

August 2017

Peel Region Scheme Amendment 043/57



Lot 600 Lakes Road, Nambeelup Transfer to Industrial Zone

Report on Submissions

Shire of Murray

Peel Region Scheme Amendment 043/57

Lot 600 Lakes Road, Nambeelup Transfer to Industrial Zone

Report on Submissions

August 2017



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PRS Amendment No. 043/57
File RLS/0642

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Contents

	An introduction to minor amendments to a region scheme.....iv	
1.	Introduction.....	1
2.	The proposed amendment.....	1
3.	Environmental Protection Authority advice.....	1
4.	Call for submissions.....	1
5.	Submissions	2
6.	Matters raised in submissions.....	2
7.	Determinations.....	3
8.	Modifications to the amendment	5
9.	Coordination of Region and Local Scheme Amendments	5
10.	Conclusion and recommendation.....	6
11.	Decision of the Minister for Planning.....	6
	Appendix A: Notice of Environmental Assessment	
	Appendix B: List of Submitters	
	Appendix C: Summary of Submissions and Determinations	
	Appendix D: Proposed Amendment - As Advertised	
	Appendix E: Plan Index	
	Appendix F: Submissions	

An introduction to minor amendments to a region scheme

Region schemes set out the broad pattern of land use and development on a regional scale. These schemes are constantly under review to best reflect regional planning needs.

The Western Australian Planning Commission (WAPC) is responsible for keeping the Peel Region Scheme under review and initiating changes where necessary.

A proposal to amend a region scheme is regulated by the *Planning and Development Act 2005*, which provides for public submissions to be made on proposed amendments.

Where the WAPC forms the opinion that an amendment does not constitute a substantial alteration to a region scheme, such an amendment may be submitted and approved as a minor amendment (in accordance with sections 57 - 62 of the *Planning and Development Act 2005*).

For a minor amendment, 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 consideration. The amendment has legal effect upon gazettal of the Minister's approval of the amendment under section 62 of the *Planning and Development Act 2005*.

In each stage of the process for a minor amendment to a region scheme, information is published under the following titles:

Amendment Report

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

Environmental Review Report

The Environmental Protection Authority must consider the environmental impact of an amendment to a region scheme before it can be advertised. If an amendment requires environmental assessment under Section 48A of the *Environmental Protection Act (1986)* 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 Report on Submissions documents the submissions received when an amendment is advertised, the WAPC's determination of these submissions and the WAPC's recommendation to the Minister for Planning.

Amendment No. 043/57 to the Peel Region Scheme
Lot 600 Lakes Road, Nambeelup
Transfer to Industrial Zone

1 Introduction

In November 2016, the Western Australian Planning Commission resolved to prepare amendment 043/57 to the Peel Region Scheme.

In doing so, the Western Australian Planning Commission formed the opinion¹ that the amendment does not constitute a substantial alteration to the Peel Region Scheme.

2 The proposed amendment

The purpose of the proposed amendment is to transfer approximately 120 hectares in Nambeelup from the Rural zone to the Industrial zone in the Peel Region Scheme, as shown on Figures 1 and 2, to facilitate development of the land for industrial purposes.

The proposal includes Lot 600 Lakes Road, a portion of the road reserve for Lakes Road and a truncation area at the intersection of Lakes Road and Gull Road.

3 Environmental Protection Authority advice

On 30 November 2016, the proposed amendment was referred to the Environmental Protection Authority for advice on whether environmental assessment would be required.

On 19 December 2016, Environmental Protection Authority advised that the proposed amendment does not require environmental assessment under the *Environmental Protection Act 1986*².

4 Call for submissions

The proposed amendment was advertised in the *Government Gazette* on Friday, 27 January 2017 and remained open for public submissions until Friday 31 March 2017.

During this time the proposed amendment was available for public inspection at the following locations:

- The Perth office of the Western Australian Planning Commission.
- The Peel region office of the Department of Planning.
- The Shire of Murray municipal offices.
- The J S Battye Library.

Notice of the proposed amendment was also published in *The West Australian*, the *Mandurah Coastal Times* and the *Mandurah Mail*.

¹ This opinion was formed pursuant to section 57 of the *Planning and Development Act 2005*.

² A copy of the notice of assessment is included in Appendix A.

Additionally, the owners of land subject of the proposed amendment were provided a copy of the Amendment Report and advised of the opportunity to lodge a submission on the proposed amendment.

5 Submissions

When advertising of the proposed amendment closed, 11 submissions had been received³. Two further submissions were received after the advertising period closed.

Of the submissions received:

- (a) nine are from State and Federal government agencies, either raising no objections or providing advice;
- (b) two are from servicing agencies, either raising no objections or providing advice; and
- (c) two are from private landowners, expressing no objection and providing comments in relation to matters that need to be considered at further stages of planning for the land.

6 Matters raised in submissions

Four submissions from government and servicing agencies and one from the private landowners merit discussion in the body of this report. These are summarised below:

6.1 Advice from State government agencies

Water Corporation

The site is currently not serviced with water or sewerage infrastructure and the proponents will need to build new infrastructure within the land and off-site in order to extend services to the proposed development.

Civil Aviation Safety Authority

Attention is drawn to the matter of obstacle limitation surfaces and the Australian Government's *National Airports Safeguarding Framework* (NASF) in relation to Murray Field aerodrome.

Department of Agriculture and Food

DAFWA emphasises the importance of attracting food manufacturing and processing industries, logistics enterprises and supporting commercial and light industrial activities in line with key objectives of Peel Development Commission's 'Transform Peel' program.

Department of Transport

The site abuts Lakes Road which is designated as Other Regional Road and identified as a major freight road in *Perth Freight Transport network Plan for Perth and Peel @3.5 Million*. In this respect, the proponent should be required to address Lakes Road access issues, road widening and reservation requirements in consultation with the Department of Planning, Main Roads WA and the Shire of Murray at further stages of planning.

³ A list of the parties who lodged a submission can be found in Appendix B and a copy of each submission can be found in Appendix F.

6.2 Submission from nearby landowners

A matter raised in a submission from a nearby landowner merits discussion in the body of this report. This is summarised below:

Provision of Infrastructure Services to Nambeelup industrial area

Service infrastructure brought to the locality through State government funding arrangements should be completed in such a manner so as to reduce infrastructure connection costs and to benefit all landowners.

7 Determinations

The matters set out below provide an outline of the submissions considered and the resulting determinations. Also, each submission and determination is specifically discussed in Appendix C: Summary of Submissions and Determinations.

7.1 Determination of submissions from State and Federal government agencies

Six submissions from State government agencies raise no objections or, otherwise provide standard advice. These are from the Department of Aboriginal Affairs, Department of Water, Department of Environmental Regulation, Department of Mines and Petroleum, Western Power and the Department of Health. The advice of these agencies has been noted.

The other four submissions from State and Federal government agencies are discussed below:

Water Corporation

The Water Corporation raises no objections to the proposed amendment and advises that the site is currently not serviced with water or sewerage infrastructure and that the proponents will need to build new infrastructure, both within the land and off-site in order to extend services to the proposed development.

The Water Corporation has also advised that water and wastewater servicing options and concepts summarised Engineering Servicing Report submitted with the amendment request will need to be further examined and refined in consultation with the Water Corporation prior to the subdivision stage.

In relation to servicing, the State government has announced infrastructure funding arrangements to enable Phase 1 of the Nambeelup Industrial Area to proceed.

Also, the proponent (LandCorp) and its servicing consultants are working with the Water Corporation in regard to finalising the preferred water and wastewater servicing arrangements.

Civil Aviation Safety Authority

The Civil Aviation Safety Authority (CASA) draws attention to the matter of obstacle limitation surfaces and the Australian Government's *National Airports Safeguarding Framework* (NASF) in relation to Murray Field aerodrome, making particular reference to Runway 09 (the east-west runway). It recommends consultation with the aerodrome operator, Royal Aero Club WA, in relation to the amendment and that future

development on Lot 600 should be referred to the aerodrome operator for consideration of any adverse impacts.

