

Bullsbrook Freight and Industrial District Structure Plan



Department of Planning,
Lands and Heritage



SUMMARY OF COMMUNITY INFORMATION SESSION OUTCOMES

The Department of Planning, Lands and Heritage held a Community Information Session on the evening of 27 November 2018 at the Ethel Warren Bullsbrook Community Centre to advise the local community of the proposed Bullsbrook Freight and Industrial District Structure Plan (district structure plan) and to seek input on strategic elements of the project, specifically access to and from the West Bullsbrook town site and preferred industrial uses. The session was promoted in local newspapers, the City of Swan e-newsletter and via letter drop in the local area.

The following key issues were discussed at the Community Information Session, and will be considered in the further development of the draft district structure plan.

WHY IS THERE A PROPOSAL FOR AN INDUSTRIAL AREA AT BULLSBROOK?

The decision to explore industrial uses at Bullsbrook was determined through prior State Government processes, in accordance with policy and employment provision considerations. Details of this are provided in the *Perth and Peel @ 3.5 Million* policy documents. There has already been extensive planning work for a rail Intermodal Terminal (IMT) at Bullsbrook.

WHAT WILL HAPPEN TO EXISTING RESIDENTIAL AND AGRICULTURAL LAND USES?

The zoning of land will be transitioned over time with a number of further statutory processes required, including amendment of the Metropolitan Region Scheme and the City of Swan Local Planning Scheme. These will involve further public consultation. The district structure plan is not proposing to rezone the West Bullsbrook town site, which will remain 'Rural'. Inclusion of the town site in the study area enables appropriate consideration of the interface between the rural land and any industrial activity.

WHEN WILL REZONING AND DEVELOPMENT OF THE INDUSTRIAL AREA OCCUR?

The district structure plan is intended to guide planning for the area over the next 10 years. However, the timing of rezoning and development will depend on economic conditions and the level of demand for industrial and employment land. The project has a long-term horizon, with an expected development timeframe of more than 70 years.

HOW WILL LOCAL ACCESS, FREIGHT TRAFFIC AND BUSHFIRE EGRESS BE MANAGED?

Railway level crossings will eventually be replaced by "grade separated" crossings (bridges or underpasses) as development occurs. At least two access/egress routes will be provided to all development in line with State Planning Policy 3.7 Planning in Bushfire Prone Areas. The West Bullsbrook town site will retain at least two access routes, most likely via Almeria Parade. Following discussion at the Community Information Session, further consideration will be given to a possible northward extension of Almeria Parade along the railway. Attendees at the Community Information Session expressed a strong preference for maintaining access across the railway at Warbrook Road and to divert all heavy vehicles away from the Bullsbrook town site (i.e. to re-route them along Stock Road and the new Perth-Darwin National Highway). Both of these items will be subject to further review and discussion with Main Roads WA.

A need for an additional east-west connection to the area (between Neaves Road and Gnangara Road) has been identified, however there are environmental, land, and engineering constraints for each of the potential options identified to date. This will be subject to further investigation in conjunction with Main Roads WA.

WHAT DEVELOPMENT IS PLANNED ALONG GREAT NORTHERN HIGHWAY NEAR THE EXISTING BULLSBROOK TOWN SITE?

The local structure plan for this area approved by the City of Swan identifies the land at the intersection of Great Northern Highway and Stock Road as zoned for Highway Commercial, with the remaining land zoned General Industrial. The land use permissibility for these zones can be found in the City of Swan's Local Planning Scheme.

Bullsbrook

Freight and Industrial District Structure Plan

HOW HAVE ENVIRONMENTAL HERITAGE AND GROUNDWATER (HYDROLOGY) ISSUES BEEN CONSIDERED?

The structure plan process has included a review of existing environmental and natural assets within and surrounding the site. A District Water Management Strategy (DWMS) is being prepared for the area and provides strategies for groundwater and surface water management. The DWMS will be reviewed and assessed as part of the formal advertising and referral period. Further assessment of potential green spaces or corridors to protect environmentally sensitive areas and to facilitate water management will be made through subsequent planning processes, including any amendment to the Metropolitan Region Scheme and the preparation of local structure plans.

