

## Public Administration Committee

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**From:** Myaree Crane Hire  
**Sent:** Friday, 1 November 2019 8:24 AM  
**To:** Public Administration Committee  
**Subject:** No Corrections to our contribution on the 16th Oct  
**Attachments:** Fwd: Shire's Submission on MRS Amendment - West Mundijong Industrial Precinct;  
Fwd: Zoning Progress; Metropolitan Region Scheme (MRS) - Propo~ecinct -  
Request for Comment - Shire Submission to Department of Planning (DoP).PDF;  
Council Minutes (2).docx

Dear Samantha,

Both John Trichet and myself have read the uncorrected transcript of our oral evidence before the committee and are satisfied that it is correct.

I have attached some other emails connected to our particular circumstance that I had trouble accessing on my iPad before the meeting. I have found the paragraph from the August council meeting that I mentioned and have attached that too. The attachments are relating to communications with the Serpentine Jarrahdale shire and their communications re: the amendments for the rail alignment. I had forgotten the communal meeting at Tony Simpsons office with the WAPC representatives where we were told by them that to have our property taken from rural status to industrial along with the rest of the estate would add another 2 years to the process as environmental checks etc would all have to be undertaken to include us. This meeting was mentioned in my letter to Minister Safioti requesting help with a PCA application. I have also included correspondence to the WAPC from Serpentine Jarrahdale shire pointing out that they had already conducted the appropriate studies on the 100M wide strip for the rail alignment, which includes our property, when the rest of the zoning area was done.

I look forward to the findings of the committee and appreciate that I was able to be a part of this process and hope that in future anyone put into the position we are in by government bodies will be treated fairly and openly and will not have to live with the uncertainty that we have for the past 8 years.

Regards,

SUSAN DOWNS



## Public Administration Committee

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**From:** Susan Downs  
**Sent:** Monday, 21 October 2019 8:10 AM  
**To:**  
**Subject:** Fwd: Shire's Submission on MRS Amendment - West Mundijong Industrial Precinct

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**From:** Susan Downs  
**Sent:** Friday, May 20, 2016 10:08:36 AM  
**To:** 'Susan Downs'  
**Subject:** RE: Shire's Submission on MRS Amendment - West Mundijong Industrial Precinct

Hi Robert,

Thank you for your reply. I would love to know the outcome of the meeting you have this morning, and any thoughts that the Department of Planning have on this zoning.

Kind Regards

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**From:** Susan Downs  
**Sent:** Friday, 20 May 2016 9:26 AM  
**To:**  
**Subject:** Fwd: Shire's Submission on MRS Amendment - West Mundijong Industrial Precinct

Sent from my iPhone

Begin forwarded message:

**From:** Robert Casella  
**Date:** 20 May 2016 at 8:33:35 AM AWST  
**To:** Susan Downs  
**Subject:** RE: Shire's Submission on MRS Amendment - West Mundijong Industrial Precinct

Hi Susan,

I am aware of the impending classification of the reserve, however this was made at the request of the Department of Planning following discussions with Department of Transport.

In any case, the Shire has requested that the Department of Planning reserve the strip of Rural land appropriately to provide certainty to land owners. However, in any case, given the Department has issued a copy of the MRS for public comment, they will unlikely modify the reservation during this process, for the risk of requiring to go out for another round of public consultation.

I have a meeting with Tony Simpson this morning regarding the West Mundijong rezoning, along with some land owners and Department of Planning. I will be raising your concerns heavily to ensure appropriate action is taken in a timely manner.

If you have any further concerns, I am happy to discuss.

Kind regards

**Robert Casella**  
Senior Strategic Planner

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**From:** Susan Downs  
**Sent:** Thursday, 19 May 2016 8:45 PM  
**To:** Robert Casella  
**Subject:** Re: Shire's Submission on MRS Amendment - West Mundijong Industrial Precinct

Hi Robert,

Thank you for this copy of your reply to the Department of Planning. I notice on the attached map that the area you have reserved for the rail is still to be considered rural pending a future decision on realigning the freight rail line. This is pretty well all of our property as it is in the Department of Planning's map. If that is from your 2013 submission for the re-zoning - note the green shaded area and the corresponding green in the index - this shows that even the shire wanted to keep the land zoned rural until a decision was made. Do you have a map that shows that as rail reserve? I'm still a bit confused.

