is made aware of the above comments through the inclusion of all submissions on the amendment in the Report on Submissions.

Planning Comment: Comments noted.

Determination: Submissions noted.

Submission: 5, 6, 7

Submitted by: Georgiou Capital Pty Ltd, Peter D Webb and Associates on

behalf of Automotive Properties Pty Ltd, Swan Regional

Services Pty Ltd

Summary of Submission: COMMENT

The above submitters advise of their support for the amendment.

The submitters take issue with the matter of the extension of Adelaide Street being satisfactorily resolved prior to the finalisation of the amendment as stated in the *Amendment Report*. The satisfactory resolution of the Adelaide Street extension is a matter which can be resolved at the local planning scheme amendment or local structure planning stage of the planning process.

The above approach is considered fair and reasonable given that the amendment area originally formed a part of MRS Amendment 1254/57, and was only removed due to the potential impact of the Midland freight rail realignment. In its consideration of MRS Amendment 1254/57 the WAPC stated that:

'as this amendment has been substantially advanced, reduced in area (from that originally advertised) and discussions are occurring on the resolution of local road access, in these circumstances the WAPC considers it would be appropriate for the amendment to be finalised. In the subsequent local scheme amendment and structure planning stages, the City of Swan (in conjunction with the WAPC) will be required to consider local road access arrangements.'

The amendment area and its circumstances do not differ between Amendment 1254/57 and current Amendment 1328/57, therefore given the arguments of precedent, consistency and fairness, the same approach should be applied.

Planning Comment: Comments noted. Refer to Part 6.1 – Adelaide Street Extension for a response to these matters.

Determination: Submission upheld.

Submission: 10

Submitted by: Wayne Chorley

Summary of Submission: SUPPORT

The submitter advises of their support for the amendment.

Planning Comment: Support noted.

Determination: Submission noted.

Submission: 11

Submitted by: G & G Corp Pty Ltd

Summary of Submission: COMMENT

The submitter advises of their support for the amendment.

The submitter considers that there are no outstanding issues which should prevent the finalisation of the amendment given that the upgrade of the Great Eastern Highway Bypass / Roe Highway interchange is currently unfunded and not part of current forward road planning. As a result, the Stirling Crescent / Great Eastern Highway Bypass intersection will remain open in the foreseeable future.

Further, discussions between the State and the Commonwealth are currently underway to secure the Adelaide Street / Abernethy Road intersection and this is likely to be completed prior to the closure of the Stirling Crescent intersection.

Given the above, the submitter does not consider road access to the amendment area to be an impediment to its finalisation.

Planning Comment: Comment noted. Refer to Part 6.1 – Adelaide Street Extension for a response to these matters.

Determination: Submission upheld.

Submission: 12

Submitted by: Rowe Group (on behalf of the owner of Lot 5001 Stirling

Crescent, Hazelmere)

Summary of Submission: COMMENT

The Rowe Group acts on behalf of the owner of Lot 5001 Stirling Crescent, Hazelmere and advises of their support for the amendment.

The submitter notes that the entirety of Lot 5001 is not included within the amendment area as an approximately 57.8 m² portion of the lot adjacent to the Stirling Crescent / Great Eastern Highway Bypass intersection has been excluded from the proposed Industrial zone. It would appear that this land may potentially be required for future road widening, however the *Amendment Report* is silent with regard to this matter. Should this be the case, the submitter questions the need for this land as it is intended that the intersection will be closed as part of the proposed Great Eastern Highway Bypass upgrade project.

Should it be determined that an intersection is required at the connection of Stirling Highway and the Great Eastern Highway Bypass, the submitter considers that this is best addressed through a separate MRS amendment request following the finalisation of the current MRS amendment. This outcome would facilitate the purchase of the submitters land at Industrial rates, which the submitter considers a fair and equitable outcome.

Given the above, the submitter requests that the amendment is modified to include the entirety of Lot 5001 within the Industrial zone.

Planning Comment: Comment noted. Refer to Part 6.1 – Adelaide Street Extension and Part 7. Modifications for a response to these matters.

Determination: Submission upheld.

Submission: 13

Submitted by: Main Roads Western Australia

Summary of Submission: COMMENT

MRWA has updated its previous advice and advises that the subject land can be zoned Industrial given the progress made to resolve transport matters in the precinct.

The Federal (\$144 million) and State (\$36 million) Governments have committed funding to build two new interchanges along the Great Eastern Highway Bypass. Stakeholder engagement is currently underway and the preliminary concept for the project includes a:

- Grade separated interchange at the Great Eastern Highway Bypass / Roe Highway.
- Grade separated interchange at the Great Eastern Highway Bypass / Abernethy Road and future connection to the southern extension of Lloyd Street.

The Federal and State Governments have also committed funds for the construction of Lloyd Street north, from the Great Eastern Highway Bypass to Midland (\$40 million) and for the duplication of Abernethy Road from Gorgan Road to Adelaide Street (\$26.5 million).

MRWA and the DPLH have been in negotiation with Perth Airport, the primary lease holder and tenants, to progress agreements to enable the future construction of Adelaide Street from Abernethy Road into the Hazelmere Enterprise Area. The DPLH is proposing a Heads of Agreement be signed between the parties for the required extension of Adelaide Street.

When the intersection of Great Eastern Highway Bypass / Roe Highway is upgraded to an interchange, Stirling Crescent and Talbot Road will become cul de sacs.

MRWA advised that currently RAV Network 5 access is available via Stirling Crescent and RAV Network 4 access is available via Talbot Road. There is also Tri Drive Network 3 access via Stirling Crescent and Tri Drive Network 1 access via Talbot Road. MRWA advises that advice should be sought from the City of Swan regarding the land requirement for the future Stirling Crescent / Talbot Road roundabout.

Planning Comment: Comments noted. Refer to Part 6.1 – Adelaide Street Extension for a response to these matters.

In relation to the land requirements for the future Stirling Crescent / Talbot Road roundabout, the proponent has been advised of the need to liaise with the City of Swan in future stages of the planning process.

Determination: Submission noted.

Submission: 16

Submitted by: Department of Transport

Summary of Submission: COMMENT

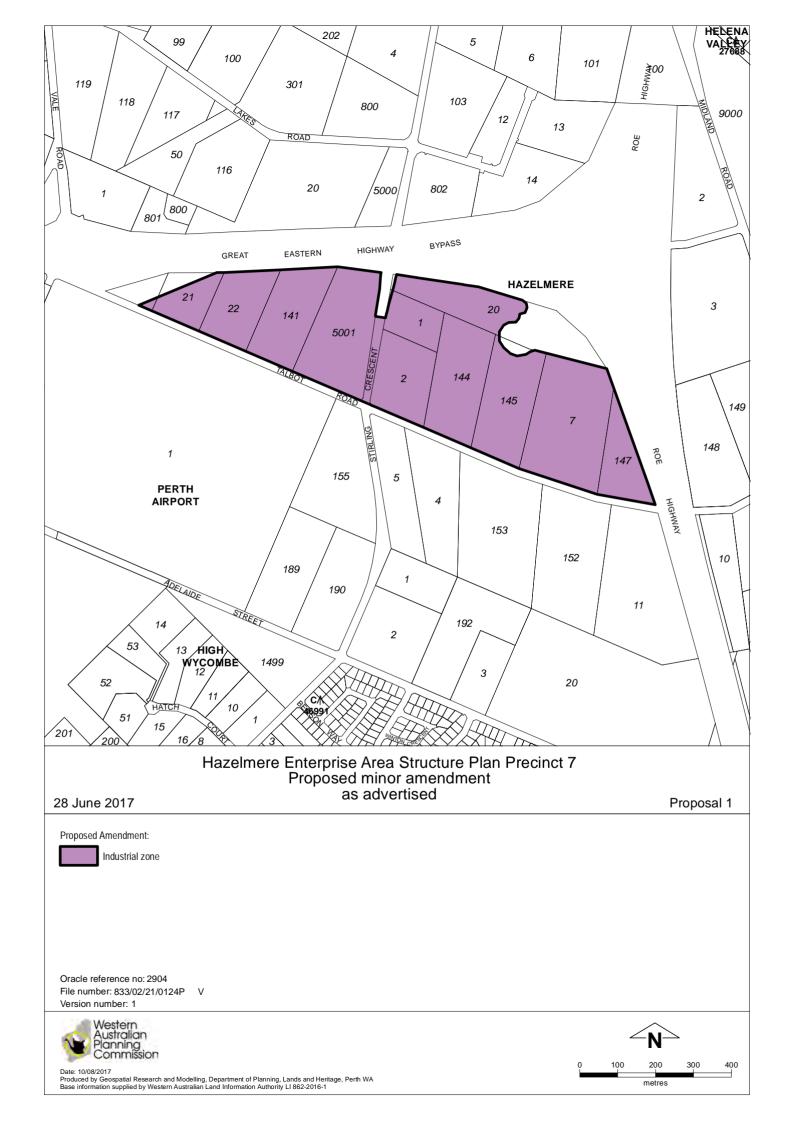
The Department of Transport (DoT) notes the significance of the road network in proximity to the amendment area and the modifications to this infrastructure discussed in the *Amendment Report*. The DoT advises that it has no objections to the amendment subject to the proponent resolving all transport related issues with MRWA prior to the finalisation of the amendment.

Planning Comment: Comments noted. Refer to Part 6.1 – Adelaide Street Extension for a response to these matters.

Determination: Submission noted.

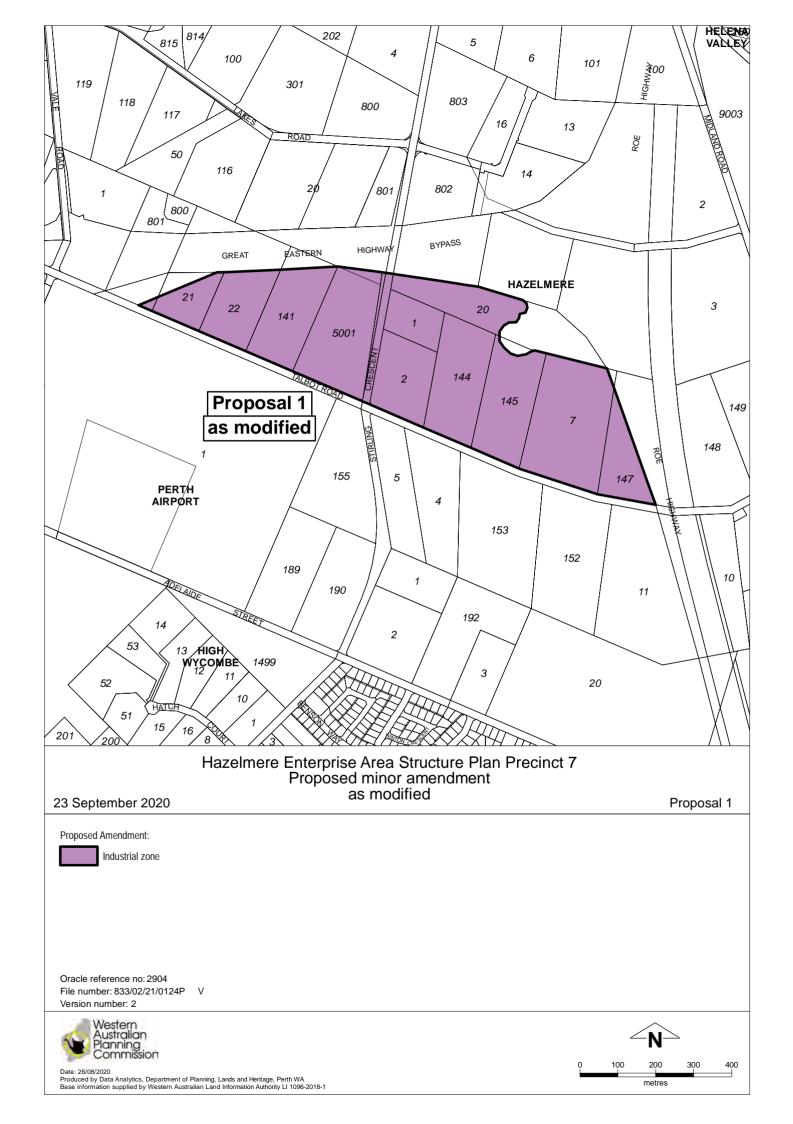
Schedule 3

The amendment figure - proposal 1 as advertised



Schedule 4

The amendment figure - proposal 1 as modified



Appendix 1

List of detail plans as advertised

Hazelmere Enterprise Area Structure Plan – Precinct 7 Proposed Minor Amendment

Amendment 1328/57

as advertised

Amending Plan 3.2691 <u>Detail Plans</u> 1.6239, 1.6240, 1.6266

Appendix 2

List of detail plans as modified

Hazelmere Enterprise Area Structure Plan – Precinct 7 Proposed Minor Amendment

Amendment 1328/57

as modified

Amending Plan 3.2691/1 <u>Detail Plans</u> 1.6239, 1.6240, 1.6266

Submissions

Submission 1

From:

mrs

Subject:

FW: Metropolitan Region Scheme Proposed Amendment 1328/57 -

Hazelmere Enterprise Area Structure Plan - Precinct 7

Attachments:

PA Response - 015826 - Planning Schemes Amendments - Western Australian Planning Commission - 833-2-21-124 - ~ LOT 21 ON PLAN

ustralian Planning Commission - 833-2-21-124 - ~ LOT .

73040.pdf

From: Bree Lyons [mailto:bree.lyons@dwer.wa.gov.au]

Sent: Friday, 1 September 2017 2:04 PM

To: Thomas, Andrew

Subject: Metropolitan Region Scheme Proposed Amendment 1328/57 - Hazelmere Enterprise Area

Structure Plan - Precinct 7

Dear Andrew,

Please find attached the Department of Water and Environmental Regulation's response to the above referral.

Please note that this is an integrated response from both the former Department of Water and Department of Environment Regulation.

Kind regards,

Bree Lyons Natural Resource Management Officer Swan Avon Land Use Planning

Department of Water and Environmental Regulation Swan Avon Region 7 Ellam St, Victoria Park, WA 6100 T: (08) 6250 8035 | F: (08) 6250 8050

E: bree.lyons@dwer.wa.gov.au | www.dwer.wa.gov.au

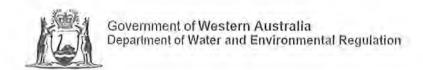
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Disclaimer: This e-mail is confidential to the addressee and is the view of the writer, not necessarily that of the Department of Water and Environmental Regulation, which accepts no responsibility for the contents. If you are not the addressee, please notify the Department by return e-mail and delete the message from your system; you must not disclose or use the information contained in this email in any way. No warranty is made that this material is free from computer viruses.



Your ref: 833-2-21-124

File ref:

RF43-53

PA ref:

15826

Enquiries:

es: Bree Lyons

Tel:

6250 8035

Western Australian Planning Commission Locked Bag 2506 PERTH WA 6001

Via email - Andrew.Thomas@planning.wa.gov.au

Attention: Andrew Thomas

Dear Sir/Madam,

Re: Metropolitan Region Scheme Proposed Amendment 1328/57 - Hazelmere Enterprise Area Structure Plan - Precinct 7

Thank you for the above referral dated 22 August 2017. The Department of Water and Environmental Regulation (DWER) has assessed the referral and has the following advice to provide:

The DWER has finalised its assessment of the associated District Water Management Strategy dated April 2013, prepared by AECOM. The DoW is satisfied that the document is acceptable for this proposal to proceed to the next stage of the development approval.

Where required, the DWER will provide input at subsequent stages of planning in reference to regulatory responsibilities under Part V of the *Environmental Protection Act 1986* and *Contaminated Sites Act 2003*.

If you wish to discuss the matter further, please contact Bree Lyons on 6250 8035 or email bree.lyons@dwer.wa.gov.au.

Yours sincerely,

Carlie Slodecki

Senior Natural Resource Management Officer

Land Use Planning Swan Avon Region

1 September 2017

Submission 2

From:

Snellin, Fiona <Fiona.Snellin@atcogas.com.au>

Sent:

Tuesday, 5 September 2017 9:42 AM

To:

mrs

Subject:

ES20170911 Proposed MRS Amendment 1328/57 Hazelmere Enterprise

Structure Plan - Precinct 7

Attachments:

ES20170911_Hazelmere Enterprise Area Structure Plan-Precinct 7_ATCO

Gas Map.pdf; NCN_WI008_RF01

_Additional_Information_for_Working_Around_Gas_Infrastructure.pdf

For the Attention of Mr Andrew Thomas

Good morning Andrew,

RE: PROPOSED METROPOLITAN REGION SCHEME AMENDMENT 1328/57

HAZELMERE ENTERPRISE STRUCTURE PLAN -- PRECINCT 7

Your Reference: 833-2-21-124 Pt 1 (RLS/0713)

Our Reference: LM17165

Thank you for your recent letter of 22 August 2017 regarding the proposed MRS Amendment 1328/57 for the area bounded by Talbot Road, Great Eastern Highway and Roe Highway, Hazelmere within the City of Swan.