HOW WILL CONSTRUCTION IMPACTS BE MANAGED?

The potential impacts of truck movements associated with transporting fill to the site during construction will be addressed in future stages of planning. The management of water displacement during works for future industrial development will follow all requirements as set.

WHAT HAPPENS NEXT?

The preliminary concept plan will be reviewed in response to stakeholder feedback and on finalisation of the technical studies which includes a DWMS, Industrial Land Demand and Market Analysis, Environmental Study, Strategic Transport Plan, Bushfire Site Assessment and Infrastructure Servicing Report. It is anticipated that a draft district structure plan and accompanying technical studies will be released for public comment pending endorsement by the WAPC early in 2019. As part of the public consultation process further community information sessions will be held to provide information and seek input into the draft.



Department of **Planning,**
Lands and Heritage



JULY 2018 – AUGUST 2018

PRELIMINARY ANALYSIS

Initial review and analysis undertaken to understand key opportunities and constraints, and policy context and assumptions.

AUGUST 2018 – OCTOBER 2018

VISION SETTING

Initial focussed consultation with community groups and other stakeholders to understand stakeholder expectations and help guide the strategic vision of the study area.

OCTOBER 2018 – JANUARY 2019

PREPARATION OF DRAFT STRUCTURE PLAN

The draft Structure Plan is prepared. Community information sessions are held to provide information to local community and other stakeholders and to seek input into the draft Structure Plan.

