

Draft Industrial Development Strategy – Summary of Modifications

Section	Description of Modification
Exec Summary	Minor change to introduction of industrial areas to reflect that areas are not only reflected in Economic Employment Lands Strategy but also areas in addition to EELS
Exec Summary	Removed Wattle Grove South from list of industrial precincts in response to an item that went to Special Council Meeting 22 October 2018. Future Wattle Grove South planning to be considered through a separate process.
Exec Summary	Added Kewdale Industrial Area, Forrestfield North Industrial Area, High Wycombe Special Use 5 and Forrestfield Special Use 1 to better represent all the industrial precincts within the City.
1.0	Removed Wattle Grove South from Introduction summary.
1.2	Amended objectives to better align with the Strategic Directions and Actions of the Strategy in Section 10.0.
2.9	Added Section 2.9 – State Planning Policy 3.7 – Planning in Bushfire Prone Areas in response to submission request for inclusion.
2.10	Added Section 2.10 – Development Control Policy 4.3 – Planning for High-Pressure Gas Pipelines in response to submission request for inclusion.
2.11	Added Section 2.11 – State Planning Policy 2.9 – Water Resources in response to submission request for inclusion.
3.0	Added commentary that most of the Kewdale Industrial Area is located within the City of Belmont. Added Kewdale Industrial Area and Belmont Business Park to the industrial precincts within City of Belmont. In response to City of Belmont submission request for inclusion.
5.5	Reviewed quantity of industrial land figures and updated to provide more accurate figures.
6.0	Added Section 6.0 Research on the Inland Port project. Research information was provided by Site, Planning and Design for the Focus Group Meeting during the public advertisement period.
Map 1	Updated Map 1 to reflect changes to industrial precincts – Wattle Grove South removed as Industrial Investigation Area. Added Kewdale Industrial Area, Forrestfield North Industrial Area, High Wycombe Special Use 5 and Forrestfield Special Use 1. Added areas identified under the North East Sub-Regional Planning Framework. Added Welshpool Road East Foothills as an Investigation Area.
Map 2	Updated Map 2 to reflect changes to industrial precincts – Wattle Grove South removed as an Industrial Investigation Area. Added Kewdale Industrial Area, Forrestfield North Industrial Area, High Wycombe Special Use 5 and Forrestfield Special Use 1. Added areas identified under the North East Sub-Regional Planning Framework. Added Welshpool Road East Foothills as an Investigation Area.
7.0	Section 6.0 Changed to Section 7.0. Expanded on the introduction of the analysis of key areas and issues. This included an expanded assessment of industrial areas, providing ratings and comments on industrial precinct features.
7.1	Noted that Forrestfield Marshalling Yards also encompasses High Wycombe.
7.1	Updated Forrestfield Marshalling Yards snapshot and provided ratings and comments on different features.
7.2	Updated Forrestfield Industrial Area snapshot and provided ratings and comments on different features.
7.2	Added Maintain a high standard of landscaping and road maintenance strategy.
7.3	Updated Forrestfield/High Wycombe Industrial Area Stage 1 snapshot and provided ratings and comments on different features.
7.3	Added Ensure there are logical transition arrangements and interfaces between sensitive and industrial land uses strategy.
7.4	Updated the MKSEA figures within the City of Kalamunda.
7.4	Provided expanded commentary on the area within MKSEA that has not been zoned industry under the LPS3 and the requirement for rezoning, a structure plan and a DCP.
7.4	Updated MKSEA snapshot and provided ratings and comments on different features.
7.5	Previously 6.5 removed Wattle Grove South as a precinct.
7.5	Changed Walliston from Precinct 6 to Precinct 5.
7.5	Updated Walliston Industrial Area snapshot and provided ratings and comments on different features.
7.5	Added provide modern and flexible development guidance and Maintain a high standard of landscaping and road maintenance strategies.
7.6	Changed Hatch Court from precinct 7 to precinct 6.
7.6	Added commentary on future movement network changes surrounding Hatch Court. Commentary provided by Main Roads WA and City of Swan submissions.
7.6	Updated Hatch Court snapshot and provided ratings and comments on different features.
7.7	Added Kewdale Industrial Area and associated commentary, snapshot, ratings, comments and strategies.
7.8	Added Forrestfield North Industrial Area and associated commentary, snapshot, ratings, comments and strategies.
7.9	Added High Wycombe Special Use 5 and associated commentary, snapshot, ratings, comments and strategies.
7.10	Added Forrestfield Special Use 1 and associated commentary, snapshot, ratings, comments and strategies.
7.11	Added Section 7.11 – Locations identified by the North East Sub-Regional Planning Framework. This includes Wattle Grove South, Maida Vale South, Hillview Golf Course and Pickering Brook Townsite.
7.12	Added Section 7.12 – Investigation Areas. This includes the Welshpool Road East Foothills. Landowners in this area expressed a desire to become industrial and be included in the Wattle Grove South Planning.
7.13	Changed Section 6.8 to 7.13.
7.14	Added Section 7.14 – Environmental Considerations and associated commentary and strategies. This section was requested by DWER and DBCA.
7.15	Added Section 7.15 – Water Considerations and associated commentary and strategies. This section was requested by DWER and Water Corporation.
7.16	Added Section 7.16 – Contaminated Sites and associated commentary and strategies. This section was added to provide commentary on associated strategies and actions.
8.0	Added Section 8.0 – Engagement Outcomes. Provides a summary of the community engagement outcomes including the Focus Group, Community Workshop and Survey.
9.0	Section 7.0 changed to Section 9.0.
9.0	Removed Wattle Grove South from observations.