ATCO Gas Australia (ATCO Gas) has considered the proposed amendment to the Metropolitan Region Scheme to facilitate the change in use of that land identified for the purpose of rezoning from Rural zoning to Industrial zoning. Based on the information and plan provided, ATCO Gas has no objections, subject to the attached correspondence (Form 57) being included for consideration.

We wish to advise that ATCO Gas has multiple gas mains, both medium pressure and high pressure, along with gas infrastructure within the Stirling Crescent and Talbot Toad road reserves, being the subject of the proposed Amendment, that will need to considered and addressed prior to any preliminary investigations requiring ground works or redevelopment commencing. There are also buried gas mains and domestic services that connect with both the high pressure and the medium pressure mains, within the road reserves that will need to be protected during any construction or redevelopment.

ATCO Gas is happy to work with the proponents and their nominated representatives in ensuring the proposed Hazelmere Enterprise Structure Plan —Precinct 7 area and the presence of our High Pressure and Medium Pressure gas assets can coexist. As a portion of the Precinct 7 area falls with the Draft WAPC DC4.3 trigger distance, ATCO Gas requests early consultation with developers and/or their representatives to ensure any risks to the gas pipelines associated with their proposed designs for development are assessed and minimised. Please see the link below to the area hachured blue on the WAPC's Plan WA program

https://espatial.planning.wa.gov.au/mapviewer/Index.html?viewer=planwa or

https://espatial.planning.wa.gov.au/mapviewer/Index.html?viewer=planwa&layerTheme=9&scale =4513.988705&layers=1H49Pf1YpBJG28uj0o2N7VYK3pBnCR3v8CPH38dgLp1bn%2BOw3PebSl251 PVf3ndsSm38klJS2YHkoD19sbhK1ttdMu1GF3QY1Zoocf2S1u631%2FOvNZ0fkvgg2K9J2Y1evB8u01G 2k%2F2jCi8j0GTNYI3wKS%2BP3MLPcJ18SLXj2bTOwq2FgRtO2BaH8g3sGpCn1OaAZx0nz3Fn3%2Bg3 XY2laYhV2zburE0A5kbu0fdElE3flTgo3FjSpa10bX2l39nPv41l1a3k1w29LR0ZRi%2Bn3OvUgR1d8cwf0 K6tQz0GSdHU2cJqY33r2NPp3maH3N1xVnpv2Djrot0oY7T92MgzZ23jOHJ03NE8B20sbB2w1PmG96 2%2Fc4FO3rxg591QfxXB1nQwqd0%2FndFa1Nk%2F5T21Y%2BHf1gqEVf3mZbyv0gl%2Foo2DDLam2 Kajnp0iXqrp1rcaEp0D1hSG2FF6XV3FPK2l3aldtH0ElTfd0LVY0d0JgnRZ15G109325SRQ1GE%2Fit1%2

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On behalf of ATCO Gas we appreciate the opportunity to provide comment. ATCO Gas representatives look forward to being involved to discuss further when the proponent requests.

Please accept this email as ATCO Gas's response with attachments.

Should you have any queries regarding the information above, please contact us on 6163 5000 or engineering.services@atcogas.com.au

Kind Regards

Fiona Snellin

Land Management and Project Coordinator





www.atcogas.com.au

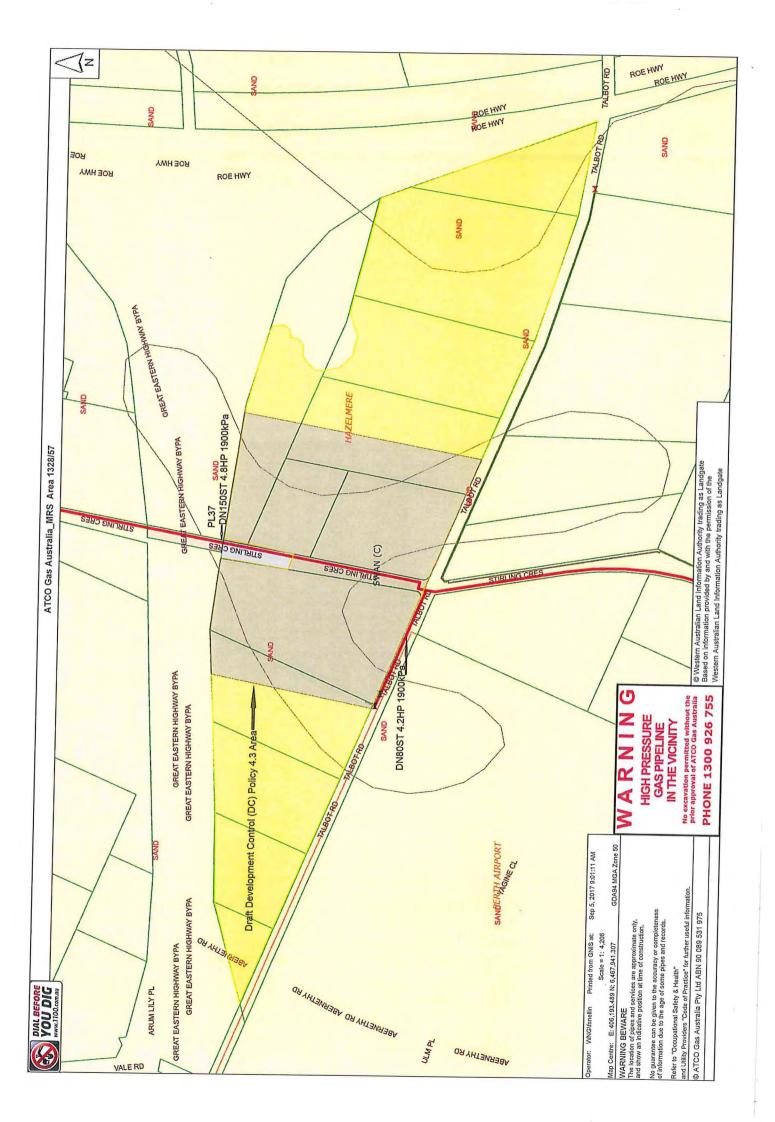


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Additional Information for Working around Gas Infrastructure

Document Code: NCN WI008 RF01

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| | Title | Name | Date |
|-----------|------------------------------|--------------|------------|
| Owner: | Project Engineer | N Butt | 07/06/2016 |
| Reviewer: | Senior Project Engineer | C Boyce | 07/06/2016 |
| Approver: | Manager Engineering Services | J Richardson | 07/06/2016 |

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10 07/06/2016

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1 Introduction

This document is a guide for anyone who plans or conducts works near the gas distribution network (Network) owned and operated by ATCO Gas Australia (ATCO Gas) within Western Australia.

After conducting a Dial Before You Dig (DBYD) request in the vicinity of the Network, we will provide you with guidance for working around the gas infrastructure. This document provides additional information and further guidance on how to better understand, plan and operate around the gas infrastructure.

ATCO Gas aims to continuously improve the advice it provides to help avoid delays or additional work and costs being incurred. The Feedback Form, which is located at the end of this document, can be used to provide improvement suggestions to ATCO Gas.

This guideline must be considered a 'live' document and is therefore subject to change from time to time.

1.1 Glossary

Table 1: Terms used within this document

| Term | Reference |
|----------------------|--|
| Approved Locator | ATCO Gas Approved HP Gas Pipeline Location Officers: NCN WI008 RF02 External Approved Locators |
| ATCO Gas | ATCO Gas Australia |
| DBYD | Dial Before You Dig, call 1100 or 1100.com.au |
| Engineering Services | The department of ATCO Gas responsible for providing engineering advice relating to the safety of the Network. |
| Network | The gas distribution network owned and operated by ATCO Gas. This includes high pressure gas pipelines, along with other gas mains, services and facilities. |
| Proponent | Developer, Builder, Owner, Contractor or Customer planning or conducting works near the Network. |

1.2 Further Information

- Refer to the Related Documents section (page 25) for a list of standards and legislation
- Refer to the Feedback Form section (page 27) for the printable feedback form.

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2 Safety Information

2.1 Emergency Contact Details: 13 13 52*

In the event that you become aware of any gas leak or damage to a gas pipe, act immediately:

- Leave the area;
- Keep people clear of the area;
- Allow gas to vent into the air;
- Eliminate ignition sources (i.e., no smoking, do not light a match / lighter, extinguish any naked flames);
- Do not use any devices which may be an ignition source (this includes vehicle engines, mobile phones, power tools or appliances, electrical or light switches and torches);
- Where safe to do so, shut off all machinery, vehicles, tools and equipment in the area;
- Once clear of the area, immediately contact:

ATCO Gas Australia - Faults and Emergencies on 13 13 52* (24 hours).

Do not attempt to stop the flow of gas or repair the gas infrastructure.

Note: * Local call fee from anywhere in the state excluding mobiles

2.2 Duty of Care for Working around Gas Assets

Working next to any gas pipelines, especially High Pressure (HP) gas pipelines is extremely dangerous. You should always exercise due care and caution when working near any gas infrastructure. In addition to your general duty of care, there may be other obligations under the *Occupational Health and Safety Act 1984* which require you to maintain safe practices.

In addition to any legal obligations that you may have under the *Occupational Health and Safety Act 1984*, ATCO Gas may prescribe specific requirements for working in and around gas infrastructure. These requirements are designed to protect the Network and other infrastructure, people who may be working in and around the gas infrastructure and the general public.

Due care must be taken at all times not to damage the gas pipelines or the protective coating covering the gas pipelines. Any damage to gas pipelines, their protective coating or other assets must be reported to ATCO Gas Australia Faults and Emergencies on telephone number 13 13 52* immediately.

Unreported damage has the potential to endanger public safety and any wilful or negligent damage to our gas pipelines or other infrastructure may be a prosecutable offence.

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3 Our Network

3.1 About Us

ATCO Gas Australia is a private company delivering safe, reliable, cost-effective natural gas to West Australians. As a gas distribution company, ATCO Gas builds, owns and maintains an underground network of pipelines that bring natural gas to more than 700,000 West Australians. Along with building and maintaining the network, we also perform the work to connect your gas and read your meter.

The gas lines and meters we install and monitor are located across the Perth greater metropolitan area, Albany, Brunswick Junction, Bunbury, Busselton, Capel, Geraldton, Harvey, Kalgoorlie, and Pinjarra. Throughout this document we refer to our networks of gas infrastructure within Western Australia as the Network.

ATCO Gas Australia Pty Ltd, ACN 089 531 975 is part of the ATCO Group of Companies.

3.2 Gas Distribution Network Information

3.2.1 Gas Distribution Network Standards

ATCO Gas's gas pipelines are designed, constructed, tested and operated in accordance with the following relevant Australian Standards (AS):

- AS2885 Pipelines Gas and Liquid Petroleum
- AS4645 Gas Distribution Networks
- AS4799 Installation of Underground Utility Services and Pipelines within Railway Boundaries
- AS4853:2000 Electrical Hazards on Buried Metallic Pipelines

3.2.2 Gas Distribution Network Assets

The Network comprises both below ground and above ground assets including gas services, cabling, anode beds, concrete slabbing, vent poles, pits, test posts, signage and cabinets which may not be marked on the DBYD plans. Caution must be used at all times.

Gas services (and/or gas pipeline road crossings) to individual premises will often not be shown on the DYBD plan or gas asset drawings. As a matter of caution, you should assume that there are gas services present in the ground and take care to locate them prior to and during excavation works.

With the exception of Albany, our Network reticulates Natural Gas from transmission pipelines to customers. The Albany Medium Pressure network is a Liquid Petroleum Gas (LPG) network that reticulates LPG vapour from a storage facility. While Natural Gas is lighter than air, LPG is heavier than air and can pool in low lying areas like trenches or potholes. Additional caution should be used when working around the LPG network in Albany.

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3.2.3 Pipeline Depth of Cover

Over time the ground profile, site conditions and other aspects of a location may change. Accordingly, it should not be assumed that any works will be safe based on the minimum depth of cover, the gas assets must first be proven as per Section 5.2. Furthermore, fittings are often installed on the pipes which may protrude above the general elevation of the pipeline.

Any alterations to the ground conditions must comply with the following, unless otherwise approved by Engineering Services:

- High Pressure (HP) gas pipelines, including both steel and polyethylene pipelines operating at 500kPa or above, require a minimum 1200mm depth of cover, particularly under roadways, traffic area or potential traffic areas. The maximum depth of cover over a HP Gas Pipeline must not exceed 1.8m unless otherwise approved.
- Polyethylene High Pressure (PEHP), Medium Pressure (MP), Medium-Low Pressure (MLP) and Low Pressure (LP) gas pipelines require a minimum 750mm depth of cover. Increased depth of cover may be required under roadways, traffic area or potential traffic areas. The maximum depth of cover over PEHP, MP, MLP and LP Gas Pipelines must not exceed 1.5m unless otherwise approved.

Where the existing depth of cover does not comply with the minimum levels indicated above, there is an increased risk of damage to gas infrastructure. Reduced depth of cover can impact on the safety of a wide variety of activities, including common works near ground level and vehicle crossings. In these instances, further advice should be sought by contacting Engineering Services.

3.2.4 Abandoned Assets

Engineering Services must approve removal of any abandoned (AB) assets in writing and in accordance with the following conditions:

- (a) Prior to the removal of any abandoned pipelines, the pipes must be tested by ATCO Gas to confirm the absence of gas.
- (b) Gas testing can be arranged by Engineering Services once the request for removal has been received.
- (c) The requesting party will be liable for all costs involved in conducting the gas testing.

Where approval has been provided the requestor must supply an "As Removed" drawing (or gas map sketch) within 24 hours, which will enable ATCO Gas to update the Network mapping system.

Assets annotated as ABS (Abandoned Sold) on DBYD plans are assets that have been sold to a third party. These mains may contain third party utility assets and should be treated with care. These are indicated on the DBYD for reference only, ATCO Gas makes no assurances about their contents, condition, removal or otherwise.

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3.3 **Contact Details**

3.3.1 General Enquiries

For more information about ATCO Gas Australia and all general enquiries, contact us on 13 13 56 or visit www.atcogas.com.au

3.3.2 For Faults and Emergencies

Call ATCO Gas Australia Faults and Emergencies on 13 13 52* (24 hours).

3.3.3 HP Officer

To obtain or modify a HP Notification, forward all relevant details and contact the ATCO Gas Australia HP Officer between 8am - 4pm weekdays:

Phone: 1300 926 755

E-mail: HPenquiries@atcogas.com.au

3.3.4 Engineering Services

For works that may require alteration to the Network or for an Engineering Assessment of your works, please send all relevant information to Engineering Services:

ATCO Gas Australia - Engineering Services P.O. Box 3006 SUCCESS WA 6964

E-mail: Engineering.Services@atcogas.com.au

ATCO Gas should be contacted at the above address at the earliest stage of the design, in order for assessment and necessary relocation work to be planned and completed to ATCO Gas's requirements, well in advance of your works.

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4 Working near Gas Infrastructure – Planning Works

4.1 Working near ATCO Gas Australia Assets

Any activities occurring near gas infrastructure require due consideration of the risks and controls to ensure they can be conducted safely. At closer proximity the risk and extent of controls will increase accordingly, as indicated throughout this document. Unless stated to relate to depth or radial distance from the infrastructure, the distances in this document relate to the horizontal distance from the pipeline alignment, not including any vertical separation.

Certain types of assets have additional risks that necessitate particular controls being imposed, such as high pressure gas infrastructure and metallic pipework. These controls will typically apply for works that are within 15m of the gas infrastructure.

Activities likely to result in high vibration levels have increased ranges of influence where they may impact the safety of the gas pipeline, particularly piling (30m) and blasting (100m). High Voltage assets may also influence the safety of metallic assets over large distances. Please refer to the relevant parts of Section 5 regarding these types of activities.

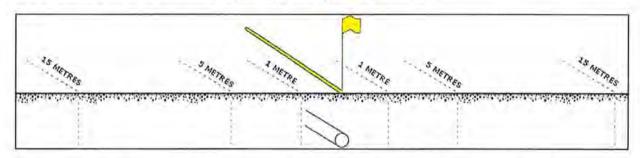


Figure 1: Horizontal distance from pipeline with significant separation distances

4.2 Dial Before You Dig (DBYD) Plans

Dial Before You Dig (DBYD) plans should be obtained and reviewed at the earliest stage of planning your works. These plans will help identify the presence of gas infrastructure and their approximate location. The gas pipeline annotation identified on the DBYD plans will help you to identify the type of gas pipeline and some key properties.

Some examples: 300 ST 4.2 HP 1920kPa

160 PE 1.5 HP 700kPa 110 PE 1.5 PEHP 350kPa 100 PVC 1.5 MP 70kPa

Where 300 = Nominal Diameter of the pipe in mm (i.e., DN300mm)

ST = Material of pipe (Steel, Polyethylene, Polyvinyl Chloride, etc.)

4.2 = Approximate distance from property boundary in metres (as recorded)

HP = Network descriptor (a full list is detailed in Section 6.1)

1920 = Maximum Allowable Operating Pressure (i.e., MAOP = 1920 kPa)

Guidance on the interpretation of the DBYD plans is provided within the DBYD cover sheet. Where the works will be in close proximity to the underground assets, a more accurate position will be required to facilitate further detailed design and construction works. In this instance, locating of the pipeline will need to be conducted in accordance with Section 5.2.