In this respect, the Royal Aero Club was advised in writing of the amendment. However, it has not made a submission. The matters raised in the Civil Aviation Safety Authority submission have been discussed with CASA and can be addressed in more-detailed planning for development of the land. In particular, these matters require more-specific consideration when an amendment to the local planning scheme and a local structure plan for this land are considered.

Department of Agriculture and Food

The Department of Agriculture and Food (DAFWA) supports the proposed amendment.

As part of its submission DAFWA emphasises the importance of attracting food manufacturing and processing industries, logistics enterprises and supporting commercial and light industrial activities in line with key objectives of the Peel Development Commission's 'Transform Peel' program.

DAFWA also advises that it will provide comment on the detail of land use permissibility when a local scheme amendment for the land is proposed in order to achieve overarching objectives under the 'Transform Peel' program, to support and expand the role of agribusiness in the region.

DAFWA is leading investigations relating to the proposed Peel Food Zone component of the 'Transform Peel' program.

The Peel Region Scheme sets out the broad pattern of land use and development at a regional scale. Rezoning of land for industrial purposes under the region scheme does not determine the more-specific aspects of land use permissibility. Detailed land use permissibility for the land will be addressed as part of an amendment to the Shire of Murray Town Planning Scheme No. 4.

DAFWA will have opportunity to provide comment in relation to land use permissibility matters during the public advertising period for the local scheme amendment.

Department of Transport

The Department of Transport raises no objection to the amendment.

It advises that the site abuts Lakes Road which is designated as Other Regional Road and that it is also identified as a major freight road in *Perth Freight Transport network Plan for Perth and Peel @3.5 Million*.

It also recommends that the proponent should address Lakes Road access issues and road widening and reservation requirements in consultation with the Department of Planning, Main Roads WA and the Shire of Murray at further stages of planning.

The *Nambeelup Industrial Area District Structure Plan* designates Lakes Road as an Integrator A regional road. It also contains recommended typical road cross-sections, developed in consultation with the Shire of Murray and Main Roads WA. It is envisaged that widening and upgrading of the Integrator A roads will be required. At this time, it is anticipated Lakes Road will need to be widened to 54-60 metres along its southern side, where it abuts Lot 600.

The Department of Transport and Main Roads WA previously advised that regional road requirements for this area cannot be finalised until the draft *South Metropolitan Peel Sub-regional Planning Framework* is finalised. In this respect, it is expected that regional road requirements will be determined before a local structure plan for Lot 600 is finalised. On this basis, rezoning of the land for industrial purposes can take place while planning for regional road requirements is being completed.

7.2 Determination of submission from private landowner

The matter raised in the submission made on behalf of a private landowner is discussed below:

Provision of Infrastructure Services to Nambeelup Industrial Area

A submission made by planning consultants on behalf of a landowner north of the amendment site within Nambeelup Industrial District Structure Plan area supports the proposed amendment. It also states that service infrastructure brought to the locality through State government funding arrangements should be completed in such a manner as to reduce infrastructure connection costs and to benefit all landowners.

In this respect, the State government announced funding arrangements in April 2016, allocating \$49.3M for the first phase of the 'Transform Peel' program. This will be used to meet the cost of key headworks infrastructure and development of proposals for the Peel Food Zone and Peel Integrated Water Initiative.

Of this amount, \$45.2 million has been allocated for the provision of key infrastructure services to enable Phase 1 of the Nambeelup Industrial Area to proceed. This phase comprises 174 hectares already zoned Industrial and a further 120 hectares owned by LandCorp at Lot 600 Lakes Road.

LandCorp has advised that it is open to negotiations with interested landowners in Nambeelup in relation to possible staging arrangements and cost contributions towards the provision of infrastructure services, having regard for the readiness of such landowners to proceed with further planning and development of their landholdings.

This aspect of this submission is noted. At the same time, the merit of rezoning Lot 600 for industrial purposes is sound and is strengthened by the availability of funding for key service infrastructure.

8. Modifications to the amendment

After considering the submissions received in regard to the proposed amendment, the WAPC has recommended the Minister for Planning approve the proposed amendment, as advertised.

9. Coordination of Region and Local Scheme Amendments

In some circumstances, section 126 of the *Planning and Development Act 2005* allows for the amendment of local planning schemes when an amendment to a region scheme becomes legally effective. However, this does not apply where land is transferred to the Industrial zone in a regional planning scheme.

The Shire of Murray considers this land should be rezoned to Industrial Development under the local planning scheme if this region planning scheme amendment proceeds to finalisation. This would require a separate amendment to the local planning scheme. In

turn, it would involve a further, separate process for consideration, consultation and adoption of a local structure plan.

10. Conclusion and recommendation

This report summarises the background and reasoning for Amendment 043/57 to the Peel Region Scheme and examines the submissions received. The Western Australian Planning Commission thanks those who made submissions.

After considering the submissions received, the Western Australian Planning Commission is satisfied the amendment should be finalised without modification and has recommended the Minister for Planning approve the amendment.

11. Decision of the Minister for Planning

When the WAPC amends the Peel Region Scheme, it is required to provide the Minister for Planning with a report on the submissions received and make a recommendation to the Minister for Planning. The Minister may approve the amendment, approve it subject to modifications, or decline to approve the amendment.

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

Amendment 043/57 is now finalised, as shown on WAPC amending plan 3.2692, and has effect in the Peel Region Scheme from the date of notice in the *Government Gazette*, this being 25 August 2017.

Appendix A

Notice of Environmental Assessment

The Secretary
Western Australian Planning Commission
Unit 2B 11-13 Pinjarra Road
MANDURAH WA 6210

Your Ref:
Our Ref: CMS16313
Enquiries: Angela Coletti, 6145 0800
Email: Angela.Coletti@epa.wa.gov.au

Dear Sir/Madam

DECISION UNDER SECTION 48A(1)(a)
Environmental Protection Act 1986

SCHEME:	Peel Region Scheme Amendment 043-57
LOCATION:	Lot 600 Lakes Road Nambeelup
RESPONSIBLE AUTHORITY:	Western Australian Planning Commission
DECISION:	Referral Examined, Preliminary Investigations and Inquiries Conducted. Scheme Amendment Not to be Assessed Under Part IV of EP Act. No Advice Given. (Not Appealable)

Thank you for referring the above scheme to the Environmental Protection Authority (EPA).

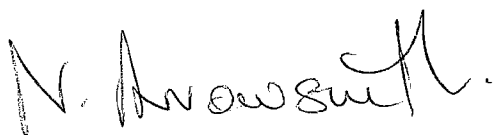
After consideration of the information provided by you, the EPA considers that the proposed scheme should not be assessed under Part IV Division 3 of the *Environmental Protection Act 1986* (EP Act) and that it is not necessary to provide any advice or recommendations.

Please note the following:

- For the purposes of Part IV of the EP Act, the scheme is defined as an assessed scheme. In relation to the implementation of the scheme, please note the requirements of Part IV Division 4 of the EP Act.

- There is no appeal right in respect of the EPA's decision to not assess the scheme.

Yours sincerely

A handwritten signature in black ink, appearing to read 'N. Arrowsmith'.