Regards,  
Susan Downs

Sent from my iPad

On 13 May 2016, at 3:17 pm, Robert Casella wrote:

Hi Susan and John,

I appreciate you taking the time to come into the Shire's Office to discuss the situation surrounding the West Mundijong Precinct and your property.

As per our discussion, please find attached a copy of the Shire's submission to the Department of Planning which concurs with Main Roads WA submission on the Amendment.

If you have any queries whatsoever, please feel free to contact me and I will be happy to assist in whichever way I possibly can.

Kind regards

**Robert Casella**  
*Senior Strategic Planner*

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<Signature left.jpg>

[<Signature Middle.jpg>](#)

<Metropolitan Region Scheme (MRS) - Propo~ecinct - Request for Comment  
- Shire Submission to Department of Planning (DoP).PDF>



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## Public Administration Committee

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**From:** Susan Downs  
**Sent:** Monday, 21 October 2019 7:50 AM  
**To:**  
**Subject:** Fwd: Zoning Progress

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**From:** Robert Casella  
**Sent:** Monday, November 13, 2017 2:44 pm  
**To:** 'Susan Downs'  
**Subject:** RE: Zoning Progress

Hi Susan,

At this point in time, the State Government will not be designating the land as Rail Reserve.

At this stage, the WAPC is considering removing the inclusion of the land for the railway reservation, from the Development Contribution. This will directly impact the Shire's intent to provide a mechanism to compensate directly affected landowners.

However, it is going through a review process internal to the Department of Planning Lands and Heritage. If I was yourself, I would get in touch with the Director of the South East Metropolitan Team and put your case forward for their consideration.

The Shire is doing what it can and will continue to lobby the government to resolve the matter regarding the railway reservation.

I shall keep you informed once I can confirm the progression of the item up to SPC.

Kind regards

**Robert Casella**  
*Senior Strategic Planner*

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Serpentine  
Jarrahdale

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**From:** Susan Downs  
**Sent:** Monday, 13 November 2017 2:38 PM  
**To:** Robert Casella  
**Subject:** Re: Zoning Progress

Hi Robert,

Thank you for your reply. The wheels of government seem to turn very slowly. One of the affected residents who had a developer looking for buyers for him was told by that person that our land was going to be designated rail reserve so I would guess that SJ shire will not be purchasing our land. As we only heard that information 2nd hand I was looking for confirmation of this. Never mind we may have to wait another few weeks.

Kind Regards  
Susan Downs

Sent from my iPad

On 13 Nov 2017, at 7:51 am, Robert wrote:

Good Morning Susan,

At this stage, the Shire was expecting the Western Australian Planning Commission to be presented with the Local Scheme Amendment at its Statutory Planning Committee meeting, held on 14 November. This does not seem to be the case.

I have to wait until confirmation of the Scheme Amendment to be on the agenda for the next SPC meeting later in November, or at the very latest 5 December.

Once have received confirmation, I will be providing an update to all residents via email, with a link to the agenda report for references.

If there is anything else I can be of assistance with, please feel free.

Kind regards

**Robert Casella**  
*Senior Strategic Planner*

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**From:** Susan Downs  
**Sent:** Thursday, 9 November 2017 3:54 PM  
**To:** Robert Casella  
**Subject:** Fwd: Zoning Progress

Sent from my iPad

Begin forwarded message:

**From:** Susan Downs  
**Date:** 9 November 2017 at 6:52:42 am AWST  
**To:** Robert Casella  
**Subject:** **Zoning Progress**

Hi Robert,  
Would you have any idea when we might know what is happening with the West Mundijong Scheme Amendment as we have not been formally advised of the results. I have heard one particular detail second hand and would have thought we might have been advised by now. Do you have any fresh information?  
Kind Regards,  
Susan Downs.