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4.3 Design of Works around Gas Infrastructure

The most effective means of reducing the risks of working around gas infrastructure is to plan works in locations where the gas infrastructure is not located, or locations where the impact can be minimised. Where this is not possible, risk can be minimised through accurate locating and maximising clearances during the design phase.

Safety in design should be paramount, with due consideration of safe methods for the construction of the works and the ability to apply adequate controls for these activities. The design documents shall take into account the requirements outlined within this document, along with any other controls that may be required by ATCO Gas.

4.3.1 Separation Distances

Guidance on separation distances are outlined in the following sections. You must consult with Engineering Services to confirm the separation and/or parallel distance (buffer zone) from the gas pipeline where these cannot be achieved or have not been comprehended by this section.

You must receive approval from ATCO Gas where new infrastructure will result in exclusion zones or other restrictions on access to ATCO Gas assets, including any restrictions on excavations within the vicinity of gas assets.

4.3.1.1 Underground Infrastructure

The installation of underground assets must not restrict access to ATCO Gas assets, including the prevention or restriction on excavation without shoring or other means of trench support. Critical infrastructure and buried high voltage cables (22kV and above) must not be installed within 3m of gas assets unless controls are installed to maintain access.

The installation of any underground infrastructure must be conducted in accordance with Sections 5.3 and 5.4.

4.3.1.2 Posts and Poles

Posts or poles must have suitable clearance to gas assets with appropriate shoring or restraints to protect and maintain access to gas assets. This generally requires a minimum clearance of 1.5m to HP Gas Pipelines, or 1m to other gas mains. For clearances less than these distances, approval from Engineering Services is required for each specific site. Exceptions may be considered for the replacement of existing poles.

Posts and poles located within road reserve, such as those used for signage and lighting, must have adequate clearance to gas assets to prevent damage in the event of vehicle impact. Where approval for installation with reduced clearances has been requested, the party conducting the works shall demonstrate that the post or pole will not damage gas assets in event of a vehicle impact, through frangible post design or otherwise.

4.3.1.3 Structures and Footings

Separation distances to structures / walls / footings / retaining walls must be maintained, typically 1.5m depending on alignment. In general, no structure can be installed over any pipeline. No opening to an enclosed structure is allowable within 3m of any HP asset, or within 1m of any other gas asset. Any installation must consider safe access to the gas pipe in case of emergency access, i.e., that adequate separation be maintained so that when excavating the gas pipe or other asset, that there is no risk of the installed structure toppling / collapsing or otherwise effecting the gas asset or the personnel working on that gas asset.

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4.3.1.4 Planting of Vegetation

In general, planting of vegetation around the gas assets is acceptable provided that the roots of the plant are not capable of causing damage to the Network and free passage is maintained along the pipeline route. Separation distances should be planned, and the expected height of the fully grown plant should be taken into account so that the plant cannot fall onto any compound fence or above ground asset, nor the roots interfere with the gas pipes or below ground assets. Damage and increased fire risk are issues for above ground assets, whilst breakages, restriction of flows and damage to pipeline coating are issues for below ground assets.

The following table contains guidelines for the appropriate mitigation of roots to be followed when planting trees near gas pipelines. If further guidance is required, please contact Engineering Services.

Table 2: Root mitigation for planting of vegetation near gas pipelines

| Distance from Gas Asset | Required Root Mitigation Methods |
|----------------------------|--|
| Greater than 3m | A minimum buffer of 3 metres is required between trees and gas mains for deep-rooted trees if root arrestors or other mitigation methods are not used. |
| 1 – 3 metres | Inside the 3-metre buffer zone, specific tree types may be accommodated after further consultation with Engineering Services and the use of special root barriers that would mitigate any damage to gas pipelines and other services in the vicinity. Root arrestors normally consisting of properly wrapped and secure robust polyethylene / nylon sheeting or solid concrete cylinders must be employed to a minimum depth of 1m; or 250mm deeper than the gas pipeline, whichever is greater. |
| 0.5 – 1 metres | With less than a 1-metre buffer to pipeline, additional robust physical root barriers are required. These must extend 250mm deeper than the gas pipe as a minimum and allow for a minimum 300mm lateral clearance between the root barrier wall and the gas pipe wall, after consultation with Engineering Services. In this case, heavy preformed concrete or polyethylene pipe / liners used as root barrier are mandatory (e.g., Rocla or similar type concrete pipe or PE stormwater / sewer pipe). Concrete soakwells used as a root barrier around the tree next to a gas main are another approved option subject to blocking all holes on the full half side facing the gas main. |
| 0 – 0.5 metres | Planting directly over gas mains is not permitted in any location, as it prevents emergency and maintenance access. Local tree roots may eventually break the gas pipe and leaking Natural Gas will likely kill any vegetation in contact. |

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4.4 Tendering for Construction

For gas and public safety reasons, please do not issue any tenders or commence any site-works, without first contacting ATCO Gas to assess whether any of ATCO Gas's assets may be affected. You should confirm advice in writing from ATCO Gas regarding the separation distance required and any relevant conditions that may be imposed prior to calling for tenders.

You should specify in the tender / construction documentation that the successful site-contractor will need to comply with the requirements of this document. For works near High Pressure Gas Infrastructure, the requirements of Section 6 will also apply. These include the use of an Approved Locator to search and visually identify the existing gas pipelines on site immediately prior to commencing any site-construction or any site-works, in order to confirm and visually verify the accuracy and relevance of any proving results that were obtained during the design stage.

4.5 Engineering Services Enquiry

Where acceptable conditions for proposed works are not detailed within this document, please enquire with Engineering Services to establish a suitable approach for proceeding with the works. Some scenarios requiring assessment by Engineering Services are listed throughout this document, with additional examples provided on the Questionnaire within the attachments provided with each DBYD response.

In most cases the works will be allowed to proceed with suitable controls in place; however some cases require certain limitations or restrictions to be enforced to maintain the safety of the Network. Where adequate clearances or controls can't be applied, relocation of the gas infrastructure may be required to facilitate the proposed works. In each case, written confirmation must be received by Engineering Services prior to proceeding.

4.5.1 Required Lead Times

ATCO Gas should be contacted at the <u>earliest</u> stage of the design, in order for any assessment and necessary relocation work to be planned and completed to ATCO Gas's requirements, well in advance of your works. You should allow four weeks for an initial Engineering Assessment of the works, with further time required if the works are complex and/or further information is required to properly assess the works.

Where you require any works (including alterations / relocations) to be conducted on the Network to facilitate or otherwise allow your works to proceed, the minimum time frames for conducting the works should be allowed within your project from the time of the initial assessment.

Table 3: Minimum time frames when requesting works

| Work Requested | Time Frame |
|---|--------------|
| Altering / relocating high pressure gas pipelines | 12-18 months |
| Altering / relocating other gas mains | 6 months |
| Gas check on abandoned assets (Section 3.2.4) | 4 weeks |
| DCVG survey to inspect for pipeline coating damage (Section 5.10.1) | 4 weeks |

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4.5.2 Making an Enquiry to Engineering Services

Please ensure that all relevant information relating to projects that may impact upon the Network are provided to:

ATCO Gas Australia – Engineering Services P.O. Box 3006 SUCCESS WA 6964

E-mail to: engineering.services@atcogas.com.au

When submitting proposed works to Engineering Services for assessment, the following items may be requested depending on the nature of the work. Please have this information readily available for review by the Engineering Services team:

- Scope of works, including all activities whether temporary or permanent;
- Location of works / extent of site;
- Plans / drawings showing the proposed works, including:
 - Location of works / extent of site,
 - Changes to the surface types / surface levels,
 - Location of the gas infrastructure relative to the works,
 - Depth of cover of the gas infrastructure and any proposed changes.
- Safe work method statements, including the type and size of equipment to be utilised and the proposed clearances for the equipment;
- Risk assessments relevant to the works / gas infrastructure, including controls in place to prevent damage to the gas infrastructure;
- Relevant calculations for the works, such as surface loading from heavy vehicles;
- Proposed timing of the works / requested response time.

Pipeline alterations / relocations that are required are typically completed at the proponent's cost. ATCO Gas will not be responsible for delays or liable for any costs associated with any potential delay due to issues with compliance to any requirements.

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5 Working near Gas Infrastructure - Conducting Works

For gas safety reasons, you must not conduct any works / activities on-site near High Pressure Gas Infrastructure prior to obtaining a HP Notification relevant to the works.

- All construction personnel must be made aware of the presence of gas infrastructure at the daily pre-start meetings and the weekly toolbox meetings, with due consideration given to the gas infrastructure within the relevant Job Safety Assessment / Take 5.
- Gas Warning Signs / Sign Posts must not be disturbed, relocated, removed, or altered without the prior written approval of Engineering Services.
- Sources of electrical energy such as generators or other machinery must not impart any current or voltage to the gas assets.

5.1 Current Plans

Current DBYD plans must be obtained immediately prior to any construction commencing within a project area. Current plans must be kept on site throughout the duration of the works (current means 30 days from the date of request).

5.2 Locating Gas Assets

Prior to works commencing, it is the responsibility of the manager of the works, the onsite supervisor and the machine operator to arrange location of all assets that might be affected by the works, protect these assets during the work activities and to conduct the works safely.

The presence of gas infrastructure can be readily determined by conducting a DBYD enquiry (Section 4.2). After receiving the DBYD plans, buried gas assets can be determined through safe excavation methods (potholing) as detailed in the following sections.

A small percentage of the gas pipelines (approximately 10% of the Network) will require location by an Approved Locator (refer to Section 6.1). For the rest of the Network, it is acceptable for the proponent to hand dig to identify the location of the gas pipelines. Where the operator is not familiar or confident working around gas assets, the use of an Approved Locator is recommended.

Table 4: Where an Approved Locator is required

| Pressure | Acronym | Network Descriptor |
|-------------|---------|---|
| 25040- | PEHP | Polyethylene High Pressure, sizes DN160mm and above |
| 350kPa | CHP | City High Pressure |
| 700kPa | FHP | Fremantle High Pressure |
| 500-6900kPa | HP | High Pressure |

When working near or above gas pipelines or services, the location of the gas assets must always be pegged or suitably visually indicated.

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5.2.1 Locating Buried Assets (Potholing)

Potholing is the practice of hand digging or vacuuming a test hole to expose underground assets to ascertain their exact position and depth. Potholing must be carried out prior to any drilling or excavation that may impact these underground assets.

Potholing can be carried out with a hand shovel or by vacuum extraction. If using vacuum extraction, please note that water jetting at high pressures has the potential to damage buried assets. Care should be taken if water jetting and water pressures should be limited to 1500 psi (100bar) to avoid damage. Potholing should never be carried out with a mechanical excavator.

Prior to any potholing being carried out you must read the DBYD plans to fully understand what utilities are in the vicinity and identify any associated street furniture (access pits, test posts, etc.). You are not permitted to excavate within 15 metres of high pressure gas assets without a valid HP Notification being issued by ATCO Gas, other utilities may have similar conditions for works around their assets.

It is common practice to utilize sections of PVC or other material to locate and mark the pipeline. Once the measurements have been made, the marker poles must be repositioned vertically to ensure there is a minimum of 300mm clearance from the gas pipeline to the bottom of the marker. Clean fill must be replaced around the pipe, through and under the pole to return the soil to ground level. This will assist in preventing damage to the pipeline from vertical impacts to the marker posts, forcing the posts down onto the pipeline.

Consideration should be given to utilise qualified locators for all asset locations. For high pressure gas assets, an Approved Locator must be used in all cases, after a valid HP Notification has been issued.

In addition to potholing to locate the asset, strategic slip trenching should be considered for all drilling or excavation works. Slip trenching provides a visual separation to underground assets and is useful, and may be required, when drilling near gas assets or other high risk utilities.

If unable to locate the service, contact the utility provider and your supervisor and do NOT proceed with any drilling or mechanical excavation.

5.2.2 Locating Assets under Slabbing

In some locations concrete slabbing has been installed to protect the gas assets from damage. Protective concrete slabs can often be identified through writing on the top of the slab (i.e., 'High Pressure Gas Pipeline') or through the presence of yellow gas warning tape across the top of the slab. Where these slabs are required to be removed to positively identify the gas pipeline, an Approved Locator must always be used.

DBYD information may indicate the start and end points of the slabs. Slabs are generally 1.2m x 1.2m of concrete with lifting lugs to assist with removal. Gas pipes are generally 300mm below the bottom of the slab. Where required, excavate to allow removal of the slab ensuring that other assets are located and protected. Using an Approved Locator, remove the slab and store it in a safe location to prevent damage to the slab or from the slab falling into or causing collapse of the trench. Continue hand excavation under the slab until the pipeline is located in accordance with the requirements of sections 5.2.1 and 6.3. For any works around HP Gas Pipelines, the pipe itself must be visually sighted.

On completion of the works the protection slabs are required to be reinstated using an Approved Locator. A minimum of 300mm clean fill must surround the gas assets and the gap between slabs must be no greater than 200mm and no less than 25mm.

Concrete slabbing is often used to protect the pipe in instances of reduced depth of cover or in areas of high consequence, due caution should be exercised for works to proceed safely.

Document No.: Revision:

5.2.3 Locating Assets Bored within Rock

For location of bored sections of pipe within rock where the pipe cannot be visually checked, contact with Engineering Services is required to determine clearances and crossing requirements. In these situations, DBYD information may indicate the start and end points of the bores, where drawings do not show this information please contact Engineering Services. At the bore entry or exit point the pipeline should be located and exposed utilising the location requirements of this section. The pipe within a bore should either be steel or if PE, have tracer wire attached to the PE pipe. This tracer wire or the steel pipe can be used by an Approved Locator to attach a locating signal for positioning the pipe within the bore for depth and alignment. In some cases, additional bore information (bore logs) is available.

5.3 Service Crossing under, or over, any Gas Pipeline

At the proposed crossing, you must locate the gas pipeline and verify its position and depth visually at the proposed crossing point. Any service crossing shall be perpendicular to the gas pipeline, unless written approval from Engineering Services is obtained prior to the installation of the service.

You will need to visually sight the gas pipeline again, using a suitable hand-dug Observation Pit, to ensure that the drill / header / auger / jacking-pipe / crossing being used is able to be clearly seen by eye. This is to ensure that you are able to observe where the location of the gas pipeline is at all times and to prevent any possible damage to the gas pipeline from the installation of the crossing. Unseen jack / drilling / header advancing, or 'blind boring', pose high risks to the gas pipeline and should not be attempted under any circumstances.

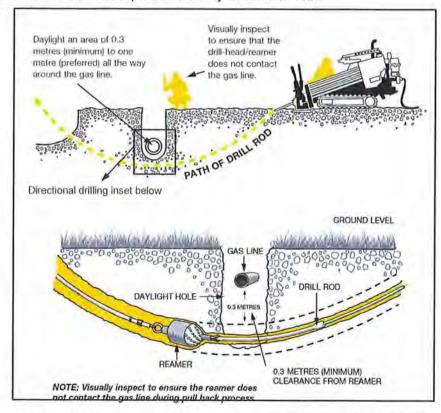


Figure 2: Observing and maintaining safe clearances when boring

A minimum clearance of 300mm is required between the gas pipelines and any third party pipe or service crossing. For concrete mains passing above gas pipelines a minimum clearance of 500mm is required.

5.4 Service Paralleling a Gas Pipeline

To determine the position of the pipe, you will need to locate the gas pipeline at 10m intervals along the parallel straight sections and physically locate all bends, junctions / laterals service offtakes and tappings / protrusions and at entry and exit locations. Some site conditions may require intervals of 5m or less for accurate location of services.

With the exception of potholing to locate the pipe, installation works must not disturb the ground 500mm all around the gas assets. This includes the collapsible area around the excavation due to the angle of repose or natural angle of the lay of the soil during the works. On completion of potholing, the ground around the pipe should be reinstated to existing ground levels as described in section 5.2.1.

The services must not be installed such that the gas pipeline cannot be safely accessed without working in the collapsible zone of the service. For any installation less than 1-metre from a gas pipeline, contact Engineering Services for suitable pothole spacing.

You are solely responsible for ensuring that all safety precautions and measures on site are met, and must endeavour to ensure that no damage occurs to the gas pipeline.

5.5 Hot Works

No hot work may be conducted within 15m of any gas infrastructure except in compliance with applicable laws and Australian Standard 1674. Typical hot works include grinding, welding, thermal or oxygen cutting or heating, and other related heat-producing or spark-producing operations.

The presence of gas infrastructure shall be specifically identified as a hazard, with the requirements of Section 3 Hazardous Areas within AS1674.1 applied accordingly. These requirements include a hot works permit authorised by a responsible officer, monitoring for flammable gases, and response procedures in the event of fire or flammable gas detection. Do not let heat sources or hot works impact on gas infrastructure and take into consideration that the ground or adjacent structures may also be capable of transmitting heat so as to circumvent protection afforded by a heat shield or barrier.