Naomi Arrowsmith
Director
Strategic Policy and Planning Division

Delegate of the Chairman of the Environmental Protection Authority
Under Notice of Delegation No. 33 published 17 December 2013

19 December 2016

Appendix B
List of Submitters

Peel Region Scheme Amendment 043/57

List of submitters in order of receipt

Number	Name
1	Western Power
2	Aboriginal Affairs, Department of
3	Water, Department of
4	Environment Regulation, Department of
5	Water Corporation
6	Mines and Petroleum, Department of
7	Quinque, Paul
8	Civil Aviation Safety Authority
9	Agriculture and Food WA, Department of
10	Rowe Group (for George Weston Foods)
11	Transport, Department of
12	Health, Department of (Late Submission)
13	Main Roads Western Australia (Late Submission)

List of submitters in alphabetical order

Number	Name
2	Aboriginal Affairs, Department of
9	Agriculture and Food WA, Department of
8	Civil Aviation Safety Authority
4	Environment Regulation, Department of
12	Health Department of (Late Submission)
13	Main Roads Western Australia (Late Submission)
6	Mines and Petroleum, Department of
7	Quinque, Paul
10	Rowe Group (for George Weston Foods)
11	Transport, Department of
5	Water Corporation
3	Water, Department of
1	Western Power

Appendix C

Summary of Submissions and Determinations

Submission: 1

Submitted by: Western Power

Nature of Interest: service provider

Affected Land: general

Summary of Submission:

1 No comment

Planning Comment:

1 Noted

Determination:

1 Noted

Submission: 2

Submitted by: Department of Aboriginal Affairs

Nature of Interest: State government agency

Affected Land: general

Summary of Submission:

- 1 Confirms there are no known Aboriginal heritage sites within Lot 600 Lakes Road, Nambeelup
- 2 Provides standard advice recommending the proponent takes into consideration the DAA Aboriginal Heritage Due Diligence Guidelines at the development stage.

Planning Comment:

1-2 Noted.

Determination:

1-2 Noted

Submission: 3

Submitted by: Department of Water

Nature of Interest: State government agency

Affected Land: general

Summary of Submission:

- 1 No objection
- 2 Provides standard advice stating that the proposed amendment is required to be supported by a district water management strategy to demonstrate that the subject area can support the proposed change in zoning in regard to water resources and confirms that it has previously endorsed the *Nambeelup Industrial Area District Water Management Strategy* in March 2016.

Planning Comment:

- 1-2 Noted

Determination:

- 1-2 Noted
-

Submission: 4

Submitted by: Department of Environment Regulation

Nature of Interest: State government agency

Affected Land: general

Summary of Submission:

- 1 No comment

Planning Comment:

- 1 Noted

Determination:

- 1 Noted
-

Submission: 5

Submitted by: Water Corporation

Nature of Interest: service provider

Affected Land: general

Summary of Submission:

- 1 No objection
- 2 The Nambeelup industrial area land is currently not serviced with water or sewerage infrastructure. The proponents will need to build new infrastructure within the land and off site in order to extend services to the proposed development.
- 3 The water and wastewater servicing options and concepts presented in the

engineering servicing report for the land will need to be further examined and refined in consultation with the Water Corporation prior to the subdivision stage.

- 4 The Water Corporation will continue to work closely with LandCorp and its consultants and other prospective developers in the Nambeelup industrial area towards a preferred water and wastewater servicing arrangement.

Planning Comment:

- 1 Noted
- 2-4 The State government has announced infrastructure funding arrangements to enable Phase 1 of the Nambeelup Industrial Area to proceed. The proponent (LandCorp) and its servicing consultants are working with the Water Corporation in regard to finalising the preferred water and wastewater servicing arrangements.

Determination:

- 1-4 Noted

Submission: 6

Submitted by: Department of Mines and Petroleum

Nature of Interest: State government agency

Affected Land: general

Summary of Submission:

- 1 Advises that the proposal raises no significant issues in regard to mineral and petroleum resources, geothermal energy, and basic raw materials.

Planning Comment:

- 1 Noted

Determination:

- 1 Noted

Submission: 7

Submitted by: Paul Quinque

Nature of Interest: landowner

Affected Land: Lot 5 (72) Sunshine Place, Nambeelup

Summary of Submission:

- 1 Draws attention to the unsealed condition of Gull Road along the western boundary of his property (Lot 5 Sunshine Place, Nambeelup) and to the limited amount of traffic currently using this section of the road.

Summary of Submission:

- 1 Supports the amendment
- 2 Emphasises the importance of attracting food manufacturing and processing industries, logistics enterprises and supporting commercial and light industrial activities in line with key objectives of Peel Development Commission's 'Transform Peel' program.
- 3 Advises that it will look to providing comment on the detail of land use permissibility when a local planning scheme amendment for the land is proposed in order to achieve overarching objectives under the 'Transform Peel' program, to support and expand the role of agribusiness in the region.

Planning Comment:

- 1-2 Noted
- 3 Land use permissibility matters will be considered as part of an amendment to the Shire of Murray Town Planning Scheme No 4 and through the local structure plan process. Comments in regard to this matter can be provided when that amendment and/or local structure plan are advertised for comment.

Determination:

- 1-3 Noted

Submission:	10
Submitted by:	Rowe Group for George Weston Foods
Nature of Interest:	landowner
Affected Land:	Lots 109 and 89 Gull Road, Nambeelup

Summary of Submission:

- 1 Expresses support for the amendment.
- 2 Requests that service infrastructure brought to the Nambeelup locality through State government funding arrangements should be completed in such a manner as to reduce infrastructure connection costs and to benefit all landowners.

Planning Comment:

- 1 Noted
- 2 The State government has announced funding for infrastructure purposes, to enable Phase 1 of the Nambeelup Industrial Area to proceed. LandCorp has advised that it is open to negotiations with interested landowners through Nambeelup landowners' group in relation to provision of infrastructure services and other matters.

Determination:

1-2 Noted

Submission: 11

Submitted by: Department of Transport

Nature of Interest: State government agency

Affected Land: general

Summary of Submission:

- 1 No objection
- 2 Advises that the site abuts Lakes Road which is designated as an Other Regional Road and identified as a major freight road in *Perth Freight Transport Network Plan for Perth and Peel @3.5 Million*.
- 3 Recommends the proponent address Lakes Road access issues and road widening and reservation requirements in consultation with the Department of Planning, Main Road Western Australia and the Shire of Murray at further stages of planning.

Planning Comment:

- 1-2 Noted
- 3 The *Nambeelup Industrial Area District Structure Plan* designates Lakes Road as an Integrator A regional road. It is anticipated that Lakes Road will need to be widened to 54-60 metres along its southern side, where it abuts Lot 600.

The Department of Transport and Main Roads WA have previously advised that regional road requirements for this area cannot be finalised until the draft *South Metropolitan Peel Sub-regional Planning Framework* is finalised. In this respect, it is expected regional road requirements will be determined before a local structure plan for Lot 600 is finalised. On this basis, rezoning of the land for industrial purposes can take place while planning for these road requirements is being completed.

Determination:

1-3 Noted

Submission: Late Submission

Submitted by: Department of Health

Nature of Interest: State government agency

Affected Land: general

Summary of Submission:

- 1 Advises that all proposed development on the site is required to be connected to scheme water and reticulated sewerage in accordance with the draft *Country Sewerage Policy*.
- 2 Recommends relevant public health matters outlined in the document titled, *Industrial estates, precincts and industrial developments Scoping Tool: Public Health Considerations* (enclosed with the submission) should be considered and addressed.
- 3 Advises that recommendations of the Environmental Protection Authority's Environmental Assessment Guidance 3 - *Guidance for the Assessment of Environmental Factors No 3 - Separation Distances between Industrial and Sensitive Land Uses* should be incorporated into the proposed estate/precinct.

Planning Comment:

- 1 The Nambeelup industrial area land is currently not serviced with potable water or sewerage infrastructure.

State government has announced infrastructure funding arrangements to enable Phase 1 of the Nambeelup Industrial Area to proceed. The proponent (LandCorp) and its servicing consultants are working closely with the Water Corporation in relation to finalising the preferred water and wastewater servicing arrangements.

- 2 The Scoping Tool document provided by the Department of Health lists various factors that influence public health that should be considered by assessors and proponents, including air quality, noise, light, hazard management, traffic, water quality and other factors.

The effects of particular development on the surrounding land will be assessed by the local government at the development application stage in accordance with local planning scheme requirements when more-detailed aspects of development are known.

- 3 Assessment of appropriate separation distances between industrial and sensitive land uses will be carried out at the development application stage by the local government when information regarding specific land uses is available to carry out such assessment. The recommendations of EPA Guidance Statement No. 3 will form part of that assessment.

