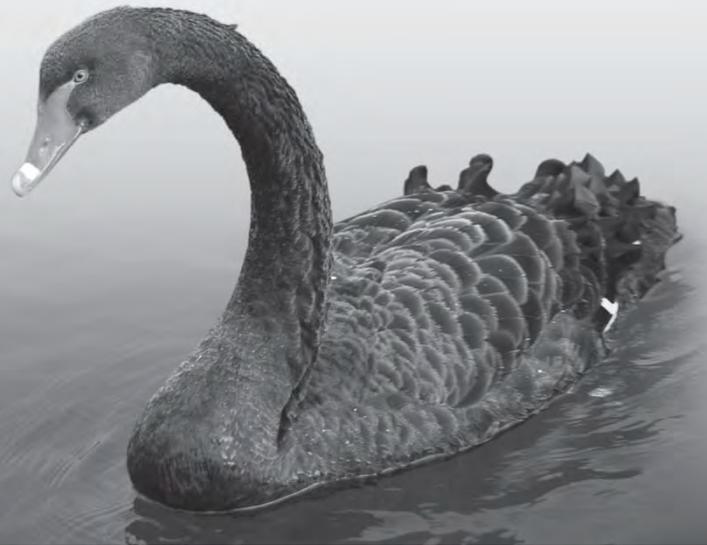


October 2019

**Metropolitan Region
Scheme Amendment
1340/57 (Minor Amendment)**



**South Forrestdale Business
Park Stage 2**

Report on Submissions
Submissions

City of Armadale

**Metropolitan Region Scheme
Amendment 1340/57
(Minor Amendment)**

**South Forrestdale Business Park
Stage 2**

**Report on Submissions
Submissions**

City of Armadale



October 2019

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.

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MRS Amendment 1340/57 Report on Submissions
Submissions
File 833-2-22-76 Pts 1 & 2

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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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Appendix 2: List of detail plans as modified

Submissions

Report on Submissions

Metropolitan Region Scheme Amendment 1340/57

South Forrestdale Business Park Stage 2

Report on Submissions

1 Introduction

At its March 2018 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 the amendment is to rezone approximately 153 ha from the Rural zone to the Industrial zone in the MRS.

This amendment will facilitate further planning to enable the future development of the amendment area for industrial and related purposes, the coordination of servicing and the interface of the industrial expansion area with the adjacent environmental values.

3 Environmental Protection Authority advice

The proposed amendment was referred to the Environmental Protection Authority (EPA) for advice on whether environmental assessment would be required. The EPA advised that the proposed scheme amendment does not require assessment under Part IV Division 3 of the *Environmental Protection Act 1986*.

The EPA identified the following preliminary environmental factors relevant to the amendment:

- a) Flora and Vegetation,
- b) Terrestrial Fauna; and
- c) Inland Waters.

Advice and Recommendations regarding Environmental Factors

The amendment area is located adjacent to Bush Forever site 345 which contains Forrestdale Lake, which is a Conservation Category Wetland (CCW) and Ramsar Wetland, and two additional CCW areas. The EPA notes that the land located outside the northern and western boundaries of the amendment area is to remain in the 'Rural' zone under the MRS.

This area is designated as 'Open Space' in the South Metropolitan Peel Sub-Regional Planning Framework and the EPA expects that this designation means the land will not be developed for Rural or Industrial purposes but will provide a buffer between future industrial development and the adjacent sensitive environmental values.

The EPA notes that a future local scheme amendment will transfer the amendment area and the 'Rural' zone of the MRS, to a zone which requires the preparation of a structure plan.

The EPA expects that a future local scheme amendment will include text provisions to address the requirements for the appropriate buffer between the industrial development and adjacent conservation areas. This text should specifically address retention management, revegetation, access, road layout, fire management and drainage to ensure no negative impacts to Forrestdale Lake and CCWs. The EPA also recommends that any road construction should occur within the proposed Industrial zoned land, and not within the buffer area. This would include the unconstructed portion of Oxley Road.

The EPA also recommends the proposed Industrial zone be modified to provide for appropriate buffers to the CCW areas.

Recommendation

The EPA concludes that the amendment can be managed to meet its environmental objectives through the preparation of future local planning scheme provisions and structure plans to manage and protect key environmental values.

The EPA recommends that the future City of Armadale local scheme amendment will need to contain specific mechanisms and provisions to adequately secure, protect and manage the environmental values within the amendment area. The EPA recommends that the Department of Planning, Lands and Heritage and the Department of Biodiversity, Conservation and Attractions liaise with the City of Armadale to develop appropriate mechanisms which can be included in the local scheme amendment to ensure no negative impacts to Bush Forever site 345, Forrestdale Lake and adjacent wetlands.

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 7 August to 12 October 2018.

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

- i) Western Australian Planning Commission, Perth;
- ii) offices of the City of Armadale and the Shire of Serpentine-Jarrahdale; and
- 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

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

- Thirteen submissions contained neutral or no comments on the amendment, or raised matters relating to subsequent stages of the planning process. These submissions are primarily from government agencies.
- Two submissions of support.
- Six submissions requesting the modification of the amendment include additional land within the Industrial zone or Parks and Recreation reservation.
- Four submissions objecting to the amendment were received.

Significant issues raised in submissions which require further consideration are discussed in Part 6 of this report below.

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 Water Corporation Comments Regarding Servicing

The Water Corporation advises that the statements made in the Amendment Report do not fully represent the servicing situation for the amendment area, and provided detailed comments in its submission relating to the provision of water, wastewater and drainage.

In summary; little detailed planning has been undertaken to date to inform the servicing of the amendment area and any future infrastructure required will need to be funded on a user pays basis.

The comments of the Water Corporation are available in full as Submission 13.

WAPC Comments

The comments of the Water Corporation are noted, however do not require any modifications to the amendment. It is recommended that landowners review the comments of the Water Corporation and consider the implications of these for subsequent stages of the planning process, including further liaising with the Water Corporation if required.

Submission upheld.

6.2 Rowley Road Land Requirements

Main Roads Western Australia (MRWA) advises that it is unable to support the amendment at this time as, while the amendment has omitted land identified for the future Rowley Road, MRWA did not support the outputs from the planning review recently completed by the Department of Planning, Lands and Heritage.

The Department of Transport Westport Taskforce Team who have a direct interest in the future planning for Rowley Road to facilitate good connectivity to the Outer Harbour has advised that this proposed MRS Amendment has potential impacts on the future reservation of Rowley Road.

Given that port planning is still underway and the future requirements of this road are unknown at this stage, with no firm position on the preferred east-west access option to any future port, it is Main Roads view that it is premature to proceed with this MRS amendment until all planning work and planning design concepts have been agreed to by all key stakeholders within Government.

WAPC Comments

MRWA and the Westport Taskforce have since confirmed the area required for the future widening of Rowley Road, with a greater land take around the truncation area (Lot 10 Rowley Road) and an overall reduction of the widening along Rowley Road. The amendment has been modified by excluding the additional road widening land around the truncation area.

However, the modification of the amendment to add additional industrial land alongside Rowley Road is not supported. This modification would require reconsideration by the EPA and readvertising of the amendment, which will substantially delay its finalisation. The inclusion of additional Industrial land not required for the widening of Rowley Road can be further considered as part of a future MRS omnibus amendment in consultation with MRWA.

Submission upheld.

6.3 Area and Boundary of Industrial Zoning

The City of Armadale (City), Department of Biodiversity, Conservation and Attractions (DBCA) and landowners affected by the amendment have requested the modification of the amendment to zone or reserve areas of land adjacent to its boundaries or which seek clarification regarding the future use of these areas.

(a) City of Armadale

The City advises of its support for the amendment and notes its proximity to a number of sensitive environmental areas, noting that this is the rationale for the amendments boundaries which propose to leave portions of affected lots within the Rural zone of the MRS.

The City notes that the EPA advice on the amendment indicates that local scheme provisions will need to resolve buffer issues. The City requests clarification from the WAPC regarding its intended outcomes for these areas, particularly if it is the intent that the land be ceded at through subdivision.

The City recommends that:

- i) the buffer defined by the amendment boundary is included within the MRS Parks and Recreation reservation, as creating split Industrial / Rural zoned lots will cause difficulties for future planning processes; and
- ii) that any text provisions anticipated to be included in its local planning scheme apply only to the land to be zoned Industrial by this amendment.

(b) Department of Biodiversity, Conservation and Attractions

The DBCA notes that amendment boundaries reflect the *South Metropolitan Peel Sub-Regional Planning Framework* with the portions excluded from the proposed amendment to retain a Rural zoning that has been identified as future Open Space in the Framework.

It is also noted that the EPA and WAPC expect that a future structure plan for the area will include both Rural and Industrial land and that appropriate buffers to the conservation areas and wetlands will be identified through the structure planning process.

As appropriate buffer distances have not been determined, DBCA considers that the amendment boundaries create the potential for two different zonings across areas that will be identified as buffer. This could result in uncertainty regarding the responsibilities and requirements for buffer revegetation and in determining consolidated management arrangements for this area into the future.

In the absence of the determination of buffer requirements, DBCA considers that it may be more appropriate to rezone the entire of Lots 7 and 9 Oxley Road and Lot 10 Rowley Road and the portion of Lot 12 Rowley Road that is outside of the vegetated portion Industrial. The buffer distances can then be determined to support the preparation of a structure plan with potential allocation of buffers, revegetation and management arrangements for this area determined at that time.

(c) Landowner Comments

Landowners and their representatives request that land on the northern and western boundaries of the amendment area, including the entirety of Lot 12 Rowley Road, is included within the Industrial zone and/or the Parks and Recreation reservation.

Submitters are concerned that split zoned lots will be more complex and costly to administer, that the retention of land within the Rural zone is intended to circumvent compensation and acquisition requirements for reserved land, and note that the land itself does not generally contain environmental assets but may be required for buffer purposes.

Submitters either request that land which is required for environmental purposes is reserved for Parks and Recreation or that it is zoned Industrial to allow appropriate buffers to be determined through subsequent stages of the planning process.

WAPC Comments

The modification of the amendment to include additional land in either the Industrial zone or the Parks and Recreation reservation as requested by submitters is not supported, as it would constitute a major modification requiring the readvertising of the amendment.

Comments from submitters regarding the additional complexities resulting from land on the northern and north-western boundaries of the amendment area remaining in the Rural zone as proposed by this amendment are noted.

The zoning of land on the boundaries of this amendment require further consideration as part of a future omnibus amendment process, having regard to the strategic direction provided by the South Metropolitan Peel Sub-regional Planning Framework, and the advice of the EPA and submissions on this amendment. The western portion of Lot 12 Rowley Road, Forrestdale, which is proposed to remain in the Rural zone through this amendment, has a regular size and shape which would facilitate future subdivision consistent with its MRS zoning and is not proposed to be revisited through a future omnibus amendment process.

Notwithstanding this further consideration, the environmental values within and adjacent to the amendment area, including at its northern and north-western boundaries as discussed above, will need to be addressed through subsequent stages of the planning process. It is the WAPC's expectation that future local planning scheme amendments, and structure plans will address these values and interface areas having regard to the advice of the EPA and DBCA.

Submissions regarding this matter are noted.

7 Modifications

The amendment has been modified to exclude the additional area required around the truncation located on Lot 10 Rowley Road, as MRWA and the Westport Taskforce have confirmed the area required for the future widening of Rowley Road.

The modification is considered minor in nature as it excludes part of the advertised amendment, therefore readvertising of the amendment is not required.

8 Responses and determinations

The responses to all submissions are detailed in this report. The submissions of objection are recommended to be dismissed, the amendment was modified as discussed above.

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 Local Planning Scheme. As no land is being zoned Urban by this amendment, Section 126(3) is not applicable.

10 Conclusion and recommendation

This report summarises the background to minor MRS amendment 1340/57 and examines the various submissions made on it.

The WAPC, after considering the submissions, is satisfied that the amendment as shown generally on the amending figure for 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 1340/57 is now finalised as modified and shown on WAPC amending plan 3.2713/1 (and in more detail on detail plans 1.6637, 1.6657 and 1.6658), and has effect in the Metropolitan Region Scheme from the date of notice in the *Government Gazette* on 18 October 2018.

Schedule 1

Alphabetical listing of submissions

Alphabetical Listing of Submissions

MRS Amendment 1340/57

South Forrestdale Business Park Stage 2

Submission Number	Name
16	Armadale, City of
6	ATCO Gas
24	Biodiversity, Conservation and Attractions, Department of
10	Catellani, Stephen
4	Da Prato, Ivana
9	Dampier Bunbury Pipeline
21	D'Orazio, Michelle
2	Dwyer, Kerrilee
12	Education, Department of
17	Gray and Lewis on behalf of the owners of 10 Rowley Road, Forrestdale
15	James, David on behalf of the Friends of Forrestdale
25	Main Roads Western Australia
23	Mines, Industry Regulation and Safety, Department of
19	<i>Name removed at the request of the submitter</i>
7	<i>Name removed at the request of the submitter</i>
11	Primary Industries and Regional Development, Department of
3	Public Transport Authority
20	Roney, Rodney
18	Serpentine-Jarrahdale, Shire of
5	South West Aboriginal Land and Sea Council
1	Transport, Department of
14	Turner, Edward on behalf of the Owners of Lot 9 Oxley Road
8	Water and Environmental Regulation, Department of
13	Water Corporation
22	Western Power

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, 3, 6, 8, 9, 11, 12, 18, 22, 23

Submitted by: Department of Transport, Public Transport Authority, ATCO Gas Australia, Department of Water and Environmental Regulation, Dampier Bunbury Pipeline, Department of Primary Industries and Regional Development, Department of Education, Shire of Serpentine-Jarrahdale, Western Power, Department of Mines, Industry Regulation and Safety

Summary of Submission: SUPPORT / COMMENT

The above servicing authorities and State Government agencies 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 Department of Water and Environmental Regulation advises that the District Water Management Strategy prepared for the amendment area is acceptable to support the finalisation of the amendment.

Where applicable, the proponent has been made aware of the above comments through their inclusion in this Report on Submissions.

Planning Comment: Comments noted.

Determination: Submissions noted.