ATCO Gas requires a review by Engineering Services prior to hot works where there is less than 600mm ground cover to buried gas infrastructure, or within 15m of any gas infrastructure located above-ground (including any pits or valve covers).

5.6 Changes to Ground Levels or Surface Conditions

Material must not be placed on or near the pipeline, nor can ground levels be altered without written permission from ATCO Gas. Any proposed alterations to the finished surface level, width or surfacing of any street, road reserve or crossover shall be submitted to Engineering Services for assessment in-line with this document.

5.7 Operating over Gas Infrastructure with Vehicles or Heavy Equipment

Vehicles crossing over the pipeline are limited to Light Vehicles (Gross Vehicle Mass not greater than 4.5 tonnes) or Heavy Vehicles on established sealed crossovers (compliant General Access (as of right) Vehicles). Any crossings with reduced cover or exceeding the above limits must be assessed by Engineering Services.

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5.8 Vibration and Compaction Operations

5.8.1 Vibration

In order to avoid pipeline damage, vibrations from any site-works or activities must not exceed 5 mm/sec Peak Particle Velocity (PPV) as measured at the gas pipeline, by an ISO 9000 quality-accredited vibration monitoring company. If requested, you must provide ATCO Gas with the results of the vibration readings by the next working day.

5.8.2 Compaction

Methods of compaction within the proximity of gas pipelines must be restricted to prevent damage to gas pipelines and their coatings. Compaction requirements are subject to site review, with the following table providing a guide to acceptable compaction methods around gas infrastructure, including to pipelines with reduced depth of cover. Any compaction not in compliance with these guidelines must have written agreement from Engineering Services prior to conducting any works.

Table 5: Allowable compaction near gas pipelines

| Horizontal distance to gas pipeline | Minimum undisturbed depth-of-cover provided | | Size of Compacter / Roller | Vibration mode |
|--|--|----------|---|--------------------------------------|
| 0 – 5 metres | 300mm | | Small hand-held plate compacter only | Any vibration setting |
| | 500mm | | Hand-held larger plate compacter | Any vibration setting |
| | | | Maximum (total) 8-tonne tandem-drum | Static roller only (no vibration) |
| | 900mm | 750mm | Maximum (total) 8-tonne tandem-drum | low-amplitude vibration setting only |
| | All HP | PVC & PE | Maximum (total) 10-tonne vibratory roller | Static roller only (no vibration) |
| 5 – 10 metres | N/A | | Maximum (total) 8-tonne tandem-drum | Any vibration setting |
| | | | Maximum (total) 10-tonne vibratory roller | low-amplitude vibration setting only |
| 10 – 15 metres | N/A | | Maximum (total) 10-tonne vibratory roller | Any vibration setting |
| > 15 metres | N/A | | No restri | ctions |

Any compaction in rocky areas must be submitted to Engineering Services for assessment prior to works commencing. Consideration should be given to using oscillating rollers rather than vibrating rollers.

5.8.3 Piling

No pile-driving, sheet-piling, vibro-piling, hammer-piling is permitted within 30m of a gas main, except with specific Engineering Services prior written consent. It should be noted that contiguous piling is a preferred method of retaining, subject to assessment by Engineering Services.

5.8.4 Blasting / Seismic Survey / Explosives

No blasting, seismic survey or any use of explosives is permitted within 100m of a gas main, except with specific Engineering Services prior written consent. Calculations demonstrating the predicted maximum particle velocity will be required for assessment by Engineering Services.

5.9 Dewatering

The site contractor shall make sure that any dewatering on-site shall not result in gas pipeline subsidence. You are responsible for engaging specialist dewatering firms to submit relevant dewatering calculations and figures to ATCO Gas for acceptance, showing that your dewatering operations will have no detrimental impact to our pipeline. We will review your submission and, depending on the proposed impact, you may be required to install a monitoring bore(s).

5.10 Additional Requirements near Metallic Pipelines

5.10.1 Direct Current Voltage Gradient (DCVG) Surveys

Prior to any road works or ground surface treatments occurring, DCVG Surveys may be required in order to check the condition of the gas pipeline's protective coating. You will be responsible for the costs of any testing required.

Generally, if 10m or more of steel HP Gas Pipeline will subsequently be located within 500mm measured horizontally, or under, the finished surface of the road / driveway or shoulder you must first pre-organise with Engineering Services to perform a DCVG Survey. Please quote any ATCO Gas file reference number included on related correspondence.

If the survey indicates that additional coating protection or coating repairs will be required, please ensure that you allow for additional time in your project in order to arrange these works. You should not call for tenders or commence site-works, before a DCVG Survey and/or pipeline coating repair is completed.

If any coatings are found to have been damaged by your works or activities, or by the lack of preventative actions, then you will be charged for the costs associated with the damage and repair of the coating, including any indirect damage that has occurred during your works such as coating damage from excessive vibration.

5.10.2 Electrical Cables, Earth Rods, Substations, Transformers or Impressed Current Systems

Sources of electrical current such as above and below ground electrical cables, earth rods, or impressed current systems of non- ATCO Gas pipelines must not interfere with the corrosion protection and induced voltage mitigation equipment of existing ATCO Gas assets.

ATCO Gas requires that any new electrical infrastructure near gas assets comply with AS4853:2000. ATCO Gas approval of any mitigation requirements must be received prior to installation of the infrastructure. During the design stage the proponent shall verify location of metallic pipeline including any appurtenance affected by the Earth Potential contour hazard. Please note that DYBD plans may not show all gas assets nor may it distinguish from above or below ground assets.

Earthing rods, substations, transformers, earthing-stakes, non- ATCO Gas pipeline impressed current systems, or cables operating at 22kV or greater, will often adversely affect the safety of the gas pipelines unless mitigation is employed in accordance with AS4853:2000. Engineering Services must be pre-notified in all cases, and where mitigation controls are required an Earth Potential report may be required.

Document No.:

5.11 Exposure of Gas Assets

Where gas pipelines are required to be temporarily exposed, measures must be put in place to protect the pipelines from damage. Measures must be taken to protect the pipe from accidental (construction or vehicle impact) and deliberate damage (vandalism). Where any exposed gas pipe will be left unattended for any period of time, prior approval must be received from Engineering Services.

Damage by sagging must also be prevented, with safe working procedures developed for exposing any gas pipelines. For any unsupported span of pipe, Engineering Services can be contacted for advice on safe working procedures.

The following table can be used as a guide for maximum lengths of pipe that can be left unsupported for any period of time, subject to on-site review of the pipeline condition and safe working methods being utilised.

Table 6: Maximum unsupported length for gas pipelines

| Pipe Size | Pipe Material (Maximum Unsupported Length, m) | | | |
|----------------|---|-------------------|-----------------------------|--|
| (Diameter, mm) | Steel (ST) | Polyethylene (PE) | Polyvinyl Chloride (PVC) | |
| 20 | 2.0 | 1.5 | 1.5 | |
| 32 – 40 | 2.5 | 2.0 | 1.5 | |
| 50 - 63 | 3.0 | 2.0 | 1.5 | |
| 75 – 90 | 3.6 | 3.0 | 1.5 | |
| 100 – 110 | 4.1 | 3.0 | 1.5 | |
| 150 – 160 | 5.0 | 3.0 | 1.5 | |
| 195 – 225 | 5.7 | 3.0 | 1.5 | |
| 250 – 280 | 6.4 | 3.0 | 1.5 | |
| 300 + | 7.0 | 3.0 | 1.5 | |

Prior to backfilling, a minimum of 150mm all around the pipe shall be filled and packed with suitable backfilling material. The padding shall be fine, loose material, equivalent to washed beach or river sand. The sand shall be clean, free from all sharp objects, clay material, vegetable matter, building debris and disused road paving material.

The crown (top), of the asset shall be covered with a minimum of 300mm of clean backfill material prior to mechanical compaction. The remainder of the excavation shall be backfilled at 300mm increments and compacted to the density level in the surrounding sub-grade material and compaction requirements of the relevant road authority. All mechanical compaction must comply with Section 5.8.2.

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6 High Pressure Gas Infrastructure – Mandatory Requirements

6.1 Assets Subject to these Mandatory Requirements

Additional requirements are imposed on any activities occurring in close proximity to high pressure gas infrastructure. These requirements act on top of the obligations within the planning and conducting work sections within this document. These mandatory requirements apply to all works within 15m of high pressure gas infrastructure, as follows:

Table 7: Application of Mandatory Requirements to various types of the Network

| Pressure | ssure Acronym Network Descriptor | | Mandatory Requirements | |
|-------------|----------------------------------|-----------------------------|----------------------------|--|
| 20kPa | AMP | Albany Medium Pressure | No – LPG Network | |
| 5kPa | LP | Low Pressure | No | |
| 7kPa | MLP | Medium-Low Pressure | No | |
| 70kPa | MP | Medium Pressure | No | |
| 350kPa | PEHP | Delivethidene High Deserves | No, sizes DN110mm & below | |
| | | Polyethylene High Pressure | Yes, sizes DN160mm & above | |
| | CHP | City High Pressure | Yes | |
| 700kPa | FHP | Fremantle High Pressure | Yes | |
| 500-6900kPa | HP | High Pressure | Yes | |

The mandatory conditions around this infrastructure apply to all works including service location and all above ground activities that could impact on the infrastructure. The mandatory requirements are detailed in this section, summarised as follows:

Works within 15m of High Pressure Gas Infrastructure:

All works must have a current ATCO Gas Australia HP Notification (Section 6.2.1).

Works within 5m of High Pressure Gas Infrastructure:

- All works must have a current ATCO Gas Australia HP Notification (Section 6.2.1).
- Attendance is required by an Approved Locator for all activities / works (Section 6.3.1).
- The location of gas assets must be proven <u>immediately</u> prior to work (Section 6.3.2).
- Limitations on activities and use of mechanical equipment apply (Section 6.3.2).

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6.2 Works within 15 Metres of High Pressure Gas Infrastructure

Due to the risk associated with working around high pressure gas pipelines, all works that are proposed within 15m of High Pressure Gas Infrastructure must be evaluated by ATCO Gas. Once consent is provided by ATCO Gas as the asset owner, a HP Notification will be provided that will list the permitted activities and any conditions that must be followed. A hard copy of the current HP Notification must always be on site and presented to any authorised officer of ATCO Gas upon request.

Relevant works are any action or activity or the omission of any act or activity that could affect the gas pipeline including, but not limited to:

- Weight loading onto the pipeline heavy vehicle crossings, crane positioning, equipment storage, compaction, additional ground cover.
- Vibration loading compaction, drilling, piling, vibratory rolling.
- Impact digging, drilling, tie-back bars, pole installation, fencing, boring, new service installation, ground anchors, tree removal or stump grinding, etc.
- Alteration of ground conditions road works, land developments, footpaths, crossovers, cycle paths, planting of vegetation, etc., including any activities that may limit access or cause the ground to shift or subside.

The location / position and obvert level (i.e., 'top') of all gas pipelines should be proven using direct visual identification during the planning / design stage of the project. In some instances, proving of the gas pipeline is necessary to obtain a HP Notification for subsequent activities.

6.2.1 HP Notification

The HP Notification is provided by the ATCO Gas HP Officer once all requested information has been provided, and ATCO Gas is satisfied that the works can proceed without damaging the Network. Where deemed necessary, the works may have to be reviewed by Engineering Services.

The ATCO Gas HP Officer at their sole discretion will decide whether to issue a site specific HP Notification with accompanying conditions / requirements imposed, and the proponent shall also comply with such conditions / requirements.

For gas safety reasons, you must not conduct any works / activities on site, prior to obtaining the relevant HP Notification from the ATCO Gas HP Officer.

The HP Notification must be kept on site with the works supervisor. All of the activities within 15m of HP Gas Infrastructure must be covered under the HP Notification.

ATCO Gas regularly patrols its gas pipelines, and this HP Notification must be presented upon request by an officer of ATCO Gas. Failure to provide the HP Notification or failure to demonstrate the works are in compliance with the approved activities may result in halting of the job until compliance with ATCO Gas requirements is proven by the operator.

ATCO Gas reserves the right to notify WorkSafe and EnergySafety in cases of noncompliance and initiate prosecution as necessary.

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6.2.2 Required Lead Times

The minimum times that should be allowed for requesting and receiving a HP Notification to allow works within 15m of High Pressure (HP) Gas Assets are as follows:

Table 8: Minimum time frames for requesting HP Notifications

| Type of Request | Time Frame |
|--|-----------------|
| HP Notification without Engineering Assessment | 2 business days |
| HP Notification with Engineering Assessment | 4 weeks |

Where the proposed works are altered or added to, additional time should be allowed for reassessment. Where works may require alterations to the Network, additional time will be required per Section 4.5.1.

6.2.3 What Information Will You Need to Provide the HP Officer

You must forward <u>all</u> relevant project details and drawings of any proposed works (including any temporary works / activities) and proposed machinery deployment, to the ATCO Gas Australia HP Officer. A current ATCO Gas Australia DBYD Sequence Number must also be provided when calling.

The HP Officer can be contacted 8am - 4pm weekdays:

Phone: 1300 926 755

E-mail: HPenquiries@atcogas.com.au

For any emergencies call 13 13 52* (24 hours), as detailed in Section 2.1.

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6.3 Works within 5 Metres of High Pressure Gas Infrastructure

6.3.1 Attendance by an Approved Locator

In addition to the HP Notification requirement (Section 6.2.1), an ATCO Gas approved HP Gas Pipeline Location Officer (Approved Locator) <u>must</u> be on site to attend and assess all works and activities. Exceptions to this requirement may be granted in the case of works that involve hand digging only and this is at ATCO Gas's discretion.

To obtain a list of Approved Locators and to request a HP Notification, contact is made through the ATCO Gas Australia HP Officer (Section 3.3.3).

All on-site attendance by Approved Locators is at the requestor's booking and cost. You are responsible for any landscaping or road reinstatements that may be required by local regulations imposed by a local government authority or road-owner / landowner.

6.3.2 Work Requirements near High Pressure Gas Infrastructure

The location of ATCO Gas assets must be visually proved immediately prior to commencing any site works / construction, all digging must be by hand until the gas pipeline is visually located and confirmed. When working near or over HP Gas Pipelines, the location of the pipeline must be pegged or suitably visually indicated at all times.

Mechanical digging maybe conducted for further excavation under the direction of an Approved Locator once the pipeline has been located, **but no closer than 1 metre radially to the pipeline**. Accordingly, for any work within 1 metre of HP Gas Pipelines you must provide suitable labourers for hand-digging or vacuum extraction under the standing supervision of the Approved Locator on site.

All mechanical digging shall be limited to the use of machinery up to an equivalent of a 20-tonne excavator with general purpose buckets only (no tiger tooth or similar without specific approval). Note that your site works may be delayed or stopped at time of construction if pre-proving by an Approved Locator has not been completed and Engineering Services has not otherwise agreed to the proposed design and clearances.

All digging within 5m of high pressure gas assets requires an Approved Locator to be present to assess the works to ensure the protection of the HP Gas Infrastructure.

