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PLANNING AND DEVELOPMENT ACT 2005

STATE PLANNING POLICY 4.1

INDUSTRIAL INTERFACE

July 2022

PREPARED UNDER PART THREE OF THE *PLANNING AND DEVELOPMENT ACT 2005* BY THE WESTERN AUSTRALIAN PLANNING COMMISSION.

PLANNING AND DEVELOPMENT ACT 2005

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INDUSTRIAL INTERFACE

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PLANNING AND DEVELOPMENT ACT 2005

STATE PLANNING POLICY 4.1

INDUSTRIAL INTERFACE**1. CITATION**

This is a State Planning Policy prepared under Part 3 of the *Planning and Development Act 2005*. This policy may be cited as *State Planning Policy 4.1 Industrial Interface* (SPP 4.1).

2. POLICY INTENT

The purpose of this policy is to seek to prevent conflict and encroachment between industrial and sensitive land uses. It ensures planning decisions consider the locational constraints of land uses, the significant investments represented, and the current and future benefits and costs to communities when assessing proposals where land use conflict may exist or result. This will achieve—

- (a) appropriate siting and long-term operational certainty for industry
- (b) appropriate siting of sensitive land uses for the protection of health and amenity for people and the environment
- (c) sustainable land use planning and development outcomes consistent with broader State strategic planning objectives.

3. INDUSTRIAL INTERFACE PLANNING

Industrial areas and land uses are critical to local, regional, State and national economies and are significant employment generators. Industrial areas may also include critical state and regional strategic infrastructure (for example, wastewater treatment plants and waste transfer/ landfill sites). These areas and the resulting activities can generate dust, noise and odour in addition to other off-site impacts and/or safety risks. This may be as a result of a single industrial activity or the cumulative effect of off-site impacts and/or safety risks from a number of activities and has the potential to affect the surrounding environment and people's health and amenity.

Different types of off-site impacts and/or safety risks may affect health and amenity in different ways. There should be consideration of and encouragement for continuous improvement that reduces emissions and safety risks in line with the development of technological advances.

To address adverse off-site impacts and/or safety risks, consideration must also be given to planning the interface between land uses in order to provide a compatible transition. Industries with greater impacts should have more extensive protections and stronger interface measures to minimise the impact area.

An impact area identifies land surrounding industrial land uses that is currently, or is expected in the future to be, affected by off-site impacts and/or safety risks. The extent and delineation of an impact area is determined through the technical assessment of impacts. This information is generally provided by the applicant, reviewed by relevant government agencies, and used to inform planning decision-making.

The policy measure used to avoid, mitigate or manage impacts at the industrial interface must be appropriate to each situation and the degree of existing or known future impact. The relevant planning decision-maker is responsible for considering—

- (a) potential risks to health and amenity of people and the environment
- (b) any future strategic land use plans for the area including potential long-term expansion of industrial land uses
- (c) the best option for dealing with impacts at the interface of industrial land uses
- (d) how to ensure a suitable transition is established between industrial and incompatible land uses.

Industrial proposals associated with substantial off-site impacts and risks often require approvals, permits or licences from other government agencies under separate policy and legislation. This may occur concurrently with planning assessments being undertaken. These other government agencies have an integral role in the assessment of industrial emissions, risks and the demarcation of impact areas. A detailed description of the role other agencies play in the consideration of industrial and infrastructure proposals is contained in the accompanying Industrial Planning Fact Sheet.

4. POLICY APPLICATION

The planning framework provides for the establishment of industrial zones and includes State, regional and local planning strategies, planning schemes, improvement schemes, structure plans, and subdivision and development applications (including local development plans). In some instances, there is separate legislation providing the planning framework where State Planning Policies prepared under the *Planning and Development Act 2005* do not apply, such as land within the *Hope Valley Wattleup Redevelopment Act 2000* and *Metropolitan Redevelopment Authority Act 2011*. In these instances, it is recommended that this policy is given due regard by the relevant planning decision-maker.

4.1 Where this policy applies

This policy applies to industrial land and land uses in Western Australia, in particular—

- (a) land zoned for industrial purposes in a region or local planning scheme
- (b) industrial land uses on land zoned for industrial purposes
- (c) industrial land uses on land that is not zoned for industrial purposes
- (d) land that may be impacted by industrial land uses and strategic infrastructure.