Submission: 2

Submitted by: Kerrilee Dwyer

Summary of Submission: OPPOSE

The submitter advises that they have lived in proximity to the amendment area for over 20 years, having moved from a farming area in Victoria. The submitter opposes the amendment on amenity, environmental and traffic grounds.

Planning Comment: Objection noted.

Determination: Submission noted.

Submission: 4, 20

Submitted by: Ivana Da Prato, Rodney Roney

Summary of Submission: SUPPORT

The submitters are landowners in the amendment area and advise of their support for the amendment.

Planning Comment: Support noted.

Determination: Submission noted.

Submission: 5

Submitted by: South West Aboriginal Land and Sea Council

Summary of Submission: COMMENT

The South West Aboriginal Land and Sea Council (SWALSC) made the following comments in relation to the amendment:

On behalf of the Whadjuk people we express upon the importance of preserving, protecting and managing the following matters within the amendment area:

- 1 Aboriginal heritage values.
- 2 Protection of Aboriginal sites.
- 3 Bush Forever site 345.
- 4 Forrestdale Lake and wetlands recognised as a Ramsar Wetland.
- 5 Water values.
- 6 Flora and fauna.
- 7 Caring for land.
- 8 Maintaining green corridors for wildlife.
- 9 Restoring areas of importance.
- 10 Environmental values.

Social and community values and consideration of Whadjuk people's access to country to undertake cultural activities associated with the area.

Future consultation with Whadjuk people to include feedback on use and care of country by Whadjuk people and input into design of proposed works.

Planning Comment: The comments of the SWALSC are noted. Matters raised in the submission will be further considered at subsequent stages of the planning process, which will also involve further consultation and opportunities for comment regarding specific proposals for the use and development of the amendment area.

Determination: Submission noted.

Submission: 7

Submitted by: *Name removed at the request of the submitter*

Summary of Submission: OPPOSE

The submitter objects to the amendment, however, does not provide grounds for their objection.

Planning Comment: Objection noted.

Determination: Submission noted.

Submission: 10

Submitted by: Stephen Catellani

Summary of Submission: SUPPORT / COMMENT

The submitter is the owner of Lot 12 (863) Rowley Road, Forrestdale which is affected by the amendment. The submitter requests the modification of the amendment as the amendment as advertised will make the zoning of his lot more complicated as part of it will be zoned Industrial whilst another portion remains Rural and affected by the Bush Forever designation.

The submitter requests that the amendment is modified to zone the entirety of Lot 12 as Industrial under the MRS, including the Bush Forever portion of the lot if this is not reserved for Parks and Recreation and purchased by the State.

The submitter provides background information regarding the inclusion of a portion of their lot in the Bush Forever designation. The Submitter advises that they objected to a portion of their lot being included in the designation, and to the price that the State then offered for the land. The submitter understood that price of the land would then be settled through an arbitration process, however this did not occur.

Planning Comment: Refer to Part 6.3 of this Report on Submissions for discussion regarding the modification of this amendment to include zone additional land industrial and/or reserve it for Parks and Recreation.

The submitters comments and background information relating to the Bush Forever designation of a portion of their lot are noted. It is recommended that the submitter contact the WAPC's Properties Team should they wish to pursue the potential purchase of the Bush Forever portion of their land by the WAPC.

Determination: Submission noted.

Submission: 13

Submitted by: Water Corporation

Summary of Submission: SUPPORT / COMMENT

The Water Corporation advises that the statement/s made in the Amendment Report do not fully represent the servicing situation for the amendment area, and provided the following information for consideration in the formulation of new statements:

Water

There is presently no water infrastructure in or close to the proposed industrial area. If required, the development area could be supplied with water off the Corporation's Armadale - Kelmscott scheme to the east, subject to the developers extending a suitable sized headworks main and providing a route for the headworks mains which should be in the form of a road reserve.

The offtake point, size and route for the mains extension has not been considered in any detail.

Wastewater

The subject area currently falls outside a planned wastewater scheme catchment so there is presently no sewerage infrastructure in or close to the proposed industrial area. If reticulated connections are required for future development in this area, the developer would need to arrange for planning to be undertaken to determine how this area is to be serviced.

If the resulting planning indicates wastewater is feasible then major infrastructure will be required. As there is no current planning, major infrastructure to serve this area has not been programmed for construction at this stage. Therefore this area would currently be considered pioneer and all infrastructure required to service the area would be at the developers expense.

Drainage

The subject area falls within both the Forrestdale and the Birrega Drainage Catchments. The Birrega Drainage Catchment falls within the Mundijong Rural Drainage District, which is a rural drainage system. Development should not occur until a District Water Management Strategy (DWMP) for the whole area has been approved. The Department of Water and Environmental Regulations (DWER) is currently undertaking the DWMP that covers this area.

General Comments

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

Planning Comment: Refer to Part 6.1 of this Report on Submissions for discussion on the Water Corporation's comments regarding servicing.

The comments of the Water Corporation are noted and have been brought to the attention of the proponents/landowners.

Determination: Submission upheld.

Submission: 14

Submitted by: Ed Turner, on behalf of the owners of Lot 9 Oxley Road, Forrestdale

Summary of Submission: SUPPORT / COMMENT

The submitter acts on behalf of the owners of Lot 9 Oxley Road, Forrestdale and advises of their support for the amendment.

Notwithstanding this support, the submitter is disappointed that land on the northern and western edges of the amendment area is identified as remaining in the Rural zone for Open Space purposes, to provide for buffers to conservation areas. The submitter considers this a deliberate strategy to avoid State responsibility for the reservation of land for Parks and Recreation under the MRS.

The submitter notes that this land does not have conservation values, however requests that, if it is required for the protection of environmental assets, it is reserved for Parks and Recreation so that it can be the subject of compensation and acquisition provisions.

Planning Comment: Refer to Part 6.3 of this Report on Submissions for discussion regarding the modification of this amendment to include zone additional land industrial and/or reserve it for Parks and Recreation.

Determination: Submission noted.

Submission: 15

Submitted by: David James on behalf of the Friends of Forrestdale

Summary of Submission: COMMENT

The Friends of Forrestdale advise that their submission concerns the Bush Forever and ephemeral wetland areas of the amendment, being Bush Forever site 345 - Forrestdale Lake and the adjacent bushland.

The Friends are an incorporated local conservation group dedicated to supporting the WAPC in acquiring all the land that is proposed for inclusion in Bush Forever.

The Friends concern with the amendment is Lot 12 Rowley Road, Forrestdale which contains part of Bush Forever site 345 - Forrestdale Lake (Banksia and Paperbark Woodland). The bush on Lot 12 contains good Banksia Woodland and many other significant flora and fauna which make it worthy of acquisition.

With government having to purchase all the lots within the amendment area, the Friends urge the WAPC to acquire all of Lot 12 and complete this portion of Bush Forever site 345.

Lot 5066 between Kargotich Road and the Tonkin Highway also contains an ephemeral wetland, with scattered Paperbark trees. The Friends also recommend that this area is given protection through the planning of the proposed business park.

Planning Comment: The comments of the Friends of Forrestdale are noted, however, the acquisition of parts of Lot 12 Rowley Road, Forrestdale is outside the scope of this MRS amendment process. The potential protection of the ephemeral wetland located on Lot 5066 will be a consideration at subsequent stages of the planning process.

Determination: Submission noted.

Submission: 16

Submitted by: City of Armadale

Summary of Submission: SUPPORT / COMMENT

The City of Armadale (City) advises of its support for the Industrial zoning of the amendment area, noting the strong strategic support for the amendment through multiple strategic planning documents.

The City notes that the amendment area is in close proximity to a Ramsar Wetland (Forrestdale Lake) and a number of Conservation Category Wetlands and Bush Forever sites. It advises that it appears that the WAPC based the amendment boundary on an environmental buffer to the existing Parks and Recreation reservation and Bush Forever boundary, and that this extends approximately 50-60 metres into the lots being rezoned.

The City requests clarification on the outcome of this, which will result in a strip of MRS Rural zoned land in private ownership, and whether the intention of this is for landowners to cede this land at subdivision, and if this is the case under what mechanism this will occur.

The City notes that EPA advice on the amendment suggests that local scheme provisions will need to resolve the buffer issue.

The City recommends that the buffer defined by the amendment boundary is included within the MRS Parks and Recreation reservation, as creating split Industrial / Rural zoned lots will cause difficulties for future planning processes. It recommends that any text provisions anticipated to be included in its local planning scheme apply only to the land to be zoned Industrial by MRS amendment 1340/57.

Planning Comment: Refer to Part 6.3 of this Report on Submissions for discussion regarding the modification of this amendment to include zone additional land industrial and/or reserve it for Parks and Recreation.

Determination: Submission noted.

Submission: 17

Submitted by: Geoff Lewis (Gray and Lewis) on behalf of the owners of Lot 10 Rowley Road, Forrestdale.

Summary of Submission: SUPPORT / COMMENT

Gray and Lewis represent the owners of Lot 10 Rowley Road, Forrestdale (SN and MD Orazio), one of the proponents of the amendment. The submitter supports the amendment, however is concerned with certain aspects of the amendment as advertised.

The submitter advises that it is unclear from the advertised amendment map whether the proposed left in left out intersection adjacent to Lot 12 Rowley Road as identified on the concept plan (attached to the submission) included in the consultants Planning Report has been retained or not as no truncation indent is depicted on the amendment figure.

During the preparation of the MRS amendment planning report and accompanying concept plan, lengthy consultation took place with MRWA, DPLH and GHD (consultants to DPLH) in relation to the preliminary Design and Access Strategy for Rowley Road.

The submitter notes that, as a result of the preliminary investigations, MRWA confirmed in its advice to DPLH dated 19 January 2017 (attached to the submission) that four access points are required to Rowley Road from the industrial area, two of which will be full movement (adjacent to Lots 6 and 10) and two will be left in left out (adjacent to Lots 8 and 12). (Lots 6 and 8 are in Stage 1 which has already been rezoned).

The position of the full movement intersection adjacent to Lot 10 (opposite Blair Road) is in accordance with MRWA advice and the consultants Stage 2 Concept Plan. The submitters support this intersection location. With regard to the left in left out intersection adjacent to

Lot 12, it was initially proposed to be located further to the west in front of Lot 12. However, on the advertised MRS amendment map, the western extent of the Industrial zone on Lot 12 has contracted to the east due to environmental constraints.

To ensure the functionality of the Business Park, it is vital both in terms of traffic and bushfire management that the second access point within the Stage 2 is retained adjacent to Lot 12. The Stage 2 area will be physically separated from Stage 1 by a Resource Enhancement Wetland and power transmission corridor on Lot 8, thus isolating Lots 10 and 12. It is therefore imperative that for Stage 2, two access points to Rowley Road be retained, even if the left in left out intersection adjacent to Lot 12 needs to be moved to the east.

Planning Comment: Refer to Part 6.2 of this Report on Submissions for discussion of the reservation requirements of Rowley Road.

As noted in Part 6.2 the reservation and access requirements for Rowley Road remain under consideration and may be subject to further change through the Westport project. Future access to the amendment area will be further considered through a future MRS amendment for the reservation of Rowley Road, or at the structure planning stage of the planning process, having regard to the advice of agencies and Westport.

Determination: Submission noted.

Submission: 19

Submitted by: *Name removed at the request of the submitter*

Summary of Submission: COMMENT / OBJECTION

The submitter is an owner/occupant of a rural-residential property in Blair Road, Oakford, located in close proximity to the amendment area and objects to it on the following grounds:

Existing amenity of the area

That part of Oakford south of Rowley Road has an identifiable rural/residential character and enjoys an excellent level of amenity as a result of this quiet, landscaped setting. The submitter is concerned that the character of the rural/residential area will be eroded as a result of the rezoning and redevelopment of the subject land for industrial purposes. In particular the submitter's concerns relate to a loss of amenity both visually (replacement of wide open paddocks/spaces with buildings) and through additional vehicular traffic on Rowley Road, and more particularly Blair Road.

Proposed Industrial zoning and land use

The submitter notes that there is a significant amount of undeveloped Industrial zoned land already within the Forrestdale Business Park, and that the Industrial zoned land to the east of the subject sites (subject of MRS amendment 1240/41) has yet to be developed or be the subject of structure planning. Given this, the submitter considers that there is no rationale provided as to why the land should be rezoned at this point in time, noting the availability of other Industrial zoned land within the near vicinity.

Widening of Rowley Road

The submitter notes that the extent of the land to be rezoned has been directly influenced by the possible future upgrading of Rowley Road, which under the State's strategic planning framework has been identified as a potential Primary Freight Route. The submitter understands from discussions with MRWA that a Rowley Road Freight Route Study has not yet been completed, and that the future of Rowley Road is still under consideration.

If Rowley Road is to be upgraded to perform the function of a primary freight route, this will result in significant additional traffic movements. What is not clear is the extent of additional vehicle trips now proposed to be generated as part of this Stage 2 rezoning, as no information has been provided for public review as part of the rezoning request. The submitter is concerned that no traffic volume information has been provided for the public to review and comment upon as part of this MRS amendment.

Intersection Opposite Blair Road

The submitter notes that the amendment proposes to “carve out” a portion of the subject land directly opposite Blair Road with the intent that this land be set aside to create a principal entry point into the proposed industrial estate in this location. The submitter strongly opposes this aspect of the amendment for a number of reasons, as follows:

- 1 The future of Rowley Road is still under review (see comments above).
- 2 By “carving out” the land as part of this rezoning application, the location of access points/to from the estate is being pre-determined ahead of any structure planning occurring. It is appropriate that the location of entry points to/from the estate be determined as part of the future structure plan supported by traffic reports, rather than being pre-determined through this rezoning process which is absent of a publicly available traffic analysis.
- 3 The siting of a principal entry point into the industrial estate directly opposite Blair Road will create a 4-way intersection, and likely traffic intersection treatments. Furthermore, this may place limitations on access to/from Blair Road onto Rowley Road.
- 4 In the absence of being provided with any detailed traffic analysis information, the submitter can only reasonably conclude that the siting of a principal entry point into the industrial estate directly opposite Blair Road is likely to have significant implications upon Blair Road in terms of increasing vehicle volumes on this local road. This would detrimentally affect the character of this rural-residential area.

