



CITY OF GOSNELLS

MKSEA Landowner Information Sessions Workshop Outcomes Report

PREPARED FOR THE CITY OF GOSNELLS

BRIAN CURTIS PTY LTD



23 MAY 2011

**Prepared for the City of Gosnells by Brian Curtis Pty Ltd.
May 2011**

<i>Document Control</i>			
<i>Version</i>	<i>Date issued</i>	<i>Issued to</i>	<i>Response</i>
Draft 1	23/05/11	Simon O'Sullivan	
Draft 2			
Draft 3			
Draft 4			

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ATTACHMENTS

1. Attendance Lists
2. Participant Hand Outs
3. Presentations
4. Questions and Answers Given at the Sessions
5. Full Questions from Participants

1 INTRODUCTION

1.1 MKSEA Project

The area bound by Bickley Road, Tonkin Highway, Roe Highway and the Shire of Kalamunda is, for planning purposes, referred to as the Maddington Kenwick Strategic Employment Area (MKSEA).

The MKSEA was first identified for future industrial development by the (then) State Planning Commission in 1990 in its metropolitan planning strategy for Perth, Metroplan. The area was later identified by the WA Planning Commission (WAPC) for future industrial development in the Foothills Structure Plan in 1992.

Since that time, various tasks have been undertaken by the City of Gosnells to progress the planning for the MKSEA including commissioning a range of technical studies (market demand, environmental, infrastructure, drainage, traffic and transport), undertaking extensive community consultation, preparing a number of draft Concept Plans, and submitting a formal request to the State Government to progress an amendment to the MRS to rezone the Precinct 1 area from Rural to Industrial.

1.2 Landowner Information Sessions

The City held two information sessions with landowners in the MKSEA project area in the City Council Chambers on the evenings of the 11th and 12th May 2011 to provide an update on the project.

The purpose of the information sessions was to keep landowners within the MKSEA project area informed of progress with the project, and on supporting studies commissioned by the Council.

The first of the two sessions focused on Precinct 1 and 3A, and the second on Precincts 2 and 3B of the MKSEA.

The information sessions were intended to convey to landowners the findings of a botanical report, and offer the opportunity for questions to be asked about the work completed and what it means as part of the broader MKSEA project.

Brian Curtis of Brian Curtis Pty Ltd was engaged to facilitate the workshop sessions. This report summarises the outcomes from the information sessions.

1.3 Urban Context

The Study area is on the urban fringe, and adjoins an existing industrial area. The area provides a unique opportunity for the City to secure future employment opportunities for local residents to diversify the local economy.

Whilst the area was identified in principle for future industrial/employment use many years ago, the significance of the water catchment and environmental qualities of the area has progressively been better understood. The statutory planning process has to address environmental issues, and demonstrate how development can progress whilst protecting the significant environmental qualities and managing the water catchment.

The area contains a variety of land holdings, and has attracted owners with a range of interests from those seeking a rural residential lifestyle appreciating the natural qualities of the area, to those anticipating development, and others already using their properties for quasi-industrial activities.

The potential for future industrial development has raised expectations of landowners, but also brings uncertainty should these aspirations prove not to be realised. Environmental studies are being progressed to bring greater clarity of the conservation values and their extent in this wetland, and to assist in assessing the future development potential of the area.

As more is known of the conservation values this can also have implications for existing and future land use options, with those area of highest value potentially requiring protection and management.

2 WORKSHOP APPROACH

2.1 Purpose

The purpose of the workshop was stated as follows:

- *The primary purpose is to report on the outcomes and recommendations of the Flora Vegetation and Wetlands of the Maddington-Kenwick Strategic Employment Area.*
- *Participants will receive information and be provided with an opportunity to ask questions and provide comment on the study and its implications*
- *An update on the process overall and opportunity to discuss where to from here*

2.2 Attendance

The City sent invitations to all landowners within the MKSEA to attend the workshop information sessions.

Session 1: Areas 1 & 3A: A total of 62 landowners accepted the invitation to attend the workshops. Attendance on the night was 59 landowners.

Session 1: Areas 2 & 3B: A total of 36 landowners accepted the invitation to attend the workshops. Attendance on the night was 33 landowners (see Attachment 1).

2.3 Format

Participants sat at tables of 8, grouped by the precinct within which their property was located.

