



Department of **Planning,**  
**Lands and Heritage**

# Review of State Planning Policy 4.1 State Industrial Buffer Policy





- February 2015: Workshop stakeholders – identify issues
- March/April 2015: Technical Working Group - issues identification, new objectives, scope, possible solutions and new policy measures
- September 2015: WAPC endorsement of new policy principles
- February 2016: Draft Policy TWG
- March 2016: WAPC approval to seek Ministerial consent to advertise



# Key changes

- Renaming to *'State Planning Policy 4.1 Industrial Interface'*
- 'where this policy applies'
  - Including planning for industrial zones and land for infrastructure facilities, and the surrounding land.
  - Removing 'Other special uses, such as major sporting facilities like speedway racing, football and soccer stadia'.
- New policy exemptions: BRM, infrastructure corridors, telecommunications infrastructure and aircraft noise.



# Key changes

- Removal of 'Land Use Restrictions' section addressing compensation for landowners affected by buffers and industry that may be required to relocate due to urban encroachment.
  - SPP not the appropriate instrument to address these matters.
  - Buffers will not trigger injurious affection.
- New section that explains the relationship between SPP4.1 and environmental and safety regulations and policy.



# Key changes

## **The new policy objectives are:**

- a) protect industry and infrastructure facilities from encroachment by incompatible land uses that would adversely affect efficient operations;
- b) avoid land use conflict between industry/infrastructure facilities and sensitive land uses; and
- c) promote compatible land uses in areas affected by off-site impacts of industry and infrastructure facilities.

## **Policy objectives removed:**

- To provide a consistent statewide approach for the definition and securing of buffer areas around industry, infrastructure and some special uses.
- To provide for the safety and amenity of land uses surrounding industry, infrastructure and special uses.
- To recognise the interests of existing landowners within buffer areas' and 'the interests, needs and economic benefits of existing industry and infrastructure which may be affected by encroaching incompatible land uses.

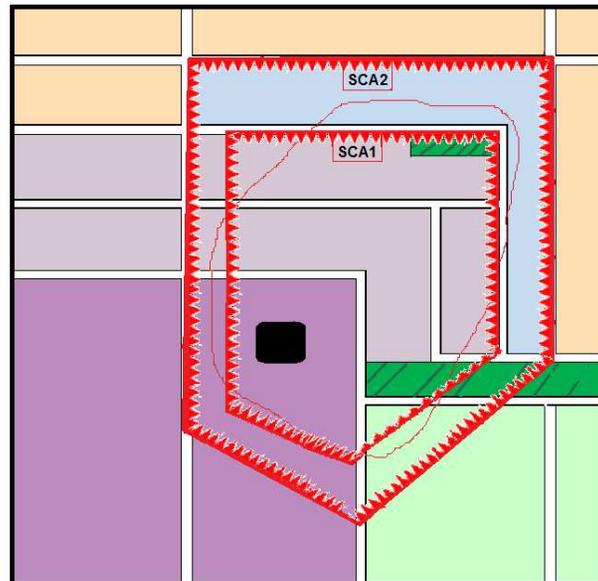


# Key changes

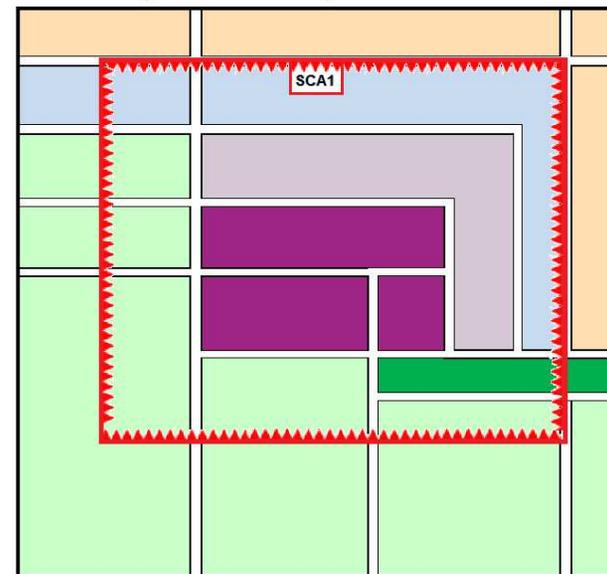
Amended policy measures on the application of statutory buffers:

- Limit statutory buffers to SIAs and Infrastructure Facilities and individual industrial sites of State significance.
- Change to how buffer are determined and applied in schemes.
- New section on promoting compatible land uses in buffers.

Local Planning Scheme and Strategic Infrastructure Facility Buffer



Local Planning Scheme and Strategic Industrial Area Buffer





# Determination and application of buffers

- Under new draft SPP4.1 determining and amending buffer requires consideration of:
  - off-site impacts (on advice from DWER/DMIRS); and
  - strategic planning considerations (including expansion of facility, or full development of industrial area).
- Buffers for SIAs and infrastructure facilities to be applied as special control areas in region schemes.
  - Buffers for all regional SIAs already determined.
  - Buffers for existing Infrastructure Facilities to be initiated by a request to WAPC by infrastructure owner/operator.