Sent from my iPad

All enquiries to Rob Casella on 9526 1111  
Our ref: SJ1392-03:RC  
Electronic Ref: OC16/1825



29 January 2016

Secretary  
Western Australian Planning Commission  
Locked Bag 2506  
Perth WA 6001

Dear sir/madam

**Metropolitan Region Scheme Major Amendment 1298/41 – West Mundijong Industrial Precinct**

Thank you for your letter advising of the subject MRS amendment to rezone approximately 448.81 ha of land in Mundijong from Rural and Farmlet to Industrial Zone, received by the Shire on 14 December 2015.

The Shire supports the proposal to amend the portion of Mundijong, west of Tonkin Hwy, in general. However, the Shire does not support the Department's proposal to retain a buffer corridor adjacent to the Tonkin Hwy Road Reservation in the 'Rural' zone.

Substantial studies and works have been undertaken by the Shire to develop a District Structure Plan which appropriately reserves a corridor sufficient to accommodate the realignment of the Freight Railway line.

Currently, the alignment of the proposed MRS amendment does not appropriately accommodate or reserve the required amount of land for the angle of bend in the north east corner of the subject site, of which the realigned freight rail will require, therefore being ineffective in the intent of the buffer.

The Shire recommends the Department amend its proposal to include the portion of land adjacent to Tonkin Hwy to be zoned 'Railways' under the MRS to protect the proposed future realignment of the freight rail.

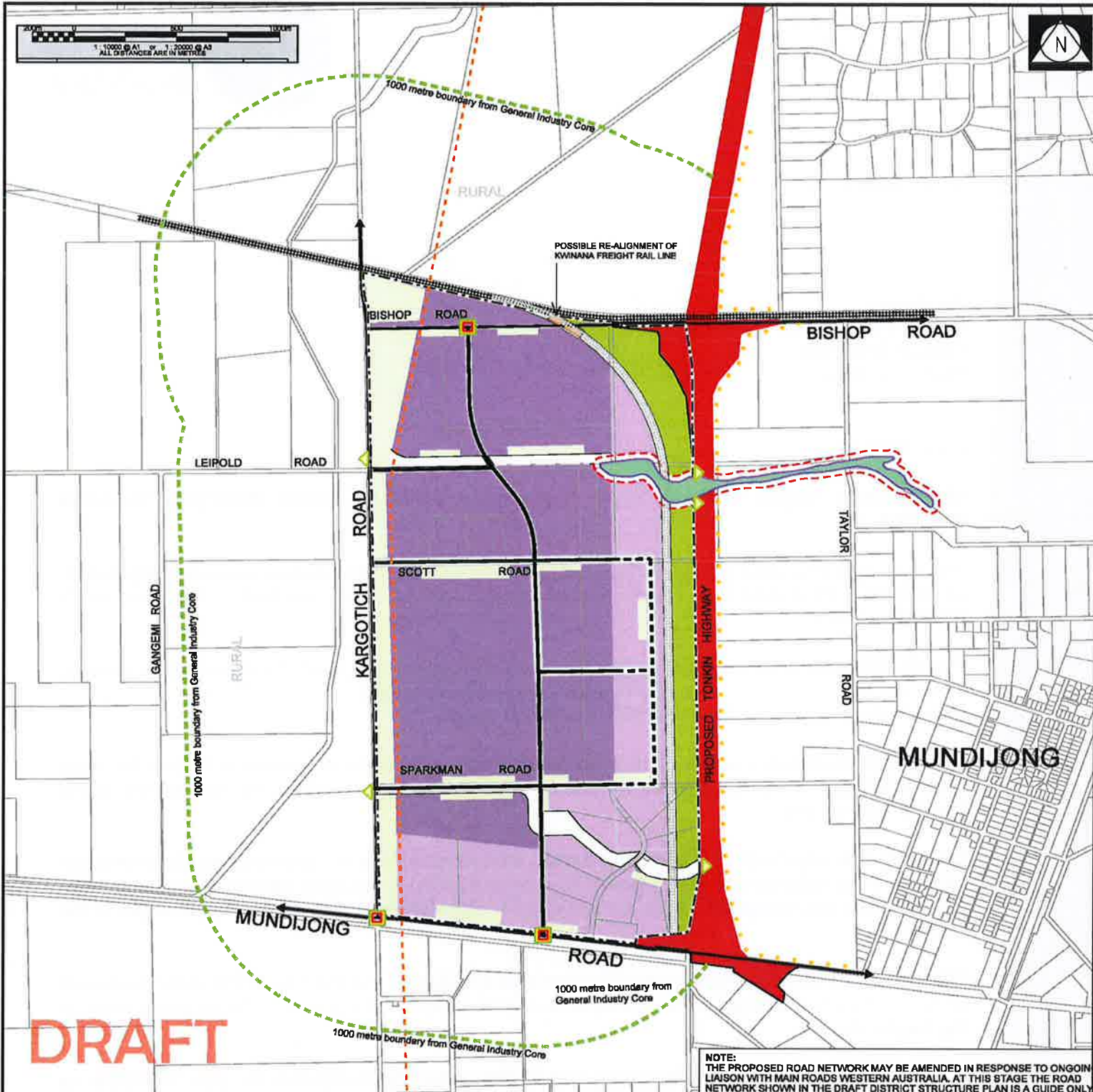
A plan of the proposed West Mundijong District Structure Plan is attached for your reference, as was provided with the MRS proposal submitted to the Department on 14 March 2013.

