



Kwinana Industries Council Director Chris Oughton (centre) says the value Kwinana Industrial Area delivers cannot be underestimated.

## Expansion integral to future of Western Trade Coast

**U**ndeveloped land in the Western Trade Coast (WTC) must be immediately re-zoned for heavy industry to keep the world-renowned industrial precinct attracting valuable projects, according to the Kwinana Industries Council (KIC).

Stretching along the coast between Woodman Point and Rockingham, the WTC is a 6000-hectare industrial hub hosting a diverse mix of refineries and chemical manufacturing and interconnected logistics, fabrication and maritime industries.

Already pumping out \$16 billion in value, the region is forecast to double its economic output and employment figures if future industrial land in Wattleup known as Latitude 32 is developed.

KIC Director Chris Oughton said fast-tracking the development of Latitude 32 would address the WTC's crippling heavy-industry land shortage after an unprecedented land uptake in both the Kwinana Industrial Area (KIA) and Rockingham Industry Zone.

"We are faced with a shortage of large industrial lots located within the heavy core," he said. "The only place for the core to now expand is into Latitude 32.

"It has a large buffer zone and is well located near Kwinana's new port site and freight links. "Unfortunately, I'm not seeing statutory land use planners preparing for this land to be zoned for heavy industry. Zoning it for light industry would be a complete waste of this unique asset.

"I believe it is a mistake to not fast-track future heavy industrial land because the McGowan government's port is coming and that alone will be a generator of significant interest among companies looking for big buffer zone and proximity to a deep-water port."

Designed to service Perth's growing industrial needs, Westport is poised to improve freight congestion and trade routes, enhance employment numbers and grow new support industries.

Mr Oughton said the KIC was concerned

WA could miss out on the innumerable opportunities Westport would bring if land was not soon re-zoned to support major new projects that required port infrastructure.

According to Mr Oughton, more available heavy industry land in an expanded industrial core would mean high-impact businesses could establish without posing health or amenity risk to surrounding communities.

He said this land was needed for those industries with impacts that could not be contained onsite like noise, dust or emissions to the air, or where there was a risk to the community of a catastrophic loss of containment making the formal industrial buffer zone critical to industry and residents alike.

Protection against incompatible development in the WTC's buffer zone has been a key focus for the KIC for more than 20 years, as well as advocating for land-use planning tools and structures that support future industrial development.

Mr Oughton said this included placing incoming business in the right locations, with potentially dangerous businesses further towards the heavy core and light industry, like warehouse retail and caryards closer to the residential fringe.

According to Mr Oughton, industries are sometimes sent into areas that are incompatible with their needs, and increased transparency around the land approval process would be helpful.

He said the KIC was committed to removing constraints on the thriving KIA and wider Western Trade Coast, as well as maximising its economic potential into the future.

"The value the KIA delivers cannot be underestimated, and protecting the industrial buffer zone is essential to unlocking this potential," he said.

"KIC is determined to get the buffer zone properly protected and will continue to draw attention to this important issue. We will continue to work with the State Government and its related departments and agencies to achieve positive outcomes for WA."

**Many of KIC's members rely on the existence of a preserved buffer zone, but it is currently at risk of being re-zoned for housing.**



Aerial view of the Kwinana Industrial Area.

## Rock solid buffer zone needed to shore up industrial area

**K**winana Industries Council (KIC) has called for residential housing to be permanently banned from encroaching on the lucrative Western Trade Coast (WTC), due to fears an influx of poorly located homes will convince business to spend money elsewhere.

A world-renowned industrial and port region, the WTC is a showcase of infrastructure, export facilities and skilled workers that have positioned it as a gateway to global industry.

The historic hub of manufacturing and trade is a major contributor to WA's Gross State Product and is responsible for the direct and indirect employment of more than 30,000 workers, with two thirds living within 15km to 20km of their workplace.

Forming a protective bubble around the region is the WTC industrial buffer zone, a critical zone of land that safeguards homeowners against the health or amenity impacts of industrial activity and disturbance risks.

According to KIC Director Chris Oughton, at least five parts of the WTC buffer are under current threat of being re-zoned for homes, putting industry and the public at risk of being on the receiving end of a costly mistake.

"In 2007/08, there was a parliamentary inquiry into dust coming from a major lime production industry in Munster," he said. "There had been residential housing approved inside the buffer zone.

"One of the inquiry findings was that 'Planners, State and local, did not understand the purpose of industrial buffer zones'.

"My view is they still don't understand the purpose of industrial buffer zones. The fact encroachments are still even being considered by these planning decision-makers beggars belief. Town Planning 101 says don't put housing inside industry buffer zones."

Despite the decade-old inquiry,

Mr Oughton said the WTC buffer remained too malleable and continued to incite debates about whether land should be repurposed for housing.

He said this made incoming business nervous about laying roots in the region, with industry fearing that approved, incompatible development would leave them fielding years of complaints and stifle their ability to operate effectively.

The WTC is currently home to a diverse and flourishing range of services that support the State's wider resources sector, including Kwinana Industrial Area's chemical manufacture businesses, alumina, nickel, gas and lithium refineries, as well as fabrication and construction businesses.

The area is also host to 'Lithium Valley', an evolving and highly anticipated one-stop-shop for the various chemical components of the batteries that power electric vehicles.

With Australia the world's second largest producer of lithium, and the commodity expected to sell like hotcakes, Lithium Valley brings the opportunity for enormous down-stream value creation to WA.

Mr Oughton said the initiative was just one of many developments threatened by a weak buffer zone, prompting the KIC to advocate for greater certainty for industry.

"The key issue facing Kwinana industry is the threat of buffer zone encroachment," he said.

"This threat can create enough uncertainty to kill off proposed new projects before they start, and it can force existing companies to walk away from additional process development on their sites.

"The mere presence of residents living in the buffer zone puts the risk back on industry.

"If a given industry is unable to mitigate the new risk, what happens?"

"They can't continue.

"We need a buffer zone set in concrete so that residential property developers can't touch it."



Cockburn Cement has been a longstanding member of the KIC.