10.0	Changed responsibility within Strategies and Actions table to the City's teams rather than organisations to align with the approach of the Public Open Space Strategy 2018.
10.0	Added Action 1.1.3 - Normalise Special Use 1 and Special Use 5 into Local Planning Scheme No. 4 with appropriate zones.
10.0	Added Strategy 1.2 - Provide for greater service and amenity opportunities within industrial areas and Action - 1.2.1 Review land use permissibility provisions within Industrial Zones in Local Planning Scheme No.3 to include in Local Planning Scheme No. 4. In response to Focus Group discussion which highlighted a lack of service and amenity in industrial areas.
10.0	Added Strategy 1.3 - Provide greater car parking flexibility in industrial areas and Action Review car parking provisions within Industrial zones in Local Planning Scheme No. 3 to include in Local Planning Scheme No. 4. In response to Focus Group discussion which highlighted a need to have greater car parking flexibility in industrial areas.
10.0	Amended wording of Action 2.1.1 to be clearer on its intention.
10.0	Amended wording on Action 2.2.1 to be clearer on its intention.
10.0	Amended wording on Action 3.1.1 to be clearer on its intention.
10.0	Removed Action 3.3.1 - Feasibility Study for Wattle Grove South. This action has been undertaken.
10.0	Action 3.3.2 amended to become Action 3.3.1. Modified Action to align with Contaminated Sites commentary in Section 7.16.
10.0	Inserted Strategy 3.4 – Guide Development within the MKSEA precinct and Actions 3.4.1 - The area within MKSEA bound by Coldwell Road, Welshpool Road East, Brook Road and City of Gosnells boundary to be rezoned to an industrial zone under Local Planning Scheme No. 3, 3.4.2 - The area within MKSEA bound by Coldwell Road, Welshpool Road East, Brook Road and City of Gosnells boundary required to be guided by a Structure Plan and 3.4.3 - The area within MKSEA bound by Coldwell Road, Welshpool Road East, Brook Road and City of Gosnells boundary required to have the delivery of infrastructure guided by a DCP. In response to recent requirements provided by WAPC and to provide greater guidance on the development of the MKSEA precinct.
10.0	Strategy and Action 3.4 changed to 3.5.
10.0	Added Action 3.5.2 - Forrestfield North Structure Planning Process to determine the most appropriate land use for the Forrestfield North Industrial Area to provide guidance on development of Forrestfield North precinct.
10.0	Strategy and Action 3.5 changed to 3.6.
10.0	Action 3.6 (previously 3.5) amended to advocate and assist DPLH to review EELS to investigate and review the regional demand for industrial land. In response to submissions requesting the City undertake investigations. It is not the City's responsibility to investigate industrial regional demand.
10.0	Added Strategy 3.7 - Protect environmentally sensitive areas from unacceptable impacts from industrial development and Actions 3.7.1 - Future industrial areas are required to undertake detailed environmental assessments to determine environmental values, 3.7.2 - Any proposed industrial development to have environmental values considered and to be referred to relevant state agencies where relevant and 3.7.3 - Existing industrial developments to not encroach on identified Bush Forever sites, regional reserves, parks and recreation land and known wetlands and environmentally sensitive areas. In response to DWER and DBCA submissions that requested more direction on the protection of environmental values.
10.0	Added Strategy 3.8 - Investigate opportunities for sustainable water use practices in existing and future industrial areas and Actions 3.8.1 - Encourage industrial developments to consider alternative fit-for-purpose water sources, maximum efficiency of water use and the use non-potable water where appropriate and 3.8.2 - Future industrial areas are required to investigate opportunities to consider alternative fit-for-purpose water sources, maximum efficiency of water use and the use non-potable water where appropriate. In response to DWER and Water Corporation submissions that requested more direction on water sustainability in industrial areas.
10.0	Added Strategy 3.9 - Investigate the coordination of Scheme Requirements with neighbouring local governments and Action 3.9.1 - Project specific brief to investigate the coordination of Scheme Requirements to be consistent with neighbouring Local Governments and incorporate recommended changes into the new Local Planning Scheme No. 4. In response to City of Canning submission requesting that local schemes are consistent, especially where industrial precincts cross local government boundaries.
10.0	Added Strategy 3.10 - Industrial Development to facilitate structure planning without a designation of land use permissibility and Action 3.10.1 - Local Planning Scheme 4 to remove land use permissibility for the Industrial Development zone and to insert provisions that require Structure Plans to guide land use permissibility for Industrial Development. Existing areas identified as Industrial Development are to be re-classified to align with land use permissibility as outlined in Local Planning Scheme 3.
10.0	Added Strategy 3.11 - Guide development within the Hatch Court Industrial Area and Action 3.11.1 - Hatch Court Industrial Area required to be guided by a Structure Plan and Development Contribution Plan subject to community and landowner consultation.
10.0	Added Disclaimer. This disclaimer is similar to the one adopted in the Public Open Space Strategy 2018.
Appendix 4	Reviewed and updated suburb industrial area figures. Updated figures more accurate.
Appendix 5	Updated Site Plans. Removed Wattle Grove South as a site plan. Added Kewdale Industrial Area, Forrestfield North Industrial Area, High Wycombe Special Use 5 and Forrestfield Special Use 1 site plans.
Appendix 6	Updated Appendix 6 to reflect changes to industrial precincts – Wattle Grove South removed as industrial area. Added Kewdale Industrial Area, Forrestfield North Industrial Area, High Wycombe Special Use 5 and Forrestfield Special Use 1. Added areas identified under the North East Sub-Regional Planning Framework. Added Welshpool Road East Foothills as an investigation area.
Appendix 7	Added Appendix 7 – Engagement Summary. Provides detailed summary of the public advertising period.
Appendix 8	Changed to Appendix 8 and added new references.