Should you have any queries in relation to the above, please feel free to contact Rob Casella on 9526 1156.

Yours faithfully

Andre Schonfeldt  
Director Planning





**DRAFT**

NOTE: THE PROPOSED ROAD NETWORK MAY BE AMENDED IN RESPONSE TO ONGOING LIAISON WITH MAIN ROADS WESTERN AUSTRALIA. AT THIS STAGE THE ROAD NETWORK SHOWN IN THE DRAFT DISTRICT STRUCTURE PLAN IS A GUIDE ONLY

LEGEND			
	SUBJECT LAND		LIGHT INDUSTRY
	PRIMARY REGIONAL ROAD		AREA TO BE RETAINED IN THE 'RURAL' ZONE (METROPOLITAN REGION SCHEME) PENDING FURTHER INVESTIGATIONS BY THE DEPARTMENT OF TRANSPORT INTO FUTURE REGIONAL TRANSPORT REQUIREMENTS.
	EXISTING CADASTRE		MULTIPLE USE CORRIDOR (Incorporated drainage function)
	ROADS		POTENTIAL DRAINAGE AND LANDSCAPE ENHANCEMENT
	ROADS SUBJECT TO FUTURE INVESTIGATION BY THE DEPT OF TRANSPORT		330 V POWER LINES
	GENERAL INDUSTRY		CONSERVATION CATEGORY WETLAND
			1000m BOUNDARY FROM GENERAL INDUSTRY CORE
			30m CONSERVATION CATEGORY WETLAND BUFFER
			INDICATIVE ECOLOGICAL LINKAGES
			PROPOSED RAIL LINK
			EXISTING KWINANA FREIGHT RAIL
			FUTURE LIGHT CONTROLLED INTERSECTION
			NOISE ATTENUATION

relating to speed, lighting, safety, infrastructure upgrades and the future planning of Thomas Road.

I would also like to recognise the Shire staff who have been involved with the Briggs Park Precinct upgrade and made possible what has been achieved within a tight project budget.

To have the Briggs Park Lower Oval now at such a high standard as well as lighting upgrades for both ovals is a great outcome for our community.

The final works are being carried out with the lower oval expected to be open to the public in October. Further information about the community opening event will be shared in the next few weeks.

Finally, in response to recent concerns raised in the community in regards to the State Government's commitment to the funding of the Tonkin Hwy extension, the Shire has sought and received confirmation from Main Roads WA that the Tonkin Highway extension project is fully funded with both State and Federal commitments to deliver the project.

Main Roads WA have advised that the current budget and forward estimates do not include the full funding as the delivery timeframes are still dependent on obtaining all the necessary approval, including environmental clearances.

Main Roads WA also confirmed that planning investigations into the freight rail realignment are progressing and they will be in touch with landholders and stakeholders in the near future as part of this process.