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7 Related Documents

The following standards and legislation **must** also be referred to when conducting works around gas infrastructure:

Table 9: Standards and legislation applicable to working around gas infrastructure

| Star | idards and Legislation |
|------|---|
| • | AS 2885.0:2008 Pipelines – Gas and Liquid Petroleum |
| | AS/NZS 4645.1:2008 Gas Distribution Networks |
| • | AS/NZS 5601.1:2013 Gas Installations |
| • | AS 4041:2006 Pressure Piping |
| | AS/NZS 4130:2009 Polyethylene (PE) Pipes for Pressure Applications |
| • | ATCO Gas Australia Policies and Procedure (SWIs) |
| | Energy Coordination Act 1994 |
| • | Environmental Protection Act 1986 |
| | Gas Standard Act 1972 |
| | Gas Standards [Gas Fitting and Consumer Gas Installations] Regulations 1999 |
| | Occupational Safety and Health Act 1994 |
| • | Occupational Safety and Health Regulations 1996 |
| • | Utility Providers Code of Practice for Western Australia |
| • | Western Australia Excavation Code of Practice 2005 |

8 Disclaimer

Note:

- To the maximum extent allowed by law, no warranty or representation is given or made concerning the information provided in this document (including as to quality, completeness, accuracy or fitness for any purpose or that it complies with any applicable laws, standards or codes).
- You should conduct your own independent due diligence checks and verifications and obtain your own independent design and advice from relevant competent engineering experts and other professionals (including to ensure the stability, structural integrity, support, durability, performance, drainage, safety, quality, adequacy, fitness for any purpose and compliance with all relevant laws, standards and codes) for your own constructions, their location, footings, foundations, protections, materials and any equipment, fittings, wires, cabling, pipes, conduits or apparatus to be used, applied or installed in relation to those constructions; and for the maintenance, upkeep, repair, monitoring and checking on an ongoing basis of any such constructions.
- 3. Each site will have its own unique conditions / characteristics / difficulties / requirements and therefore it is your sole responsibility, as the project proponent to conduct independent investigations, research and engineering analysis and seek independent specialist advice regarding your specific projects / activities / works to ensure that any of your works / activities do not cause damage, or are likely to cause damage to, gas assets.
- 4. To the maximum extent permitted by law, ATCO Gas Australia, its related bodies corporate and officers, employees, agents or contractors are not liable in any way whatsoever (including for negligence, recklessness or breach of any statutory duty) for any loss, liability, cost or claim of any kind whatsoever (including any direct loss, indirect loss, consequential loss, economic loss, loss of profit, loss of opportunity, death, illness, injury or damage to reputation or goodwill) arising from or in relation to the use of or reliance on the information in this document.
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| Publication Inform | ation | | | |
|---------------------|----------------------|---|------------|------|
| Title: | NCN WI008 F | NCN WI008 RF01 – Additional Information for Working around Gas Infrastructure | | |
| Revision: | 10 | Issue Date: | 07/06/2016 | |
| Proposed Change | Information | | | |
| Page No.: | | Paragraph No.: | | |
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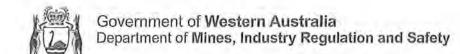
ATCO Gas Australia
Engineering Services
PO Box 3006
Success WA 6964

Email: engineering.services@atcogas.com.au

Document No.: Revision: Issue Date: NCN WI008 RF01

10 07/06/2016

Submission 3



833-2-21-124 Pt 1 (RLS/0713)

Our ref

A0159/201501

Enquiries Colin STRICKLAND

9222 3139

Colin.STRICKLAND@dmirs.wa.gov.au

Ms Kerrine Blenkinsop Secretary Western Australian Planning Commission Locked bag 2506 PERTH WA 6001

| Dep: | artment of Planning, ands and Heritage Received |
|---|---|
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Dear Ms Blenkinsop

METROPOLITAN REGION SCHEME PROPOSED AMENDMENT 1328/57 HAZELMERE ENTERPRISE AREA STRUCTURE PLAN - PRECINCT 7

Thank you for your letter dated 22 August 2017 inviting comment on the above proposed amendment for the rezoning of a 37.8 ha parcel of land in the Talbot Road, Hazelmere area from 'Rural' to 'Industrial' zone.

The Department of Mines, Industry Regulation and Safety has determined that this proposal raises no significant issues with respect to mineral and petroleum resources, geothermal energy, and basic raw materials

Yours sincerely

Rick ROGERSON | Executive Director

Geological Survey

11 September 2017



Your reference: 833-2-21-124 Pt1

(RLS/0713)

Our reference: LUP 223 Enquiries: Rodney Safstrom

The Secretary
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 60010
mrs@planning.wa.gov.au

Re: Metropolitan Region Scheme Propose Amendment 1328/57 Hazelmere Enterprise Area Stucture Plan – Precinct 7

Dear Ms. Blenkinsop,

Thank you for the opportunity to comment on the above MRS Amendment. The Department of Primary Industries and Regional Develoment has no objection to the proposed amendment as the land is not considered to be high quality agricultural land and is not an important food production area.

Yours sincerely

Melanie Strawbridge

Director

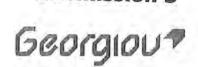
Land and Water Assessment

Melanie Chawtonolge

12 September 2017

ABN: 18 951 343 745

Submission 5



Georgiou Capital Pty Ltd 68 Hasler Rd Osborne Park WA 6017 PO Box 1765 Osborne Park DC 6916 T: +61 8 9200 2416 F: +61 8 9200 2300 E: john.siamos@georgiou.com.au

ABN 73 008 846 535

22 September 2017

Secretary Western Australian Planning Commission Locked Bag 2506 Perth, WA 6001

SUBMISSION METROPOLITAN REGION SCHEME MINOR AMENDMENT 1328/57 HAZELMERE ENTERPRISE AREA STRUCTURE PLAN - PRECINCT 7

Georgiou Capital - Owner of Lot 7 Talbot Road. Support MRS Amendment

We fully support proposed MRS Amendment 1328/57 to rezone land north of Talbot Road to 'Industrial".

Matter of Detail - Adelaide Street Extension

We take issue with the matter of extension of Adelaide Street being "satisfactorily resolved prior to the finalisation of the amendment" as stated in point 4 'Discussion' in the Amendment Report. We consider that the issue of the satisfactory resolution of Adelaide Street extension can be a matter held over to apply to the finalisation of the Local Scheme Amendment which will need to follow after this MRS Amendment and/or future structure planning stages.

We consider this approach fair and reasonable given that the subject land originally formed part of MRS Amendment 1254/57 and was only removed from that Amendment due to the matter of its potential to be affected by the then Midland freight rail realignment. The WAPC in its consideration of the matter of Adelaide Street extension in recommending finalisation of Amendment 1254/57 stated "As this amendment has been substantially advanced, reduced in area (from originally advertised) and discussions are occurring on resolution of local road access, in these circumstances the WAPC considers it would be appropriate for the amendment to be finalised.

In the subsequent local scheme amendment and structure planning stages, the City of Swan (in conjunction with the WAPC) will be required to consider local road access arrangements." The subject land differs no differently and the circumstances differ no differently between this current amendment 1328/57 and previous amendment 1254/57. Given the argument of precedent, consistency and fairness the same approach should be applied to amendment 1328/57 as was afforded to amendment 1254/57.

If you have any queries please call me on 0419 805 206 or email at john.siamos@georgiou.com.au

John Siamos Executive Director

Planning and Development Act 2005

Section 57 Amendment (Minor) Form 57

| Dep L | partment of Planning, ands and Heritage Received |
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| Scanned Altachments Scan QA Doc No File No | 02 OCT 2017 A 9432 967 |

Submission

Metropolitan Region Scheme Amendment 1328/57

Hazelmere Enterprise Area Structure Plan - Precinct 7

| To: Secretary Western Australian Planning Commission Locked Bag 2506 | Submission 6 | | |
|--|--|--|--|
| PERTH WA 6001 | RLS/0718 | | |
| First Name CLARE | SENIOR PLANNING CONSULTANT, Surname McLEAN PETER D WEBB AND ASSOCIATES | | |
| Address .PO BOX 920, SUBIACO | | | |
| Contact phone number .0414 384 972 E | mail address .clare@webbplan.com.au | | |
| Submission (Please attach additional pages if required. It is prefer | red that any additional information be loose rather than bound) | | |
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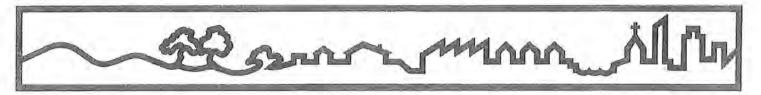
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| You should be aware that: | |
| The WAPC is subject to the Freedom of Information Act 1992 and as such, submissions made to subject to applications for access under the act. | the WAPC may be |
| In the course of the WAPC assessing submissions, or making its report on these submission submission or the substance of that submission, may be disclosed to third parties. | ns, copies of your |
| To be signed by person(s) making the submission | |
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Contacts: Telephone - (08) 6551 9000 Fax - (08) 6551 9001 Email - mrs@planning.wa.gov.au; Website - http://www.dplh.wa.gov.au

Note: Submissions MUST be received by the advertised closing date, being close of business (5pm) on 30 OCTOBER 2017. Late submissions will NOT be considered.

PETER D WEBB AND ASSOCIATES



CONSULTANTS IN TOWN PLANNING AND URBAN DESIGN

28 September 2017

Our Ref: C1001-42

Secretary Western Australian Planning Commission Locked Bag 2506 PERTH WA 6001

email: mrs@planning.wa.gov.au

Dear Sir/Madam

Re: Submission on MRS Amendment 1328/57 Hazelmere Enterprise Area Structure Plan – Precinct 7

This is to advise that we act on behalf of Automotive Properties Pty Ltd (APPL), the Company which owns Lot 145 Talbot Road and Lots 1 and 20 Stirling Crescent, Hazelmere. All three (3) of the subject properties are located within Precinct 7 of the Hazelmere Enterprise Area Structure Plan (HEASP) and form part of the subject Metropolitan Region Scheme (MRS) Amendment 1328/57.

On behalf of APPL, we write to confirm our full support for MRS Amendment 1328/57, which proposes to rezone the land to the north of Talbot Road from 'Rural' to 'Industrial'.

Our only concern relates to the reference in the Amendment Report that the extension of Adelaide Street is required to be 'satisfactorily resolved prior to the finalisation of the amendment'. (Refer to the subsection titled 'Adelaide Street Connection to Abernethy Road', under Statutory Context - Part 4 of the Report.)

It is our view that the matter of resolving the Adelaide Street connection to Abernethy Road is able to satisfactorily addressed through the subsequent Local Scheme Amendment and/or future structure planning stages. It should not be a reason for delaying the progression of this MRS Amendment through to final approval. This approach is considered to be fair and reasonable given that the area the subject of this Amendment originally formed part of MRS Amendment 1254/57 and was only removed from that Amendment pending confirmation of the Midland freight railway realignment. The rail alignment has now been confirmed as not impacting on the subject lots and therefore, this Amendment proposal is being progressed.

In consideration of the matter of Adelaide Street extension, the WAPC recommended finalisation of the earlier Amendment 1254/57 on the grounds that it was identified as being appropriate that local road access issues be addressed through the local scheme amendment and structure planning stages. The following extract from the MRS Amendment 1254/57 Report confirms the position of the WAPC on this matter.

'As this amendment has been substantially advanced, reduced in area (from originally advertised) and discussions are occurring on resolution of local road access, in these circumstances the WAPC considers it would be appropriate for the amendment to be finalised. In the subsequent local scheme amendment and structure planning stages, the

Submission on MRS Amendment 1328/57 Hazelmere Enterprise Area Structure Plan – Precinct 7 Our Ref: C1001-42 Page 2

City of Swan (in conjunction with the WAPC) will be required to consider local road access arrangements.'

The area the subject of this current MRS Amendment 1328/57 and the circumstances surrounding this rezoning proposal are no different to the earlier now gazetted MRS Amendment 1254/57. On the grounds of precedent, consistency and fairness, we therefore respectfully request that the same approach to the granting of the final approval of the former Amendment 1254/57 now be applied by the WAPC to Amendment 1328/57.

On behalf of APPL, we look forward to this final area of Precinct 7 of the HEASP being rezoned to 'Industrial', in accordance with the longstanding strategic plan for this location.

Should staff have any queries regarding this submission, the writer is available, at their convenience.

Yours faithfully

CLARE MCLEAN

Senior Planning Consultant

CC:

Director, APPL

Planning and Development Act 2005

Section 57 Amendment (Minor) Form 57

Department of Planning, Lands and Heritage Received

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Submission

Metropolitan Region Scheme Amendment 1328/5 Tile No.

Hazelmere Enterprise Area Structure Plan - Precinct 7

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| Address | 141 TALBOT ROND HAZELMERE Postcode 60 | 0.5.5 |
| | phone number 04/8902075 Email address RIBSELL OSWANREGA | |
| Submis | sion (Please attach additional pages if required. It is preferred that any additional information be loose rathe | er than bound) |
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| ****** | The contract of the contract o | mo |
| | SWAN REGIONAL SERVICES PTY LTD fully supports the proposed Mamendment 1328/57 to rezone land north of Talbot Road to 'Industrial''. | IKS |
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| 1 | Matter of Detail – Adelaide Street Extension | ********** |
| | We take issue with the matter of extension of Adelaide Street being "satisfactor | |
| 1 | esolved prior to the finalisation of the amendment" as stated in point Discussion in the Amendment Report. | t 4 ······· |
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Note: Submissions MUST be received by the advertised closing date, being close of business (5pm) on 30 OCTOBER 2017. Late submissions will NOT be considered.

Submission 8



Your Ref: 833-2-21-124 Pt 1 (RLS/0713) Our Ref: F-AA-00808/21 D-AA-17/63327 Enquiries: Vic Andrich (08) 9388 4999

Ms Kerrine Blenkinsop Secretary Western Australian Planning Commission Locked Bag 2506 PERTH WA 6000

Attention: Andrew Thomas

| Dep La | artment of ands and H Receive | leritage |
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Dear Ms Blenkinsop

METROPOLITAN REGION SCHEME AMENDMENT 1328/57 - HAZELMERE ENTERPRISE AREA STRUCTURE PLAN - PRECINCT 7

Thank you for your letter, of 22 August 2017, requesting comment from the Department of Health (DOH) on the above proposal. The DOH provides the following comment:

1. Water and Wastewater Issues

The amendment should require that all developments are to be connected to scheme water as per the *Government Sewerage Policy - Perth Metropolitan Region*. Approval is required for any on-site waste water treatment process with such proposals being in accordance with DOH publications which may be referenced and downloaded from:

http://ww2.health.wa.gov.au/Articles/N_R/Recycled-water http://ww2.health.wa.gov.au/Articles/U_Z/Water-legislations-and-guidelines

2. Public Health Impacts - Industrial Estates and Precincts

Enclosed is a scoping tool that highlights public health issues that should be addressed and incorporated into the proposed industrial estate/precinct.

Should you have queries or require further information please contact Vic Andrich on (08) 9388 4999 or ehinfo@health.wa.gov.au

Yours sincerely

Jim Dodds

EXECUTIVE DIRECTOR

ENVIRONMENTAL HEALTH DIRECTORATE

12 October 2017

Att

Environmental Health Directorate



Industrial estates, precincts and industrial developments Scoping Tool: Public Health Considerations

Land-use planning decisions have a direct impact on public health both in terms of promoting healthy living and in terms of preventing both acute and chronic diseases.

This information sheet is for State and Local Governments responsible for both land-use planning for industrial estates and assessing development proposals. This information sheet may also help government officials and public health professionals provide guidance to planners and others about the potential health implications of their decisions. Property developers of residential and industrial estates and precincts or industrial facilities may also find this information useful for preparing proposals.

Land-use planning directed towards sustainable economic growth through industrial development incorporates strategies which ensure sensitive land-users are not disadvantaged or placed at risk from industrial activity. Land-use plans that consider the health and wellbeing of local communities help preserve or even improve the health of the community affected by the proposed plans. Health and amenity issues that affect residential areas also affect business, visitors and workers in an industrial estate. Although traditionally not an area for public health, the aesthetics and amenity of an industrial estate can impact on how the area is perceived and in turn influence the health and wellbeing of people in the estate and adjacent neighbourhoods.

Industrial areas are important for economic growth and therefore the potential for incremental intrusion of non-industrial activities on these areas also needs to be considered to ensure the core function of an industrial area remains for industrial use. Industrial developments are most often compromised when separation distances to sensitive receptors have not been considered during the planning stage of either a residential estate or an industrial estate. Buffers based on separation distance can be implemented by State Government long after developers have purchased land for Industrial or residential estates. The potential for this to occur is greatest wherever residential land lies adjacent to heavy industry or land that is zoned and reserved for mixed industrial development and it is clear that separation distances have not been considered during planning or are inadequate.

This guidance is about promoting healthy public policy and is based on the understanding that health is not just the product of health care activities but is influenced by a wide range of activities that include land-use planning and industry regulation. Understanding how these activities influence health provides an opportunity for planning authorities to adopt strategies that help to prevent and reduce certain ill health for as long as possible and thereby help to reduce or avoid related health costs.

Sensitive receptors are any residential area and include but are not limited to schools, hospitals, elderly housing, day care facilities and individual residences.

Factors that influence public health to be considered by assessors and proponents include (but not limited to).

Air quality

Noise

Hazard management

Climate change

Light

Water quality

Radiation safety

Traffic

Features of Industrial Neighbourhoods that affect the health and safety of employees, visitors and neighbouring communities:

 Disaster preparedness and emergency management

· community consultation

 Built Environment and workforce well being

Air quality

Local air quality can be affected by air pollutants emitted from industrial facilities in an industrial estate or precinct during both the construction stage and during normal operations. Air pollutants may include odorous chemicals, gases, fumes and particulate matter (dust). Such pollutants, when not managed correctly, have been associated with health problems ranging from short lived reversible respiratory health effects to long term chronic cardiorespiratory health effects in exposed individuals. Air pollution has also been implicated in non-cardiorespiratory effects such as autoimmune disorders and low birth weight.

People who live near or adjacent to industrial estates do not expect industrial emissions to impact their health. They also expect a high standard of amenity. Two proven ways that impacts can be minimised is by providing a buffer between industry and sensitive land-uses and by ensuring industrial activities are regulated to minimise the impacts of noise, odour, dust and traffic.

A primary responsibility of State and local government planning authorities and is to preserve good air quality over residential areas both for purposes of health and amenity. To this end the planning authorities seek to ensure that air emissions from industrial facilities do not cause the air pollutants over residential areas to exceed health based air-quality standards/guidelines. The National Environmental Protection Measure (air NEPM) for ambient air quality prescribes ambient air quality standards for six key pollutants (PM₁₀, O₃, CO, NO₂, SO₂ and lead). Standards/guidelines for other pollutants are available from the Department of Environment Regulation (DER) or DOH. Standards/guidelines apply to residential areas and it is incumbent upon a proponent to determine that air pollutants emitted by their facility comply with the appropriate standard/guideline. To help ensure air quality standards/guidelines can be met in residential areas the DER regulates emissions for industrial facilities they licence and for facilities assessed by the Environmental Protection Authority (EPA) as requiring emission regulation.

