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Dear Sir/Madam

Maddington Kenwick Strategic Employment Area (MKSEA) - December 2010 Update

You may be aware that the City of Gosnells is progressing plans for the Maddington Kenwick Strategic Employment Area (MKSEA). The MKSEA is generally bound by Roe Highway, the City of Gosnells/Shire of Kalamunda boundary, Tonkin Highway and Bickley Road.

The purpose of this letter is to provide an update on the MKSEA project and outline how additional information can be obtained.

What has been happening?

Various work associated with the MKSEA has continued since Council adopted the Concept Plan in July 2008, as explained below.

Water Monitoring

In February 2009, Council resolved to engage consultant Endemic Pty Ltd to undertake a two year water monitoring program within the MKSEA. This water monitoring program is required to gather information on the nature of ground and surface water in MKSEA to inform the preparation of a District Water Management Strategy (DWMS). The preparation of a DWMS is a State Government pre-requisite to any zoning change in the Metropolitan Region Scheme (MRS). The monitoring program is well advanced and anticipated to continue until at least mid 2011.

Interim District Water Management Strategy – Precinct 1

The City engaged engineering consultant GHD to prepare an interim DWMS for Precinct 1 of the MKSEA. The purpose of the interim strategy is to provide support to a proposed amendment to the MRS to rezone Precinct 1 from Rural to Industrial. The interim DWMS was approved by the Department of Water in November 2010.

Metropolitan Region Scheme Amendment – Precinct 1

Following approval of the interim DWMS for Precinct 1 by the Department of Water, staff at the Department of Planning have advised that the Western Australian Planning Commission will now consider initiating an amendment to the Metropolitan Region

Scheme (MRS) to rezone Precinct 1 of the MKSEA from Rural to Industrial. Once initiated the amendment process is likely to take between 18-24 months to conclude from the time of initiation and will involve opportunities for landowner input.

The progression of the MRS amendment towards final approval is a necessary step before other planning tasks can progress, including an amendment to the City's Town Planning Scheme No. 6, the preparation of an Outline Development Plan and establishment of a framework for the shared provision of development infrastructure.

Flora and Wetland Survey

The City engaged a consultant botanist (Arthur Weston) to undertake a survey to define the extent of the existing wetlands and the significance and condition of vegetation within the MKSEA. The findings are currently being reviewed by the City and the Department of Environment and Conservation (DEC). Councillors were made aware of the findings at a recent Councillor Workshop, however the findings will not be made public until the review is complete and Council resolves to adopt a public consultation program in relation to the matter.

Survey of Yule Brook – Department of Water LiDAR Data

Landowners within Precinct 3B have previously commented that they believe that the Yule Brook floodplain (as mapped by the Water Corporation in association with the Yule Brook Main Drainage Scheme) is inaccurate. As a result, the City discussed with the Water Corporation the possibility of surveying the brook so as to address the landowners concerns. The Department of Water has since finalised their LiDAR (Light Detection and Ranging) data, which provides accurate contour information for the MKSEA. Comparison of the mapped Yule Brook floodplain with the LiDAR contour data indicates that the floodplain mapping for Yule Brook as contained in the Yule Brook Main Drainage Scheme is accurate. Drafting of a Local Planning Policy to guide land use in Precinct 3B has commenced. Landowners within Precinct 3B will be provided with an opportunity to comment on any proposed Local Planning Policy that Council may initiate in the future.

Submission on draft Industrial Land Strategy

The City made a submission on the State Government's draft Industrial Land Strategy for Perth and Peel (ILS) in March 2010. In that submission the City advocated that the MKSEA be allocated "Priority Status" in the ILS so as to ensure timely and effective planning of the area. Since that time the City has been in discussions with the Department of Planning and Landcorp exploring the potential for increased State government involvement in facilitating planning for the area. Discussions have included how to address some of the findings of the Flora and Wetland Survey. The City will provide a further update once it has some definitive news from the Government.

How do I find out more about the MKSEA?

Further information on the MKSEA project is available on the City's website at www.gosnells.wa.gov.au. Click on Services, followed by Planning and then Major Projects.

You can also sign up to the City's e-Newsletter to keep up to date with the latest news on the MKSEA and other planning matters. Click on eCity, followed by e-Newsletter Subscriptions and then tick Planning.

There are many technical reports detailing the studies completed as well as the adopted Concept Plan. You can also download all staff reports to Council as well as Council's decisions relating to the MKSEA.

Additional information can also be obtained by phoning the City Growth branch on 9397 3161.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Chris Terelinck', with a stylized flourish at the end.

Chris Terelinck
Director Planning and Sustainability