FEBRUARY 2019 – APRIL 2019

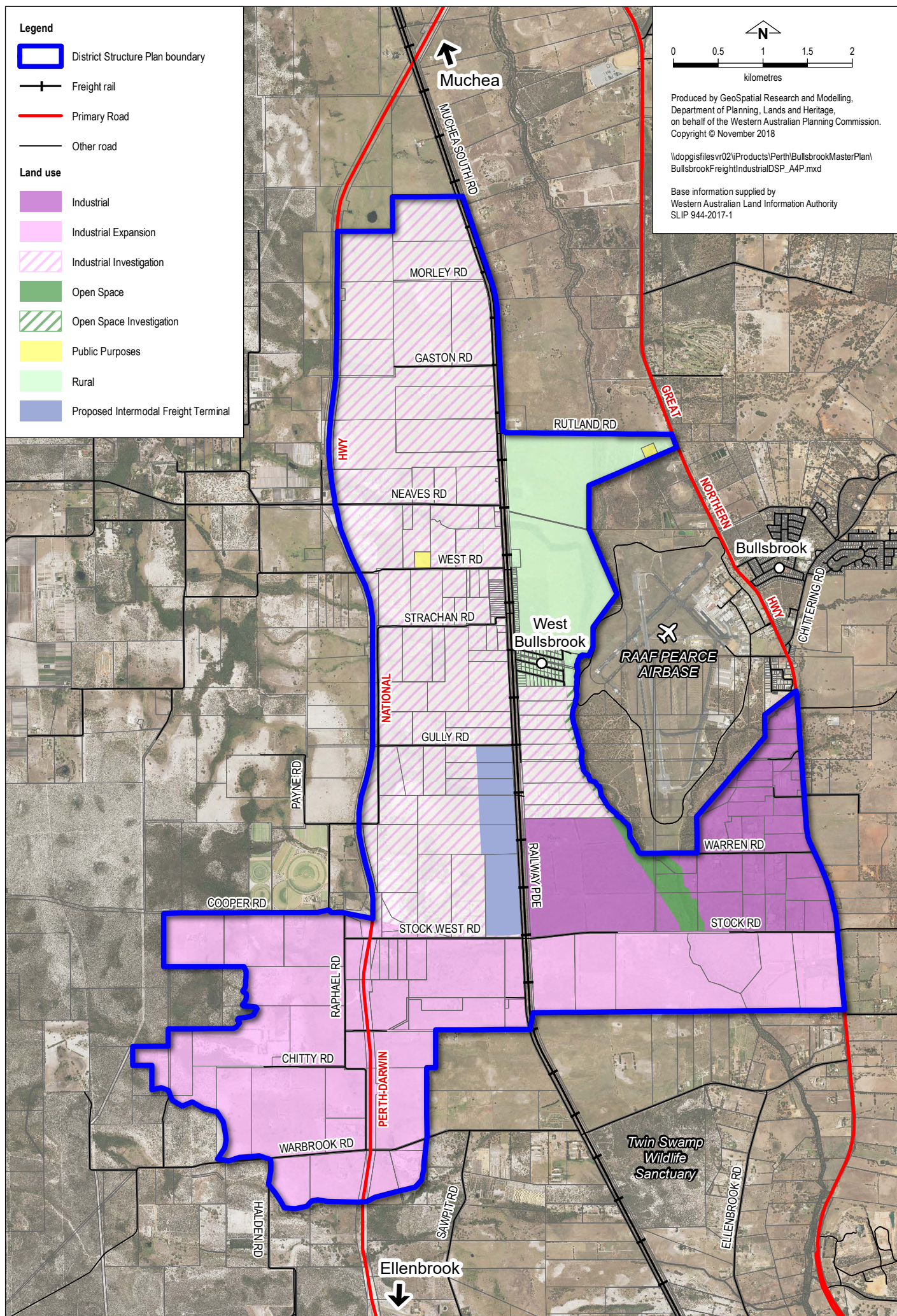
ADVERTISING OF DRAFT STRUCTURE PLAN

The Draft Structure Plan is advertised for public comment.

APRIL 2019 – JULY 2019

FINALISATION OF STRUCTURE PLAN

The submissions received during the advertising period are considered by the Western Australian Planning Commission and the Structure Plan is finalised with or without modifications.