The air-quality standards/guidelines apply to all sensitive receptors therefore industrial estates and residential areas should be strategically located to one another with due regard to factors that influence emission dispersal and dilution. Factors such as dominant wind direction and separation distance can reduce potential risks to communities. DOH also considers amenity important for health and wellbeing. Intermittent odour and dust emissions in particular degrade amenity and the potential for these to occur should be considered in the planning and approvals process. While the PM₁₀ air NEPM protects against the adverse health effects from dust, separate guidelines exist for dust levels that preserve amenity.

Air borne emissions are a feature of most industrial precincts whether from a fugitive source like a stockpile or from a point source like a stack. , Regardless of the source, a key question of the decision-making authority will be how the proposal or plan minimises amenity and health effects associated with air emissions? The following information from the proponent can assist answer this question

- A list of the potential contaminants of concern (their health effects and the recommended guideline for each contaminant may be required for high risk developments).
- · Monitoring or modelling data of the contaminants of concern if available.
- A statement of intent to develop and implement an air quality monitoring and management plan or a statement justifying why such a plan is not required
- Evidence of adaptive, mitigation and management practices sufficiently flexible to respond proactively to conditions likely to generate unexpected emissions, and
- Evidence of strategies to engage with the community or to deal with community concerns if and when they arise.

This is not a complete list and if necessary a proponent may seek the advice of a suitably qualified and experienced environmental consultant to prepare a concise but detailed air-quality risk assessment or air-quality management plan. Where there is a potential risk for large scale industrial air borne emissions to impact air quality, a 'health risk assessment' may quantify those risks and enable appropriate management actions to be developed. The DER and DOH may also provide proposal assessing authorities and proponents with advice.

Noise

Noise pollution is a potential problem when residential estates encroach on industrial areas. Potential noise impacts to residents can occur from sources such as industrial equipment, trucks and machinery (e.g. pumps or refrigeration plants).

Noise above the health guideline can lead to significant health and nuisance concerns from residents and workers. To minimise health and nuisance impacts associated with noise, a proponent should develop a noise management plan and have it approved by the authorising authority. Such a plan should be proactive and consider both the impact on and from future neighbours as the case may be.

The DER regulates noise from licensed facilities while local government regulates noise from nonlicensed facilities and residential areas.

Traffic

Increased traffic movements of trucks and machinery offsite through residential areas and local towns can cause concerns. It is important that where there is an increase in transit traffic appropriate planning and discussion with potentially affected communities is undertaken. A traffic management plan may be needed to manage traffic impacts on surrounding areas.

Light

Light pollution, characterised as excessive or obtrusive artificial light, may affect nearby communities.

Light pollution can be divided into two main types:

- 1) Annoying light that intrudes on an otherwise natural or low-light setting and
- Excessive light that leads to discomfort and adverse health effects. Its sources include advertising lights, commercial properties, offices, factories, streetlights, other buildings and illuminated sporting venues.

It is important to consider any light obtrusive activities surrounding the proposed development to ensure they do not impact on neighbouring properties.

Water quality

Wastewater disposal

In most instances, industrial developments require reticulated sewerage to be delivered by a licensed supplier in accordance with the draft *Country Sewerage Policy* or the *Government Sewage Policy - Perth Metropolitan Region*.

http://www.public.health.wa.gov.au/3/1430/2/subdivisions_and_town_planning_approvals.pm

However, in some locations reticulated sewerage systems, particularly in regional and remote areas, is not provided or planned. Moreover, existing sewerage systems may not have the capacity to accommodate increases in connection rates without significant investment. Therefore, it should be noted that it can take several years from planning stage discussions before an upgrade is operational.

Where a reticulated sewerage system is not available, health and environmental concerns may arise if a site does not install and maintain an appropriate onsite wastewater system to service the workforce and the development.

In situations where on-site wastewater systems are proposed, such as septic tanks or aerobic treatment units, it is essential to conduct a Land Capability Assessment or a geotechnical report as per AS 1547 (2000) at the lot and subdivision level. In all cases, lot sizes will need to be able to accommodate the wastewater generated on-site within their boundaries.

To ensure the Department of Health is satisfied that there will be appropriate provision of wastewater disposal systems, a proponent is required to provide written evidence/details on the predicted occupant size, trade waste type/quantities and whether the development will be:

- Connected to a reticulated sewerage system. If so:
 - Detail what is the capacity of the local reticulated mains to handle the increase in generated wastewater volumes, and/or
 - Details of future proposals to upgrade the reticulated sewerage system or the wastewater treatment plant, or
- Connected to an onsite wastewater system. If so:
 - Provide a Land Capability Assessment at the lot and development levels, or a Geotechnical report as per AS 1547 (2000) at the lot and development level;
 - Provide groundwater levels and soil type;
 - Type of onsite wastewater system proposed e.g. septic tanks, aerobic treatment unit, etc.;
 - The location of the onsite wastewater disposal system in proximity to office/ traffic and parking/ accommodation and other facilities
 - Whether sufficient area is available to accommodate onsite wastewater treatment systems and the effluent disposal area required. Developers should note that some proposals have been constrained due to insufficient area for on-site effluent disposal.

Drinking water

A safe and potable supply of drinking water is essential for all. Detailed consideration needs to be given to how many people will need access to drinking water and how drinking water will be supplied during construction activities and ongoing operational phases. In situations where connection to a drinking water supply through a licensed provider (scheme water) is not available, consideration must be given to alternative drinking water systems. DOH approval is required for such systems.

To provide an alternative drinking water system, written evidence/details are to be provided on:

Drinking water volumes required;

· How drinking water will be provided to the development;

- The commitment to comply with the Australian Drinking Water Guidelines 2011 (2011 ADWG), as published by the National Health & Medical Research Council;
- The establishment of a Drinking Water Quality Plan including a drinking water quality monitoring program for chemical and microbiological analysis), and
- Routine evaluation of the 12 elements of the Drinking Water Quality Plan.

Where rainwater is proposed as the main source of potable water, consideration must be given to WA's decreasing rainfall patterns. In addition, depending on the proximity of the estate to agricultural and other industrial sites, there is the potential for roofs to act as a funnel and capture dust, chemicals and spray drift residues that may concentrate in the rainwater tank. Rainwater monitoring and other mitigation strategies will be required to ensure public health is not compromised.

Non-drinking water (recycled water or alternative water supplies)

The Department of Health supports non-drinking water schemes as a sustainable and beneficial option to manage water resources. However, serious health implications may result if non-drinking water systems (in particular recycled water) are not appropriately installed and managed.

Written evidence/details should be provided to the Department of Health on:

- The proposal/concept for a recycled water scheme, prior to implementation.
- The volumes of non-drinking water produced/required
- · The treatment of the non-drinking water to a level that is fit for purpose
- The commitment to implementation of the relevant Australian Guidelines for Water Recycling (AGWR):
 - AGWR Phase 1 (2006);
 - o AGWR Phase 2: Stormwater Harvesting and Reuse (2009), and
 - o AGWR Phase 3: Managed Aguifer Recharge (2009).
- The establishment of a Recycled/Alternate Water Quality Plan including the water quality monitoring program
- · Routine evaluation of the 12 elements of the Recycled/Alternate Water Quality Plan.

DOH cannot support mandatory recycled water re-use for a development. Rigid sustainability targets may not recognise that some areas are just not suitable for garden or grey-water re-use, due to potential issues such as the height of the groundwater table, proximity to wetlands, small lots sizes for instance.

Hazard Management

Vector borne diseases (mosquito management)

Mosquito populations and the types of mosquito-borne diseases vary across WA. Existing habitats such as wetlands can support extensive mosquito populations and can cause serious nuisances to humans who may reside within these areas, as well as increase the chance of people contracting debilitating or potentially life threatening mosquito-borne diseases.

New industrial estates may be proposed in areas that are not suitable for humans to live. Recontouring the land and installing infrastructure can create new habitats for mosquitoes to breed.

To minimise the risk of mosquito-borne disease and breeding sites, a proponent needs to provide written evidence of the following:

- Existing breeding locations within close proximity to the proposed development, and the extent
 of known mosquito-borne disease risk and nuisance levels from biting insects.
- Commitment to develop and implement a mosquito management plan that provides strategies for managing mosquito breeding sites during construction and ongoing operational phases of the development and for minimising the exposure of future occupants to adult mosquitoes.
- Commitment to locate, design and maintain any proposed man-made water bodies (e.g.
 constructed wetlands, vegetated swales and other stormwater infiltration infrastructure) in
 accordance with the Chironomid midge and mosquito risk assessment guide for constructed
 water bodies (Midge Research Group, 2007).

Nuisance insects (including stable fly)

Consideration needs to be given to other nuisance insects such as stable fly that may cause health concerns to future workers and occupants.

Stable fly can be a significant public health concern and is generally a problem surrounding rural activities such as agriculture, irrigated horticulture, animal industries, dairies and piggeries.

Consequently, incoming industrial occupants may be exposed to nuisance fly breeding and infestation that can be associated with surrounding activities.

Stable flies are an aggressive, biting, blood sucking fly that attacks livestock, domestic pets and humans in search of a blood meal. The primary host animals are cattle and horses which are normally 'accessible' to stable flies in a rural environment. The repeated biting attacks can cause considerable suffering and distress to animals and in some cases, cause death. Whilst this is not strictly a public health issue it can be a significant nuisance to residents and cause suffering and annoyance to livestock and domestic pets.

Stable fly breeding has been known to be a problem in the Shires of Harvey, Gingin, Murray, Serpentine/Jarrahdale, and in areas that have mixed agriculture and horticultural activities.

One of the main sources of breeding has been the use of poultry manure for vegetable production on the Swan Coastal Plain. It is also known that stable flies also breed prolifically in rotting vegetable material, other manures, animal bedding and feed (if left exposed to the elements).

To minimise health risks associated with nuisance insects it is recommended that the proponent undertakes land-use surveys within a 5-10 kilometre radius of the proposed estate to ascertain activities that may pose a risk from nuisance fly breeding, particularly if there are known stable fly problems in the area.

If any such activities are identified then effective management plans should be developed in consultation with the landowners on which the activities occur.

Pest management

All developments are likely to attract pests such as mosquitoes, cockroaches, rats and feral animals, which need to be controlled to prevent health concerns for the surrounding community.

Written evidence should be provided on the intention to develop and implement a pest management plan that appropriately controls pests and minimises any use of pesticides in the control of insect pests, weeds and feral animals where appropriate..

Pesticide use

There are general requirements for pests (weeds, weed pathogens, vermin, vectors, feral animals etc.) control on industrial estates and open areas in residential estates. Appropriate training and licenses are required in accordance with the *Health (Pesticides) Regulations 2011* to apply pesticides (insecticides and herbicides)

Written evidence should be provided on the intention to control pests by employing the use of contractors who are appropriately trained and hold a current Pest Management Technician Licence and be employed by a Registered Pest Management Business.

If a proponent wishes their own employees to apply pesticide(s) as part of their Pest Management Program, then the employees should be provided with sufficient knowledge, skills, training and the personal protective equipment to safely apply the pesticide(s). The pesticides available to non-licensed individuals may differ in formulation and strength which should be considered when developing a pest management plan.

Contaminated sites

Industrial estates may be proposed on land that is potentially contaminated from previous or existing land uses. Contamination may be of ground and surface waters and soil, and result from the release of hazardous substances associated with industrial and commercial activities, poor asbestos removal practices or dumping, or the distribution of acid sulphate soils.

If a site is suspected of or known to be contaminated it will need to be reported to the Department of Environment Regulation (DER) in accordance with the Contaminated Sites Act 2003.

DER will assess and classify the site if necessary, which may trigger a formal process of site investigation and/or clean-up. The aim of this work is to ensure that any contamination does not present an unacceptable risk to the environment or to people.

Acid sulfate soils

Acid sulfate soils (ASS) are naturally occurring soils and sediments containing iron sulfides, most commonly pyrite.

When ASS is exposed to air the iron sulfides in the soil react with oxygen and water to produce a variety of iron compounds and sulfuric acid. Initially a chemical reaction, the process is accelerated by soil bacteria. The resulting acid can release other substances, including heavy metals, from the soil into the surrounding environment.

The production of hydrogen sulphide gas from ASS is also a concern for public health.

Further queries on contaminated sites and ASS should be directed to the DER Contaminated Sites Branch. DER will request DOH advice on human health issues and public risk related to contaminated sites and ASS as required.

Radiation safety

Power lines, electromagnetic fields and health

The magnetic field from a power line can vary widely because the current in the wires depends on the amount of power consumed. On the other hand, the electric field from a power line varies very little because the voltage essentially remains constant.

Electric and magnetic fields are also different in the way they interact with our bodies. Electric fields have very little penetration, while magnetic fields can penetrate to our inner organs.

The strongest electromagnetic fields (EMFs) are found around those major transmission lines that carry the highest voltages and currents. EMFs are also present around suburban distribution systems that, although at much lower voltages, still carry large currents.

Each power line runs along a corridor of land called an easement. The width of the easement is determined by a number of factors, including the electrical load on the line. The widest easements,

naturally, are given to the lines with the highest loads e.g. an easement width of 60 metres is typical for 330kV lines.

Public access to an easement is permitted, but building and long-term occupation are not. At the edge of an easement, the EMFs are appreciably lower than they are in the centre. The World Health Organisation limits are not exceeded anywhere within easements; the EMFs outside easements are consequently well below these limits.

On this basis, there is no reason to discourage either Industrial development that borders power line easements, or short term recreational activity within easements.

The Radiation Safety Act and Regulations specify maximum exposure limits for non-ionising emissions from radiofrequency radiation, ultraviolet radiation and electromagnetic fields from power lines and electronic equipment. Where a potential hazard in this area may arise, the Radiation Health Unit can provide advice on determining compliance to the relevant standards or guidelines.

Climate change - health considerations

It is now known that our changing climate presents a significant and emerging threat to public health. While efforts to mitigate the effects of climate change are occurring on a global level some individual and communities will also need to adapt to changing environmental conditions to stay healthy. Emerging public health impacts of climate change include heat waves and other extreme weather events and a reduced water supply. Some relatively simple strategies that developers can employ to mitigate public health impact of climate change include.

Heat waves

- Reducing the effect of heat stress though industrial and residential design plans which
 retain natural vegetation and trees that help to cool industrial and urban environments.
- · Considering building material with low albedo effects and
- Employing passive solar designs for buildings.

Extreme weather related health effects

- Developments should not be located in flood plains and should be designed to withstand extreme weather conditions.
- In bushfire prone areas, industrial and residential developments should comply with local planning authority requirements. Such requirements may prevent development in fire prone areas or may require developers to abide by particular building codes and occupants to develop fire protection plans.

Water consumption

 Consideration should be given to the supply and use of water, particularly in regional areas, and adopting approved methods to reduce water demand and reuse grey or waste water.

Features of Industrial Estates

Healthy built environments and Work force wellbeing

The Department of Health supports strategies that create an industrial estate that supports physical activity and healthy eating for workers and visitors.

Key principles in designing the built environment can contribute to the health and wellbeing of the industrial estate. There are a number of key principles that can be adopted or adapted to suit the level of industry; heavy industry may have different requirements compared with light industry.

- Mixed land-use integrated with transport.
- · Accessible, convenient and safe active transport (walking, cycling and public transport).

- Well connected streets, pathways and walking/cycling routes.
- · An attractive and welcoming industrial form.
- Safe and accessible places for all users.
- Parks and open space with a mix of formal and informal physical activity uses and gardens.
- Supporting infrastructure that encourages physical activity e.g. lighting, bike lockers and shade.
- Easy access to healthy food

Workforce wellbeing is the prerogative of the individual facilities and businesses within an industrial estate however planners and developers have an opportunity to promote health and wellbeing through land-use planning. When these design principles are integrated and applied correctly a range of health, social, economic and environmental benefits will follow. It can improve the wellbeing of the workforce and attract future investment.

The modern workforce is relatively more health conscious and selective in what they consume. Varied and nutritious food options for the workforce and visitors to an industrial estates to be encouraged. A proponent should consider:

- How food will be supplied and transported safely to the site.
- If the industrial estate/development is to incorporate a food business (lunch bar, etc.) then such businesses will need to comply with the Food Act 2008, associated standards, regulations and guidelines.

Disaster preparedness and emergency management

Industrial estates vary in size and complexity and it is a ky requirement that an emergency plan is tailored to each facility within the estate. A less hazardous facility may require simple plan compared with a more hazardous facility.

Industrial activities/accidents can result in fires, blasts and other explosions that can cause emissions to air, water and soil to the surrounding areas. Industrial estates in close proximity to residential areas may require a different level of emergency medical response and disaster recovery compared with industrial estates that are located in isolated or remote areas.

Emergency medical response and emergency disaster recovery plans address not only internal emergencies (worksite accidents, etc.) but also external threats such as bush fire, cyclones, floods, etc. Access/egress to the industrial site or estate may be compromised during an emergency and /or disaster.