Determination:

1-3 Noted

Submission:	Late Submission
Submitted by:	Main Roads Western Australia
Nature of Interest:	State government agency
Affected Land:	general

Summary of Submission:

- 1 No objection.
- 2 Advises that the amendment appears to be consistent with the Transport @ 3.5 Million Plan.
- 3 Recommends a 60 metre road reserve width for regional roads to ensure sufficient space to accommodate road and intersection construction, drainage, services, paths and other infrastructure.

Planning Comment:

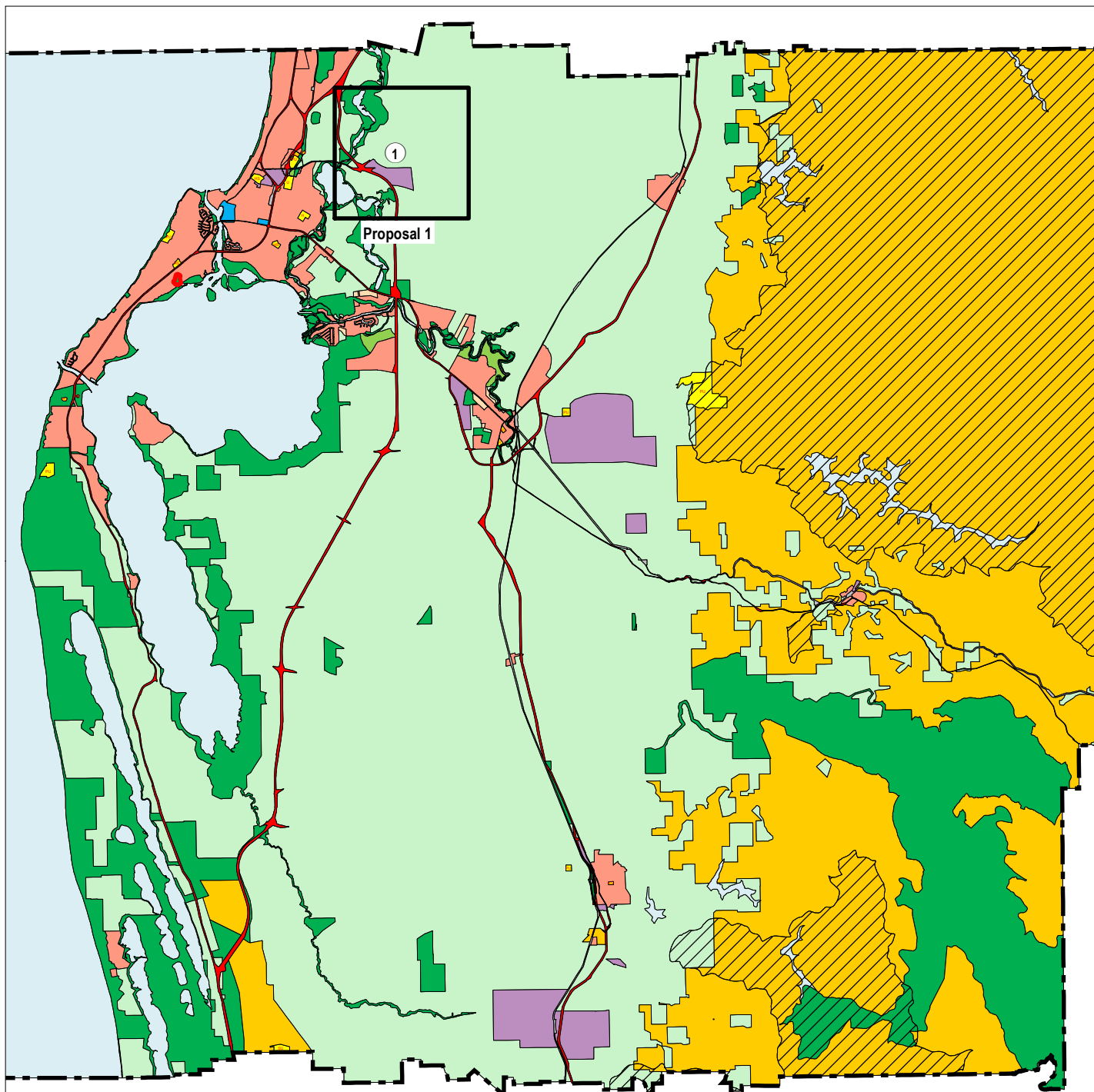
- 1-2 Noted
- 3 The *Nambeelup Industrial Area District Structure Plan* (NIADSP) designates Lakes Road, Gull and Paterson Roads, Nambeelup Road and a portion of Readheads Road as Integrator A roads. The NIADSP also contains recommended typical road cross-sections, developed in consultation with the Shire of Murray and Main Roads WA. It is envisaged that widening and upgrading of these roads will be required. The final widths for these roads will be determined before a local structure plan is finalised.

Determination:

- 1-3 Noted
-

Appendix D

Proposed Amendment - As Advertised



Peel Region Scheme Amendment No. 043/57 Location of Amendment Proposal

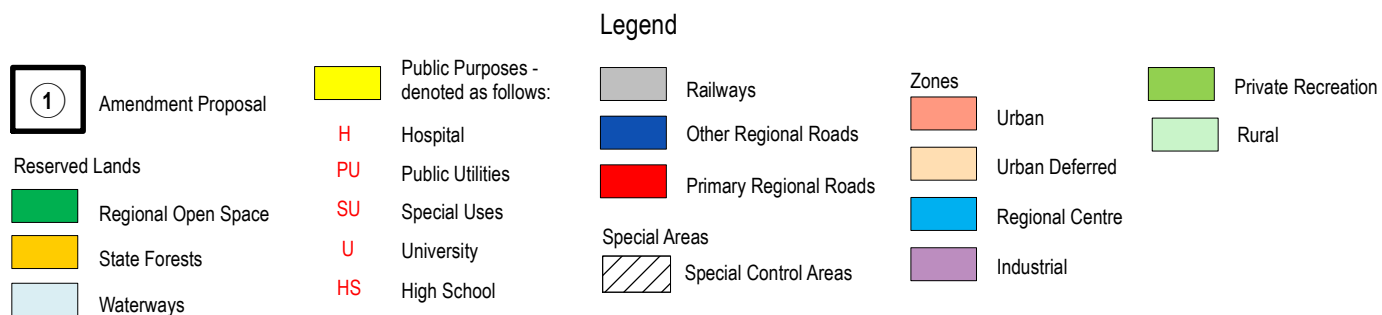


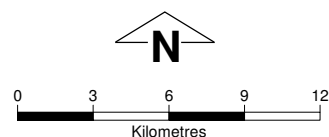
Figure 1

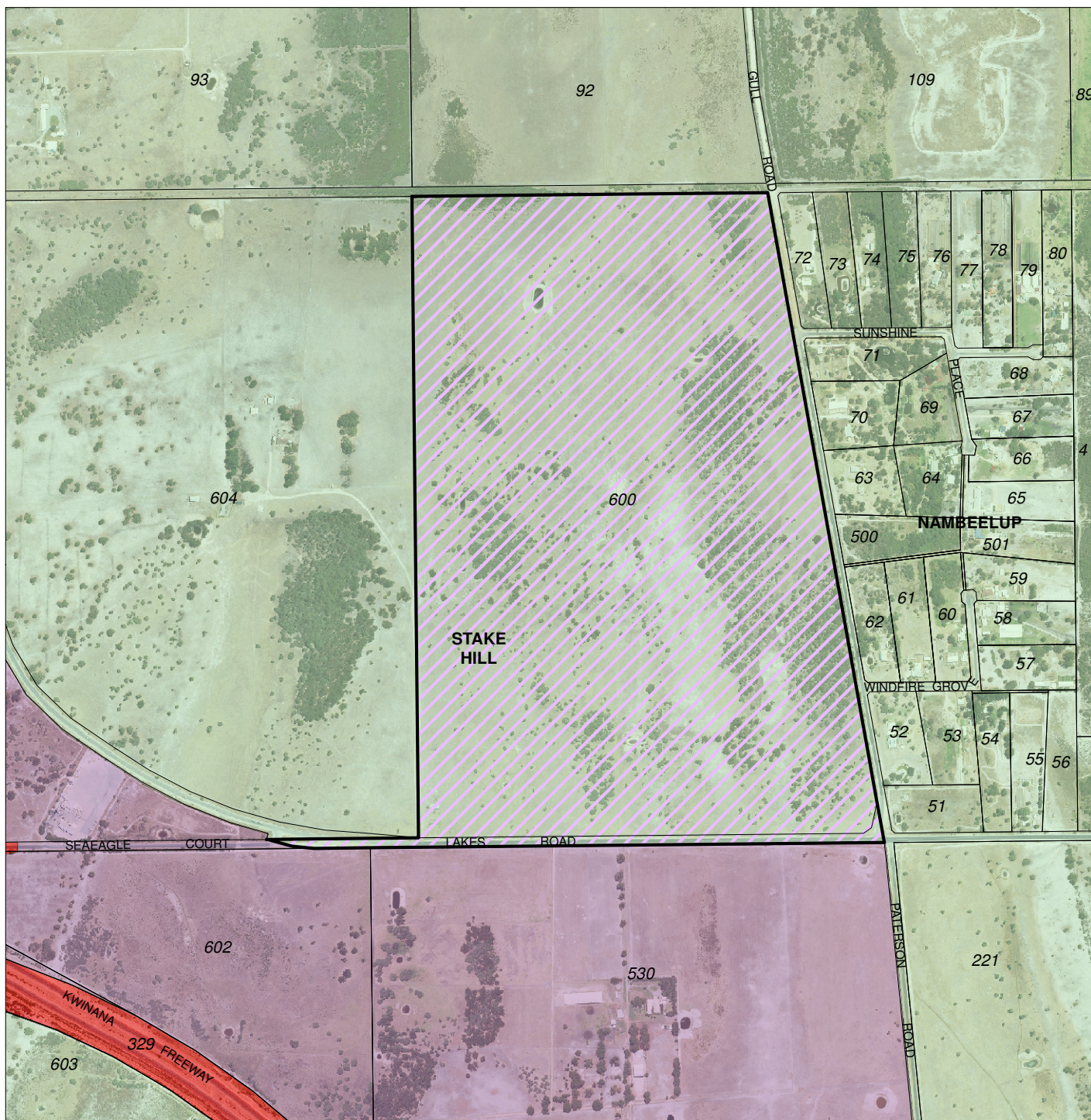


Department of
Planning



Western
Australian
Planning
Commission








PRS Amendment 043/57 - Lot 600 Lakes Road
Proposed Minor Amendment
 for advertising

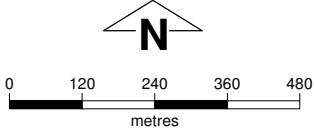
Proposal 1

Proposed Amendment:
 Industrial zone

Existing Region Scheme:
 Industrial
 Primary regional roads
 Rural

Oracle reference no: 2905
 File number: RLS/0642/1
 Version number: 1

Figure 2



Appendix E

Plan Index

Proposal	Locality	Peel Region Scheme 1:25,000 sheet No.	Amending Plan No.	Detailed Plan No.
Proposal 1	Stake Hill	2	3.2692	1.4043/1, 1.4045

Appendix F
Submissions

From: Customer Service Centre SSR
<customer.service.centre.ssr@westernpower.com.au>
Sent: Thursday, 2 February 2017 2:10 PM
To: corporate
Subject: Ref# RLS/0642 - Proposed Amendment 043/57 to the Peel Region Scheme Lot 600
Lakes Road, Nambeelup - Transfer to Industrial Zone
Attachments: Western Australian Planning Commission_2.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

Dear Lilia

Thank you for submitting your due diligence request to Western Power in relation to your proposed work. Your proposal is being reviewed, and we will contact you directly for more information if required.

This email should not be considered to be an approval or non-objection to your works.

If you have any queries on the progress of this matter, please do not hesitate to contact us via email at enquiry@westernpower.com.au or 13 10 87.

Kind regards
Kelly
Customer Service Coordinator
Customer Service
Western Power – 363 Wellington Street Perth WA 6000

T: 13 13 51 Emergencies and outages | **13 10 87** General Enquiries | **F: (08) 9225 2660**
E: enquiry@westernpower.com.au
W: westernpower.com.au





Electricity Networks Corporation, trading as Western Power
ABN: 18 540 492 861

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Our Ref: RLS/0642
Enquiries: Ms Lilia Palermo

Connections Manager
Western Power
Locked Bag 2520
PERTH WA 6001

Dear Sir / Madam

**Proposed Amendment 043/57 to the Peel Region Scheme
Lot 600 Lakes Road, Nambeelup - Transfer to Industrial Zone**

The Western Australian Planning Commission (WAPC) has recently resolved to prepare amendment 043/57 to the Peel Region Scheme.

The purpose of the proposed amendment is to transfer approximately 120 hectares in Nambeelup from the Rural zone to the Industrial zone in the Peel Region Scheme, to facilitate development of the land for industrial purposes. The proposal includes Lot 600 Lakes Road, a portion of the road reserve for Lakes Road and a truncation area at the intersection of Lakes Road and Gull Road.

The WAPC is currently seeking public comment in regard to the proposed amendment and an advertisement has been placed in today's Government Gazette. Additional notices will be placed in the *West Australian* and relevant local newspapers.

Plans showing the proposed amendment and the amendment report will be available for public inspection from Friday 27 January 2017 to Friday 31 March 2017 at the following locations:

- o the offices of the Western Australian Planning Commission at 140 William Street, Perth;
- o the Department of Planning Peel region office at 11 Pinjarra Road, Mandurah;
- o the municipal offices of the Shire of Murray (cnr Pinjarra Road and Murray Street, Pinjarra); and
- o the J S Batty Library (Level 3 Alexander Library Building, Perth Cultural Centre).

Documents are also available from the PlanningWA website: www.planning.wa.gov.au.

Your agency is invited to comment on the proposed amendment. Any comment will be treated as a formal submission and should be made on a Form 57. These forms can be found in the amendment report or obtain from display locations and on the Planning WA website, www.planning.wa.gov.au

Submissions must be lodged by 5.00pm Friday 31 March 2017.

Following the advertising period, the WAPC will consider all submissions and whether or not the proposed amendment should be modified, based on those submissions. The proposed amendment must then be presented to the Minister for Planning for consideration. If the

Minister approves the amendment, it will have effect upon publication of this decision in the Government Gazette.

If you would like more information about this amendment please visit the display locations, or contact Ms Lilia Palermo at the Department of Planning's Peel region office on 9586 4680.

Yours sincerely

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

Kerrine Blenkinsop
Secretary
Western Australian Planning Commission

Tuesday 24 January 2017

enc.



ENQUIRIES : Matthew Franklin- Ph 6551 8101

OUR REF: 2017/0059-01

YOUR REF: RLS/0642

Ms Lilia Palermo
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6001



Dear Ms Palermo

**PROPOSED AMENDMENT 043/57 TO THE PEEK REGIN SCHEME LOT 600
LAKES ROAD, NAMBEELUP**

Thank you for your letter dated 24 January 2017 regarding the proposed transfer of Lot 600 Lakes Road, Nambeelup into an industrial zone.

A review of the Register of Places and Objects as well as the Department of Aboriginal Affairs (DAA) Aboriginal Heritage Database concludes that there are no known Aboriginal heritage places within Lot 600 Lakes Road, Nambeelup. Therefore based on the information held by the DAA no approvals under the *Aboriginal Heritage Act 1972* (AHA) are required.

