



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.

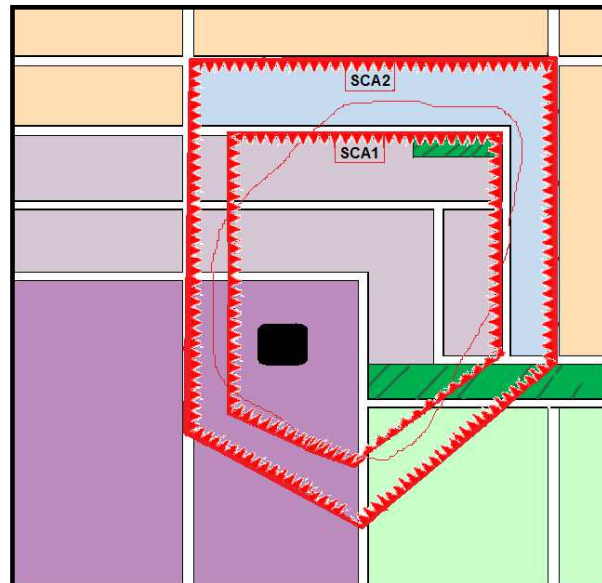


Key changes

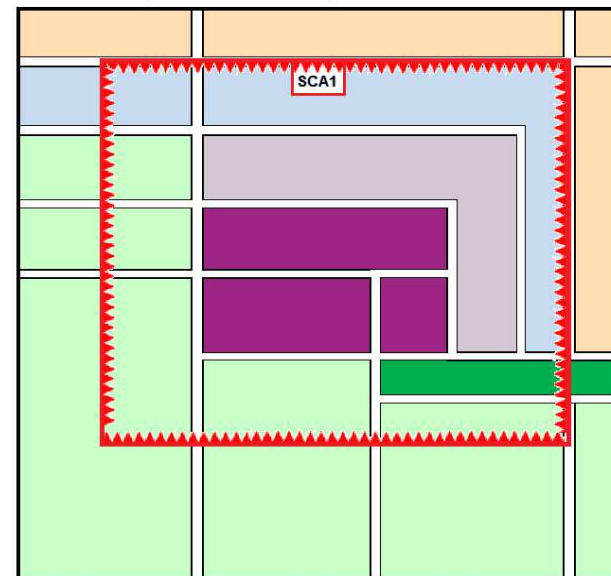
Amended policy measures on the application of statutory buffers:

- 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.

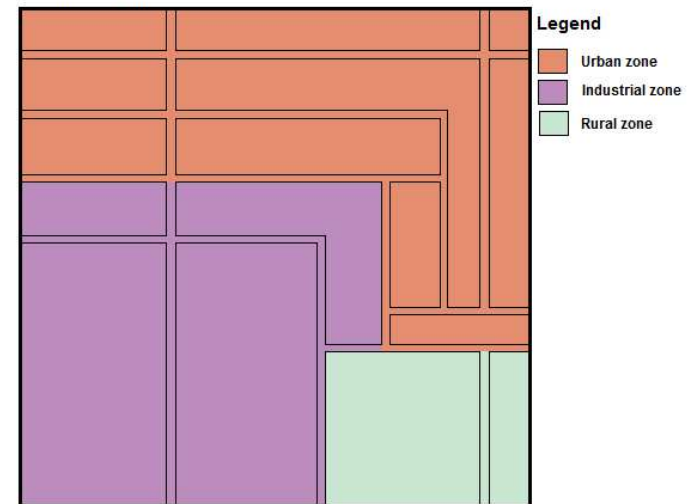


Key changes

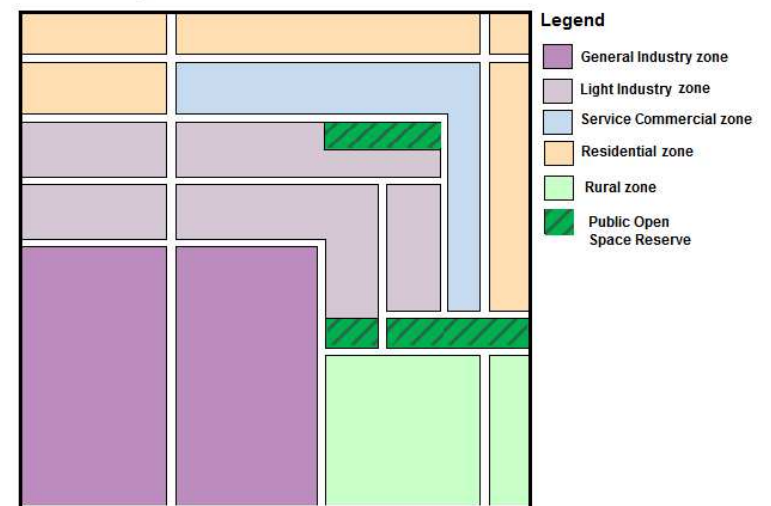
New policy measures on avoiding land use conflict (industrial zones):

- 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



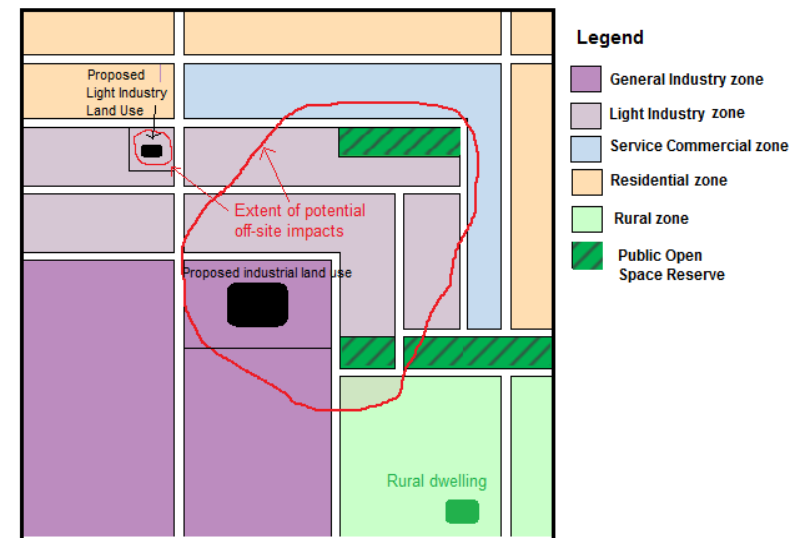


Key changes

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