If the rezoning is approved, the submitter urges the WAPC to modify this aspect of the amendment by removing the “carved out” out portion of land, and instead rezone this portion of land ‘Industrial’ also. This will allow for vehicle entry points to/from the estate to be determined and justified through technical traffic impact reports at the structure plan stage, rather than the locations being predetermined through this rezoning. Further, it is likely that by the time the structure plan is prepared, the future of Rowley Road and the need for widening will have been decided by the State.

Major Amendment v Minor Amendment

The submitter notes that previous MRS amendment 1240/41 relating to the rezoning of the land to the east, was processed as a “major” MRS amendment. Conversely, this amendment has been classified as a “minor” amendment.

The two amendments are directly comparable in their planning purpose (to rezone land from Rural to Industrial) and subject land area (170 hectares vs 153 hectares). Within the Amendment Report, there is an explanation as to why the proposal has been assessed as a “minor” amendment. However the same rationale appears to apply to the land to the east, which was a “major” amendment. There appears to be an inconsistency in the manner in which the amendments have been assessed by the Commission.

The submitter requests that the WAPC consider whether the current amendment has been correctly classified and processed under the *Planning and Development Act 2005*.

Consultation

The extent to which the amendment has been consulted has been limited, and has been confined to statutory requirements, being newspaper notices and documents being available at the offices of relevant local governments. The submitter does not consider this to be an acceptable level of consultation, and advises that nearby landowners ought to be contacted by letter regarding proposed amendments to the MRS.

The submitter suggests that had consultation been more widespread then there would have been more interest in the amendment from nearby landowners. The submitter requests that the WAPC defer consideration of the amendment until more robust and effective community consultation is undertaken.

Even if the Commission are satisfied that the extent of consultation is sufficient, the submitter believes that consultation has not been open and transparent, and has not allowed the public to make informed decisions/comments due to the following information not being available for public review and comment:

- Any reasoning as to why the land needs to be rezoned in the short-term, given the availability of existing Industrial zoned land in the area.
- A Traffic Impact Assessment (TIA) detailing the traffic implications of the proposed rezoning of the land (critical but not provided).

The submitter requests that the WAPC defer consideration of the amendment until the public is able to review and consider the above information, in particular the TIA.

Planning Comment: The future development of the amendment area for industrial uses will change the character and level of traffic on the northern side of Rowley Road, and amenity impacts from this land use change will be considered, and appropriate mitigation strategies such as landscaping and traffic management measures will be determined and implemented, at subsequent stages of the planning process.

The amendment area has been identified for industrial development for a substantial period of time since its identification in the WAPC's 2012 *Economic and Employment Land Strategy* (EELS), and has continued to be reflected in state level strategic planning including the *Perth and Peel@3.5million* suite of documents. It is important that a range of industrial zoned land in different locations, of different sizes, and at different stages of the planning process is available to cater to the needs of industry throughout the Perth and Peel regions. Further, the industrial zoning of the amendment area will allow for the coordinated planning of the adjacent industrial land and may facilitate economies of scale for its future development and servicing.

Whilst the submitter is correct that the future of Rowley Road remains under consideration, the amendment has been informed by the best information available to date. As further information becomes available this will be further considered in the subsequent stages of the planning process, including the local planning scheme amendment and structure planning stages, which will provide further detail on the future use and development of the amendment area and are both subject to separate public advertising requirements.

The intersection locations proposed by the amendment are based on the best available information, and should the location or function of these change in the future this will be reflected through a subsequent MRS amendment, as discussed in Part 6.2 of this report.

The substantiality of the amendment is addressed in the Amendment Report, as noted by the submitter. In determining the substantiality of the amendment the WAPC had regard to the

requirements of the *Planning and Development Act 2005* and those matters set out in *Development Control Policy 1.9 - Amendment to Region Schemes*.

Consultation for the amendment has been undertaken consistent with the requirements of the *Planning and Development Act 2005*, as noted by the submitter. This is considered sufficient given that the land use change has been previously indicated through strategic planning instruments and studies as noted above.

Determination: Submission dismissed.

Submission: 21

Submitted by: Michele D'Orazio

Summary of Submission: SUPPORT / COMMENT

The submitter is a part owner directly affected by the amendment at Lot 9 Oxley Road, Forrestdale and supports it.

The submitter notes that the amendment reflects:

- the Industrial Land Capacity Assessment and Needs Study which informed the Industrial Land Strategy (ILS) 2009 and subsequently the EELS which identified the amendment area as a Priority Site;
- the work of owners in the Stage 2 area demonstrating that the land is suitable for non-heavy industrial use, represented by Turner Master Planners and Gray & Lewis Land Use Planners, found in "Proposal For Rezoning to Industrial Zone Under The Metropolitan Region Scheme September 2015"; and
- the establishment of the South Forrestdale Business Park will support the City of Armadale, a Strategic Metropolitan Activity Centre as described for the future of the Perth area in *Perth and Peel@3.5million*.

Notwithstanding this support, the submitter requests that the amendment be modified to include land on the north and west boundaries of Lot 9 in the Industrial zone.

The submitter notes that one of the primary purposes of the ILS/EELS was to facilitate the development of industrial uses where a Priority Site was duly selected; and therefore requests that the area in question be zoned Industrial and subject to further definition in later detailed stages of planning.

Planning Comment: Refer to Part 6.3 of this Report on Submissions for discussion regarding the modification of this amendment to include zone additional land industrial and/or reserve it for Parks and Recreation.

Determination: Submission noted.

Submission: 24

Submitted by: Department of Biodiversity, Conservation and Attractions

Summary of Submission: SUPPORT / COMMENT

The Department of Biodiversity, Conservation and Attractions' (DBCA) Parks and Wildlife Service has reviewed the amendment and has the following comments.

Environmental values

The amendment area is located adjacent to the southern boundary of the Forrestdale Lake Nature Reserve (R27175), a class 'A' nature reserve managed by DBCA's Parks and Wildlife Service for the conservation of flora and fauna. Forrestdale Lake, which is recognised as internationally significant under the Ramsar Convention and is a matter of national environmental significance under the Commonwealth *Environmental Protection and Biodiversity Conservation Act 1999* (EPBC Act), is located within the nature reserve. Forrestdale Lake is identified as a Conservation Category Wetland in the Geomorphic Wetlands Swan Coastal Plain dataset.

Bush Forever site 345 (Forrestdale Lake and adjacent bushland, Forrestdale) is located directly north and west of the area proposed for rezoning. Conservation Category Wetlands (UFI 7383, 13536 and 15182) and Resource Enhancement wetland (UFI 15943) are located within the Bush Forever site and adjacent to the area proposed to be rezoned.

A threatened ecological community 'Herb rich shrublands in claypans' is located to the north of the proposed development site (within Conservation Category palusplain UFI 7383). The TEC is currently and is listed as 'vulnerable' in Western Australia. From 1 January 2019, the *Biodiversity Conservation Act 2016* will provide for the statutory listing of threatened ecological communities by the Minister for the Environment.

Proposed amendment boundaries

The boundary of the area that is proposed for 'Industrial' zoning on Lots 7 and 9 Oxley Road and Lots 10 and 12 Rowley Road has changed since DBCA provided preliminary advice with portions of these lots now excluded from the proposed amendment. It is understood that the proposed boundaries reflect the South Metropolitan Peel Sub-Regional Planning Framework (WAPC 2018) with the portions excluded from the proposed amendment to retain a "Rural" zoning that has been identified as future "Open Space" in the framework.

DBCA's Parks and Wildlife Service notes that it is the expectation of WAPC and the Environmental Protection Authority that a future structure plan for the area will include both the "Industrial" and "Rural" zoned portions and that appropriate buffers to the conservation areas and wetlands will be identified at that time.

As appropriate buffer distances between the industrial development and the environmental values have not been determined, DBCA's Parks and Wildlife Service considers that the proposed amendment boundaries create the potential for two different zonings across areas that will be identified as "buffer." This could result in uncertainty regarding the responsibilities and requirements for buffer revegetation and in determining consolidated management arrangements for this area into the future.

In the absence of the determination of buffer requirements, DBCA's Parks and Wildlife Service considers that it may be more appropriate to rezone the entire of Lots 7 and 9 Oxley Road and Lot 10 Rowley Road and the portion of lot 12 Rowley Road that is outside of the vegetated portion as "Industrial." The buffer distances can then be determined to support the preparation of a structure plan with potential allocation of buffers, revegetation and management arrangements for this area determined at that time.

Water supplementation of Forrestdale Lake

Water level monitoring at Forrestdale Lake over the last twenty years shows declining lake levels and decreasing periods of inundation. This in turn has been responsible for increasing coverage of introduced weed species and terrestrial native vegetation on the lake, increasing the incidence of uncontrolled fire and reduced waterbird usage.

It is recommended that the proponent consult DBCA's Parks and Wildlife Service at the earliest opportunity to further discuss this proposal to minimise adverse impacts on wetlands associated with Forrestdale Lake and identify opportunities for design aspects that could lead to environmental benefits on the more significant elements within this internationally significant wetland system.

Planning Comment: The DBCA's comments regarding environmental values adjacent to the amendment area, and the potential for water supplementation of Forrestdale Lake are noted.

Refer to Part 6.3 of this Report on Submissions for discussion regarding the boundary of the amendment area and its potential modification to include zone additional land industrial and/or reserve it for Parks and Recreation.

Determination: Submission noted.

Submission: 25

Submitted by: Main Roads Western Australia

Summary of Submission: COMMENT / OBJECTION

While it is noted that this amendment has omitted land identified for the future Rowley Road, Main Roads did not support the outputs from the planning review recently completed by the DPLH.

The Department of Transport Westport Taskforce Team who have a direct interest in the future planning for Rowley Road to facilitate good connectivity to the Outer Harbour has advised that this proposed MRS amendment has potential impacts on the future reservation of Rowley Road.

Given that as port planning is still underway and the future requirements of this road are unknown at this stage with no firm position on the preferred east-west access option to any future port it is Main Roads view that it would appear premature to proceed with this MRS amendment until all planning work and planning design concepts have been agreed to by all key stakeholders within Government.

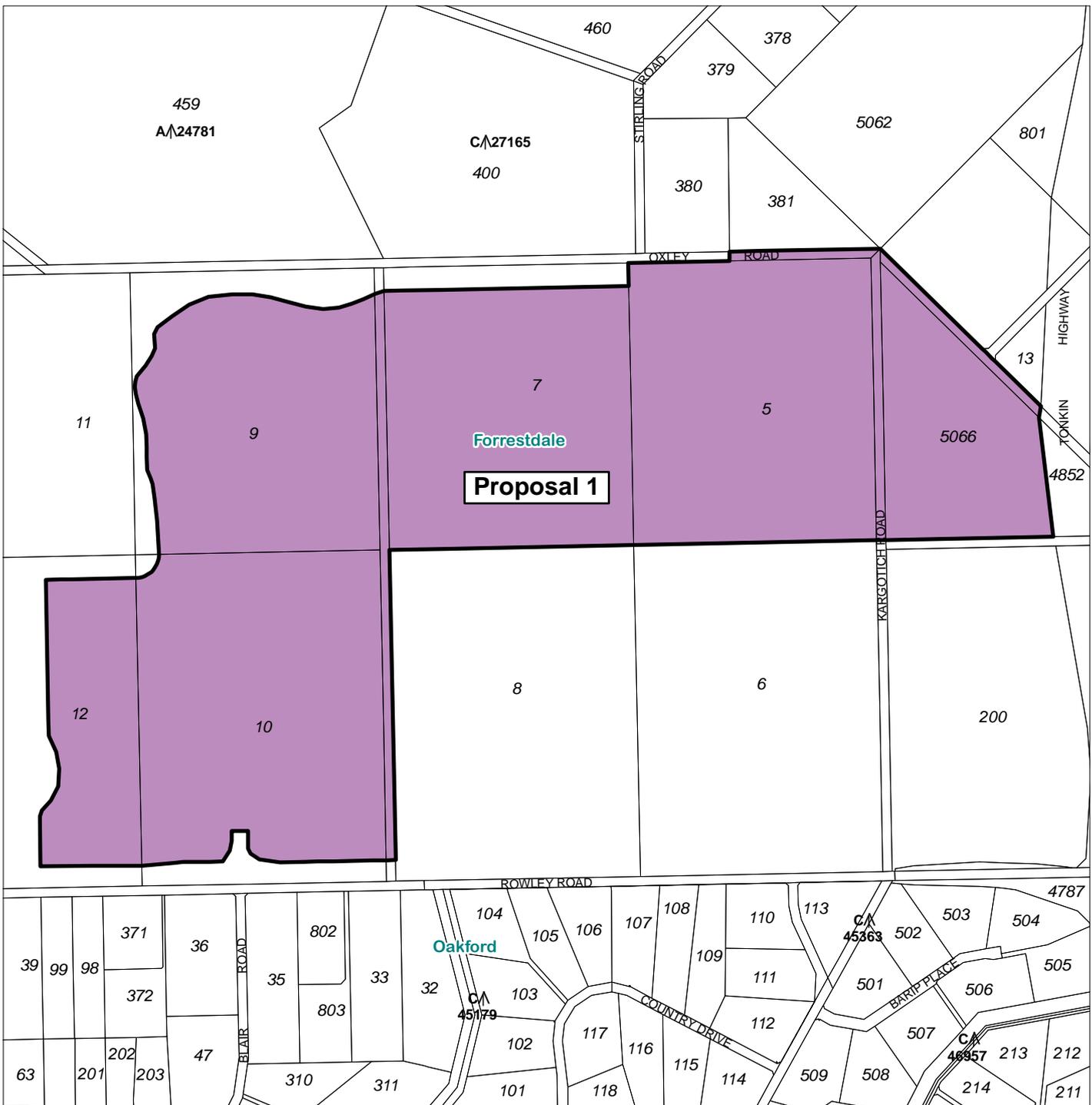
MRWA advises that it is therefore unable to support the proposed MRS amendment at this time.

Planning Comment: Refer to Part 6.2 of this Report on Submissions for discussion of the reservation requirements of Rowley Road.

Determination: Submission noted.