There is a relationship between this policy and the Western Australian Planning Commission State Planning Policy 2.5 Rural Planning (SPP 2.5), which applies to rural land and land uses, in that both policies address the separation of land uses.

Requirements for planning within industrial areas are outlined in Operational Policy 4.1 Industrial Planning. These provisions should be addressed at each relevant planning stage as this may affect interface and/or land use conflict outcomes.

This policy applies to planning decision-making at all stages of the planning process for new proposals involving, impacted by, or with the potential to impact, existing or proposed industrial land uses. This includes land impacted by industrial or related activities exempt from planning approval, such as mining operations under the *Mining Act 1978*.

The interaction between rural and industrial uses

SPP 2.5 states that due to their size, scale and potential level of impact, some rural land uses could be considered industrial, some rural land uses are located on industrial land, and some industrial land uses are located on rural land. Planning decision-makers need to consider policy application in the context of each proposal.

Section 5.11 of SPP 2.5 sets out broad locational criteria for regional facilities. These criteria apply in this policy (SPP 4.1), such that rural industries may be suitably located on rural land where—

- (a) they are located on State roads, or roads of a suitable standard or treatment to accommodate the traffic volume and freight task of the land use
- (b) impacts of the land use are contained within the lot boundaries, or satisfactorily avoided, mitigated or managed, such that noise, amenity, and air and water quality do not detrimentally affect nearby sensitive land uses
- (c) they are not visually dominant within key viewsheds, and are visually compatible with surrounding land uses and development
- (d) they are provided with essential services commensurate with the intended land use.

Other relevant planning considerations for rural industries are—

- (a) the role and function of the land use and whether it relates to primary production
- (b) biosecurity issues that may require the facility to achieve a separation distance that may not be possible in an industrial estate
- (c) the availability of industrial land in the locality
- (d) the strategic direction for rural land and land uses in an applicable local planning strategy.

4.2 Policy exemptions

This policy does not apply to land use conflict associated with impacts generated by the following, as these are specifically addressed in separate planning policies and guidance documents—

- (a) rural land uses
- (b) the extraction of basic raw materials
- (c) infrastructure corridors such as road and rail or gas pipelines
- (d) telecommunications infrastructure
- (e) aircraft noise.

This policy does not apply retrospectively.

5. POLICY OBJECTIVES

The objectives of this policy are to—

- (a) Ensure the impacts of industrial land uses are considered at all stages of the planning process.
- (b) Adequately separate industrial land uses and any resulting off-site impacts and/or safety risks from incompatible land uses to—
 - protect industrial areas to improve long-term operational certainty
 - avoid, mitigate or manage potential impacts on the health and amenity of people and the environment

- promote co-location of like uses to minimise the impact area.
- (c) Plan the land use transition between industrial land uses/infrastructure facilities and sensitive land uses by providing compatible zones, reserves and land uses.

6. POLICY MEASURES

As per the Policy Objectives, industrial impacts should be considered at each stage of the planning framework, increasing in detail at each level. Strategic planning documents and planning schemes should address land use conflict and not defer its resolution or management to the subdivision or development application stage. This is because mitigation options may be more limited and decisions may not adequately consider the protection of State and/or regionally significant industries, and infrastructure facilities.

6.1 Industrial impacts at all planning stages

6.1.1 State and regional planning strategies

State and regional strategies should identify—

- (a) Strategic Industrial Areas (SIAs), including suitable co-location of compatible infrastructure and other complementary land uses
- (b) industrial land and reserves to accommodate a wide variety of existing and future industrial development and infrastructure needs
- (c) existing and known future impact areas.

6.1.2 Local planning strategies

Local planning strategies should—

- (a) identify areas for Strategic, General and Light Industry, Industrial Development zones and investigation areas
- (b) identify, consider and plan for compatible zones, reserves and land uses in impact areas to create a suitable transition and interface.

6.1.3 Compatible zones, reserves and land uses

To ensure industrial impacts are avoided, mitigated or managed, where necessary, compatible zones, reserves and land uses should be provided to allow for a gradual land use transition between industrial and sensitive land uses.