The DAA recommends the proponent takes into consideration the DAA's Aboriginal Heritage Due Diligence Guidelines when planning specific developments associated with development proposals. These have been developed to assist proponents to identify any risks to Aboriginal heritage and to mitigate risk where heritage sites may be present.

The guidelines are available at: <http://www.daa.wa.gov.au/heritage/land-use/>.

If you have any queries in relation to the above, please contact me on (08) 6551 8101 or email matthew.franklin@daa.wa.gov.au

Yours sincerely

Matthew Franklin
TEAM LEADER, HERITAGE

3 February 2017



Your ref: RLS/0642
Our ref: RF475-04
PA12244
Enquiries: Brett Dunn (9550 4202)

Western Australian Planning Commission
Unit 2B 11-13 Pinjarra Road
Mandurah WA 6210

Attention: Lilia Palermo



SUBMISSION NUMBER

3

Dear Lilia,

**Re: Proposed Amendment 043/57 to Peel Region Scheme
Lot 600 Lakes Road, Nambeelup – Transfer to Industrial Zone**

Thank you for your referral regarding a proposed amendment to the Peel Region Scheme for Lot 600 Lakes Road, Nambeelup, received with correspondence dated 24 January 2017.

Consistent with *Better Urban Water Management* (WAPC, 2008) and policy measures outlined in *State Planning Policy 2.9: Water Resources*, the proposed scheme amendment is required to be supported by a District Water Management Strategy (DWMS) to demonstrate that the subject area can support the proposed change in zoning with regard to water resources.

The Department has previously endorsed the *Nambeelup Industrial Area District Water Management Strategy* (JDA, March 2016), thus has no objections to the proposed amendment.

Save time with Water Online

You can now lodge referrals electronically via the Water Online customer portal at www.water.wa.gov.au. **Water Online** provides the fastest and most efficient process for submitting referrals or requests for planning advice.

Register for Water Online at www.water.wa.gov.au by clicking on the Water Online Login icon. There are instructions on our website to help you with the registering process. These can be found by selecting the Quick Reference Guides link on the Water Online home page. If you have any questions regarding the Water Online portal please contact 1800 508 885 (select option 2) or planning.enquiries@water.wa.gov.au.

If you have any queries relating to the above matter, please contact the undersigned at the Departments Mandurah office on 9550 4202.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Brett Dunn', with a large, sweeping flourish at the end.

Brett Dunn
Program Manager – Urban Water Management
Peel Region

8 February 2017



SUBMISSION NUMBER

4

Ms Kerrine Blenkinsop
Secretary
Western Australian Planning Commission
Via email: corporate@wapc.wa.gov.au

Attention: Ms Lilia Palermo


Dear Ms Blenkinsop

PROPOSED PEEL REGION SCHEME AMENDMENT 043/57 – LOT 600 LAKES ROAD, NAMBEELUP

I refer to your letter dated 24 January 2017 inviting comment from the Department of Environment Regulation (DER) on the above proposed Peel Region Scheme Amendment.

DER has no comment on the proposed Scheme Amendment. Where required, DER will provide input at subsequent stages of planning in reference to the Department's regulatory responsibilities under the *Environmental Protection Act 1986* and the *Contaminated Sites Act 2003*.

Yours sincerely



Jason Banks
DIRECTOR GENERAL

14 February 2017

Your Ref: RLS/06462
Our Ref: JT1 2010 06282 V01 (RPS347079)
Enquiries: Brett Coombes
Direct Tel: 9420-3165
Fax: 9420-3193

SUBMISSION NUMBER

5

22 February 2017

Secretary
Western Australian Planning Commission
Peel Office
Unit 2B, 11-13 Pinjarra Rd
MANDURAH WA 6210

Attention: Ms Lilia Palermo

**Proposed Amendment 043/57 to Peel Region Scheme
Lot 600 Lakes Road, Nambeelup - Shire of Murray**

Thank you for your letter of 24 January 2017 inviting comments on the proposed amendment.

The Water Corporation has no objections to the addition of Lot 600 to the PRS Industrial zone.

The Nambeelup industrial area land is currently not serviced with water or sewerage infrastructure. As outlined in the servicing reports previously prepared by consultants on behalf of the Department and Landcorp, the proponents will need to build new infrastructure within the land and off-site in order to extend services to the proposed development, including:

- Construction of a water supply main extension from the Water Corporation's North Mandurah water scheme to the west of the freeway;
- Extension of smaller diameter internal water reticulation mains off the water supply main along subdivision access roads to serve the proposed lots;
- Construction of a temporary wastewater pumping station at a suitable low point in the Nambeelup area, consistent with the Corporation's long term wastewater conveyance planning for the area;
- Construction of a wastewater pressure (rising) main from the temporary pump station heading westwards along Lakes Road to discharge to the Corporation's Gordon Road WWTP; and
- Installation of smaller diameter, internal gravity reticulation sewers along subdivision access roads.

These works, and the planning for the servicing of Nambeelup that has been conducted to date, is outlined in Engineering Servicing Reports prepared by Cossill and Webley. The water and wastewater servicing options and concepts summarised in the report will need to be further refined and examined in consultation with the Water Corporation's Land Servicing Branch prior to the subdivision stage.

The Corporation will continue to work closely with Landcorp and its consultants and other prospective developers in the Nambeelup industrial area towards a preferred water and wastewater servicing arrangement.

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

A handwritten signature in black ink that reads "B. Coombes". The signature is written in a cursive style with a large, stylized 'B' and a trailing flourish.

Brett Coombes
Senior Urban Planner
Development Services



Your ref: RLS/0642
Our ref: A0158/201501
Enquiries: Glennis Hall - Ph 9222 3104 Fax 9222 3638
Email: glennis.hall@dmp.wa.gov.au

Ms Kerrine Blenkinsop
Secretary
Western Australian Planning Commission
Unit 2B
11-13 Pinjarra Road
MANDURAH WA 6210

Dear Ms Blenkinsop

**PROPOSED AMENDMENT 043/57 TO THE PEEL REGION SCHEME
LOT 600 LAKES ROAD, NAMBEELUP — TRANSFER TO INDUSTRIAL ZONE**

Thank you for your letter dated 24 January 2017 inviting comment on the above proposed amendment to the Peel Region Scheme.

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

Yours sincerely

Ian Tyler
Acting Executive Director
GEOLOGICAL SURVEY OF WESTERN AUSTRALIA

14 March 2017

Planning and Development Act 2005
Section 57 Amendment (Minor)
FORM 57



SUBMISSION

Peel Region Scheme Amendment 043/57

**Lot 600 Lakes Road, Nambeelup
Transfer to Industrial Zone**

To: The Secretary
Western Australian Planning Commission
Unit 2B, 11-13 Pinjarra Road
MANDURAH WA 6210

SUBMISSION NUMBER

7

Name PAUL QUINQUE
(PLEASE PRINT CLEARLY)

Address 5 SUNSHINE PLACE, NAMBEELUP Postcode 6207

Contact phone number 08 95820993 Email address paul.5@netpace.net.au

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

Dear Sir/Madam,

I would like to bring to your attention the condition of the existing road surface of Cull Rd that runs alongside my property and that of Lot 600. The road surface is not sealed and is gravel from Sunshine Place up to Road head Rd. At present there is very little Vehicular Traffic due to the fact this is a "No Through Road". On a busy day, maybe 10 vehicles, on a quiet day 2 or 3. However, this being a "No Through Road", all vehicles must return the same way, therefore doubling the number of "passes". At present the dust created is tolerable and manageable due to the low volume of traffic. For example, if the wind has turned towards me I have time to close doors if I hear a vehicle approaching. This affects not only myself but also my neighbours to a lesser degree. All the dwellings in our development depend on rain for our water supply, the rain coming off the roof and pipes into water tanks, any dust that settles on the roof also.

My concern is that as the development of Lot 600 proceeds, the increase in traffic along the "unsealed" section will have the effect of increasing dust levels to the point of being environmentally hazardous and impossible to reside and conduct business.

