



City of Cockburn

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19 APR 2011

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PUBLIC

19 April 2011

Hon Brian Ellis MLC
Chairman
Standing Committee on Environment and Public Affairs
Parliament House
PERTH WA 6000

Attention: Ms Telia Reilly

Dear Hon Brian Ellis

TRANSCRIPT OF EVIDENCE

Thank you for your letter dated 14 April 2011 in which you provided the Transcript of Evidence that I gave to the Committee at the public hearing held on Monday 11 April 2011 and the Questions Taken on Notice (three).

Please find attached the signed and dated Transcript of Evidence for Councillor Carol Reeve-Fowkes, Mr Nick Jones and myself.

In addition, responses to the Questions Taken on Notice are shown below:-

1. **In reference to Local Structure Plan (Lot 74 Howe Street Beeliar- October 2009), and given the lot's close proximity to Cockburn Cement Limited, Munster, and the Kwinana Air Quality Buffer, did the City seek advice on the amounts of pollution or dust being emitted before approving Lot 74 Howe Street in Beeliar?**

This subject land was zoned 'Urban' under the Metropolitan Region Scheme (MRS) and 'Development' under the City's Town Planning Scheme (TPS). Both these zonings provided for residential development to occur, subject to a structure plan being prepared and adopted. It should be noted that the Western Australian Planning Commission (WAPC) approved the subdivision of the land ahead of structure planning taking place (WAPC reference 129482). This effectively meant the City was required to prepare the structure plan to ensure an appropriate residential coding applied to the land which had been approved for subdivision. Importantly, the MRS and TPS zoning, WAPC approval of subdivision, and ultimate structure planning had the consideration by the DEC / EPA as per statutory processes.

2. **According to the Local Structure Plan, the City was aware that residents in the area could experience noise, odour and particulate emission from the plant, depending on the wind direction and speed. What advice did the City receive that ensured it was safe for development to occur in the area?**

As previously indicated the WAPC had approved subdivision of Lot 74 Howe Street ahead of a structure plan for the area being prepared. Notwithstanding, the MRS and TPS zonings directly facilitated this form of residential development being undertaken. It should be noted this land was outside the Kwinana Air Quality Buffer.

3. **In reference to the City's Council Agenda (June 2006), and in relation to a proposed development in the area (Lots 1-6 Henderson Road, Lots 21-25 Lorimer Road, Munster), did the City support the development of a large bush land block owned by the Water Corporation, which is halfway inside the Kwinana Air Quality Buffer? Why/why not?**

This was an MRS amendment which had been submitted by the WAPC for the City to provide comment. The amendment was seeking Council consideration on a proposal to rezone land reserved under the MRS as 'Public Purposes', to be rezoned to 'Rural'. The Council resolution was to support the MRS amendment subject to an outline development plan being prepared which demonstrated no residential development within the buffer for the land concerned. It is understood the WAPC and Water Corporation have not proceeded with the proposed rezoning.

Thank you for the opportunity to appear before the Standing Committee for Environment and Public Affairs.

Yours sincerely



LOGAN K. HOWLETT, JP
MAYOR

LH:VB