Compatible zones, reserves and land uses are typically those considered to be more accommodating or tolerant of, industrial off-site impacts and/or safety risks and help maintain operational certainty for industry. The inclusion of sensitive land uses in compatible zones and reserves should be considered on a case by case basis, and supported only if it can be demonstrated that the use is compatible, and the industrial impacts can be avoided, mitigated or managed. Compatible zones and reserves may include Light Industry, Service Commercial, Commercial, Rural Enterprise, Rural, Mixed Use and Public Open Space, among others.

Where it is considered appropriate and desirable for industrial land to have an interface with rural zoned land, each instance should be considered on a case by case basis and also be guided by SPP 2.5. The interface must ensure existing rural operations can continue to function and any potential impacts on the health and amenity of people and the environment are appropriately avoided, mitigated or managed.

6.1.3.1 Region schemes

Region schemes should identify—

- (a) industrial zones to accommodate SIAs and industrial land uses
- (b) reserves for strategic infrastructure and strategic hazard facilities.

When considering a proposal involving industrial zones or reserves under a region scheme, the impact areas of SIAs, strategic industries, strategic infrastructure and major hazard facilities should not incorporate zones which might allow sensitive land uses unless it has been adequately demonstrated that the impacts on these uses would be appropriately avoided, mitigated or managed.

6.1.3.2 Local planning schemes

Local planning schemes and amendments should—

- (a) identify Strategic, General and Light Industry, and Industrial Development zones, and any other related public purpose reserves that are likely to generate off-site impacts and/or safety risks
- (b) provide for impact areas and compatible zones and/or reserves for SIAs, strategic industries, strategic infrastructure and major hazard facilities
- (c) align industrial zones and reserves and the permissibility of land uses, including incidental or ancillary uses, to the objectives as outlined in the deemed provisions (Planning and Development (Local Planning Schemes) Regulations 2015)
- (d) consider where existing industrial land uses are being phased out of an area, and ensure scheme amendments for redevelopment incorporating sensitive land uses demonstrate that any impacts on non-conforming land uses that continue operating are appropriately avoided, mitigated or managed

- (e) in limited circumstances, where reservation or rezoning of impact areas for strategic industrial proposals is not practicable—
- utilise other local planning scheme mechanisms to control development of incompatible land uses including Special Use zones, special control areas and related scheme provisions
 - review land use permissibilities to ensure incompatible land uses cannot be supported within impact areas unless it has been adequately demonstrated that the impacts on these uses could be appropriately avoided, mitigated or managed.

When determining proposals under a local planning scheme that involve industrial land use zones or reserves, the following should be considered—

- (a) where required, identification of impact areas in the local planning scheme with compatible zones and reserves
- (b) rural zoned land located adjacent to Strategic or General Industry zones is compatible provided sensitive land uses on the rural land are not located within the impact area. Consistent with SPP 2.5, single dwellings on rural land are a sensitive land use and should be afforded a reasonable standard of rural amenity.

Strategic Industry zones and strategic infrastructure

Land uses associated with SIAs, strategic industries, strategic infrastructure, major hazard facilities and the resulting impact areas should be located in an appropriate zone, such as Strategic Industry, or reserve in local planning schemes. This will establish a transition of compatible zones, reserves and land uses that will complement surrounding land uses, consistent with planning strategies for the locality.

Zones, reserves and land uses that are incompatible should not be permitted within the impact areas of SIAs, strategic industries, strategic infrastructure or major hazard facilities.

New land use proposals that will affect the integrity of an established compatible interface should not be permitted within SIAs or any impact areas.

Where practicable, strategic infrastructure facilities should be located in precincts or clusters of compatible and complementary infrastructure and land uses to reduce the overall impact area.

Strategic Industrial Areas

SIAs are areas of significant economic and strategic importance for the State or region. SIAs should incorporate impact areas that require suitable and appropriate integration with surrounding compatible zones, reserves and land uses to ensure the site can—

- (a) expand and grow over time
- (b) prevent or minimise the encroachment of incompatible land uses
- (c) ensure off-site impacts and/or safety risks are managed within a defined area.

It is important that proposals within a SIA follow best practice approaches and include appropriate standards according to licences or works approvals from relevant agencies. These are often separate from the planning process.