Safe Work Australia has developed a *Guide for Major Hazard Facilities: Emergency Plans*. This guide is available for download from the Safe Work Australia website: http://www.safeworkaustralia.gov.au/sites/SWA/about/Publications/Documents/667/Emergency%20Plans.doc

Community Consultation

DOH regards community consultation as an important component of activities undertaken during the planning stages for new development. Community consultation provides important opportunities to develop two-way relationships between industry and communities affected by planning decisions. DOH has developed a guide to assist proponents engage with communities.

Public Health consultation: a guide for developers. http://www.public.health.wa.gov.au/2/1397/2/community_consultation.pm

Further information

The Public Health Division (Environmental Health Directorate) of the Department of Health of Western Australia has a range of health resources and experts who can provide advice on improving the health outcomes of Industrial estates, precincts and developments. For further information visit: www.health.wa.gov.au



This document can be made available in alternative formats on request for a person with a disability.

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Submission 9

Development Services 629 Newcastle Street Leederville WA 6007 PO Box 100 Leederville WA 6902

T (08) 9420 2099 F (08) 9420 3193



Your Ref: Our Ref: 833-2-21-124 Pt1 (RLS/0713) JT1 2014 03392 V01 (MRS345614)

Enquiries: Direct Tel: Fax: Brett Coombes 9420-3165 9420-3193

12 October 2017

Secretary Western Australian Planning Commission LOCKED BAG 2506 PERTH WA 6001

Attention: Andrew Thomas

MRS Amendment 1328/57 Hazelmere Enterprise Area – Precinct 7

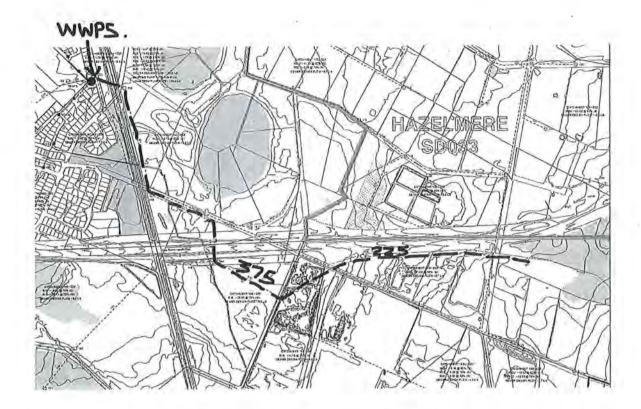
Thank you for your letter of 22 August 2017 inviting comments from the Water Corporation regarding the proposed amendment. The Corporation has no objections to the proposed rezoning of this land from Rural to Industrial, as this is consistent with the recommendations of the HEASP.

The land is currently not serviced with sewerage. There is insufficient hydraulic capacity in the Maidavale residential sewerage network to the south to allow wastewater to be discharged from the proposed Precinct 7 industrial area.

If reticulated sewerage is to be a requirement of subdivision and development approvals within Precinct 7, then the proponents will need to undertake further technical investigations to determine the best method of providing sewerage to the industries and to devise an interim arrangement to pump wastewater to a suitable discharge point to the Water Corporation's satisfaction. These works will need to be funded and coordinated by the proponents. As an alternative, the Corporation would be prepared to support the area being designated as a "Dry Industry" area in the City's local planning scheme.

The Corporation has prepared long-term wastewater conveyance planning for this area. This planning has made an allowance for some wastewater flows from the subject land to grade westwards into a proposed 375mm diameter gravity sewer that will collect all the wastewater from this area and convey it to the existing Waterhall Road wastewater pump station. Approximately 1.5km of 375mm gravity sewer would need to be installed to reach the pump station.

If the industrial areas to be served by the proposed 375 sewer are developed in a piece-meal fashion and ahead of the hydraulic need to install the 375 sewer, then the developers of this precinct may need to investigate the feasibility of installing a temporary pump station/s at the downstream outlet end of the precinct, as well as a temporary pressure main to pump wastewater to the Waterhall Road pump station. A



The current, high-level water supply planning and staging for this part of the Corporation's Foothills Gravity Water Supply Scheme may need to be revised once more detailed land use and service yield and water demand information becomes available at the structure planning stage. The structure plan for this and other adjoining HEASP precincts will provide an opportunity for the consultants to work with the Corporation to prepare more detailed water reticulation layout plans for each precinct and to determine the reticulation system upgrades that will be required to serve and interconnect the various precincts.

If you have any queries or require further clarification on any of the above issues, please contact me on Tel. 9420-3165.

Brett Coombes

Senior Urban Planner

SCoombes.

Development Services

Bubanic, Marija

From:

Wayne Chorley <wchorley@ljhc.com.au>

Sent:

Friday, 13 October 2017 1:36 PM

To:

mrs

Subject:

Hazelmere Enterprise Area Structure Plan Precinct 7

To whom it may concern,

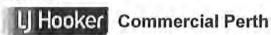
Please be advised that I whole heartedly support the rezoning of 37.8 ha in Hazelmere. As one of the most experienced industrial real estate agents in Perth (having been involved for over 20 years) I am acutely aware of the shortage of larger industrial lots in the Perth metropolitan area. This shortage has existed for at least 10 years as far as I am aware and has been a limiting factor in large occupiers of space being able to set up operations in Perth.

In fact it is a pity that this rezoning was not finalised much sooner and to delay it any longer will have a detrimental effect on the long term economic growth of Perth as large occupiers of space will be forced to locate elsewhere and transport there goods into the state. The rezoning of this land will create development opportunities and a much needed boost to an otherwise flat economy.

I reiterate my support and look forward to the rezoning being signed off at the earliest possible time.

Many thanks

Wayne Chorley Consultant



- Ground Floor, 58 Kings Park Road, West Perth WA 6005, Australia. PO Box 136, West Perth WA 6872
- J 08 9220 2200
- **昼** 08 9220 2222
- 0423 252 253
- @ wchorley@lihc.com.au
- perth.ljhcommercial.com.au

Planning and Development Act 2005

Section 57 Amendment (Minor) Form 57

Submission

Metropolitan Region Scheme Amendment 1328/57

Hazelmere Enterprise Area Structure Plan - Precinct 7

| To: Secretary | Submission 11 |
|--|--|
| Western Australian Planning Commission Locked Bag 2506 PERTH WA 6001 | RLS/0718 |
| First Name Joe (PLEASE PRINT CLEARLY) | SurnameGangemi |
| Address 1/219 Midland Road, Hazelmere WA | |
| Contact phone number .08 9250 1122 Ema | ail address .joe@ggcorp.com.au |
| Submission (Please attach additional pages if required. It is preferred | that any additional information be loose rather than bound) |
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| 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. |
| To be signed by person(s) making the submission |
| |
| Signature |
| Signature Date 11.11. |
| Note: Submissions MUST be received by the advertised closing date, being close of |
| business (5pm) on 30 OCTOBER 2017. Late submissions will NOT be considered. |
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Confacts: Telephone - (08) 6551 9000 Fax - (08) 6551 9001 Email - mrs@planning.wa.gov.au; Website - http://www.dplh.wa.gov.au

G&G CORP

1/219 Midland Road, Hazelmere 6055 Western Australia Tel: 08 9250 1122 Pax: 08 9250 2236 info@ggeorp.com.au



3 October 2017

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

Attention: Andrew Thomas

Dear Sir

SUBMISSION – METROPOLITAN REGION SCHEME AMENDMENT 1328/57 (Minor amendment) HAZELMERE ENTERPRISE AREA STRUCTURE PLAN PRECINCT 7

Thank you for the opportunity to comment on the abovementioned MRS Amendment relating to Precinct 7 Talbot Road North.

G & G Corp Pty Ltd own Lot 144 on Plan 4553 Vol 1068 Folio 10, also known as Lot 144 Talbot Road, Hazelmere. We fully support the proposed amendment to rezone approximately 37.8ha from the Rural to Industrial zone in the Metropolitan Region Scheme (MRS) for the following reasons:

- The proposed amendment will facilitate the implementation of the Western Australian
 Planning Commission (WAPC) endorsed Hazelmere Enterprise area Structure Plan. This will
 assist in providing future industrial development on the northern side of Talbot Road that will
 be complementary to Talbot Road south that is currently zoned industrial.
- 2. The proposed amendment will facilitate by creating jobs and employment opportunities in the Hazelmere Industrial Area which is fast becoming an employment hub in Perth's eastern corridor, within close proximity to major transport infrastructure and the Perth Airport. A number of significant developments have occurred within Hazelmere over the past decade, with the precinct being particularly favoured by large scale industrial users active in the logistics, distribution and mining sectors, all of which have required large tracts of strategic land being located in close proximity to the surrounding key arterial transport networks
- 3. We understand that the Great Eastern Highway Bypass (GEHB) / Roe Highway interchange project by Main Roads Western Australia has been excluded from the Government recently announced infrastructure road projects and is currently unfunded. It is considered that this would take at least several years of further planning work and funding for construction to be

resolved. And as a result, Stirling Crescent will remain open and continue to be accessible for all including industrial vehicles in the foreseeable future.

As the State and the Commonwealth of Australia are currently engaged in negotiations to secure an alternative access to the regional road network via the extension of Adelaide Street, it is considered that the Adelaide Street connection to Abernethy Road is likely to be resolved and extended ahead of the GEHB/ Roe Hwy interchange work being finalised.

As the amendment report rightly indicated that road access within the Hazelmere area is not considered to be an impediment to the proposed amendment.

In closing, we believe that the proposed amendment is long overdue and there are no outstanding issues affecting the last remaining parcel of rural land to be rezoned to Industrial. The proposed amendment being in close proximity to an extensive road freight network, with Great Eastern Highway, Roe Highway and Tonkin Highway being the key arterial networks. The Hazelmere Industrial Area has already attracted major corporates including high profile national and international brand of occupiers. Precinct 7 is in a strategic position that reinforces Hazelmere as one of Perth's most established and important employment generating industrial suburb. We encourage the Western Australian Planning Commission to finalise the proposed amendment to rezone Precinct 7 -Talbot Road north from Rural to Industrial zone as soon as possible.

I trust the above clarifies our position. Please call me on 0417 913 178 if you have further queries.

Yours sincerely

Joe Gangemi

G & G Corp Pty Ltd

Planning and Development Act 2005

Section 57 Amendment (Minor) Form 57

Submission

Metropolitan Region Scheme Amendment 1328/57

Hazelmere Enterprise Area Structure Plan - Precinct 7

| To: Secretary Mestern Australian | Planning Commission | - | MOIIIIOSIOII AZ |
|---|--|---|-----------------------------------|
| Locked Bag 2506 PERTH WA 6001 | | | . RLS/0718 |
| First Name .Rowe Gr | oup - Jeremy Hofland (PLEASE PRINT CLEAF | Odilidilio | |
| Address Level 3 / 369 | 9 Newcastle Street, Northbridge | Postco | de .6003 |
| Contact phone numb | per .08 9221 1991 | Email address jeremy.hofla | nd@rowegroup.com.au |
| Submission (Please | attach additional pages if required. It is prefe | erred that any additional information | be loose rather than bound) |
| Please refer to attac | hed letter | .,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,, | |
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| You should be aware that: |
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| 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. |
| To be signed by person(s) making the submission |
| Signature |
| Note: Submissions MUST be received by the advertised closing date, being close of business (5pm) on 30 OCTOBER 2017. Late submissions will NOT be considered. |



Job Ref: 5247 30 October 2017

Western Australian Planning Commission Locked Bag 2506 PERTH WA 6001

Attention: Andrew Thomas

Dear Mr Thomas

Submission on MRS Amendment 1328/57
Hazelmere Enterprise Area Structure Plan – Precinct 7

We refer to the above MRS Amendment which is currently subject to public consultation, with the closing date for submissions being 30th October 2017.

Our office represents the current owner of Lot 5001 Stirling Crescent, Hazelmere (our 'client'). On behalf of our client, we wish to advise that the landowner supports the subject Metropolitan Region Scheme Amendment which proposes to rezone land within the Hazelmere Enterprise Area Structure Plan – Precinct 7 area from 'Rural' to 'Industrial'.

With respect to the proposal, we provide the following comments:

- a) The map associated with the MRS Amendment does not include the entire Lot 5001 within the proposal, with a 57.8m² portion of Lot 5001 in the north-east of the site adjacent to the intersection of Stirling Crescent/Great Eastern Highway Bypass being excluded. We note that the lots on the eastern side of Stirling Crescent opposite Lot 5001 are similarly affected (but to a greater extent);
- b) It would appear that the portions of the lots may potentially be required in future for road widening purposes, though this is not specified within the MRS Amendment report. Should this be the case, we would question the need for this given that as noted within the MRS Amendment report, it is intended that the intersection of Stirling Crescent and Great Eastern Highway Bypass be closed. As part of this process, Stirling Crescent would terminate as a cul-desac and regional road access to be provided via the extension of Adelaide Street through to Abernethy Road;

Perth Office

L3, 369 Newcastle Street Northbridge 6003 Western Australia

p: +618 9221 1991 f: +618 9221 1919 info@rowegroup.com.au rowegroup.com.au



- c) Should the anticipated road extension of Adelaide Street through to Abernethy Road not proceed and it is subsequently determined that the intersection of Stirling Crescent/Great Eastern Highway Bypass is required, the appropriate approach would be to progress a separate MRS Amendment to include the portion of Stirling Crescent (and any required portions of adjacent lots) within the Primary Regional Roads reservation. This would enable an appropriate intersection design to be prepared and also facilitate any acquisition of land from surrounding lots at Industrial land rates, being a fair and reasonable outcome for landowners who may potentially be affected;
- d) In view of the above, we request that the MRS Amendment in the location of Lot 5001 be modified to relate to the entire area of the lot.

In closing, we reiterate that our client is supportive of the proposed Metropolitan Region Scheme Amendment, which will assist in the implementation of the Hazelmere Enterprise Area Structure Plan for Precinct 7. Should you require any clarification please contact Aaron Lohman or the undersigned on 9221 1991.

Yours faithfully,

Jeremy Hofland

Rowe Group

Submission 13



Enquiries:

Lynne Wrigglesworth on 9323 4544

Our Ref:

16/7827 (D17#860215)

Your Ref:

833-2-21-124 Pt 1 (RLS/0713)

27 October 2017

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

ATTENTION:

ANDREW THOMAS

Dear Andrew

METROPOLITAN REGION SCHEME PROPOSED AMENDMENT 1328/57 HAZELMERE ENTERPRISE AREA STRUCTURE PLAN – PRECINCT 7

Thank you for our letter of 22 August 2017 inviting Main Roads comments on the above proposed MRS amendment.

Whilst the Commissions views in the Amendment report are noted, Main Roads wishes to reiterate its previous comments that this MRS amendment should not proceed until such time as Adelaide Street has constructed connectivity with Abernethy Road.

Should you require any further information, please contact Planning Information Officer Lynne Wrigglesworth on 9323 4544.

Yours sincerely

Justin McKirdy

MANAGER STATUTORY ROAD PLANNING

Addition to Submission 13



Enquiries: Maryanne Thornely on (08) 9323 4078

Our Ref: 16/7827 (D20#688007))

Your Ref: 833-2-21-124 Pt 1 (RLS/0713)

17 August 2020

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

Email: referrals@dplh.wa.gov.au (via email)

Dear Sir

PROPOSED METROPOLITAN REGION SCHEME PROPOSED AMENDMENT 1328/57 HAZELMERE ENTERPRISE AREA STRUCTURE PLAN - PRECINCT 7

In response to your correspondence received 20 July 2020 the following advice is provided;

- Main Roads is of the view that the urban deferment can be lifted given the progress made to resolve transport matters in the subject precinct.
- The Federal (\$144 million) and State (\$36 million) Government have committed funding to build two (2) new interchanges along Great Eastern Highway Bypass. Stakeholder engagement is currently underway. The preliminary concept for the project includes a:
- 1. Grade separated interchange at Roe Highway and Great Eastern Highway Bypass.
- 2. Grade separated interchange at Great Eastern Highway Bypass and Abernethy Road and future extension to connect to the southern extension to Lloyd Street.
- The Federal and State Government have also committed funds for the construction of Lloyd Street north from the Great Eastern Highway Bypass to Midland (Total \$40 Million) and for the duplication of Abernethy Road from Gorgan Road to Adelaide Street (total \$26.5 million).
- Main Road has along with DPLH been in negotiation with Perth Airport, the primary lease holder and tenants to progress agreements to enable the future construction of Adelaide Street from Abernethy Road into the Hazelmere Enterprise Area. DPLH is proposing that a Heads of Agreement be signed between parties for the required extension of Adelaide Street.
- When the intersection of Great Eastern Highway Bypass and Roe Highway is upgraded to an interchange, Stirling Crescent and Talbot Road will become cul de sacs (see attached plans)



- Heavy Vehicle Services have advised currently RAV Network 5 access is available via Stirling Crescent and RAV Network 4 access is available via Talbot Road. There is also Tri Drive Network 3 access via Stirling Crescent and Tri Drive Network 1 access via Talbot Road.
- Advice should be sought from the City regarding land requirement for the future Stirling Crescent/ Talbot Road roundabout.