Schedule 3

The amending figure - proposal 1
as advertised



South Forrestdale Business Park - Stage 2
 Proposed minor amendment
 as advertised

28 March 2018

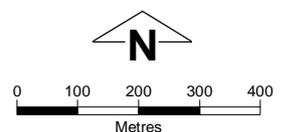
Proposal 1

Proposed Amendment:
 Industrial zone

Oracle reference no: 2955
 File number: 833/02/22/0076
 Version number: 1

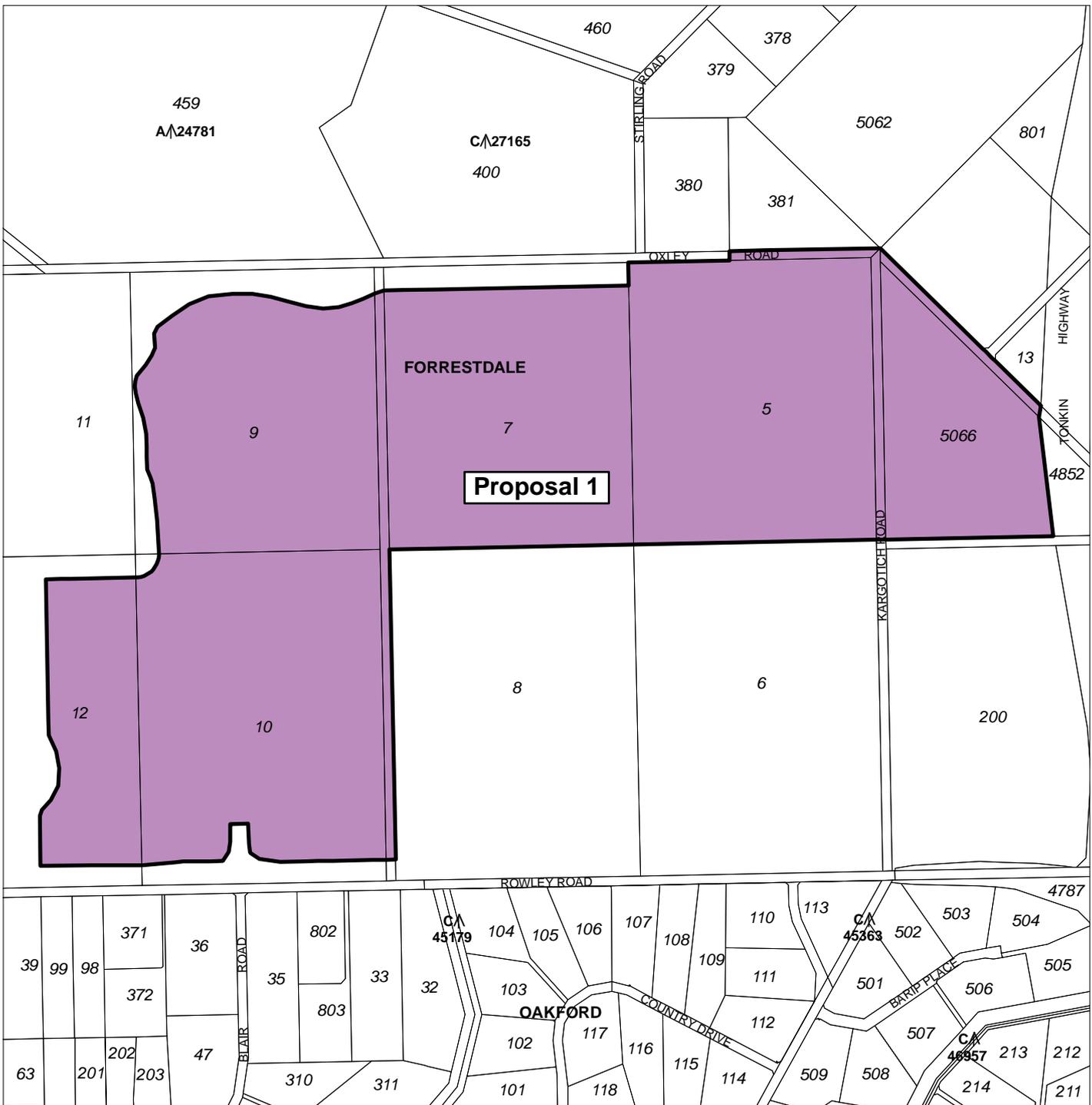


Date: 8/10/2019
 Produced by Geospatial Research and Modelling, Department of Planning, Lands and Heritage, Perth WA
 Base information supplied by Western Australian Land Information Authority SLIP 944-2017-1



Schedule 4

The amending figure - proposal 1
as modified



South Forrestdale Business Park - Stage 2
 Proposed minor amendment
 as modified

21 August 2019

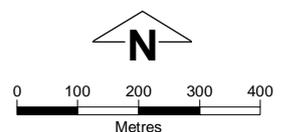
Proposal 1

Proposed Amendment:
 Industrial zone

Oracle reference no: 2955
 File number: 833/02/22/0076
 Version number: 2



Date: 28/08/2019
 Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA
 Base information supplied by Western Australian Land Information Authority SLIP 1096-2018-1



Appendix 1

List of plans as advertised

South Forrestdale Business Park Stage 2

Proposed Minor Amendment

Amendment 1340/57

as advertised

3.2713

Detail Plans

1.6637, 1.6657 & 1.6658

Appendix 2

List of plans as modified

South Forrestdale Business Park Stage 2

Proposed Minor Amendment

Amendment 1340/57

as modified

3.2713/1

Detail Plans

1.6637, 1.6657 & 1.6658

Submissions

Thomas, Andrew

Submission 1

From: Fogarty, Louise

Sent: Thursday, 9 August 2018 2:47 PM

To: Thomas, Andrew

Subject: METROPOLITAN REGION SCHEME PROPOSED AMENDMENT 1340/57 – SOUTH FORRESTDAL BUSINESS PARK STAGE 2

Your ref: 833-2-22-76 Pt 1 (RLS/0751/1)

Our ref: DT/10/01526

Dear Andrew,

METROPOLITAN REGION SCHEME PROPOSED AMENDMENT 1340/57 – SOUTH FORRESTDAL BUSINESS PARK STAGE 2

I refer to your letter dated 3 August 2018 regarding a request for comment for the abovementioned proposed MRS amendment.

The Department of Transport (DoT) has no comment to provide for the above.

Thank you for the opportunity to comment on the proposal.

Regards,

Louise

Louise Fogarty

Senior Transport Planner | Integrated Transport Planning | Department of Transport

140 William Street, Perth WA 6000

Tel: (08) 6551 6840 | Fax: (08) 6551 6492

Email: Louise.Fogarty@transport.wa.gov.au | Web: www.transport.wa.gov.au



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DEPARTMENT OF PLANNING

- 9 AUG 2018

FILED 08/0765/1

Response ID ANON-ST95-BCES-J

Submitted to Metropolitan Region Scheme Minor Amendment 1340/57 - South Forrestdale Business Park Stage 2
Submitted on 2018-08-09 16:40:49

Introduction

1 What is your first name?

First name:
Kerrilee

2 What is your surname?

surname:
Dwyer

3 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

No

4 What is your email address?

Email:
littleonedwyer@gmail.com

5 What is your address?

address:
45 barip place.

6 Contact phone number:

phone number:
0427874893

7 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

8 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:

This is home every winter to water birds including swans. We moved out here from farming back ground in Victoria. It was so peaceful lots of bird life. Save for our girls to ride there horses. We have been here nearly 20 yrs. Would you like to live next to an industrial area? If this was on the plans back when we bought, we wouldn't of bought here. We put up with the Tonkin thats bad enough. We need the rest of the land to stay rural. Go have a look at the wild life over there its lovely, where will they GO. Take a camera and click away theres the proof act now. We don't need anymore traffic thanks.

File upload:

No file was uploaded

DEPARTMENT OF PLANNING	
- 9 AUG 2018	
FILE	rcs/0765/1

Thomas, Andrew

From: Ricciardi, Janelle [<mailto:Janelle.Ricciardi@pta.wa.gov.au>]

Sent: Thursday, 9 August 2018 3:37 PM

To: 'Thomas, Andrew'

Subject: PTA Comments - MRS Amendment 1340/57 - South Forrestdale Business Park Stage 2

PTA File No. 00147/18

Hi Andrew,

I refer to your letter dated 3 August 2018 seeking comments regarding proposed MRS Amendment 1340/57 - South Forrestdale Business Park Stage 2.

Please be advised that the PTA has no comments to make regarding this matter.

Kind regards,

Janelle Ricciardi

Land & Corridor Officer | IP&LS

Public Transport Authority of Western Australia

Public Transport Centre, West Parade, Perth, 6000

Tel: (08) 9326 2374

Email: janelle.ricciardi@pta.wa.gov.au | Web: www.pta.wa.gov.au



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DEPARTMENT OF PLANNING	
- 9 AUG 2018	
FILE	2018/0765/1

Response ID ANON-ST95-BCEX-Q

Submitted to Metropolitan Region Scheme Minor Amendment 1340/57 - South Forrestdale Business Park Stage 2
Submitted on 2018-08-10 14:17:23

Introduction

1 What is your first name?

First name:

Ivana

2 What is your surname?

surname:

Da Prato

3 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

No

4 What is your email address?

Email:

bruno@ddpg.com.au

5 What is your address?

address:

342 Armadale Road, Banjup WA 6164

6 Contact phone number:

phone number:

0893970091

7 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Support

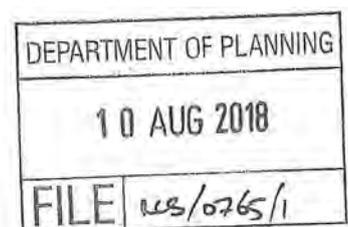
8 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:

I am a land owner within the region and would like to see this approved.

File upload:

No file was uploaded





South West Aboriginal
Land & Sea Council

Our Ref: FTA.2162-25

9 August 2018

Ms Sam Egan
Secretary
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6000

Department of Planning, Lands and Heritage Received	
Scanned	13 AUG 2018 <input checked="" type="checkbox"/>
Attachments	A9786087 <input type="checkbox"/>
Scan QA	<input type="checkbox"/>
Doc No.	218/0765
File No.	

Dear Sam

METROPOLITAN REGION SCHEME PROPOSED AMENDMENT 1340/57 – SOUTH FORRESTDALE BUSINESS PARK STAGE 2

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

On 8 August 2018, SWALSC received correspondence from the WA Planning Commission and City of Armadale amendment Report for MRSA 1340/57 (Minor Amendment).

The purpose of the amendment is to rezone approximately 153 hectares from the Rural zone to the Industrial zone in the Metropolitan Region Scheme (**MRS**).

On behalf of the Whadjuk people we express upon the importance of preserving, protecting and managing the following matters and values within the area:

- Aboriginal heritage values
- Protection of Aboriginal sites
- Bush Forever area 345
- Forrestdale Lake and wetlands recognised as a Ramsar Wetland
- Water values
- Flora and fauna
- Caring for land
- Maintaining green corridors for wildlife
- Restoring areas of importance
- Environmental values

Social and community values and consideration of Whadjuk people's access to country to undertake cultural activities associated with the area.

Future consultation with Whadjuk people to include feedback on use and care of country by Whadjuk people and input into design of proposed works.

Please contact me if you wish to discuss this matter further.

Yours sincerely

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

Carolyn Fennelle
Legal Officer
South West Aboriginal Land & Sea Council

Response ID ANON-ST95-BCEN-D

Submitted to Metropolitan Region Scheme Minor Amendment 1340/57 - South Forrestdale Business Park Stage 2
Submitted on 2018-08-14 11:23:37

Introduction

1 What is your first name?

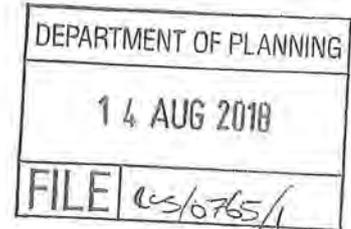
First name:

Fiona

2 What is your surname?

surname:

Snellin



3 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

No

4 What is your email address?

Email:

Fiona.Snellin@atcogas.com.au

5 What is your address?

address:

ATCO Gas Australia
81 Prinsep Road Jandakot WA 6164

6 Contact phone number:

phone number:

6163 5000

7 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Support

8 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:

Good morning

Your Reference 833-2-22-76 Pt 1 (RLS/0761/1)

Our Ref: LM18351

RE: PROPOSED METROPOLITAN REGION SCHEM AMENDMENT 1340/57
(South Forrestdale Business Park Stage 2)

Thank you for your recent letter of 3 August 2018 regarding the proposed MRS Amendment 1340/57 for the area known as the South Forrestdale Business Park Stage 2 in the vicinity of Rowley Road, Kargotich Road and Oxley Road, Forrestdale, within the City of Armadale.

ATCO Gas Australia (ATCO) 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 has no objections.

We wish to advised that ATCO does not operate gas mains nor infrastructure within the area of the proposed MRS Amendment 1340/57.

On behalf of ATCO we appreciate the opportunity to provide comment.

Please accept this latter submission as ATCO's response.

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

Thank you

Fiona Snellin
Land Management and Project Coordinator

Gas, Australia

File upload:
No file was uploaded



Response ID ANON-ST95-BCE8-Q

Submitted to Metropolitan Region Scheme Minor Amendment 1340/57 - South Forrestdale Business Park Stage 2
Submitted on 2018-08-14 17:47:27

Introduction

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:

3 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

Yes

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

7 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

8 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:

File upload:

No file was uploaded





Government of Western Australia
Department of Water and Environmental Regulation

Your ref: 833-2-22-76

File ref: RF35-18

PA ref: 22257

Enquiries: 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 1340/57 – Forrestdale Business Park Stage 2

Thank you for the above referral dated 3 August 2018. The Department of Water and Environmental Regulation appreciates the opportunity to comment on the proposed amendment to the Metropolitan Region Scheme.

The Department of Water and Environmental Regulation has reviewed the proposal and has no comment in reference to the Department's regulatory responsibilities under Part V of the *Environmental Protection Act 1986* and the *Contaminated Sites Act 2003*. Where required the Department will provide input at subsequent stages of planning.