Bullsbrook Freight and Industrial District Structure Plan Study Area

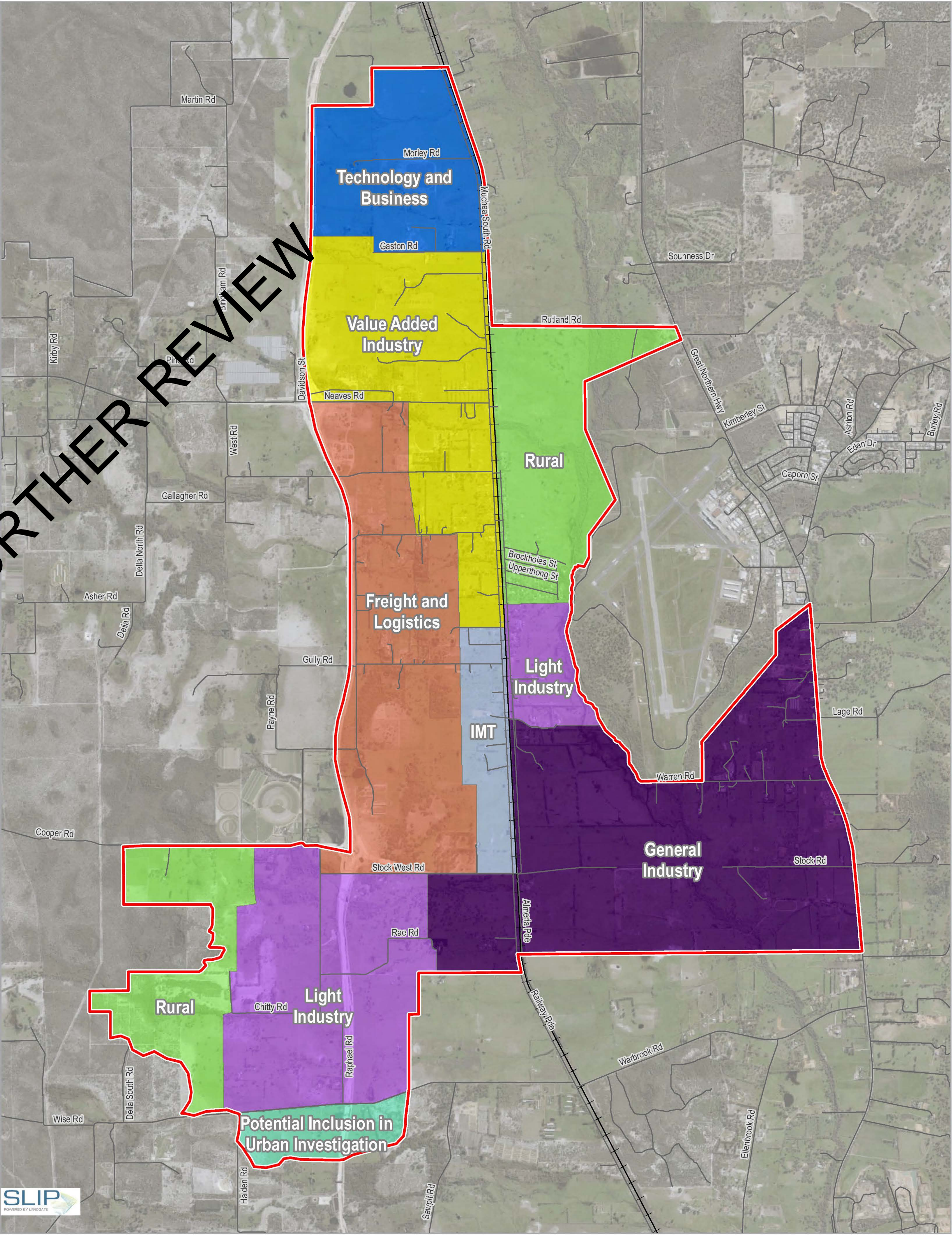
Preliminary Concept

The map on the right identifies the precincts proposed within the Bullsbrook Freight and Industrial Area.

Precinct	Purpose	Preferred land uses	Proposed Zoning
Technology & business	Provide a hub for commercial business, technology and training precinct with access to suitable road network to support the industrial area without competing with existing or planned activity centres	<ul style="list-style-type: none">• Industry –service• Industry – light• Office• Educational establishment	Industrial Development
Value-added industry	Provide services and activities to support freight and logistics, including manufacturing and processing that build on the IMT activities	<ul style="list-style-type: none">• Industry – rural• Food/ beverage production• Industry - general	General Industrial
Light industry	Provide for smaller scale light and service industries that would not adversely affect the amenity of the surrounding area	All land uses permitted under the Local Planning Scheme	Light Industrial
Freight & logistics	Provide large lots for tenants involved in transport, logistics and heavy haulage as well as related vehicle services	<ul style="list-style-type: none">• Warehouse• Motor vehicle repair• Motor vehicle wash• Storage• Transport depot	General Industrial
General industry	Provide for larger scaled industrial enterprises separated from sensitive land uses	All land uses permitted under the Local Planning Scheme	General Industrial
Intermodal terminal (IMT)	Provide for an intermodal terminal location and ancillary uses	<ul style="list-style-type: none">• Container handling• Depot• Maintenance	Public Purposes – Special Uses