On arrival participants were given a hand-out (see Attachment 2) containing:

- Workshop programme
- MKSEA Concept Plan (July 2008)
- MKSEA Project Summary
- Executive Summary of the Tauss and Weston study: The flora, vegetation and wetlands of the Maddington-Kenwick Strategic Employment Area - A survey of rural lands in the vicinity of the Greater Brixton Street Wetlands
- Feedback Form

On each table was A2 copies of:

- MKSEA Aerial
- MKSEA Concept Plan
- Wetland categories plan

Participants registered their attendance at the tables on an attendance sheet.

2.4 Programme

The sessions began at 6.30pm and ended at 9pm. The programme for each the sessions was as follows:

Time	Activity	By Whom
6:30 pm	Registration	All
	Introductions and Welcome	Brian Curtis
	Presentation: MKSEA and Study Findings	CoG
	Presentation: Interpreting Study Outcomes	DEC
	Workshop Session (Tables) Establishing Key Questions	Brian Curtis
7.45	Refreshment Break	
	Panel Feedback Session on Questions Raised	Brian Curtis CoG DEC
	Summary/Where to from Here?	CoG
9:00 pm	Close	



2.4.1 Presentations

Following introductions the first session began with presentations (Attachment 3):

- Simon O'Sullivan, Manager City Growth, City of Gosnells on progress with the MKSEA Project; and
- Craig Olejnik, Nature Conservation Coordinator, Department of Environment and Conservation (DEC) to clarify the classifications used in the study, their significance and the relevant legislative requirements for assessment (Session 1)
- Mike Roberts, Nature Conservation (DEC) (Session 2)

2.4.2 Questions and Answers

Following the presentations participants worked together at their tables to discuss what they had heard, and were invited to write down any questions they had that they would like answered (see Attachment 4).

During the refreshment break all the questions were reviewed by officers and key themes identified to be brought back to the whole group.

A panel of experts were assembled and a facilitated session followed during which each question was taken in turn and the panel invited to offer a response. Questions were then invited from the floor to allow clarification to be sought. The key questions raised and answers provided at the information sessions are contained in Attachment 5.

The panel included:

- Ian Cowie CEO City of Gosnells
- Chris Terelinck Director Planning and Sustainability (CoG)
- Simon O'Sullivan Manager City Growth (CoG)
- Wayne Van Lieven Environmental Coordinator (CoG)
- Craig Olejnik Nature Conservation Coordinator (DEC)
- Mike Roberts Nature Conservation (DEC)

2.4.3 Session 1 Questions

1. What is the current and future costs of the project?
2. Time Frames- How much longer is it going to take?
3. What would landowners have to do to get the ODP process started?
4. Is council going to do the ODP, is there a possibility that it can run in parallel to the MRS Amendment?
5. How to challenge the findings of the reports?
6. If 3A is not suitable for Industrial, what other uses will it be appropriate for?
7. What is the WAPC's position on precinct 3A?
8. MRS Amendment 3A?

9. DWMS for Precinct 3A- Why is there only one for Precinct 1- can there be a DWMS for 3A?

2.4.4 Session 2 Questions

1. Time Frames?
2. Is there any compensation for landowners who have rare flora or a Wetland classification on their property, if so, what is the process to get this compensation?
3. Why isn't everyone on the street equal?
4. Multiple Use Classification?
5. What are the land uses for the other categories of wetlands?
6. Subdivision on Resource Enhancement Category?
7. Subdivision on Conservation Categories?
8. The problem is that CoG isn't giving us a clear view of how to get to a developer?
9. Why weren't the studies done before the community was engaged?
10. If I put my property on the market, what would be the chances of it actually selling?
11. When are we going to hear from the State Government then?
12. 200m Buffer Zones?
13. Does Yule Brook have a buffer zone?
14. How come past development is not even 10m from the Brook?

2.4.5 Way Forward

Participants were advised as follows:

- The full Environmental Study is now available on the City's website.
- If you have any further comments or questions, please submit feedback forms by **3 June 2011**.
- The City will be reporting on the outcomes of the workshop sessions and will endeavour to provide written responses to landowner questions to be made available on the website.
- For landowner specific questions received through the feedback forms, it is intended that the City will write to landowners directly.
- Sign up to the City's planning e-Newsletter for project updates.