TURN OVER TO COMPLETE YOUR SUBMISSION

in the case of for e.g. Boarding Kennels. This being an area zoned as "Special Kennel Zone" many people run businesses here as their sole form of income. Which in the case of Boarding Kennels in particular is dependant on keeping Kennels as clean and dust free as possible!

I would like to request that consideration be given to a proposal/intention that "prior" to any development of LOT 600 the unsealed section of Pull Rd (380mm x 6mm) be sealed therefore eliminating the problem of dust and reducing the possibility of conflict due to environmental concerns.

Thankyou

You should be aware that:

- The Western Australian Planning Commission is subject to the Freedom of Information Act 1992 and as such, submissions made to the Western Australian Planning Commission may be subject to applications for access under the Freedom of Information Act 1992.
- In the course of the Western Australian Planning Commission assessing submissions, or making its report on these submissions, copies of your submission and/or the substance of that submission, may be disclosed to third parties.

TO BE SIGNED BY PERSON(S) MAKING THE SUBMISSION

Signature: P. Quinque Date: 23-3-2017

NOTE: Submissions MUST be received by the advertised closing date, this being the close of business (5.00pm) on Friday 31 March 2017. Late submissions will NOT be considered.

From: ANAA Corro <ANAA.Corro@casa.gov.au>
Sent: Thursday, 23 March 2017 11:40 AM
To: corporate
Subject: Proposed Amendment 043/57 to the Peel Region Scheme [SEC=UNCLASSIFIED]

Follow Up Flag: Follow up
Flag Status: Flagged

UNCLASSIFIED

Good afternoon,

I have tried to access Form 57 to provide comment on the above Proposed Amendment, but experienced some technical difficulties.

CASA notes the proposed change relates to land close to Murray Field Registered aerodrome, and in particular the approach to Runway 09 at Murray Field.

The Aerodrome Operator, The Royal Aero Club WA, is responsible for monitoring the airspace around the aerodrome for any development that may create an obstacle to aviation or infringe the Murray Field Obstacle Limitation Surfaces.

CASA recommends that appropriate consultation with the Murray Field Aerodrome Operator occur on this change to the Scheme, and that any future developments proposed on that land be referred to the aerodrome operator in the first instance, for consideration of any adverse impacts on operations associated with the aerodrome.

In 2012, Australian Governments adopted the National Airports Safeguarding Framework (NASF). The NASF provides guidance on planning requirements for development that affects aviation operations. This includes building activity around airports that might penetrate operational airspace and/or affect navigational procedures for aircraft.

Information on the NASF is available via this link

http://www.infrastructure.gov.au/aviation/environmental/airport_safeguarding/nasf/.

Any questions, please contact this office.

Thanks and kind regards,



Your reference: RLS/0642

Our reference: LUP 093

Enquiries: Rod Safstrom

15 March 2017

The Secretary
Western Australian Planning Commission
11 Pinjarra Road
Mandurah WA 6210.

Dear Sir / Madam



**Proposed Amendment 043/57 to Peel Region Scheme: ~~Lot 600 Lakes Road,~~
Nambeelup Transfer to Industrial Zone**

Thank you for the opportunity to comment on amending the zoning of Lot 600 Lakes Road, Nambeelup from 'Rural' to 'Industrial' under the Peel Region Scheme (PRS).

The Department of Agriculture and Food (DAFWA) supports the proposed amendment in order to progress development of the land for industrial purposes.

In making this submission DAFWA recognise that one of the key functions of the broader Nambeelup Industrial Estate that Lot 600 Lakes Road resides in, is to support the Peel Development Commission's "Transform Peel" program. The "focus in the Business Park will be on the attraction of **food manufacturing and processing industries**, logistics enterprises and supporting commercial and light industrial activities" (PDC 2016 Transform Peel brochure) as such this site is considered critical to support and expand the role of agribusiness in the State.

The amendment report identifies the site cannot be concurrently rezoned under Shire of Murray TPS4 as this provision does not apply where land is proposed to be zoned Industrial. Therefore, a separate amendment to the Shire of Murray Town Planning Scheme No. 4 will be necessary and DAFWA will look to comment on the detail of permitted uses at this time in order to achieve what DAFWA understands to be the overarching objectives for the site and the region.

For further information please contact Rodney Safstrom at 9368 3169 or rodney.safstrom@agric.wa.gov.au.

Yours sincerely

Neil Guise

Regional Director
Southern Region

Job Ref: 5999
31 March 2017

The Secretary
Western Australian Planning Commission
11 Pinjarra Road
MANDURAH WA 6210

Dear Sir/Madam

Peel Region Scheme Amendment 043/057
Lot 600 Lakes Road Nambeelup

Rowe Group acts on behalf of the owners (George Weston Foods) of Lot 109 Gull Road and Lot 89 Readheads Road, Nambeelup.

Our Client is supportive of the proposed Peel Region Scheme (PRS) Amendment to rezone Lot 600 Lakes Road, Nambeelup to "Industrial".

In respect to the PRS Amendment our Client has also lodged a PRS Amendment request for the above-mentioned landholdings.

The main constraint to the industrialisation of Nambeelup is the provision of services. In that regard the PRS documentation comments:

Significant upgrading of service infrastructure will be required for Phase 1 of the Nambeelup Industrial Area. Key requirements include reticulated sewerage, potable water services and significant upgrades to the power supply network. In this respect, the State government has announced Royalties for Regions funding for infrastructure purposes, to enable Phase 1 of the Nambeelup Industrial Area to proceed.

The locations of any temporary pump stations, along with the timing of infrastructure required for the site are to be identified in the preparation of a local structure plan.

In respect to the provision of service infrastructure to the Nambeelup locality through the Royalties for Regions funding it is requested that services be brought to Nambeelup in such a manner so as not only to allow for connection for existing zoned land, and that proposed by this amendment, but other land within Nambeelup Industrial Area District

Perth Office

L3, 369 Newcastle Street
Northbridge 6003
Western Australia

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

Structure Plan. That is, service infrastructure brought to the locality via Royalties for Regions should be completed in such a manner so as to reduce infrastructure connection costs and benefit all landowners.

The funding from Royalties for Regions for service infrastructure should be utilised equitably and not provide commercial or other advantage to particular landowners.

We trust this submission will be given due consideration.

Should you require any further information or clarification in relation to this matter, please contact Aaron Lohman on 9221 1991.

Yours faithfully,



Aaron Lohman

Rowe Group

CC: Client

From: Nugraha, Yohan
Sent: Friday, 31 March 2017 3:35 PM
To: prs
Cc: Pride, John; Osman, Shoukot; Moore, Andrew
Subject: ***Correspondence*** Proposed Amendment 043/57 To The Peel Region Scheme
Lot 600 Lakes Road, Nambeelup - Transfer To Industrial Zone

Your ref: RLS/0642
Our ref: DT/15/05082

**PROPOSED AMENDMENT 043/57 TO THE PEEL REGION SCHEME LOT 600 LAKES ROAD, NAMBEELUP -
TRANSFER TO INDUSTRIAL ZONE**

The site abuts Lakes Road which is a Other Regional Road and a freight road in the Metropolitan Freight Network. It has been identified as a major freight road in the Perth Freight Transport Network Plan for Perth and Peel @3.5million. The access point on Lakes Road near the South – West corner of the site as mentioned in the report is not shown on the maps. The report lacks information on any resolution with the DoP, Main Roads and the Shire on this access point.