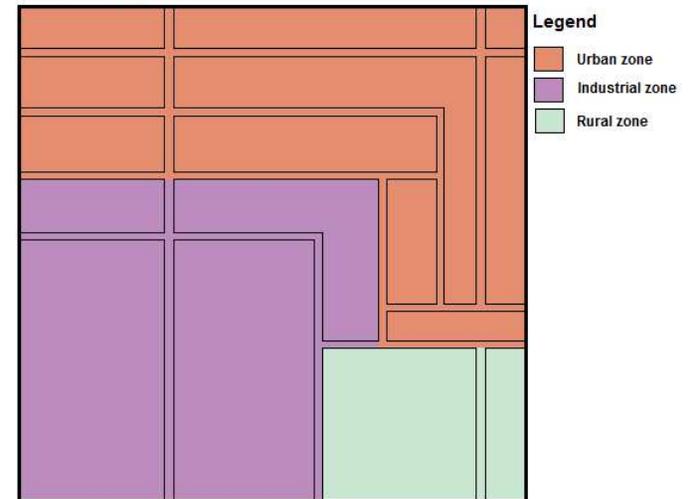


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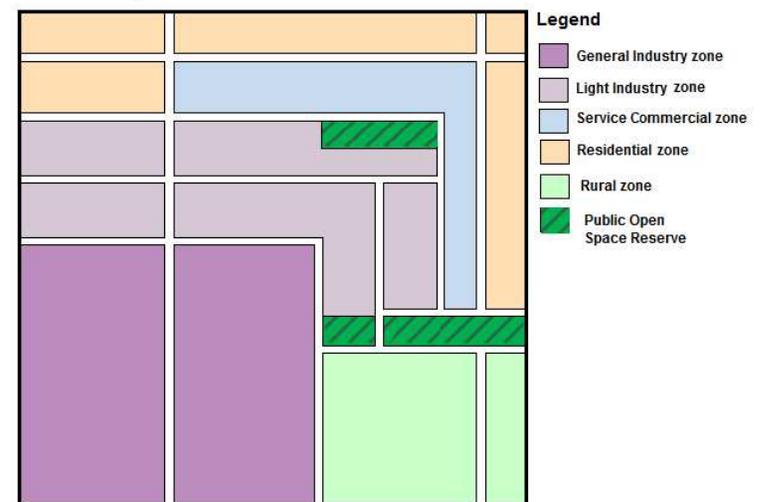
New policy measures on avoiding land use conflict (industrial zones):

- Promotes a compatible interface/transition between Industrial zones and Residential zones (shared over both zones).
- Presumption against rezoning Rural land adjacent to General Industry zones to Residential.
- Land uses permitted in General Industry zones should be consistent with the objectives of the zone in LPS regs.

Region Scheme



Local Planning Scheme



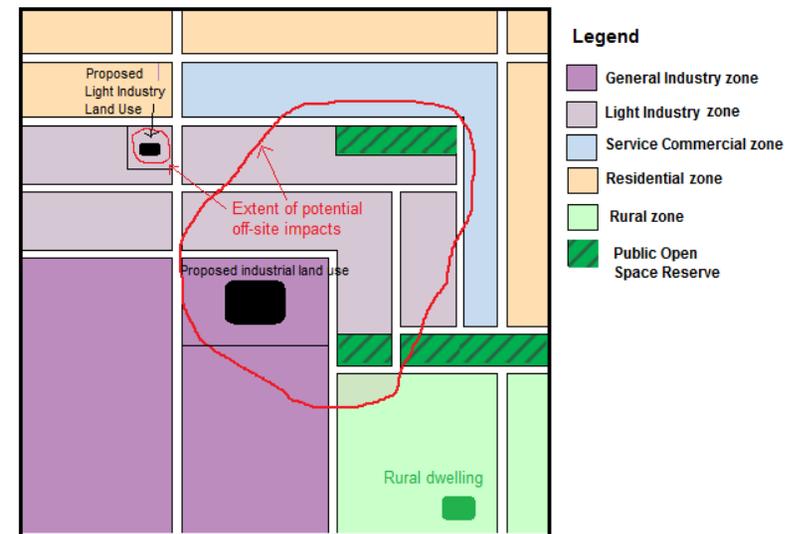


# Key changes

## New measures on avoiding land use conflict (land uses):

- Guidance on consideration of off-site impacts from industry and infrastructure facilities and the role of DWER and DMIRS.
- DWER regulates emissions from prescribed premises to ensure that there is not an unacceptable risk of impacts, including health and amenity.
  - For new DAs, DWER will undertake its assessment concurrently.
  - For development near an existing licenced premise, DWER will provide specific advice on appropriate separation distance.
  - EPA separation distance should be applied when DWER advice is unavailable (timing).

Local Planning Scheme and Industrial Land Uses





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# Next Steps

- Public advertising for 3 months and consideration of submissions received
- Steering Committee consider final SPP4.1
- WAPC/Minister consider final SPP4.1