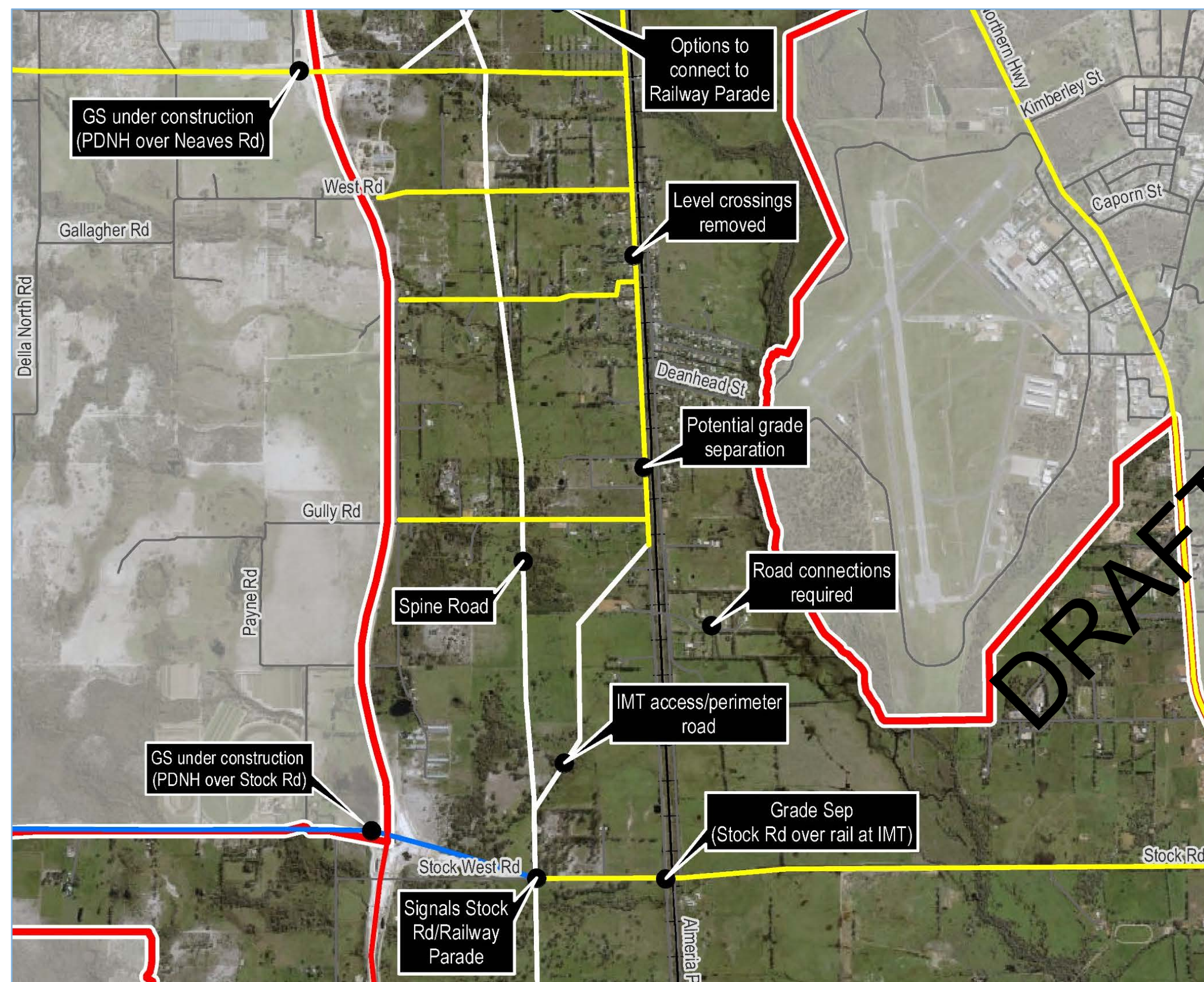
Technology & business Value-added industry Light industry Freight & logistics General industry IMT