The Department has no objection to this amendment proposal considering it as a preliminary stage of planning and recommends that the proponent

- considers and shows in detail the widening of road reservation for Lakes Road upgrading at the next planning stage; and
- resolves access and other road related issues with DoP, Main Roads and the Shire.
- Once these issues are resolved the Amendment can be finalised

If you require further information regarding the above comments, please contact [Andrew Moore on \(08\) 65516227](mailto:Andrew.Moore@transport.wa.gov.au).

cheers

Yohan Nugraha

Transport Designer / Planner | Integrated Transport Planning | Department of Transport

140 William Street, Perth WA 6000

Tel: (08) 65516103 Fax: (08) 65516947

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



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Government of Western Australia
Department of Health

SUBMISSION NUMBER

12

Your Ref: RLS/0642
Our Ref: F-AA-09649/02 EHB17/94
Enquiries: Vic Andrich 9388 4999

Ms Kerrine Blenkinsop
Secretary
Western Australian Planning Commission
Peel Office
Unit 2B, 11-13 Pinjara Road
MANDURAH WA 6210



Dear Ms Blenkinsop

PEEL REGION SCHEME - PROPOSED AMENDMENT 043/57 – TRANSFER TO INDUSTRIAL ZONE – LOT 600 LAKES ROAD, NAMBEELUP

Thank you for your letter of 24 January 2017 requesting comment from the Department of Health (DOH) on the above proposal. The DOH provides the following comment:

1. Water Supply and Wastewater Disposal

All proposed development is required to connect to scheme water, reticulated sewerage and be in accordance with the draft *Country Sewerage Policy*.

2. Public Health Impacts

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

The Amendment is to acknowledge and incorporate appropriate separation distances in accordance with the EPA Environmental Assessment Guideline (EAG) 3 '*Guidance for the Assessment of Environmental Factors No. 3 – Separation Distances between Industrial and Sensitive Land Uses*'. Available for download from:

http://epa.wa.gov.au/sites/default/files/Policies_and_Guidance/GS3-Separation-distances-270605.pdf

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

Yours sincerely

Jim Dodds
DIRECTOR
ENVIRONMENTAL HEALTH DIRECTORATE

29 March 2017

Environmental Health Directorate

All correspondence PO Box 8172 Perth Business Centre Western Australia 6849
Grace Vaughan House 227 Stubbs Terrace Shenton Park WA 6008
Telephone (08) 9388 4999 Fax (08) 9388 4955
www.health.wa.gov.au
28 684 750 332



Industrial estates, precincts and industrial developments

Scoping Tool: Public Health Considerations

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

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

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

Industrial areas are important for economic growth and therefore the potential for incremental intrusion of non-industrial activities on these areas also needs to be considered to ensure the core function of an industrial area remains for industrial use. Industrial developments are most often compromised when separation distances to sensitive receptors¹ have not been considered during the planning stage of either a residential estate or an industrial estate. Buffers based on separation distance can be implemented by State Government long after developers have purchased land for Industrial or residential estates. The potential for this to occur is greatest wherever residential land lies adjacent to heavy industry or land that is zoned and reserved for mixed industrial development and it is clear that separation distances have not been considered during planning or are inadequate.

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

¹ Sensitive receptors are any residential area and include but are not limited to schools, hospitals, elderly housing, day care facilities and individual residences.

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

- Air quality
- Noise
- Hazard management
- Climate change
- Light
- Water quality
- Radiation safety
- Traffic

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

- Disaster preparedness and emergency management
- community consultation
- Built Environment and workforce well being

Air quality

Local air quality can be affected by air pollutants emitted from industrial facilities in an industrial estate or precinct during both the construction stage and during normal operations.

Air pollutants may include odorous chemicals, gases, fumes and particulate matter (dust). Such pollutants, when not managed correctly, have been associated with health problems ranging from short lived reversible respiratory health effects to long term chronic cardiorespiratory health effects in exposed individuals. Air pollution has also been implicated in non-cardiorespiratory effects such as autoimmune disorders and low birth weight.

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

A primary responsibility of State and local government planning authorities and is to preserve good air quality over residential areas both for purposes of health and amenity. To this end the planning authorities seek to ensure that air emissions from industrial facilities do not cause the air pollutants over residential areas to exceed health based air-quality standards/guidelines. The National Environmental Protection Measure (air NEPM) for ambient air quality prescribes ambient air quality standards for six key pollutants (PM₁₀, O₃, CO, NO₂, SO₂ and lead). Standards/guidelines for other pollutants are available from the Department of Environment Regulation (DER) or DOH.

Standards/guidelines apply to residential areas and it is incumbent upon a proponent to determine that air pollutants emitted by their facility comply with the appropriate standard/guideline. To help ensure air quality standards/guidelines can be met in residential areas the DER regulates emissions for industrial facilities they licence and for facilities assessed by the Environmental Protection Authority (EPA) as requiring emission regulation.

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

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

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

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

Noise

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

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

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

Traffic

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

Light

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

Light pollution can be divided into two main types:

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

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

Water quality

Wastewater disposal

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

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

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

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

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

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

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

Drinking water

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

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

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

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

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

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

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

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

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

Hazard Management

Vector borne diseases (mosquito management)

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

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

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

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

Nuisance insects (including stable fly)

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

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

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

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

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

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

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

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

Pest management

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

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

Pesticide use

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

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

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

Contaminated sites

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

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

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

Acid sulfate soils

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

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

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

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

Radiation safety

Power lines, electromagnetic fields and health

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

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

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

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

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

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

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

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

Climate change – health considerations

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

Heat waves

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

Extreme weather related health effects

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

Water consumption

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

Features of Industrial Estates

Healthy built environments and Work force wellbeing

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

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

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

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

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

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

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

Disaster preparedness and emergency management

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

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

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

Safe Work Australia has developed a *Guide for Major Hazard Facilities: Emergency Plans*.

This guide is available for download from the Safe Work Australia website:

<http://www.safeworkaustralia.gov.au/sites/SWA/about/Publications/Documents/667/Emergency%20Plans.doc>

Community Consultation

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

Public Health consultation: a guide for developers.

http://www.public.health.wa.gov.au/2/1397/2/community_consultation.pm

Further information

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



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

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From: NAUDE Daniel (RCPM) <Daniel.Naude@mainroads.wa.gov.au>
Sent: Monday, 10 April 2017 4:17 PM
To: Palermo, Lilia
Subject: Reply: Proposed Amendment 043/57 to the Peel Region Scheme - Lot 600 lakes Road, Nambeelup: Transfer to Industrial Zone
Attachments: 10042017180355-0001.pdf

Dear Lilia

I refer to the Commission's request seeking comment Main Roads comment regarding the above and apologise for the delay in response.

Main Roads has provided advise (see attached) on the proposed Amendment on 14 September 2016 and has no further comment to offer.

Regards,

Daniel Naude

Road Corridor Planning Manager
Metropolitan and Southern Regions / South West

p: 08 9724 5724 | **m:**

w: www.mainroads.wa.gov.au



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Enquiries: Andy Rowlands
Our Ref: 05/3029-05
Your Ref: RLS/0642

14 September 2016

John Pride
Planning Manager
Western Australian Planning Commission
Unit 2B, 11-13 Pinjarra Road
MANDURAH WA 6210

Dear John,

PROPOSED AMENDMENT TO PEEL REGION SCHEME – LOT 600 LAKES ROAD, NAMBEELUP. SHIRE OF MURRAY

I am responding to your letter dated 15 August requesting comment on the above proposed scheme amendment. Main Roads have no objection to the proposed amendment and provide the following comments: -

- The proposal appears to be consistent with the direction of the Transport at 3.5 Million Plan.
- Main Roads have previously contributed comments to the Nambeelup District Structure plan in which the subject lot is identified to be rezoned as Industrial.
- Main Roads preference is a 60m road reserve for regional roads to ensure sufficient width to accommodate road and intersection construction, drainage requirements, services, paths and other infrastructure. It is noted in the Engineering Servicing Report that some anticipated road reserve widths are less than 60m.
- Access to the Nambeelup Industrial Area from the Kwinana Freeway is via the existing Lakes Road interchange.

Please contact Paul Davies on 97245662 or me, or email: swreg@mainroads.wa.gov.au if you require any further information. In reply by correspondence please quote file no. 05/3029-05.

Yours sincerely

Andy Rowlands
A/ROAD CORRIDOR PLANNING MANAGER

