



A Co-operative venture of the municipalities of:
Cockburn, East Fremantle, Fremantle, Kwinana, Melville & Rockingham

Date: 18 November, 2014
Contact: Mick McCarthy, (08) 9364 0631
Reference: Jandakot Airport Master Plan 2014

Jandakot Airport Holdings Pty Ltd
16 Eagle Drive
Jandakot Airport WA 6164

Dear Sir,

SOUTH WEST GROUP SUBMISSION ON DRAFT JANDAKOT AIRPORT MASTER PLAN 2014

This submission is provided in response to the public release of the Draft Jandakot Airport Master Plan 2014.

The South West Group, formed in November 1983, is a Voluntary Regional Organisation of Councils. It comprises the Cities of Cockburn, Fremantle, Kwinana, Melville, and Rockingham, and the Town of East Fremantle. The South West Group is managed by a Board consisting of the Mayors and CEOs of its member local governments.

The South West Group seeks to work with these six local governments and through cooperation with industry, community and the other spheres of government to capture a wide range of opportunities to enhance economic growth as well as supporting a diversity of quality lifestyles whilst servicing and sustaining cohesive, productive communities in an enviable environmental setting.

The Jandakot Airport is one of the busiest general aviation airfields and largest aviation training bases in Australia. The airport provides access for essential service organisations such as the Royal Flying Doctor Service, Department of Parks and Wildlife/Department of Fire and Emergency Services Bushfire Water Bombers, RAC Rescue Helicopter and the WA Police Air Wing.

Jandakot City is a \$1 billion commercial and industrial development precinct offering 150 hectares of leasable space, with facilities purpose built to suit tenant requirements.

The State Government's Directions 2031 and Beyond (WAPC, 2010) identifies Jandakot Airport as a specialized centre, based on its predominant aviation uses and growing non-aviation land uses.

Jandakot Airport, incorporating businesses in Jandakot City, represents an important business centre and major employer in the region. As well as storage, warehouse and transport logistics, Jandakot City has emerged as a key oil and gas support services and training precinct with companies such as General Electric, Halliburton, MRC Australia, ERGT Australia and Oceaneering.

Jandakot City also has close links with the Australian Marine Complex (AMC) in Henderson and together these precincts represent significant and unique oil and gas capability for WA and generate substantial economic benefits for the region and the state.

The ongoing success of Jandakot City and AMC will be critical in supporting the oil and gas industry in WA, particularly as major projects such as Gorgan (Barrow Island) and Wheatstone (Anketell) near completion of construction and move into the production phase.

The Jandakot Airport precinct also has important connections to the Murdoch Activity Centre, particularly in regards to:

- Medical emergencies – transfer of patients to Fiona Stanley Hospital and St John of God Hospital
- Commercial enterprises – the proposed Murdoch University commercial precinct along Murdoch Drive can provide additional commercial land in allied areas to support Jandakot City
- Aviation training and professional development – Murdoch University and Challenger TAFE are well placed to provide pilot and aircraft maintenance courses and training activities.

The Draft Jandakot Airport Master Plan 2014 has significant economic development and infrastructure provision implications for the South West Metropolitan Region and the members Councils, particularly the Cities of Melville and Cockburn.

It is understood that the City of Melville and the City of Cockburn will be lodging their own submissions on the draft plan, with a focus on local issues impacting on their communities.

The South West Group's submission considers broader, regional scale issues under the key headings of:

- potential noise impacts on residents from the fourth and extended runways
- increased traffic movements and congestion impacts
- rapid rate of development and impacts on adjoining landowners
- ongoing consultation with member Councils

Potential noise impacts on residents from the fourth and extended runways

Noise modelling undertaken for the extended and additional fourth runway indicate that only small areas of private land to the south west and east of the airport are likely to be impacted, however noise levels are expected to be similar to existing and over land that is not zoned for further residential development.

Based on the noise modelling information contained in the Draft Jandakot Airport Master Plan 2014, it is anticipated that the noise impacts related to runway extension or the development of the fourth runway will be within acceptable limits.

Increased traffic movements and congestion impacts

The rapid expansion of non-aviation developments in Jandakot City since the 2009 Master Plan has significantly increased the level of activity and traffic movements into, within and out of the Jandakot Airport area. In addition, other road users travel via Karel Avenue and Berrigan Road to bypass the congested Roe Highway connection with the Kwinana Freeway which further increases traffic volumes around Jandakot Airport.