The Department of Water and Environmental Regulation has assessed the District Water Management Strategy (DWMS) associated with the proposal and has provided support for the document. As such the Department has no further comments to provide in regards to water resource management.

The Environmental Protection Authority determined not to assess MRS Amendment 1340/57 and provided advice regarding Bush Forever Site 345, Forrestdale Lake and adjacent wetlands in July 2018. The advice and recommendations still apply.

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
Planning Advice Section
Swan Avon Region

22 August 2018

DEPARTMENT OF PLANNING	
22 AUG 2018	
FILE	RCS/0765/1

Swan Avon Region
7 Ellam Street Victoria Park WA 6100
Telephone: 08 6250 8000 Facsimile: 08 6250 8050
www.dwer.wa.gov.au

Your Ref: 833-2-22-76 Pt 1 (RLS/0751/1)
Our Ref: LM: Planning AUG 2018
Contact: Neil Parry
Telephone: 08 9223 4944



ABN 78 081 609 289
Level 6, 12-14 The Esplanade
Perth WA 6000
Postal Address
PO Box Z5267
Perth St Georges Tce WA 6831
Telephone: +61 8 9223 4300
Facsimile: +61 8 9223 4301

27 August 2018

Ms Sam Fagan
Western Australian Planning Commission
140 William Street
PERTH WA 6000

Attention: Andrew Thomas

Dear Ms Fagan

METROPOLITAN REGION SCHEME PROPOSED AMENDMENT 1340/57 SOUTH FORRESTDALE BUSINESS PARK STAGE 2

Thank you for your referral of 3 August 2018 seeking comment on the above proposal.

DBP as the owner and operator of the Dampier to Bunbury Natural Gas Pipeline, has reviewed the documentation and has no objection to the proposal.

Thank you for the opportunity to provide comments and should you have any further inquiries, please do not hesitate to contact me on the number above.

Yours sincerely

A handwritten signature in blue ink, appearing to read "Neil Parry", is written over a faint, larger version of the same signature.

Neil Parry
Manager, Land Management
Dampier Bunbury Pipeline



Section 57 Amendment (Minor)
Form 57

Scanned:
Attachments
Scan QA
Doc No.
File No.

05 SEP 2018

A 9818586

R18/0765



Submission

Metropolitan Region Scheme Amendment 1340/57

South Forrestdale Business Park Stage 2

OFFICE USE ONLY

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

Submission 10

Title Mr, Mrs, Miss, Ms First Name STEPHEN MICHAEL

Surname CATELLANI (PLEASE PRINT CLEARLY)

Address P.O. Box 391, KALAMUNDA Postcode 6926

Contact phone number 0448775754 Email address Stephen.CATELLANI@gmail.com

Submissions will be published as part of the consultation process. Do you wish to have your name removed from your submission? Yes No

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

I am writing with regards to my property, situated at lot 12 (863) Rowley Road, Forrestdale that is currently on the process of Metropolitan Region Scheme Amendment 1340/57. I would like to contest and modify the amendment with regards to my property. The proposed amendment made the zoning of my block more complicated because part of it is zoned industrial and part of the block is bush forever zone. I wish the following to be modified in the amendment.

① I want the industrial land to be expanded to the rest of the land outside the bush forever.

turn over to complete your submission

② The bush forever Part of my Property to be reserved as Parks and recreation and acquired by the state government or be allowed to be zoned Industrial

In 2001-2002, I was notified by the Department of Planning and Infrastructure that part of my property will be zoned bush forever. I strongly objected to the Proposal and put that in writing. My purpose of buying the property was to use the whole block for cattle grazing. Despite my objections and reasons, the Department of Planning and Infrastructure carried on with their Proposal. After a year or so, I discussed with the Department of Planning and Infrastructure officer if they wish to purchase the part of my block that is bush forever. The officer said in the meeting that they would come up with a valuation and should I not agree with their price the matter will go to the arbitration.

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 S. Catellani Date 5.9.2018

Note: Submissions MUST be received by the advertised closing date, being close of business (5pm) on 12 OCTOBER 2018. Late submissions will NOT be considered.

Page 3.

However, I didn't agree with their
Price and the Process with the
arbitration never happened.

I trust that my concerns will
be regarded.

B. Cutellani



Department of
**Primary Industries and
Regional Development**

Your reference: 833-2-22-76 Pt 1
(RLS/0751/1)
Our reference: LUP 449
Enquiries: Rod Safstrom

Ms Sam Fagan
Secretary
Western Australian Planning Commission
Locked Bag 2506 Perth WA
Info@dplh.wa.gov.au

Dear Ms. Fagan,

**Metropolitan Region Scheme Amendment 1340/57
South Forrestdale Business Park Stage 2**

Thank you for the opportunity to provide comment on the above MRS amendment.

The Department of Primary Industries and Regional Development has no objection to the above Amendment as there is little impact on agricultural land use.

For further information, contact Mr Rod Safstrom on 9368 3169 or rodney.safstrom@dpird.wa.gov.au.

Yours sincerely

A handwritten signature in blue ink that reads 'Melanie Strawbridge'.

Melanie Strawbridge
DIRECTOR
LAND AND WATER ASSESSMENT

18 September 2018

DEPARTMENT OF PLANNING	
18 SEP 2018	
FILE	RLS/0765/1



Government of **Western Australia**
Department of **Education**

Submission 12

Your ref : 833-2-22-76 Pt 1
Our ref : (RLS/0751/1)
Enquiries : D18/0410743

Ms Sam Fagan
Secretary
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6000

Department of Planning, Lands and Heritage Received	
Scanned	19 SEP 2018
Attachments	A 9833589
Scan QA	
Doc No.	RLS/0765
File No.	

1. SRAOUEY

Dear Ms Fagan

**Metropolitan Region Scheme Proposed Amendment 1340/57
South Forrestdale Business Park Stage 2**

Thank you for your letter dated 3 August 2018 regarding the proposed MRS Amendment for the South Forrestdale Business Park Stage 2.

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

Yours sincerely

STEPHEN MULDOON
SENIOR CONSULTANT
ASSET PLANNING and SERVICES

14 September 2018

Development
Services

629 Newcastle Street
Leederville WA 6007

PO Box 100
Leederville WA 6002

T (08) 9420 2090
F (08) 9420 3193



Your Ref: 833-2-22-76 Pt 1 (RLS/0751/1)
Our Ref: JT1 2006 04707 V01 - MRS322822
Enquiries: Kevin Purcher
Direct Tel: 9420 2385

26 September 2018

Secretary
Western Australian Planning Commission
LOCKED BAG 2506
PERTH WA 6001

DEPARTMENT OF PLANNING

26 SEP 2018

FILE RLS/0751

Attention of: Andrew Thomas

**Re: Metropolitan Region Scheme Proposed Amendment 1340/57
South Forrestdale Business Park Stage 2**

Thank you for your letter dated 3 August 2018. Water Corporation offers the following comments in regard to this proposal.

The statement/s made under '4 Discussion - Water Corporation' do not fully represent the servicing situation. The following should be considered in formulating new statements.

Water

There is presently no water infrastructure in or close to the proposed industrial area. If required, the development area could be supplied with water off the Corporation's Armadale - Kelmscott scheme to the east, subject to the developers extending a suitable sized headworks main as part of the subdivision process of this or other proposed developments in the area. A route for the headworks mains will also be required, up to 20 metres wide. The route should be in the form of a road reserve.

The offtake point, size and route for the mains extension has not been considered in any detail.

All water mains extensions required to serve the proposed industrial area will be designed, constructed and commissioned at the developers' cost.

Wastewater

The subject area currently falls outside a planned wastewater scheme catchment so there is presently no sewerage infrastructure in or close to the proposed industrial area. If reticulated connections are required for future development in this area, the developer would need to arrange for planning to be undertaken to determine how this area is to be serviced. Any planning review is currently not on the Statewide Planning Program.

If the resulting planning indicates wastewater is feasible then major infrastructure will be required. The headworks infrastructure may be required to be constructed as part of the development process of this or other proposed developments in the

surrounding area. A temporary pump station may be an option to serve the area. Consideration must be made to the location of any proposed pump station. A pump station will require appropriate land to be provided for the works and the odour buffer that will surround the works. The extent of the buffer should be determined at the planning/design stage to ensure that only compatible land use is within the buffer. A route for the headworks mains will also be required, up to 20 metres wide. The route should be in the form of a road reserve.

As there is no current planning, major infrastructure to serve this area has not been programmed for construction at this stage. Therefore this area would currently be considered pioneer and all infrastructure required to service the area would be at the developers expense.

Drainage

The subject area falls within both the Forrestdale and the Birrega Drainage Catchments. The Birrega Drainage Catchment falls within the Mundijong Rural Drainage District, which is a rural drainage system. Development should not occur until a District Water Management Strategy (DWMP) for the whole area has been approved. The Department of Water and Environmental Regulations (DWER) is currently undertaking the DWMP that covers this area.

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

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

As a minimum, developments within the drainage catchment are required to contain the flows from a one in one hundred year storm event on site. Discharge to the Water Corporation's rural drains must be compensated to pre-development levels. The modelling of pre- and post-development drainage conditions needs to be agreed by the DWER and the Water Corporation through the preparation of the DWMP.

General Comments

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

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

Please provide the above comments to the land owner, developer and/or their representative.

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



Kevin Purcher
Senior Planner
Development Services

Response ID ANON-ST95-BCE9-R

Submitted to Metropolitan Region Scheme Minor Amendment 1340/57 - South Forrestdale Business Park Stage 2

Submitted on 2018-10-11 12:31:21

Introduction

1 What is your first name?

First name:

Edward

2 What is your surname?

surname:

Turner (on behalf of the owners of Lot 9 Oxley Road)

3 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

No

4 What is your email address?

Email:

edturner@iinet.net.au

5 What is your address?

address:

15B Maple Street, Lathlain 6100

6 Contact phone number:

phone number:

0411573457

7 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Support

8 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:

The owners of Lot 9 Oxley Road support the proposed MRS Amendment for rezoning the property to Industrial Zone .

The submission process has taken many years and incurred significant for the owners. The team of consultants has documented their investigations and liaised with relevant authorities to arrive at a proposal that recommends Industrial zoning for this land.

Notwithstanding, it is disappointing to see the recommended Amendment Plans show retention of some of the property at the northern edge as Rural zone when it is clear from the Amendment Report that the intention is that the land be "Open Space" for buffers to conservation areas outside the property. This appears to be a deliberate strategy to avoid State responsibility for the Reservation of the land for Parks and Recreation under the MRS.

The said strip of Rural land does not have conservation values, however, if it is deemed necessary for protection of other environmental assets, it should be Reserved and subject to MRS acquisition and compensation provisions as was intended by the Act and the MRS.

File upload:

No file was uploaded



Section 57 Amendment (Minor)
Form 57

Submission

Metropolitan Region Scheme Amendment 1340/57

South Forrestdale Business Park Stage 2

Department of Planning,
Lands and Heritage
Received

Scanned 11 OCT 2018
Attachments 2 852458
Scan QA
Doc No. R15/0765
File No.

S RADLEY

OFFICE USE ONLY

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

Submission 15

Title (Mr, Mrs, Miss, Ms) Mr First Name DAVID
Surname JAMES (PLEASE PRINT CLEARLY)
Address 66 Leake street, Forrestdale Postcode 6112
Contact phone number 93970276 Email address jayline@inet.net.au

Submissions will be published as part of the consultation process. Do you wish to have your name removed from your submission? Yes No

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

Dear Sir-Madam,
Thank you for permitting comment on this proposed amendment. Our submission concerns the Bush Forever and ephemeral wetland areas of this amendment (BFE site 345 Forrestdale Lake and adjacent Bushland Forrestdale).
The Friends of Forrestdale incorporated is a local conservation group dedicated to supporting the WAPC in acquiring all the land that is proposed for inclusion in the Bush Forever conservation.
Our particular concern in this amendment is lot 12 Rowley road, Forrestdale, which is shown as part of Bush Forever 345 Forrestdale Lake (banksia and paperbark woodland). The bushland content of lot 12 still has good banksia woodland and many other significant Fauna-Flora species that make it worthy of acquisition.

turn over to complete your submission

With the government having to purchase all the lots within this amendment, we urge the WAPC in this opportune time to acquire all of Lot 12, Rowley road to complete the southern boundary of this BFE site.

Lot 5066, between Kargotich road and the Tankin Hwy, there is an area of ephemeral wetland with scattered paperbark trees. This is currently very obvious from this winter's rainfall and the many water birds present. We urge they be given protection within the planning of this proposed business park.

We urge the WAPC to consider these two issues and the environmental values outlined that concern us.

Yours Sincerely,
David James,
President, Friends of Ferretdale.

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 D. James Date 8-10-18

Note: Submissions MUST be received by the advertised closing date, being close of business (5pm) on 12 OCTOBER 2018. Late submissions will NOT be considered.

Response ID ANON-ST95-BCEJ-9

Submitted to Metropolitan Region Scheme Minor Amendment 1340/57 - South Forrestdale Business Park Stage 2

Submitted on 2018-10-11 18:17:01

Introduction

1 What is your first name?

First name:

City of Armadale

2 What is your surname?

surname:

City of Armadale

3 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

Yes

4 What is your email address?

Email:

Name and contact details removed at the request of the submitter

5 What is your address?

address:

Locked Bag 2 ARMADALE WA 6992

6 Contact phone number:

phone number:

7 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Support

8 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:

see attached letter.

File upload:

MRS 1340 57 City Armadale submission.pdf was uploaded

DEPARTMENT OF PLANNING	
11 OCT 2018	
FILE	RS /0765/1

Our Ref: MRS/1340/57
Your Ref : 833-2-22-76 Pt 1 (RLS/0751/1)
Enquiries: *Name and contact details removed at the request of the submitter*



11 October 2018

Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6001

7 Orchard Avenue Armadale
Western Australia 6112
Locked Bag 2 Armadale
Western Australia 6992
T: (08) 9394 5000
F: (08) 9394 5184
info@armadale.wa.gov.au
www.armadale.wa.gov.au
ABN: 798 6326 9538

Attention: Anthony Muscara

Dear Mr Muscara

***PROPOSED METROPOLITAN REGION SCHEME AMENDMENT 1340/57
SOUTH FORRESTDAL E BUSINESS PARK STAGE 2***

Thank you for your invitation to comment (letter dated 3 August 2018) on the above proposed amendment to the Metropolitan Region Scheme (MRS).