General Industry zones

General industry land uses, and ideally the associated impact area, should be contained within the General Industry zone. Impacts not able to be contained within the General Industry zone may, following a technical impact assessment, be accommodated within compatible zones and reserves to provide an appropriate interface. The effect of future industrial development and expansion, and the potential resulting off-site impacts, should also be considered.

Sensitive land uses should not be permitted in the General Industry zone or the associated impact areas within General Industry zones. This includes discouraging and, where possible, preventing the development of new sensitive land uses within the impact area on Rural zoned land. The type and location of sensitive land uses in the surrounding compatible zones or reserves should be contemplated on a case by case basis, and supported only if it can be demonstrated that the use is compatible, and the industrial impacts can be appropriately avoided, mitigated or managed.

Industrial Development zones

The Industrial Development zone designates land for future industrial development as an interim measure ahead of more detailed planning taking place typically in the form of a structure plan.

Planning for Industrial Development zones should have consideration for the provision of a compatible transition between industrial and sensitive zones, reserves and land uses.

The Industrial Development zone should seek to contain the impact area because land uses are often unknown. Where off-site impacts are unable to be managed within the extent of the zone, the impact area should be accommodated within compatible zones and reserves to provide an appropriate interface, with consideration given to land use mix and the probability of future expansion.

The location of new sensitive land uses within Industrial Development zones should be contemplated on a case by case basis, and supported only if it can be demonstrated that the use is compatible, and the industrial impacts can be appropriately avoided, mitigated or managed. There is a general presumption against supporting land uses that could be inconsistent with the Industrial Development zone and future purpose of the area.

Light Industry zones and other compatible zones and reserves

The Light Industry zone can be used in conjunction with other compatible zones and reserves, such as the Commercial zone, to achieve a compatible land use transition at the interface of General Industry or Strategic Industry zones. Public open space, and related reserves, can be a compatible land use in some circumstances depending on its intended use, and the type and extent of off-site impacts and/or safety risks that may be experienced.

The location of sensitive land uses within Light Industry zones should be considered on a case by case basis, and supported only if it can be demonstrated that the use is compatible, and the industrial impacts can be appropriately avoided, mitigated or managed. There is a general presumption against land uses with a residential purpose within the Light Industry zone.

Light Industry zones and other compatible zones and reserves that directly adjoin sensitive land uses should be designed to—

- (a) ensure any emission and risk impacts do not exceed the site boundary
- (b) provide a high level of amenity to complement the land use transition.

Light industrial land use impacts are generally more manageable and require more stringent measures for those uses at the direct interface with sensitive land uses. Land uses in the Light Industry zone which have the potential to generate emissions that affect adjoining land should not be located directly at the interface with sensitive land uses and should preferably be closer to an adjoining General Industry or Strategic Industry zone.

6.1.4 Improvement schemes

Where an improvement scheme is being prepared, the measures in this policy related to the preparation of region and local planning schemes are relevant.

6.1.5 Structure plans

A structure plan may be needed where there is fragmented land requiring coordination, such as for freight roads and transport routes, infrastructure upgrades, drainage provision, contaminated sites, a development contribution plan and/or if located in the Industrial Development zone. A structure plan may be required to facilitate and coordinate the subdivision and development of industrial land and infrastructure reserves. This should provide for a transition of compatible zones and reserves between industrial and sensitive land uses. A well-planned transition will assist in the process of normalising the structure plan area into the local planning scheme.

Structure planning over impact areas that are zoned urban and are related to SIAs and strategic proposals more generally, should not permit sensitive land uses, unless it has been adequately demonstrated that the impacts on these uses can be appropriately avoided, mitigated or managed.

6.1.6 Subdivision and development

This section should be read in conjunction with Operational Policy 4.1 Industrial Planning.

Industrial subdivision should accommodate and design potential industrial land uses in such a way as to sufficiently avoid, mitigate or manage impacts on adjoining land.

The following should be considered in relation to this policy—

- (a) development associated with off-site impacts and/or safety risks is located within the appropriate zone or reserve and there is provision of a compatible land use transition between industry and sensitive zones and reserves
- (b) development on land within impact areas is to be consistent with the purpose of providing a compatible land use transition between industries and sensitive land uses, and should not include industrial proposals that would affect the integrity of the interface
- (c) information on the nature and extent of any off-site impacts, which may include technical assessments and reports and/or proposed management plans to support development applications and local development plans
- (d) identification of any approvals, permits or licences required under other legislation, such as approvals and licencing under the *Environmental Protection Act 1986* and safety requirements under the *Dangerous Goods Safety Act 2004* and *Petroleum and Geothermal Energy Resources Act 1967*, among others, as they relate to the planning application.

