



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

Date: 29 July, 2013  
Contact: Mick McCarthy (08) 9364 0631  
Reference: Letter to DoP – Review of SPP 2.3

Mr Eric Lumsden  
Director General, Department of Planning  
Locked Bag 2506  
PERTH WA 6001

Attention: Loretta van Gasselt  
Planning Manager Policy Development

Dear Loretta

## **REVIEW OF STATEMENT OF PLANNING POLICY 2.3 – JANDAKOT GROUNDWATER PROTECTION POLICY**

The purpose of this correspondence is to support the review of Statement of Planning Policy 2.3 (SPP 2.3) – Jandakot Groundwater Protection Policy proposed by the Department of Planning.

The South West Group, formed in November 1983, is a Voluntary Regional Organisation of Councils (VROC). 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 review of SPP 2.3 is supported by the South West Group in recognition that selected areas of the Jandakot Mound (particularly on the western side in close proximity to transport infrastructure and existing built up areas) could be sustainably developed for urban purposes.

This would require areas currently identified as Priority 2 management areas being designated Priority 3 management areas to facilitate urban development.

This position is supported by the following factors:

- The Water Corporation reports that there has been no observed increase in the overall risk to drinking water quality of the Jandakot well field since the initial assessments undertaken about a decade ago as part of the Jandakot Land Use and Water Management Strategy.
- Groundwater has consistently been of good quality and no pollution trends are evident. Even with a large portion of the Pollution Control Area in private ownership (77%), there has been no evidence of any pathogen or nutrient contamination of the well field.
- The Department of Water reinforce this position by reporting in the latest triennial compliance report (2008 to 2011) that water quality in the Jandakot remains high with no evidence of contamination of the well field.
- The current and proposed water supply extraction well fields located on the western side of the Jandakot Mound are within, or adjacent to, urban development (Priority 3 management areas)
- With careful design and management, urban development on selected areas over the Jandakot Water Mound can exist with a similar or lower risk profile for contamination associated with rural land use activity (Priority 2 management areas).
- Directions 2031 aims to promote development in areas with employment opportunities and to maximise the use of existing infrastructure.
- Perth's power and water supplies are increasingly being provided from south of the Swan River and increasing development around activity centres such as Cockburn Central makes good planning sense. Optimising the use of the existing heavy rail infrastructure and services also makes economic sense.

The South West Group has prepared a cost benefit framework for the region to assist in assessing the economic implications for major developments in the region. The South West Group supports the cost benefit framework being applied to proposed urban development on suitable areas of the Jandakot Groundwater Area, including the area known as the Eastern Residential Intensification Concept (ERIC) south of Rowley Road, should this be considered necessary.

I trust that the Western Australian Planning Commission (WAPC) will look favourably on the Department of Planning's recommendation to undertake as review of SPP 2.3 and the South West Group looks forward to further consultation related to the review.

If you have any queries regarding this correspondence, please do not hesitate to contact me on 9364 0631 or mob 0478 325 469.

Yours sincerely



**Mick McCarthy**  
**Director South West Group**