As was the case with the MRS Amendment for Stage 1 of this industrial area (MRS 1240/41), the City is supportive of the proposal for the above land to be included in the future industrial area. The development of additional potential employment centres within the City is a key objective of the City's Strategic Plan.

The land is also identified in the Western Australian Planning Commission's (WAPC) Economic and Employment Lands Strategy (EELS), Directions 2031 and the Outer Metropolitan Perth and Peel Sub Regional Strategy as a priority industrial site and Council is keen to see the progression of the necessary statutory processes to enable the future industrial precinct to be developed. The 2001 District Structure Plan identified the area as being relatively unconstrained for more intensive urban uses. The proposed industrial area is also identified in Perth and Peel @3.5 million and the subsequent south Metropolitan Peel Sub-regional Framework released in March 2018.

Given the above it is considered that the Planning framework for a Metropolitan Region Scheme (MRS) amendment for Stage 2 of the industrial area is well established at the strategic level.

The subject site is located in close proximity to a RAMSAR Wetland (Forrestdale Lake) in addition to a number of CCW classified wetlands and Bush Forever sites. This site is designated a Matter of National Environmental Significance (MNES) under the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act). It appears that DoBCA/EPA/WAPC have based the Industry Zoning boundary on the environmental buffer to the existing Parks and Recreation Forrestdale Lake Bush Forever Site. It appears that the buffer extends 50-60m or more into the lots being rezoned. The City would like clarification of the outcome of this, which will result in a strip of MRS Rural land in private ownership, and whether the intention



is for the landowner to cede this land at subdivision stage and if this is the case, on what basis will this occur?

The EPA Advice in the MRS Amendment document suggests that the Local Scheme Amendment and text provisions will need to resolve the buffer issue.

The City recommends that the buffer defined by the Industry Zoning boundary should be included in the MRS Parks and Recreation reservation. Creating a split Rural/Industrial MRS zoning will cause difficulties for future planning processes including the Local Scheme Amendment and Local Structure Plan. Any text provisions to be included in the Local Planning Scheme Amendment should apply only to the land to be zoned Industrial Development under the City of Armadale Town Planning Scheme No. 4.

It is noted that this MRS amendment is the first step in the process and that the anticipated local scheme amendment and structure plan will be required to address all potential issues for the Industry Zone. The City also recommends that, as was required with regard to the MRS amendment for Stage 1 of this business park, the DWMS be completed prior to finalisation of proposed MRS amendment 1340/57.

If you require any further information then please contact
on

Yours faithfully

Name and contact details removed at the request of the submitter



**SUBMISSION ON METROPOLITAN REGION SCHEME AMENDMENT 1340/57
South Forrestdale Business Park Stage 2**

The MRS Amendment report was compiled by Turner Master Planners and Gray & Lewis Land Use Planners.

Gray and Lewis represent the owners of Lot 10 Rowley Road, Forrestdale (SN and M D'Orazio).

We are pleased to make this submission in support of the MRS Amendment on behalf of the owners of Lot 10 who have been instrumental in seeking the rezoning of the subject land to Industrial to facilitate the development of the South Forrestdale Business Park.

The one concern we have is in respect to the proposed left in left out intersection adjacent to Lot 12 Rowley Road as identified on the attached Concept Plan included in the consultants Planning Report. It is unclear from the advertised Amendment Map whether the left in left out intersection has been retained or not as no truncation indent is depicted on the Map.

During the preparation of the MRS Amendment Planning Report and accompanying Concept Plan, lengthy consultation took place with MRWA, DPLH and GHD (consultants to DPLH) in relation to the preliminary design and Access Strategy for Rowley Road.

As a result of the preliminary investigations, MRWA confirmed in its advice to DPLH dated 19 January 2017 (attached) that four access points are required to Rowley Road from the Industrial Area, two of which will be full movement (adjacent to Lots 6 and 10) and two will be left in left out (adjacent to Lots 8 and 12). (Lots 6 and 8 are in Stage 1 which has already been rezoned).

The position of the full movement intersection adjacent to Lot 10 (opposite Blair Road) is in accordance with MRWA advice and the consultants Stage 2 Concept Plan. We support this intersection location.

With regard to the left in left out intersection adjacent to Lot 12, it was initially proposed to be located further to the west in front of Lot 12. It is however noted that on the advertised MRS Amendment Map, the western extent of the Industrial zone on Lot 12 has contracted to the east due to environmental constraints on Lot 12.

To ensure the functionality of the Business Park, it is vital both in terms of traffic management and bushfire management that the second access point within the Stage 2 area is retained adjacent to Lot 12. The Stage 2 area will be physically separated from Stage 1 by the Resource Enhancement Wetland and power transmission corridor on Lot 8, thus isolating Lots 10 and 12. It is therefore imperative that for Stage 2, two access points to Rowley Road be retained even if the left in left out intersection adjacent to Lot 12 needs to be moved slightly to the east.

GRAY & LEWIS

GEOFF LEWIS
Enc



mainroads
WESTERN AUSTRALIA

Enquiries: Justin McKirdy
Our Ref: 12/8238
Your Ref: 833-2-29-14 (RI.S/0586/1)

19 January 2017

Simon Luscombe
Department of Planning
140 William St
PERTH WA 6000

Dear Simon,

ACCESS ARRANGEMENTS -- SOUTH FORRESTDAL E INDUSTRIAL AREA

Please accept this letter as confirmation of Main Roads position in relation to access arrangements to the South Forrestdale Industrial Area from Rowley Road. This position updates advice provided to WAPC on 5 November 2015 advising of inconsistencies in the access arrangements provided for comment at the time.

Main Roads has reviewed the information prepared by GHD for the Rowley Road study and agree with the assessment and proposed access strategy developed. To confirm, this results in four access points to Rowley Road from the Industrial area, two of which will be full movement (adjacent lots 6 and 10) and two will be left out only (adjacent lots 8 and 12).

Given the preliminary nature of the traffic information used to inform the assessments it will be prudent to continue to refine the traffic analysis as the planning for the area progresses. The continued uncertainties around the future of Roe 8 may contribute to variability in demands along Rowley Road. The analysis will also need to be considerate of the type and size of vehicles using the area.

Should you have any further questions on this matter please contact myself on 9323 4991.

Yours sincerely

Justin McKirdy
Manager Statutory Road Planning

Submission 18

Response ID ANON-ST95-BCEB-1

Submitted to Metropolitan Region Scheme Minor Amendment 1340/57 - South Forrestdale Business Park Stage 2
Submitted on 2018-10-12 15:16:24

Introduction

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:

3 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

Yes

4 What is your email address?

Email:

5 What is your address?

address:

6 Paterson Street, Mundijong 6123

6 Contact phone number:

phone number:

7 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Support

8 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:

See attached letter

File upload:

MRS Amendment 1340-57 - Shire of Serpentine Jarrahdale Submission.pdf was uploaded

DEPARTMENT OF PLANNING	
12 OCT 2018	
FILE	RS/0765/1

All enquiries to *Name and contact details removed at the request of the submitter*
Our ref: SJ206:OC18/20339



Shire of
Serpentine
Jarrahdale

Sustainable. Connected. Thriving!

12 October 2018

Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6001

Dear Sir/Madam

**Metropolitan Region Scheme Proposed Amendment 1340/57 South
Forrestdale Business Park Stage 2**

The Shire of Serpentine Jarrahdale would like to thank the Western Australian Planning Commission (WAPC) for the opportunity to provide comment on the above amendment proposal. The amendment proposal seeks to rezone approximately 153 hectares from the Rural zone to the Industrial zone under the Metropolitan Region Scheme.

The Shire wishes to advise that the proposed amendment area located north of Rowley Road is adjacent to land identified as Rural Residential located to the south of Rowley Road. The land south of Rowley Road is identified as Rural Residential under the WAPC's Perth and Peel @ 3.5 Million South Metropolitan Peel Sub-Regional Planning Framework and is within the 'Rural Living B' Policy Area under the Shire's Rural Strategy. Consideration should be given to ensure that the amenity of this Rural Residential area is preserved and maintained. The interface between the proposed industrial area and the rural living area should be sensitively managed and appropriate measures should be undertaken to mitigate any impacts to amenity.

If you have any queries in relation to this advice, please contact
on _____ or at _____

Yours faithfully

Name and contact details removed at the request of the submitter

Submission 19

Response ID ANON-ST95-BCE5-M

Submitted to Metropolitan Region Scheme Minor Amendment 1340/57 - South Forrestdale Business Park Stage 2

Submitted on 2018-10-12 15:24:51

Introduction

1 What is your first name?

First name: *Name and contact details removed at the request of the submitter*

2 What is your surname?

surname:

3 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

Yes

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

7 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

8 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:

File upload:

MRS submission.pdf was uploaded

DEPARTMENT OF PLANNING	
12 OCT 2018	
FILE	43/0763/1

Planning and Development Act 2005

Section 57 Amendment (Minor)
Form 57

Submission

Metropolitan Region Scheme Amendment 1340/57

South Forrestdale Business Park Stage 2

OFFICE USE ONLY

SUBMISSION NUMBER
RLS/0765/1

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

Title (Mr, Mrs, Miss, Ms) First Name

Name and contact details removed at the request of the submitter

Surname (PLEASE PRINT CLEARLY)

Address Postcode

Contact phone number Email address

Submissions will be published as part of the consultation process. Do you wish to have your name removed from your submission? Yes No *(and street number)*

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

Attached.

turn over to complete your submission

12 October 2018

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

Dear Sir/Madam

**SUBMISSION ON MRS AMENDMENT 1340/57 - SOUTH FORRESTDALE BUSINESS
PARK STAGE 2**

Thank for the opportunity to comment on the above Amendment.

I write this submission as an owner/occupant of a rural-residential property in Blair Road, Oakford, located in close proximity to the subject land.

My comments are as follows :

Existing amenity of the area

That part of Oakford south of Rowley Road has an identifiable rural/residential character identified by large landholdings, landscaped surrounds, space around buildings, significant vegetation and equine activities. The area enjoys an excellent level of amenity as a result of the quiet, landscaped setting. It is these factors that landowners value and enjoy.

It should be noted that over recent times Blair Road has experienced increased traffic movements and rat-running (vehicles using Blair Road as a shortcut between Nicholson Road and Rowley Road) as surrounding areas continue to develop and vehicle movements increase on the surrounding road network.

With these matters in mind, my concern is that the character of the rural/residential area will be eroded as a result of the rezoning and redevelopment of the subject land to Industrial zoned land. In particular my concerns relate to a loss of amenity both visually (replacement of wide open paddocks/spaces with buildings) and through additional vehicular traffic on Rowley Road, and more particularly Blair Road.

Proposed Industrial zoning and land use

While I object to the rezoning of the land to Industrial zoned land, I acknowledge that due to the WAPC's previous approval of MRS Amendment 1240/41 (Stage 1) which rezoned the land immediately to the east to Industrial zone, and relevant strategic Planning documents that have identified the subject land as a Priority Industrial site, there is little to no prospect of the Commission not supporting the rezoning of the land to Industrial.

I note that there is a significant amount of undeveloped Industrial zoned land already within the Forrestdale Business Park, and that the Industrial zoned land to the east of the subject sites (subject of MRS Amendment 1240/41) has yet to be developed or be the subject of structure planning.

While rezoning of the land to Industrial may be consistent with the State's strategic planning framework, there is no rationale provided as to why the land should be rezoned at this point in time, noting the availability of other Industrial zoned land within the near vicinity.

Widening of Rowley Road

I note that the extent of the land to be rezoned has been directly influenced by the possible future upgrading of Rowley Road, which under the State's strategic planning framework has been identified as a potential Primary Freight Route. I note that the future of Rowley Road was considered as part of MRS Amendment 1240/41 in 2012, and at that time there was reference to the pending completion of the Rowley Road Freight Route Study.

I understand from discussions with MRWA that the Rowley Road Freight Route Study has not been completed, and that the future of Rowley Road is still under consideration. I understand that decisions are yet to be made by the State as to whether Rowley Road or Thomas/Anketell Road will fulfill the role as the primary east-west link between Tonkin Highway and the potential Outer Harbour.

Clearly the future of Rowley Road is unknown at this stage. It is concerning that this proposed rezoning is premised upon a plan prepared by MRWA that assumes that Rowley Road will be upgraded with associated intersection treatments, however there is no certainty to this.

If Rowley Road is to be upgraded to perform the function of a primary freight route, this will result in significant additional traffic movements. I note the following comments in the City of Armadale's, Minutes of the Ordinary Council Meeting dated 23 February 2015 relating to TPS Amendment 73 which followed MRS Amendment 1240/41:

"Based on information quoted in the Traffic Impact Report submitted with the MRS rezoning application for the area, the area is anticipated to yield approximately 170

hectares of industrial land which is estimated to generate approximately 24,500 vehicle per day of external trips."

24,500 additional vehicle trips per day on Rowley Road resulting from the rezoning of the land to the east is significant. What is not clear is the extent of additional vehicle trips now proposed to be generated as part of this Stage 2 rezoning, as no information has been provided for public review as part of the rezoning request.