Applications for development approval should generally only be supported where it has been adequately demonstrated that any industrial impacts can be managed within the existing extent of the impact area.

6.2 Avoiding, minimising and managing impacts

One of the key elements in achieving the objectives of this policy is ensuring that zones, reserves and sites are suitable for their intended purpose. At each stage of the planning process, planning decision-makers need to consider the broad suitability of land uses and the ability to avoid, mitigate or manage industrial impacts. In the same way, planning decision-makers need to consider the broad suitability of sensitive land uses and the ability to avoid future constraints imposed on industries located appropriately within the industry zone or scheme reserve.

6.2.1 Defining an impact area

Where proposals have potentially detrimental impacts, including off-site impacts and/or safety risks which extend beyond zone and reserve boundaries, mitigation and management through the introduction of compatible zones, reserves and land uses should be considered. This land use transition

will make provision for sufficient separation of industry impacts from sensitive zones and land uses, and for any impact areas to be encapsulated within established compatible zones and reserves.

Where it is anticipated that there will be adverse impacts on nearby sensitive land uses, it will need to be demonstrated that adequate mitigation or management of off-site impacts and/or safety risks can be achieved by way of management plans or similar. This information or assessment should be included as part of a planning proposal. Management and/or mitigation requirements should not be imposed on existing surrounding sensitive land users.

In addition to those matters required under clause 67 of the deemed provisions (Planning and Development (Local Planning Schemes) Regulations 2015), determination of an impact area should consider—

- (a) existing and, where known, future off-site impacts, including atypical operating conditions and parameters (for example, shutdown, maintenance activities, construction activities, failure of emission control plant and equipment)
- (b) the full build-out including any future expansion plans and the likely ultimate extent
- (c) potential cumulative impacts of existing land uses
- (d) any separation distances recommended in government policy and guidance
- (e) the existing or potential requirement for approvals, licenses and/or registration under the *Environmental Protection Act 1986*, among others
- (f) whether the design and/or operation of the industrial proposal is in accordance with environmental policy and guidance, water resource management policy, prescribed standards, accepted industry standards or codes of practice as per referral advice from relevant agencies
- (g) whether modelling and/or monitoring is required where impacts on sensitive land uses outside the property boundary are unknown and/or not anticipated to meet the parameters used in environmental policy and guidance, water resource management policy, prescribed standards, accepted industry standards and/or codes of practice
- (h) whether, prior to issuing an approval, any management plans associated with the proposal are capable of being implemented.

Impact areas should be defined through appropriate consideration of the adverse effects on nearby existing or future sensitive land uses using a combination of monitoring and modelling, technical reporting, risk assessment and the consideration of strategies for the locality. When making a decision it may be appropriate to consider the broader merits of the proposal for the precinct or region, compare likely impacts from similar industrial uses, and apply general risk-based principles, such as the precautionary principle or a risk assessment matrix.

Planning approach for impact areas

The applicable planning measure(s) proposed for use within impact areas should reflect the type and scale of impacts, any related cumulative industrial impacts, and the strategic planning direction for each proposal. This will be informed by—

- the level of risk to the amenity and health of people and the environment
- the level of risk to long-term operations of industry
- the complexity in assessment, ongoing monitoring and control measures applied to manage impacts and the practicality of applying these in perpetuity
- the suitability of supporting information provided to ensure health and amenity are protected.

The preferred planning measure, or a combination thereof, that can be applied to proposals and the associated impact areas include—

- zoning or reserving industry and infrastructure in region and local planning schemes
- providing for impact areas in local planning schemes and, where required, providing a land use transition between industry and sensitive land uses.

In limited circumstances, where the above planning measures may not be sufficient to address the conflict, the following planning measures may be applied to industry/infrastructure facilities and the associated impact areas—

- zoning industry and impact areas as Special Use in a local planning scheme, to provide for a specific compatible land use configuration
- designation of a special control area to prohibit incompatible land uses and impose specific building standards related to sensitive land uses
- other local planning scheme provisions, such as controls on land uses related to structure plans, and notifications on titles to alert prospective landowners at subdivision and development application stages.