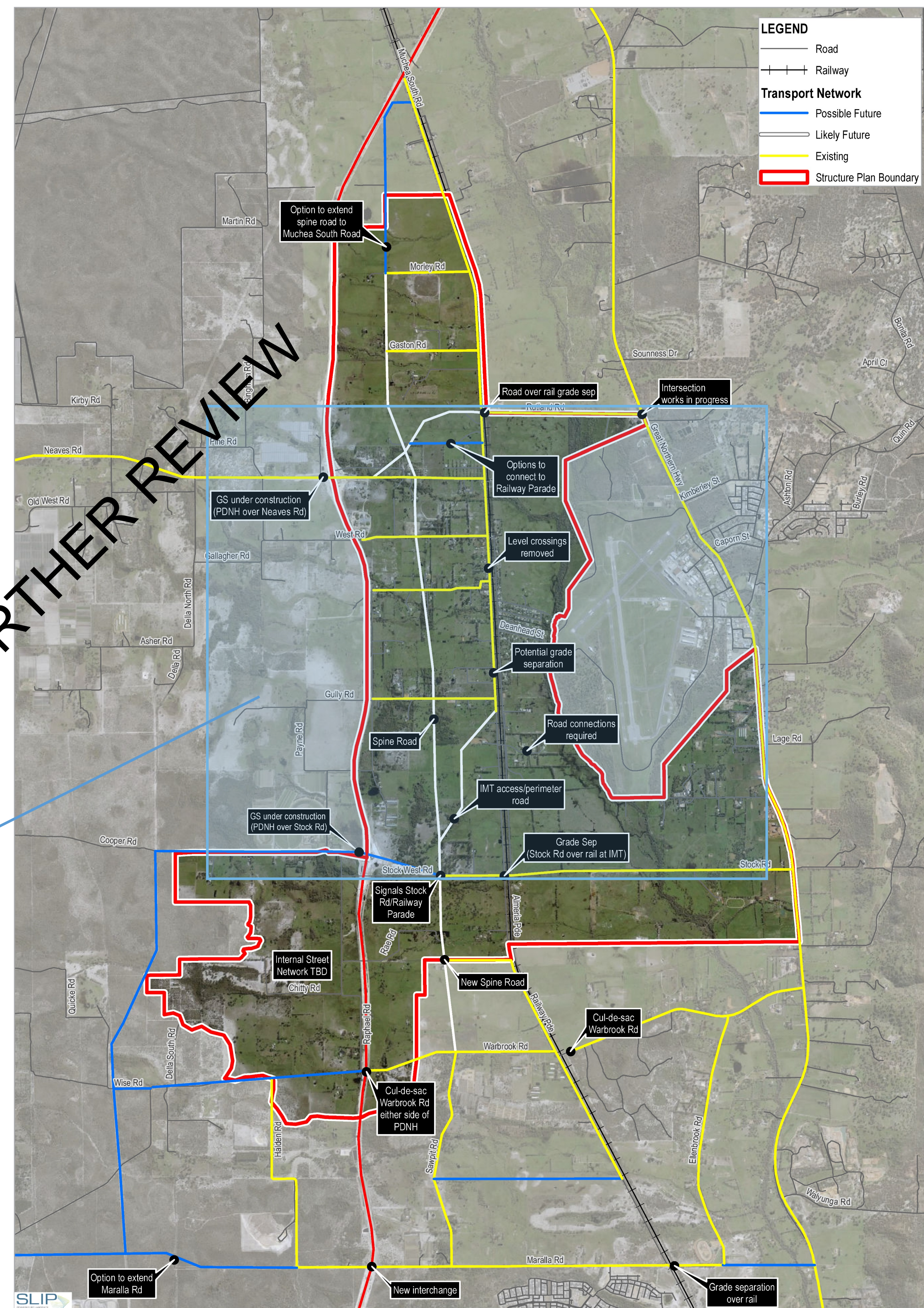
Bullsbrook Freight and Industrial Precinct Plan

Movement Network

- Possible closure of level crossings near Strachan Road and West Road
- Potential replacement with a grade separated crossing (location and type to be confirmed due to constraints)
- Southern extension of Almeria Parade to Stock Road
- New spine road through precinct and realigned southern section of Railway Parade near intermodal terminal site
- Stock Road upgrade and grade separation
- Neaves-Rutland Road realignment and grade separation



DRAFT SUBJECT TO FURTHER REVIEW



Bullsbrook Freight and Industrial Movement Network