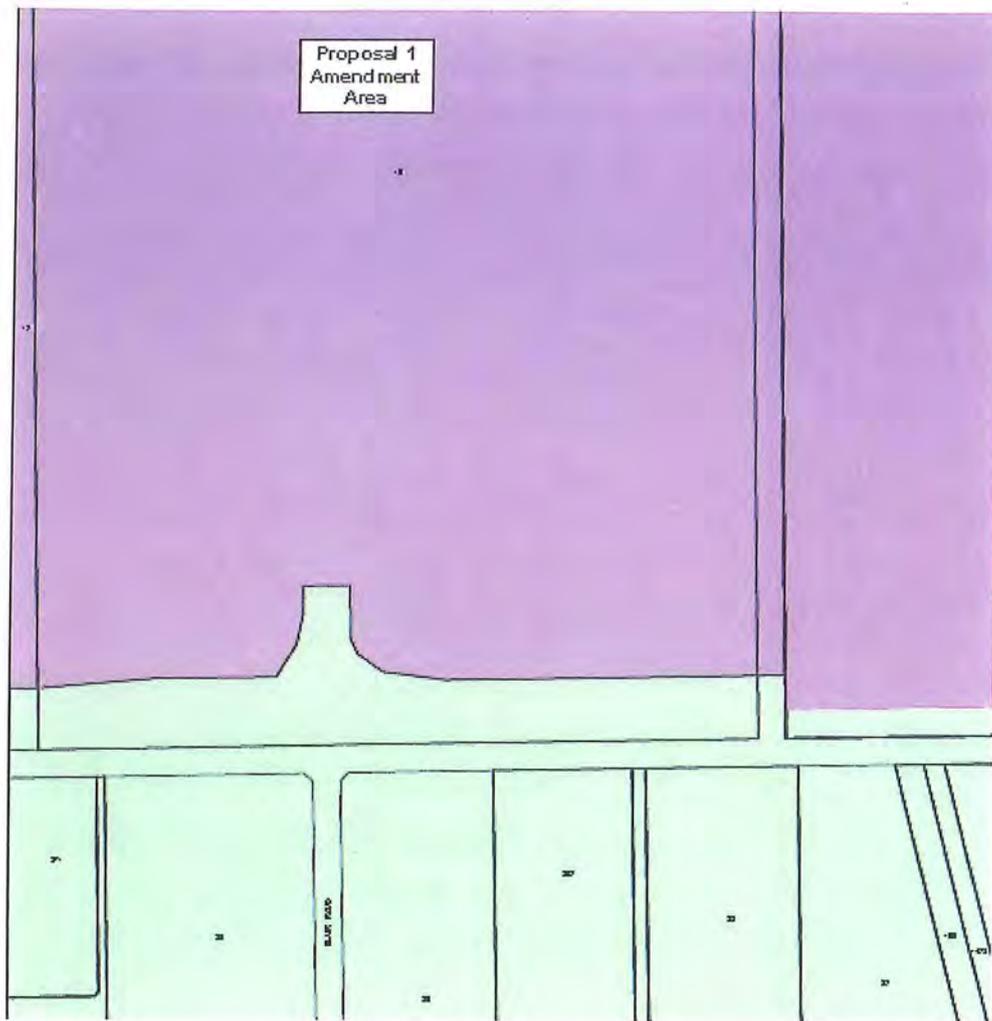
I am extremely concerned that no traffic volume information has been provided for the public to review and comment upon as part of this MRS Amendment.

With respect, how can members of the public make informed comments about the proposed rezoning, and the impact of likely additional traffic volumes, when no traffic impact assessment or report has been made available for public comment ?

In the absence of a Traffic Impact Report, I can only assume that the estimated additional traffic volumes as a result of this rezoning will be comparable to that for the land to the east (ie. which was estimated to be around 24,500 additional vehicles per day). If so, this would cumulatively equate to around 50,000 additional vehicle trips per day. This will be significant in terms of the actual number of vehicle movements, the potential impact on the surrounding road network and in particular Blair Road being a local road in a rural-residential area, and more generally detrimentally impacting upon the existing amenity and character of the area.

Intersection opposite Blair Road

As an owner of land on Blair Road, naturally any proposal which impacts upon land on Blair Road is of most interest to me. In this respect, I note the Amendment proposes to "carve out" a portion of the subject land directly opposite Blair Road (see image below). It would appear that this is based upon a preliminary concept plan prepared by MRWA for Rowley Road, with the intent that this land be set aside to create a principal entry point into the proposed industrial estate in this location.



I strongly oppose this aspect of the Amendment for a number of reasons, as follows :

1. The future of Rowley Road is still unknown and is under review (see comments above). The “carving out” of this land is based upon an assumption that Rowley Road will be upgraded.
2. By “carving out” the land as part of this rezoning application, the location of access points/to from the estate is being pre-determined ahead of any structure planning occurring. It is appropriate that the location of entry points to/from the estate be determined as part of the future Structure Plan supported by traffic reports, rather than being pre-determined through this rezoning process which is absent of a publicly available traffic analysis.
3. The siting of a principal entry point into the industrial estate directly opposite Blair Road will create a 4-way intersection, and likely traffic intersection treatments. Furthermore, this may place limitations on access to/from Blair Road onto Rowley Road.
4. In the absence of being provided with any detailed traffic analysis information, I can only reasonably conclude that the siting of a principal entry point into the industrial estate directly opposite Blair Road is likely to have

significant implications upon Blair Road in terms of increasing vehicle volumes on this local road. This would detrimentally affect the character of this rural-residential area.

If the rezoning is to be approved, I would urge the Commission to modify this aspect of the Amendment by removing the “carved out” out portion of land, and instead rezone this portion of land ‘Industrial’ also. This will allow for vehicle entry points to/from the estate to be determined and justified through technical traffic impact reports at the Structure Plan stage, rather than the locations being pre-determined through this rezoning.

There would also be logic in this approach as it would be likely that by the time the Structure Plan is prepared, the future of Rowley Road and the need for widening will have been decided by the State.

Major Amendment v Minor Amendment

I note that previous MRS Amendment 1240/41 relating to the rezoning of the land to the east, was classified as a major amendment to the MRS. Conversely, this Amendment has been classified as a minor amendment.

The two Amendments are directly comparable in their planning purpose (to rezone land from ‘Rural’ to ‘Industrial’) and subject land area (170 hectares vs 153 hectares). Within the Scheme Amendment Report at Part 7 ‘Substantiality’ there is an explanation provided as to why the proposal has been assessed as a minor amendment. However the same rationale appears to apply to the land to the east, which was a major amendment. There appears to be an inconsistency in the manner in which the Amendments have been assessed by the Commission.

With respect, I would ask the Commission to consider whether the current Amendment has been correctly classified and processed under the *Planning and Development Act 2005*.

Consultation

State and Local Governments are often criticised for the extent to which they effectively consult with the community and enable the community to be involved in planning decisions that affect them.

The Planning Reform Green Paper identifies this, with Key Principle 3 – Transparency, being “Open up the planning system and increase community engagement in planning.” Further the paper identifies that undertaking the minimum level of consultation required to comply with the Planning and Development Act is not effective and genuine consultation or a characteristic of a transparent system.

With respect to this rezoning proposal, the extent to which the Amendment has been consulted has been limited, and has been confined to statutory requirements, being newspaper notices and documents being available at the Offices of relevant local governments. I find it astonishing that in this day and age that the Commission, as the lead planning agency in the State, consider this to be an acceptable level of consultation. As an absolute minimum, a nearby landowner would expect the courtesy of a letter advising them of the proposal and inviting their comments, however this does not even occur.

I would suggest that in the case of this Amendment, that if the community were to have been more effectively engaged and informed of the proposal, then there may have been greater interest in the Amendment. Most nearby landowners, would have no idea about the proposal, as they have not been informed.

I would respectfully request that the Commission defer consideration of the MRS Amendment until such time as more robust and effective community consultation is undertaken.

Furthermore, and even if the Commission are satisfied that the extent of consultation undertaken to date is sufficient, I believe the limited consultation has not been open and transparent, and has not allowed the public to make informed decisions/comments due to the following information not being available for public review and comments :

- any reasoning as to why the land needs to be rezoned in the short-term, given the availability of existing Industrial zoned land in the area.
- a Traffic Impact Assessment detailing the traffic implications of the proposed rezoning of the land (critical but not provided).

I would respectfully request that the Commission also defer consideration of the Amendment until the public is able to review and consider the above information, in particular the Traffic Impact Assessment. To consider the public consultation to be open and transparent, when the public have not been provided with this necessary information to make informed comments, would be disingenuous.

I thank for the opportunity to lodge this submission, and I look forward to your consideration and response.

Yours faithfully

Name and contact details removed at the request of the submitter

Response ID ANON-ST95-BCE6-N

Submitted to Metropolitan Region Scheme Minor Amendment 1340/57 - South Forrestdale Business Park Stage 2
Submitted on 2018-10-12 10:24:59

Introduction

1 What is your first name?

First name:
rodney

2 What is your surname?

surname:
roney

3. Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

No

4 What is your email address?

Email:
roneylt@inet.net.au

5 What is your address?

address:
596 oxley road forrestdale 6112

6 Contact phone number:

phone number:
0412985320

7 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Support

8 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:

the owners of lot 5 oxley road support the proposed MRS Amendment for rezoning the property to Industrial Zone

The submission process has taken many years and incurred significant costs for the owners.

The team of consultants has documented their investigations and liaised with relevant authorities to arrive at a proposal that recommends rezoning this land.

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DEPARTMENT OF PLANNING	
12 OCT 2018	
FILE	12/0765/1

Response ID ANON-ST95-BCEU-M

Submitted to Metropolitan Region Scheme Minor Amendment 1340/57 - South Forrestdale Business Park Stage 2
Submitted on 2018-10-12 12:23:52

Introduction

1 What is your first name?

First name:
Michele

2 What is your surname?

surname:
D'Orazio

3 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

No

4 What is your email address?

Email:
mdorazio2@bigpond.com

5 What is your address?

address:
92 Taylor Road, Forrestdale WA 6112

6 Contact phone number:

phone number:
0417 904287 / 93972674

7 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Support

8 Submission (reasons for support/opposition). Please type your submission into the box below or copy and paste text from a Microsoft Word document.

Submission:

Dear Madam/Sir,

Thank you for the opportunity to comment on the Metropolitan Region Scheme Amendment 1340/57 (Minor Amendment).

I am a part owner directly affected by the Amendment at Lot 9 Oxley Road, Forrestdale.

I make this submission in support of the Amendment.

The Amendment reflects:

- the Industrial Land Capacity Assessment and Needs Study which informed the Industrial Land Strategy (ILS) 2009 and subsequently the Economic and Employment Lands Strategy (EELS) April 2012, resulting in the area's classification as a Priority Industrial Site, for what is now known as Stage 1 and 2 South Forrestdale Business Park, the latter Stage the subject of this Amendment;

- the work of owners in this Stage 2 area demonstrating that the land is suitable for non-heavy industrial use, represented by Turner Master Planners and Gray & Lewis Land Use Planners, found in "Proposal For Rezoning to Industrial Zone Under The Metropolitan Region Scheme September 2015". However, I respectfully request that the "Amending Figure Proposal 1" be modified to re-instate land in Lot 9 along its west and north boundaries back into the "Proposed Industrial Zone". I remind the WAPC that one of the primary purposes of the ILS/EELS was to facilitate the development of industrial uses where a Priority Site was duly selected; thus re-instate the excluded area of Lot 9 to "Industrial" and have the area in question be "subject to further definition" in later detailed stages of planning.

The establishment of the South Forrestdale Business Park in conjunction with the Forrestdale Business Park (East & West) will support the City of Armadale, a Strategic Metropolitan Activity Centre as described for the future of the Perth area in PerthPeel3.5million.

The position of the South Forrestdale Business Park allows direct access to:

- the Industrial Coast of Perth via Rowley Road; and
- the Airport via Tonkin Highway.

Thank you again for the opportunity to comment on this MRS Amendment.

Best regards.

Michele D'Orazio

File upload:

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Thomas, Andrew

From: Jared Morskate [<mailto:Jared.Morskate@westernpower.com.au>]
Sent: Monday, 1 October 2018 1:37 PM
To: Thomas, Andrew
Subject: MRS1340/57: South Forrestdale Business Park Stage 2

Hi Andrew,

I refer to the proposed South Forrestdale Business Park Stage 2 amendment (MRS 1340/57). As you are aware, the subject amendment will result in rezoning of land underlying three (3) existing high voltage transmission lines resulting in a more intensive form of development and land use.

In this regard, it is recommended that any further detailed planning of the scheme amendment area including through district or local structure planning processes should consider the existing location of the transmission line assets and ensure suitable clearance from future conflicting development. It is considered that such considerations will assist in minimising potential public safety and network reliability issues and ensure access to the network is not impeded by future development.

We look forward to reviewing and providing comment on existing and future strategic plans for the scheme amendment area which contemplate the interface between existing network assets and future development.

Kind Regards

Jared Morskate
Senior Network Specialist
Safety Environment Quality & Training
363 Wellington Street, Perth WA 6000
t 08 9326 6775
e jared.morskate@westernpower.com.au

westernpower.com.au



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Government of Western Australia
Department of Mines, Industry Regulation and Safety

Your ref 833-2-22-76 Pt 1 (RLS/0751/1)
Our ref A0751/201801
Enquiries David Hamdorf
92223533
David.Hamdorf@dmirs.wa.gov.au

Ms Sam Fagan
Secretary
Western Australian Planning Commission
Locked Bag 2506
Perth WA

Department of Planning, Lands and Heritage Received	
Scanned	17 OCT 2018
Attachments	A 983571
Scan QA	
Doc No.	RLS/0765
File No.	

S. R. ADWY

Attention: Andrew Thomas

Dear Ms Fagan

SOUTH FORRESTDAL BUSINESS PARK STAGE 2 – PROPOSED REZONING FROM RURAL TO INDUSTRIAL – AMENDMENT 1340/57

Thank you for your letter of 3 August 2018 inviting comment on the abovementioned proposal to amend the Metropolitan Region Scheme.

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


Jeffrey HAWORTH
Executive Director Geoscience and Resource Strategy
Geoscience and Resource Strategy

12 October 2018



Department of Biodiversity,
Conservation and Attractions



Your ref: 833-22-76 Pt 1 (RLS/0751/1)
Our ref: 42291
Enquiries: Cho Lamb
Phone: 9442 0309
Email: cho.lamb@dbca.wa.gov.au

Sam Fagan
Secretary
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6004

Attention: Andrew Thomas

Dear Ms Fagan

METROPOLITAN REGION SCHEME PROPOSED AMENDMENT 1340/57 – SOUTH FORRESTDALE BUSINESS PARK STAGE 2

Reference is made to your correspondence dated 3 August 2018 in respect of the above. The Department of Biodiversity, Conservation and Attractions' (DBCA) Parks and Wildlife Service has reviewed the proposal and has the following comments.

DBCA's Parks and Wildlife Service provided preliminary advice on this proposal in correspondence dated 30 November 2015 (attached) and considers this advice to be relevant to this proposed amendment.

