

Date

December, 2014

Issue:

Kwinana Air Quality Buffer

KIC Position and Key Messages

- KIC believes that a buffer zone around industry should be delineated as a separate zone within Local Government town planning schemes. Anything less makes the buffer zone susceptible to incursion by inappropriate development, for example residential development.
- KIC believes the biggest strategic issue threatening the viability of the Kwinana Industrial Area is invasion of the Buffer Zone.
- The concept of a buffer around industry has been integral to the Kwinana Industrial Area since it was formed in the 1950s.
- KIC has backed the State Government's plans to legislate the Buffer Zone after it announced The Western Trade Coast Industry Protection Zone (WTCIC) Bill last year.
- KIC is eagerly awaiting the passage of the Bill to be read into Parliament in the new year, with the expectation it will pass into legislation with:
 - i. The inclusion of the additional 1.5km in the Hammond Park/Wattleup Road area.
 - ii. No retraction of the Zone in the vicinity of Lake Coogee as proposed by residents in this area.
 - iii. No retraction of the Zone southern boundary (along Dixon Road) in the Rockingham Industry Zone, as proposed by the City of Rockingham.
- KIC has reported it would step up its fight against encroaching inappropriate land uses, such as houses and buildings if the legislation failed to pass with the inclusions stated above.
- A buffer between industry and residences provides a separation distance between the two and is therefore important to the safety and well-being of all.

Background information

For 15 years the KIC has been trying to get the State's planners to strengthen the Buffer Zone in an effort to prevent future residential development encroaching industry borders. In addition, KIC has maintained its fight towards a comprehensive Buffer Zone to protect the air quality buffer from pressure to shrink its 'boundary' back towards industry.

The Buffer Zone is constantly under attack from some property developers and some local governments because the current planning rules protecting the area remain open to challenge.

Whilst the buffer boundary has been in place for some time, it has never technically had legal status, and whilst its original purpose has been informally expanded to include noise etc, there remains no legal status for this. This means that the outer edge of the Buffer Zone is susceptible to pressure from newly proposed residential development in the future.

KIC gained support from the State Government last year, when it announced plans to legislate the Kwinana Industries Buffer Zone, known as The Western Trade Coast Industry Protection Zone (WTCIC) Bill. The WTCIPZ Bill is expected to be read into Parliament in the New Year following its approval by the Cabinet last month.

For more than a year KIC, supported by the Western Trade Coast Industries Committee (WTCIC) have lobbied the Government to legislate the Buffer Zone to help secure major industry from residential encroachment. However, it has been a controversial year since the WTCIC Bill was announced and not all parties have shown their support towards the State Government's plans to legislate the Buffer Zone. The announcement sparked recent dispute from some property developers who own land partially within the buffer zone.

A positive step for KIC and the Western Trade Coast Industries Committee (WTCIC) was recognised last month after the State Administrative Tribunal made the decision to recommend refusal of two subdivision applications within the buffer zone to the Minister for Planning.

Contact

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