

10.0 STRATEGIES AND ACTIONS

Short Term: 1-3 years

Medium Term: 4-8 years

Long Term: 9 years +

OBJECTIVES		
STRATEGIES	ACTIONS	PRIORITY/RESPONSIBILITY
ATTRACTING HIGH QUALITY BUSINESSES THAT CAN WITHSTAND CHANGING MARKET CONDITIONS		
1.1 Provide modern and flexible development guidance.	1.1.1 Develop a Local Planning Policy for all industrial areas to guide design and address modern industrial development standards.	Short Term / Strategic Planning / Statutory Planning
	1.1.2 Normalise Forrestfield Industrial Area Structure Plan into Local Planning Scheme No. 4	Short Term / Strategic Planning / Statutory Planning
	1.1.3 Normalise Special Use 1 and Special Use 5 into Local Planning Scheme No. 4 with appropriate zones.	Short Term / Strategic Planning / Statutory Planning
1.2 Provide for greater service and amenity opportunities within industrial areas.	1.2.1 Review land use permissibility provisions within Industrial Zones in Local Planning Scheme No.3 in preparation for Local Planning Scheme No. 4.	Short Term / Strategic Planning / Statutory Planning
1.3 Provide greater car parking flexibility in industrial areas.	1.1.4 Review car parking provisions within Industrial zones in Local Planning Scheme No. 3 in preparation for Local Planning Scheme No. 4.	Short Term / Strategic Planning / Statutory Planning
PROVIDE INCENTIVES TO DEVELOP AND INVEST IN EXISTING AND FUTURE INDUSTRIAL AREAS		
2.1 Maintain a high standard of landscaping and road maintenance.	2.1.1 Investigate options for increased landscaping and road maintenance in industrial areas for inclusion in the City's future Capital Works Programs or other funding mechanisms.	Short Term / Assets
2.2 Investigate public realm improvements in industrial areas to improve the	2.2.1 Investigate options for public realm improvements in industrial areas for inclusion in the City's future Capital	Short Term / Assets

industrial-residential interface.	Works Programs or other funding mechanisms.	
2.3 Keep development contributions relevant and consistent with the principles underlying development contributions in Western Australia.	2.3.1 Continue conducting annual reviews of all development contribution plans and maintain transparency and accountability in all workings.	Ongoing Planning / Strategic Planning
2.4 To protect the Forrestfield Marshalling Yards from encroaching urban development and mitigating any noise and vibration issues.	2.4.1 Ensure that any urban development within close proximity of the freight rail track are assessed in accordance with relevant State Planning Policy.	Ongoing Planning / Strategic Planning / Statutory Planning
GUIDE DEVELOPMENT TO ADDRESS A REGIONAL NEED		
3.1 Attract large industrial operators by protecting key land parcels from subdivision.	3.1.1 Project specific brief to be prepared to identify industrial land in strategic locations that have the potential for increased lot sizes. Brief to address the protection of larger lots and minimum lot size requirements.	Medium Term Planning / Strategic Planning
3.2 Capitalise on the close proximity to the airport, freight marshalling yards and highways.	3.2.1 Identify land that permits freight and logistics based industries to locate near key services.	Medium Term Planning / Strategic Planning
3.3 Investigate sites for potential industrial development.	3.3.1 Consider alternative employment generating land uses associated with industry or renewable energy developments on contaminated sites.	Long Term Planning / Strategic Planning
3.4 Guide development within the MKSEA precinct.	3.4.1 The area within MKSEA bound by Coldwell Road, Welshpool Road East, Brook Road and City of Gosnells boundary to be rezoned to an appropriate industrial zone under Local Planning Scheme No. 3.	Short Term Planning / Strategic Planning / Statutory Planning
	3.4.2 The area within MKSEA bound by Coldwell Road, Welshpool Road East, Brook Road and City of Gosnells	Short Term Planning / Strategic Planning / Statutory Planning

	boundary required to be guided by a Structure Plan.	
	3.4.3 The area within MKSEA bound by Coldwell Road, Welshpool Road East, Brook Road and City of Gosnells boundary required to have the delivery of infrastructure guided by a DCP.	Short Term / Strategic Planning / Statutory Planning
3.5 Ensure there are logical transition arrangements and interfaces between sensitive and industrial land uses.	3.5.1 Industrial areas and sensitive land uses in close proximity to industrial areas assessed and determined in accordance with State Planning Policy 4.1 Industrial Interface.	Ongoing / Strategic Planning / Statutory Planning
	3.5.2 Forrestfield North Structure Planning Process to determine the most appropriate land use for the Forrestfield North Industrial Area.	Short Term / Strategic Planning
3.6 Identify industrial regional demand.	3.6.1 Advocate and assist DPLH to review EELS to investigate and review the regional demand for industrial land.	Short Term / Strategic Planning
3.7 Protect environmentally sensitive areas from unacceptable impacts from industrial development.	3.7.1 Future industrial areas are required to undertake detailed environmental assessments to determine environmental values.	Ongoing / Strategic Planning / Statutory Planning / Parks and Environment
	3.7.2 Any proposed industrial development to have environmental values considered and to be referred to relevant state agencies where relevant.	Ongoing / Strategic Planning / Statutory Planning / Parks and Environment
	3.7.3 Existing industrial developments are not to encroach on identified Bush Forever sites, regional reserves, parks and recreation land and known wetlands and environmentally sensitive areas.	Ongoing / Strategic Planning / Statutory Planning / Parks and Environment
3.8 Investigate opportunities for sustainable water use practices in existing and future industrial areas.	3.8.1 Encourage industrial developments to consider alternative fit-for-purpose water sources, maximum efficiency of water use and	Ongoing / Strategic Planning / Statutory Planning / Parks and Environment

	the use non-potable water where appropriate.	
	3.8.2 Future industrial areas are required to investigate opportunities to consider alternative fit-for-purpose water sources, maximum efficiency of water use and the use non-potable water where appropriate.	Ongoing / Strategic Planning / Statutory Planning / Parks and Environment
3.9 Investigate the coordination of Scheme Requirements with neighbouring local governments.	3.9.1 Project specific brief to investigate the coordination of Scheme Requirements to be consistent with neighbouring Local Governments and incorporate recommended changes into the new Local Planning Scheme No. 4.	Short Term / Strategic Planning / Statutory Planning
3.10 Industrial Development to facilitate structure planning without a designation of land use permissibility.	3.10.1 Local Planning Scheme 4 to remove land use permissibility for the Industrial Development zone and to insert provisions that require Structure Plans to guide land use permissibility for Industrial Development. Existing areas identified as Industrial Development are to be re-classified to align with land use permissibility as outlined in Local Planning Scheme 3.	Short Term / Strategic Planning / Statutory Planning
3.11 Guide development within the Hatch Court Industrial Area.	3.11.1 Hatch Court Industrial Area required to be guided by a Structure Plan and Development Contribution Plan subject to community and landowner consultation.	Short Term/ Strategic Planning / Statutory Planning
IMPROVE LOCAL EMPLOYMENT OPPORTUNITIES IN INDUSTRIAL AREAS		
4.1 Provide opportunities for small and medium sized businesses to benefit from, and co-locate with, larger industries.	4.1.1 Prepare a project specific brief to identify industrial land in appropriate locations to allow smaller lot subdivision and a broader range of land uses compatible with industrial uses.	Medium Term / Strategic Planning / Statutory Planning
4.2 Increase population of local workforce.	4.2.1 Facilitate the planning of future investigation areas as identified under the North-	Short Term / Strategic Planning / Statutory Planning

	East Sub-Regional Planning Framework.	
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