Environmental values

The proposed amendment area is located adjacent to the southern boundary of the Forrestdale Lake Nature Reserve (R27175), a class 'A' nature reserve managed by DBCA's Parks and Wildlife Service for the conservation of flora and fauna. Forrestdale Lake, which is recognised as internationally significant under the Ramsar Convention and is a matter of national environmental significance under the Commonwealth *Environmental Protection and Biodiversity Conservation Act 1999* (EPBC Act), is located within the nature reserve. Forrestdale Lake is identified as a Conservation category wetland (CCW) in the *Geomorphic Wetlands Swan Coastal Plain* dataset.

Bush Forever site 345 (*Forrestdale Lake and adjacent bushland, Forrestdale*) is located directly north and west of the area proposed for rezoning. Conservation category wetlands (UFI 7383, 13536 and 15182) and Resource Enhancement wetland (UFI 15943) are located within the Bush Forever site and adjacent to the area proposed to be rezoned. Resource enhancement wetland (UFI 15796).

A threatened ecological community (TEC) '*Herb rich shrublands in claypans*' is located to the north of the proposed development site (within Conservation category palusplain UFI 7383). The TEC is currently and is listed as 'vulnerable' in Western Australia. From 1 January 2019, the *Biodiversity Conservation Act 2016* will provide for the statutory listing of threatened ecological communities (TECs) by the Minister for the Environment.

DEPARTMENT OF PLANNING	
- 5 NOV 2018	
FILE	RLS/0751/1

Swan Region
Cnr Australia II Drive and Hackett Drive, Crawley WA 6009
Locked Bag 104, Bentley Delivery Centre, Western Australia 6983
Phone: (08) 9442 0300 Email: cho.lamb@dbca.wa.gov.au
dbca.wa.gov.au

Proposed amendment boundaries

The boundary of the area that is proposed for 'Industrial' zoning on lots 7 and 9 Oxley Road and lots 10 and 12 Rowley Road has changed since DBCA provided preliminary advice with portions of these lots now excluded from the proposed amendment. It is understood that the proposed boundaries reflect the South Metropolitan Peel Sub-Regional Planning Framework (WAPC 2018) with the portions excluded from the proposed amendment to retain a "Rural" zoning that has been identified as future "Open Space" in the framework.

DBCA's Parks and Wildlife Service notes that it is the expectation of WAPC and the Environmental Protection Authority that a future structure plan for the area will include both the "Industrial" and "Rural" zoned portions and that appropriate buffers to the conservation areas and wetlands will be identified at that time.

As appropriate buffer distances between the industrial development and the environmental values have not been determined, DBCA's Parks and Wildlife Service considers that the proposed amendment boundaries create the potential for two different zonings across areas that will be identified as "buffer." This could result in uncertainty regarding the responsibilities and requirements for buffer revegetation and in determining consolidated management arrangements for this area into the future.

In the absence of the determination of buffer requirements, DBCA's Parks and Wildlife Service considers that it may be more appropriate to rezone the entire of lots 7 and 9 Oxley Road and lot 10 Rowley Road and the portion of lot 12 Rowley Road that is outside of the vegetated portion as "Industrial." The buffer distances can then be determined to support the preparation of a structure plan with potential allocation of buffers, revegetation and management arrangements for this area determined at that time.

Water supplementation of Forrestdale Lake

Water level monitoring at Forrestdale Lake over the last twenty years shows declining lake levels and decreasing periods of inundation. This in turn has been responsible for increasing coverage of introduced weed species and terrestrial native vegetation on the lake, increasing the incidence of uncontrolled fire and reduced waterbird usage. It is recommended that the proponent consult DBCA's Parks and Wildlife Service at the earliest opportunity to further discuss this proposal to minimise adverse impacts on wetlands associated with Forrestdale Lake and identify opportunities for design aspects that could lead to environmental benefits on the more significant elements within this internationally significant wetland system.

Thank you for the opportunity to comment on this proposal. Please contact Cho Lamb on 9442 0309 or by email at cho.lamb@dbca.wa.gov.au should you have any queries regarding this advice.

Yours sincerely

Benson Todd

REGIONAL MANAGER
Swan Region

5 November 2018

Att.



Mr Andrew Hawkins
Secretary
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6001

Attention: Anthony Muscara

Dear Sir

**PROPOSED MRS AMENDMENT – SOUTH FORRESTDAL E BUSINESS PARK – STAGE 2
REQUEST FOR PRELIMINARY COMMENT**

Reference is made to your correspondence dated 1 October 2015 in respect of the above. The Department of Parks and Wildlife has reviewed the proposal and has the following comments to make.

The department is aware that *Economic Employment and Lands Strategy (EELS)* (WAPC 2012) identifies the site for further planning investigation as a general industrial area.

The proposed development site is located at a minimum of 80 metres from the southern boundary of Forrestdale Lake, which is recognised as internationally significant under the Ramsar Convention and is a matter of national environmental significance under the Commonwealth *Environmental Protection and Biodiversity Conservation Act 1999* (EPBC Act). Forrestdale Lake is identified as a Conservation category wetland (CCW) in the *Geomorphic Wetlands Swan Coastal Plain* dataset and is identified under the *Environmental Protection (Swan Coastal Plain Lakes) Policy 1992*. The lake forms part of Forrestdale Lake Nature Reserve (R27175), a class 'A' nature reserve managed by Parks and Wildlife for the conservation of flora and fauna.

The proposed development site is also adjacent to Conservation category palusplain (UFI 7383) and Conservation category sumpland (UFI 15182) and within 50 metres of Conservation category palusplain (UFI 15198), Conservation category dampland (UFI 13536) and Resource Enhancement dampland (UFI 15943).

A threatened ecological community (TEC) 'Herb rich shrublands in claypans' is located to the north of the development site (within Conservation category palusplain UFI 7383) and is listed as Critically Endangered under EPBC Act.

Bush Forever site 345 (*Forrestdale Lake and adjacent bushland, Forrestdale*) is located directly north and west of the development site and a regional ecological linkage passes north-south through Forrestdale Lake and the western portion of part Lot 12 within the development site.

Environmental Impact Assessment

The *Environmental Impact Assessment* (EIA) (Bioscience 2015) has not clearly identified the potential adverse impacts of the proposed development to Forrestdale Lake, the nature reserve or the adjacent wetland areas, including CCWs and the nationally listed TEC.

The department is generally supportive of many of the recommendations listed in the EIA such as those in sections 3.4.5, and 3.5.3:

- a) The landscaping within the development site should contain native vegetation and existing native species should be retained (where practical).
- b) The outer areas of the development site adjoining natural areas should be restricted to the lowest impact industrial use.
- c) Any remnant native species and mature trees should be retained if possible.
- d) Rehabilitation programs should be considered for wildlife with a focus on species in decline.
- e) A wetland buffer study should be conducted to determine an appropriate buffer form and width.
- f) Landscaping within the development site should contain vegetation which can provide food and habitat for the critically endangered native bee (*Neopasiphae simplicior*) and the endangered Carnaby's Cockatoo (*Calyptorhynchus latirostris*).

Wetlands

The proposed scheme amendment contains contradictory information with regard to the wetland buffer areas. The proposal acknowledges that the EELS document specifies buffer distances of 100m around CCWs and 50 m around Resource Enhancement category wetlands (REW). The department is supportive of this approach. In particular, the department supports the inclusion of a 100 metre buffer around wetlands that are listed under the Ramsar Convention in order to protect the high conservation significance of the wetland ecosystem from altered land uses, including clearing of native vegetation and altered hydrology. Buffers should be revegetated using locally native vegetation.

Mapping provided within both Figure 13 of the District Water Management Strategy (Bioscience, 2015) and Figure 4 of the Proposal for Rezoning to Industrial Zone (Turner Masters Planners, 2015) appear to propose varying buffer distances. The EIA document refers to a minimum 50m buffer stipulated by EPA *Guidance Statement 33* within the text. The department is supportive of the recommendation in section 3.4.5 of the EIA studies being conducted to determine the appropriate buffer form and width. The department is not supportive of the recommendation in section 3.4.5 of the EIA that 'A development contribution scheme aimed at substantial rehabilitation within the bordering Reserves and Bush Forever areas should be considered as an offset against arbitrary generic buffer distances'.

The proposed concept plan includes the construction of Oxley Road with the wetland buffer to the south of the road. The department recommends that the proposed alignment for Oxley Road is moved outside of the wetland buffer.

Water supplementation of Forrestdale Lake

Water level monitoring at Forrestdale Lake over the last twenty years shows declining lake levels and decreasing periods of inundation. This in turn has been responsible for increasing coverage of introduced weed species and terrestrial native vegetation on the lake, increasing the incidence of uncontrolled fire and reduced waterbird usage.

The department is supportive of the proposal in section 3.7.4 that states 'As planning progresses towards structure planning and subdivision, consideration should be given to options for capturing stormwater from roofs and hardstand areas in ways which enable supplementing the hydrological cycle of Forrestdale Lake.' The department recommends that the proponent consult with the department at the earliest opportunity to further discuss this proposal in order to minimise adverse

impacts on wetlands associated with Forrestdale Lake and identify opportunities for design aspects that could lead to environmental benefits on the more significant elements within this internationally significant wetland system.

Matters of National Environmental Significance

The department recommends that the proponent contact the Federal Department of the Environment for decisions regarding requirements for assessment of impacts. This is recommended due to the high conservation significance of Forrestdale Lake, the proximity of the proposed development to this Ramsar site and the potential impact from proposed future land use.

Threatened Flora

The EIA indicates that the fenced Bush Forever portion on Lot 12 is to be retained. A portion of the bushland on Lot 12 extends beyond the Bush Forever boundary. The department recommends that if any of this vegetation will be impacted by the development including for fencing or fire protection measures then appropriately timed targeted surveys for threatened and priority flora should be undertaken in this area (i.e. the Bush Forever and adjoining vegetation on Lot 12). The department recommends that a setback and/or hard edge (e.g. road) to the remnant native vegetation on Lot 12 be applied to ensure that both direct and indirect impacts to this area are avoided.

A current search of the flora databases has not been provided in the EIA. The EIA references a NatureMap search from 2013 (5km radius), and some of the priority taxa identified in the area have since had changes to their conservation status. The EIA indicates that an assessment of the vegetation and species list has been undertaken. This list should be included in the EIA.

The remnant vegetation on the site has been described in the EIA as degraded *Melaleuca preissiana* and *Kunzea glabrescens* occasionally over native sedges such as *Gahnia trifida*. It is acknowledged in the EIA that the timing was not appropriate for identifying declared rare flora (DRF) and priority taxa. There is also potential for the DRF species *Drakaea elastica*, *Lepidosperma rostratum* and *Austrostipa jacobsiana*, and possibly some of the priority taxa, in particular *Ptilotus sericostachyus* subsp. *roseus* (Priority 1) to be found on the site. Some of these taxa can persist in degraded areas, in particular *L. rostratum* and *A. jacobsiana*. So although the areas of vegetation on the other lots are small, sparsely vegetated and appear degraded from the aerial photography, the department recommends that a targeted survey over these areas is undertaken prior to the structure plan being prepared.

The flora survey should be appropriately timed to detect the presence of targeted conservation significant taxa and be conducted by a suitably qualified botanist. A current search of the department's flora databases should be requested from flora.data@dpaw.wa.gov.au prior to survey. If threatened or priority taxa are proposed to be impacted, the extent of the local population should be recorded to enable an assessment of the proportional impact of the proposal to the local population. If threatened (declared rare) taxa are recorded within the area proposed to be impacted, the proponent will need to apply to the Department's Species and Communities Branch for a permit to take DRF.

Thank you for the opportunity to comment on this proposal. Please contact Cho Lamb at Parks and Wildlife's Swan Region office on 9442 0309 or by email on cho.lamb@dpaw.wa.gov.au if you have any queries regarding this advice.

Yours sincerely

A handwritten signature in black ink that reads "Stefan de Haan". The signature is written in a cursive style with a large initial 'S'.

Stefan de Haan

REGIONAL MANAGER
Swan Region

30 November 2015



mainroads
WESTERN AUSTRALIA

Enquiries: Ms Assunta Dinardo on 9323 4163
Our Ref: 12/8238 (D18#979013)
Your Ref: 833-2-22-76 Pt 1

12 November 2018

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

Email: referrals@planning.wa.gov.au

Dear Sir

**METROPOLITAN REGION SCHEME PROPOSED AMENDMENT 1340/57
SOUTH FORRESTDAL E BUSINESS PARK STAGE 2**

Thank you for your correspondence dated 3 August 2018 requesting Main Roads comments on the above proposal to transfer 153 hectares from the "Rural" zone to the "Industrial" zone. Please accept my apologies for this delayed response.

While it is noted that this amendment has omitted land identified for the future Rowley Road, Main Roads did not support the outputs from the planning review recently completed by the Department of Planning, Lands & Heritage (DPLH).

The Department of Transport Westport Taskforce Team who have a direct interest in the future planning for Rowley Road to facilitate good connectivity to the Outer Harbour has advised that this proposed MRS Amendment has potential impacts on the future reservation of Rowley Road.

Given that as port planning is still underway and the **future requirements of this road are unknown at this stage with no firm position on the preferred east-west access option to any future port** it is Main Roads view that it would appear premature to proceed with this MRS Amendment until all planning work and planning design concepts have been agreed to by all key stakeholders within Government.

Main Roads is therefore unable to support the proposed MRS amendment at this point in time.

Please forward a copy of the Commission's final determination on this proposed MRS Amendment to planninginfo@mainroads.wa.gov.au quoting file reference 12/8238 (D18#979013).

If you require any further information please contact Ms Assunta Dinardo on (08) 9323 4163 or email assunta.dinardo@mainroads.wa.gov.au

Yours faithfully

Lindsay Broadhurst
DIRECTOR ROAD PLANNING & DEVELOPMENT

Main Roads Western Australia
Don Aitken Centre, Waterloo Crescent, East Perth WA 6004
PO Box 6202, East Perth WA 6892

mainroads.wa.gov.au
enquiries@mainroads.wa.gov.au
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DEPARTMENT OF PLANNING	
13 NOV 2018	
FILE	KS/6765/1