There are other planning measures used more broadly in land use planning that do not utilise standard region or local planning scheme provisions, which can, in part, assist in addressing off-site impacts and/or safety risks. These should only apply to unique situations, typically large areas that require specialised planning outcomes. The measures include—

- improvement plans and improvement schemes
- the establishment of specific legislation.

6.3 Assessment of proposals

Based on the advice of other authorities, the relevant planning decision-maker should consider—

- (a) health, amenity and environmental impacts arising from proposals
- (b) existing and proposed future land uses within the impact area and wider context, particularly the location of sensitive land uses
- (c) current monitoring and future modelling of any cumulative impacts from other industries in the industrial area including both point source and fugitive emissions
- (d) potential for intensification of industrial land uses in the industrial area that may result in increased cumulative off-site impacts and/or safety risks over time
- (e) cost and benefit of any associated mitigation and management measures, and whether it is sustainable in perpetuity.

To support the assessment process, applicants may be required to supply the following technical assessments—

- (a) information on activities undertaken at the facility, or associated with the facility, that may result in emissions or cumulative impacts
- (b) impact modelling, such as contour mapping, illustrating standard operating conditions, based on modelled separation distances and regulatory approvals and conditions
- (c) impact modelling illustrating worst-case scenarios, based on non-standard operating conditions including but not limited to—
 - shutdowns, accidents, start-ups and extreme events
 - options for avoiding, mitigating or managing the impacts and associated costs, both financial and social
- (d) risk analysis of impacts on sensitive land uses based on—
 - the type of use (for example, a residential area or school)
 - population and demographic statistics to determine the number of people potentially affected and their susceptibility
 - hypothesis of impacts that may be reasonable under non-standard conditions (for example, the number of events exceeding the relevant standard that would be tolerated by those affected)
- (e) risk analysis exploring implications on long-term operations of industry
- (f) any other relevant information required by the planning decision-maker and/or other government agencies to demonstrate acceptability.

Where pre-development modelling is inconclusive and/or may result in a high level of risk, approval of new sensitive land uses should be avoided until post-construction monitoring has occurred, and actual impacts are better defined. This may result in sensitive land uses being refused if they are an incompatible land use within the impact area as per the precautionary principle.

This policy recognises that each proposal is to be considered on a case by case basis, and that the determination of a proposal may involve the use of discretion in planning decision-making to support innovative solutions to prevent or reduce the potential for land use conflict.

6.4 Advice of relevant authorities to be sought

Some planning proposals for industrial land uses lodged with the relevant planning decision-maker may need to be referred to other authorities, such as government agencies and utility providers, for a review of the impact assessment. An overview of relevant agencies to be consulted can be found in the accompanying Industrial Planning Fact Sheet.

The referral should include any accompanying technical and risk assessment reports related to impacts. This may require a combination of quantitative technical analysis and qualitative risk and land use assessments.

In support of the proposal, the assessment of industrial impacts will need to demonstrate—

- (a) off-site impacts and/or safety risks are within acceptable limits within the impact area based on applicable standards and guidelines, and can be maintained within those limits (including worst-case scenarios, based on non-standard operating conditions)
- (b) an appropriate level of separation between industry emissions and risks and sensitive land uses can be achieved to sufficiently avoid, mitigate or manage potential adverse health and amenity impacts on the surrounding environment and land uses.

6.5 Precautionary principle

The precautionary principle, as defined in this policy, should be applied where there is a proposal involving off-site impacts or risks where inadequate information is known or available about the impacts, and where these impacts are difficult to avoid, mitigate or manage, or where the cost to do so is not commensurate with the risk. This will be particularly important if there are potential significant adverse health and amenity impacts on existing or proposed sensitive land uses within impact areas, where consequences and mitigation measures need to be weighed more carefully.

Where it has not been adequately demonstrated that the industrial impacts can be identified and avoided, mitigated or managed, and there is uncertainty regarding the potential risk to health and amenity, a conservative approach to defining the impact area should be applied.