Numerous road upgrades, additional road construction and increased use of traffic management technology (traffic signals) is required to manage the road network. Access into the precinct from the north is via Karel Avenue, with access to the precinct from the south currently via Berrigan Drive.

Negotiations with the City of Cockburn on required road upgrades and shared funding arrangements for associated costs have resulted in an agreement on requirements and timeframes for infrastructure provision which is currently being formalised.

The delivery of the infrastructure based on agreed works and schedules will be important to facilitate the timely development of the commercial and industrial land within this specialised centre.

Rapid rate of development and impacts on adjoining landowners

Jandakot Airport is ideally placed to accommodate future development and has access to major transport corridors such as Roe Highway and the Kwinana Freeway. The proposed additional lane south bound along the Kwinana Freeway (Roe Highway to Armadale Road) will improve freeway capacity and should reduce the incidence of “rat running” along Karel Avenue and Berrigan Drive.

The success and expanded development of Jandakot City over the last five years has required extensive land clearing and land use changes, from the previously undeveloped airport land, to accommodate the large scale commercial and industrial premises that dominate the landscape.

Land use to the south west and south east of Jandakot Airport, adjacent to existing and proposed commercial and mixed business development, is largely rural zoned resource and special rural uses.

The interface between this rural use and the proposed mixed business use as proposed under the Draft Jandakot Airport Master Plan 2014 will need to be carefully managed to minimise impacts, particularly adjacent to Precinct 6.

According to page 68 of the draft plan, Jandakot Airport Holdings has approval from the Federal Government to clear the vegetation on Precincts 6 and 6A. It is understood that biodiversity offsets related to this approval are under negotiation with the State Government.

Consideration should be given to maintaining a vegetated buffer along the boundary of Precinct 6 to screen the mixed business use from the rural landholdings to the south east and other appropriate noise attenuation. Given the proximity of neighbouring rural dwellings to the future Precinct 6, it is also considered appropriate that suitable noise

attenuation measures be provided to preserve the current level of amenity experienced by residents in this area.

The retention of the vegetated buffer would avoid the need to clear the vegetation and replace it with a landscaped buffer along this boundary. The vegetated buffer could be integrated into the design of the mixed use lots and given required protections to ensure its extent and condition is maintained.

The width of the buffer would need to be determined in consultation with the City of Cockburn and, once determined, could reduce the area of biodiversity offset required elsewhere.

In addition, the draft plan shows Precinct 6 connected to Solomon Road which subsequently connects to Jandakot Road. Solomon Road is currently rural grade and the diversion of mixed business traffic through this area is not consistent with the zoning at this location. Southern access from Precinct 6 should be directed toward Pilatus Road to enable connection to Berrigan Drive as part of the regional road network.

Ongoing consultation with member Councils

Under the Local Government Reforms and boundary changes recently announced by the State Government, the Jandakot Airport land will fall within the City of Melville municipal boundary and not the City of Cockburn.

As a result, the current northern access via Karel Avenue and Berrigan Drive and associated upgrades will need to be negotiated with the City of Melville.

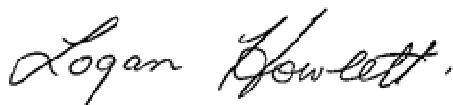
It will be important to maintain ongoing and close consultation with the both the Cities of Melville and Cockburn, given the scale of external impacts (traffic, visual amenity, adjacent land use issues) associated with the ultimate development scenario for Jandakot City as proposed in the Draft Jandakot Airport Master Plan 2014.

The South West Group looks forward to working with Jandakot Airport Holdings on the further development of the Jandakot City precinct, particularly in regards to expansion of oil and gas sector businesses that could be involved in the Industry Growth Centre funding program proposed by the Federal Government.

I trust that the South West Group submission will be considered in the finalization of the Perth Airport Master Plan 2014.

If you have any queries regarding this submission, please contact the Director South West Group, Mick McCarthy on (08) 9364 0631, mob 0478 325 469 or email director@southwestgroup.com.au.

Yours sincerely



Mayor Logan Howlett JP
Chair South West Group