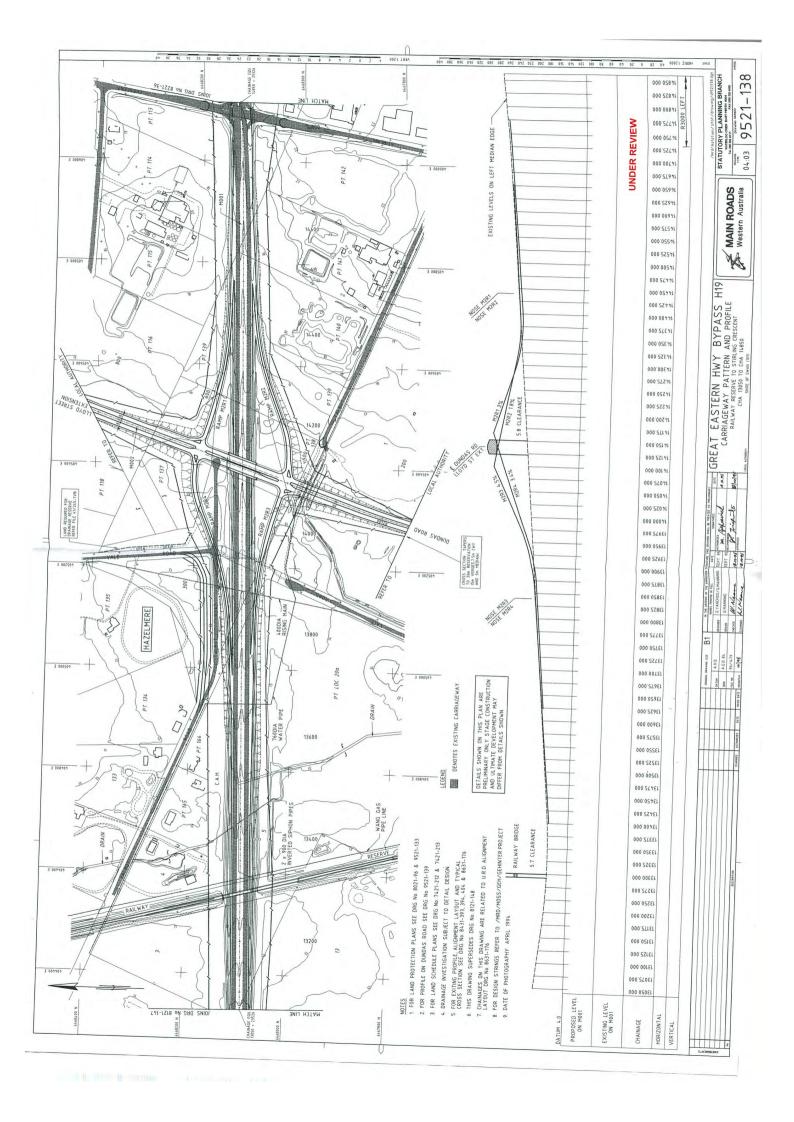
Main Roads requests a copy of the Commission's final determination be sent to planninginfo@mainroads.wa.gov.au quoting the file reference above.

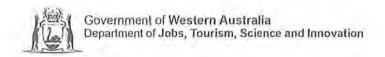
Yours Sincerely

Paul Fourie

A/ Director Road Planning & Development,

Encl: Concept Plan 9521-138





Your ref:

833-2-21-124 Pt 1 (RLS/0713)

Our ref:

J0820/201701

Enquiries:

Ella Herbert - Ph 9222 0459

Email:

Ella.Herbert@dsd.wa.gov.au

Kerrine Blenkinsop Secretary Western AUstralian Planning Commission Locked Bag 2506 PERTH WA 6001

Dear Ms Blenkinsop

Thank you for your letter dated 22 August 2017 requesting comment on Metropolitan Region Scheme Proposed Amendment 1328/57. The Department of Jobs, Tourism, Science and Innovation has reviewed the proposed amendment and has no comment to provide.

If you wish to discuss this response further please contact Ella Herbert, Senior Project Officer, 9222 0495.

Yours sincerely

Christine Ginbey

Executive Director

INFRASTRUCTURE AND LAND PLANNING

30 October 2017

Submission 15

Bubanic, Marija

From:

DFES Advisory Services <advice@dfes.wa.gov.au>

Sent:

Thursday, 26 October 2017 2:44 PM

To:

mrs

Subject:

Amendment 1328/57 - Hazelmere Enterprise Area Structure Plan - Precinct

7 Talbot Road - DFES Response

Attachments:

Hazelmere Enterprise Area - Precinct 7 - Talbot Road, Hazelmere -

Amended BMP - DFES response (attached)

Our Ref: D00963

Dear Sir/Madam,

I refer to your correspondence received by DFES on 29 August 2017 for metropolitan region scheme amendment 1328/57 (Your File Ref: 833-2-21-124 Pt 1).

DFES has assumed this referral relates to our advice provided on 10 May 2017 (attached).

Should this not be the case, please advise us if you need bespoke fire-related technical advice.

Regards,

Sandeep Shankar

Land Use Planning Officer

Advisory Services I Hazard Planning and Response I Capability Command
Department of Fire and Emergency Services I 20 Southport Street, West Leederville 6007
E: advice@dfes.wa.gov.au P: 94821761 I W: www.dfes.wa.gov.au



Government of Western Australia
Department of Fire & Emergency Services





Bubanic, Marija

From:

DFES Advisory Services <advice@dfes.wa.gov.au>

Sent:

Wednesday, 10 May 2017 2:01 PM

To:

mrs

Cc:

Thomas, Andrew; geoffrey@lushfire.com.au

Subject:

Hazelmere Enterprise Area - Precinct 7 - Talbot Road, Hazelmere -

Amended BMP - DFES response (attached)

Attachments:

Hazelmere Enterprise Area - Precinct 7 - Talbot Road, Hazelmere -

Amended BMP - DFES Response.pdf

Our Ref: D00963

Dear Andrew,

I refer to your email dated 2 March 2017 in relation to the above scheme amendment.

Please find attached a copy of our response for your records.

Should you require clarification of the matters raised, please do not hesitate to contact me on the undersigned.

Regards,

Sandeep Shankar

Land Use Planning Officer

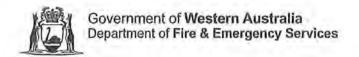
Advisory Services I Hazard Planning and Response I Capability Command
Department of Fire and Emergency Services I 20 Southport Street, West Leederville 6007

E: advice@dfes.wa.gov.au P: 94821761 I W: www.dfes.wa.gov.au



Government of Western Australia
Department of Fire & Emergency Services







Our Ref: D00963 Your Ref:

Andrew Thomas
Department of Planning
mrs@planning.wa.gov.au

Dear Andrew

HAZELMERE ENTERPRISE AREA - PRECINCT 7 - TALBOT ROAD, HAZELMERE - AMENDED BMP

I refer to your email dated 2 March 2017 regarding the submission of a Bushfire Management Plan (BMP) Revision C by Lush Fire and Planning Pty. Ltd. submitted for the above scheme amendment.

The Department of Fire and Emergency Services (DFES) provide the following comments with regard to State Planning Policy 3.7 Planning in Bushfire Prone Areas (SPP 3.7) and the Guidelines for Planning in Bushfire Prone Areas (Guidelines):

Recommendation - compliant application

DFES advises that the proponent has adequately identified issues arising from the bushfire hazard level assessment and considered how compliance with the bushfire protection criteria can be achieved at subsequent stages of the planning process within the submitted BMP.

Should you require further information, please contact me on telephone number 9482 1761.

Yours sincerely

Sandeep Shankar

LAND USE PLANNING OFFICER

10 May 2017

cc Lush Fire and Planning

Bubanic, Marija

Subject:

FW: 833-2-21-124 MRS Amendment 1328/57 Hazelmere Enterprise Area Structure Plan - Precinct 7

From: Martin, Jacob

Sent: Monday, 30 October 2017 1:59 PM

To: Referrals (DOP)

Cc: Moore, Andrew; Planninginfo

Subject: 833-2-21-124 MRS Amendment 1328/57 Hazelmere Enterprise Area Structure Plan - Precinct 7

Your ref: 833-2-21-124 Our ref: DT/15/05100

APPLICATION NO: 833-2-21-124 MRS AMENDMENT 1328/57 HAZELMERE ENTERPRISE AREA STRUCTURE PLAN - PRECINCT 7

REQUEST FOR COMMENT

I refer to your letter dated 22 August 2017 regarding the proposed MRS amendment for the abovementioned area.

The Department of Transport (DoT) provides the following with respect to this request for comment.

The subject site is located in close proximity to the Roe Highway / Great Eastern Highway (GEHB) interchange and abuts both of these roads. Roe Highway and GEHB are Primary Regional Roads in the MRS and Primary Freight Roads in the Metropolitan Freight Network. These roads are also identified as Strategic and Major freight roads in the Perth Freight Transport Network Plan for *Transport @3.5million*.

The future upgrade of GEHB, the closure of Stirling Crescent and extension of Adelaide Street are identified in the Report. These modifications to the network and the consequential impact on the amendment area should be resolved with Main Roads.

The Department of Transport (DoT) has no objection to this proposed MRS Amendment, subject to the following condition:

 That the Proponent resolve all transport related issues with Main Roads WA prior to the finalisation of the Amendment.

We understand that Main Roads WA will be providing a separate response.

Thank you for the opportunity to comment on the proposal.

Regards,

Jacob Martin
Senior Transport Planner/Engineer | Policy Planning and Investment | Department of Transport

140 William Street, Perth WA 6000

Tel: (08) 6551 6326 Fax: (08) 6551 6942

Email: Jacob.Martin@transport.wa.gov.au | Web: www.transport.wa.gov.au





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Addition to Submission 16

From: Nugraha, Yohan
To: mrs

Cc: Anthony Muscara

Subject: Metropolitan Region Scheme Proposed Amendment 1328/57 - Hazelmere Enterprise Area Structure Plan - Precinct 7

Date: Monday, 10 August 2020 3:38:08 PM

Attachments: 833-2-21-124 MRS Amendment 132857 Hazelmere Enterprise Area Structure Plan - Precinct 7.msg

Your ref: 833-2-21-124 Pt1 Our ref: DT/15/05100

METROPOLITAN REGION SCHEME PROPOSED AMENDMENT 1328/57 - HAZELMERE ENTERPRISE AREA STRUCTURE PLAN - PRECINCT 7

I refer to your letter dated 14 July 2020 regarding the above proposal.

The Department of Transport (DoT) advice provided in our response email dated 30/10/2017 (attached) is still applicable and the Department has no further comment to add.

Thank you for the opportunity to comment.

Regards,

Yohan Nugraha

Transport Designer / Planner | Urban Mobility | Department of Transport

Level 8, 140 William Street, Perth WA 6000 Tel: (08) 65516103 | Fax: 65516947

Email: Yohan.Nugraha@transport.wa.gov.au | Web: www.transport.wa.gov.au



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From: Martin, Jacob < Jacob.Martin@transport.wa.gov.au>

Sent: Monday, 30 October 2017 1:59 PM

To: DPI Referrals

Cc: Moore, Andrew; Planninginfo

Subject: 833-2-21-124 MRS Amendment 1328/57 Hazelmere Enterprise Area Structure Plan - Precinct 7

Follow Up Flag: Follow up Flag Status: Flagged

Your ref: 833-2-21-124 Our ref: DT/15/05100

APPLICATION NO: 833-2-21-124 MRS AMENDMENT 1328/57 HAZELMERE ENTERPRISE AREA STRUCTURE PLAN -

PRECINCT 7

REQUEST FOR COMMENT

I refer to your letter dated 22 August 2017 regarding the proposed MRS amendment for the abovementioned area. The Department of Transport (DoT) provides the following with respect to this request for comment.

The subject site is located in close proximity to the Roe Highway / Great Eastern Highway (GEHB) interchange and abuts both of these roads. Roe Highway and GEHB are Primary Regional Roads in the MRS and Primary Freight Roads in the Metropolitan Freight Network. These roads are also identified as Strategic and Major freight roads in the Perth Freight Transport Network Plan for *Transport @3.5million*.

The future upgrade of GEHB, the closure of Stirling Crescent and extension of Adelaide Street are identified in the Report. These modifications to the network and the consequential impact on the amendment area should be resolved with Main Roads.

The Department of Transport (DoT) has no objection to this proposed MRS Amendment, subject to the following condition:

• That the Proponent resolve all transport related issues with Main Roads WA prior to the finalisation of the Amendment.

We understand that Main Roads WA will be providing a separate response.

Thank you for the opportunity to comment on the proposal.

Regards,

Jacob Martin

Senior Transport Planner/Engineer | Policy Planning and Investment | Department of Transport 140 William Street, Perth WA 6000

Tel: (08) 6551 6326 Fax: (08) 6551 6942

Email: Jacob.Martin@transport.wa.gov.au | Web: www.transport.wa.gov.au



Late Submission 17

Bubanic, Marija

Subject:

FW: WAPC Ref 833-2-21-124 Pt 1 (RLS0713) MRS Proposed Amendment

132857 Hazelmere Enterprise Area Structure Plan - Precinct 7

Attachments:

WAPC_Ref_833-2-21-124_Pt_1_RLS0713_MRS_Proposed_Amendment_ 132857_HazeImere_Enterprise_Area_Structure_Plan_-_Precinct_7(1).pdf; RE:

DPaW Comments on MRS Amendment for HEASP 7

From: Michael Roberts [mailto:michael.roberts@dbca.wa.gov.au]

Sent: Tuesday, 7 November 2017 2:45 PM

To: Thomas, Andrew

Subject: WAPC Ref 833-2-21-124 Pt 1 (RLS0713) MRS Proposed Amendment 132857 Hazelmere Enterprise

Area Structure Plan - Precinct 7

Hi Andrew

Just wanted to confirm that DBCA has not further comments to those previously provided in April 2017 regarding the above MRS amendment.

Regards

Michael Roberts | Planning Officer (Land Use) |

Department of Biodiversity, Conservation and Attractions Parks and Wildlife Service
Swan Coastal District
5 Dundebar Road Wanneroo WA 6065
P 9303 7755



Department of Biodiversity, Conservation and Attractions



www.dbca.wa.gov.au

From: Roberts, Michael

Sent: Tuesday, 11 April 2017 3:42 PM

To: 'Thomas, Andrew'

Subject: RE: DPaW Comments on MRS Amendment for HEASP 7

Hi Andrew

Please find attached the department's comments on the above referral.

Regards

Michael Roberts

Planning Officer (Land Use) Swan Coastal District

5 Dundebar Rd, Wanneroo WA 6065

Ph: 9303 7755 michael.roberts@dpaw.wa.gov.au







Your ref: 833-2-21-124(RLS/0653/1)

Our ref: PRS 40086 Enquiries: Michael Roberts

Phone: 9303 7755

Email: michael.roberts@dpaw.wa.gov.au

Secretary Western Australian Planning Commission Locked Bag 2506 PERTH WA 6001

Attention: Andrew Thomas

PROPOSED MRS AMENDMENT - HAZELMERE ENTERPRISE AREA PRECINCT 7

I refer to your correspondence requesting comments on the above Metropolitan Region Scheme (MRS) Amendment. The Department of Parks and Wildlife has reviewed the proposals and provides the following comments:

Bush Forever site 481 - Stirling Crescent Bushland, Hazelmere

It is noted that Hazelmere Enterprise Area (HEA) Precinct 7 amendment area excludes portions of Bush Forever site 481- Stirling Crescent Bushland, Hazelmere present on Lots 20 and 145. The boundaries of this Bush Forever site correspond with the boundaries of an occurrence of the threatened ecological community (TEC) Shrublands and woodlands of the eastern side of the Swan Coastal Plain (SCP20c), that is a State listed TEC and is also listed as \Endangered under the Commonwealth Environmental Protection and Biodiversity Conservation Act 1999 (EPBC Act). Interfaces between development and environmentally sensitive sites such as TEC's should be carefully planned in consultation with Parks and Wildlife with consideration of appropriate adjacent land uses abutting vegetation. In addition, any areas proposed to be retained for conservation should be managed in accordance with appropriate management plans, prepared at further stages in the planning process.

Other matters

The State Government has prepared the draft Perth and Peel Green Growth Plan for 3.5 million (Green Growth Plan). The draft plan outlines specific broad commitments and values for a portion of the remnant vegetation on Lots 20 and 145. Hence, the proposal should be checked for consistency with that initiative. Further information on the Green Growth Plan can be obtained from the Department of Premier and Cabinet who is the lead agency, or the Department of Planning's representative on the project.

Thank you for the opportunity to comment on this amendment. Please contact Michael Roberts at Parks and Wildlife's Swan Coastal District on 9303 7755 or by email at michael.roberts@DPaW.wa.gov.au if you have any queries regarding this advice.

Yours faithfully

Stefan de Haan

REGIONAL MANAGER

Stepn de Hann

11 April 2017