7. DEFINITIONS

Compatible zones and reserves

Zones and reserves which contain land uses that are generally tolerant of odour, dust, noise and other industrial emissions, and where sensitive land uses are generally avoided or considered on a case by case basis. The range of compatible land use zones and reserves may depend on the nature of off-site impacts and/or safety risks.

Impact areas

Land surrounding industrial land uses that is currently, or is expected in the future to be, affected by off-site impacts and/or safety risks that have the potential to be detrimental to the health and amenity of people and the environment. This may involve land affected by the cumulative emissions and risks from an industrial area or a single industrial activity.

Incompatible land use

Incompatible land uses are those considered to conflict with or be adversely affected by impacts arising from nearby industrial areas and land uses. For example, residential land with high safety and amenity expectations could be incompatible with industrial land uses that generate substantial detrimental impacts. Land uses that attract a large number of people for an extended period of time are generally considered incompatible with land uses associated with off-site impacts and/or safety risks.

Industry

As per the definition contained in the Planning and Development (Local Planning Schemes) Regulations 2015.

Infrastructure reserve

Any reserve in a planning scheme which provides for infrastructure, for example reserves for ports and wastewater treatment plants.

Interface

A point where different types of land uses meet or are in close proximity.

Major hazard facilities

Major hazard facilities are those involved in storage, handling or processing of specified dangerous goods that exceed specific quantity thresholds, as determined by the Chief Dangerous Goods Officer of the State Government agency responsible for major industry. These include oil refineries, gas processing plants, large chemical manufacturing and large liquefied petroleum gas storage and distribution facilities. Major hazard facilities of State significance may be referred to as strategic hazard facilities.

Off-site impacts

Impacts such as odour, noise, spray drift, vibration, dust, groundwater, air pollution or light spill that cannot be contained within a property boundary. These are impacts which remain after mitigation and management to regulatory and/or policy standards.

Precautionary principle

The presumption against approving further strategic planning proposals, subdivision and development applications or intensification of land uses where there is a lack of certainty that the potential for significant adverse impacts can be adequately avoided, mitigated or managed in the opinion of the decision-maker.

Rural land

Land zoned or identified for agricultural or rural use in a region or local planning scheme or strategy.

Rural land use

Land uses that are rural in nature and that support and are associated with primary production, basic raw material extraction, biodiversity conservation, natural resource management, public purposes (for example, prisons, cemeteries, public utilities and waste management facilities) and protection of landscapes and views. Does not include rural living.

Sensitive land use

Land uses that are residential or institutional in nature, where people live or regularly spend extended periods of time. These include, but are not limited to, dwellings, short stay accommodation, hospitals, educational establishments, childcare centres, corrective institutions and places of worship. It generally excludes commercial or industrial premises. Public open space can be a sensitive land use in some circumstances depending on its intended use, for example, if it is intended that people will congregate and spend extended periods of time there.

Sensitive zone

An umbrella term describing land use zones that specifically provide for development of sensitive land uses. These may include Urban, Urban Development, Residential, Rural Living and Community Purpose zones and proposals for lifting of Urban Deferment.

Separation distance

As defined in Government environmental policy, a separation distance is a recommended distance necessary to separate a source of emissions (gaseous and particulate emissions, dust, odour and noise) from sensitive land uses in order to avoid impacts to health and amenity.

State significance

A land use, area or issue that is considered by the State to be of significance to the State of Western Australia by virtue of any or all of its economic, social, cultural or environmental values.

Strategic Industrial Areas

Industrial areas of significant economic and strategic importance to the State, zoned or planned for strategic industry, as identified by the State Government agency responsible for State development. Strategic Industrial Areas provide strategically located industrial land designed for investment in downstream processing and other heavy or strategic industrial activities which may generate off-site impacts. Strategic Industrial Areas are formally recognised in planning schemes, typically as a Strategic Industry zone.

Strategic industries

High intensity industries of State significance such as but not limited to mineral processing, advanced manufacturing, power generation or wastewater processing. Strategic industries can have substantial emissions.

Strategic infrastructure

Infrastructure sites or precincts of State significance, such as, but not limited to, major power generation and transmission facilities, wastewater treatment plants, water treatment plants including desalination and water recycling plants, major wastewater pump stations, major waste facilities, major trading ports, boat harbours and intermodal terminals, or as determined by the State Government agency responsible for State development and/or the Western Australian Planning Commission.
