

IMPROVEMENT PLAN NO. 41

ASHBURTON NORTH STRATEGIC INDUSTRIAL AREA



WESTERN AUSTRALIAN PLANNING COMMISSION

JANUARY 2015

File Ref: DP/14/00349/1

IMPROVEMENT PLAN NO. 41

ASHBURTON NORTH STRATEGIC INDUSTRIAL AREA

1.0 Introduction

- 1.1 Under section 119 of the *Planning and Development Act 2005*, the Western Australian Planning Commission (WAPC) is authorised to certify and recommend to the Minister for Planning that an improvement plan should be prepared for the purpose of advancing the planning, development and use of any land within the State of Western Australia.
- 1.2 The improvement plan provisions of the *Planning and Development Act 2005* state the WAPC, with the approval of the Governor, may:
 - a) Plan, replan, design, redesign, consolidate, re-subdivide, clear, develop, reconstruct or rehabilitate land held by the State under the *Act* or enter into agreement with an owner of land not held by it within the Improvement Plan Area;
 - b) Provide for the land to be used for such purposes as may be appropriate or necessary;
 - c) Make necessary changes to land acquired or held by it under the *Act*;
 - d) Manage the tenure of ownership of the land or any improvements to that land held by it under the *Act* or enter into agreement with other owners of land within the Improvement Plan Area for the same purposes;
 - e) Recover costs in implementing the agreement with any owner of land within the Improvement Plan area; and
 - f) Do any act, matter or thing for the purpose of carrying out any agreement entered into with other landowners.
- 1.3 Improvement Plan No. 41 is prepared pursuant to section 119 of the *Planning and Development Act 2005* to advance planning for the Ashburton North Strategic Industrial Area (ANSIA), conferring on the WAPC the authority to undertake the necessary tasks to plan for and facilitate the implementation of the ANSIA project on behalf of the Western Australian State Government.

2.0 Background

- 2.1 In 2008, the State Government, in response to substantial gas discoveries off the Western Australian coast from Onslow, determined that a new hydrocarbon processing precinct should be established to derive maximum benefit from the resource including both liquefied natural gas and domestic gas production.
- 2.2 The ANSIA was established 12 kilometres south west of Onslow for onshore gas processing and storage in addition to facilitating the establishment of downstream and support industries.
- 2.3 The Department of State Development is the Western Australian Government's lead agency for the ANSIA, with LandCorp managing the planning work needed to facilitate the subsequent subdivision and development of industrial land. The ANSIA will consist of liquefied natural gas and hydrocarbon related processing industry and compatible industries.
- 2.4 Consisting of approximately 8,000 hectares of land, the ANSIA is largely owned by the State of Western Australia or LandCorp. A number of lease arrangements exist over the land in order to facilitate the use and development of the land for gas processing and related activities, and the Urala and Minderoo pastoral leases. The ANSIA also partially extends into lands the subject of the *Onslow Solar Salt Act 1992* and the *Port Authorities Act 1999*.
- 2.5 The Improvement Plan area includes an additional area of land in order to provide a 3 kilometre statutory land use buffer area around the heavy industrial core and utilities within the ANSIA and a 1 kilometre buffer around the Stage 2 Area.
- 2.6 The adjacent Port of Ashburton is intrinsic to the development of the industrial area with access a critically important component of the development. The planning is based on a multi-user access and infrastructure corridor (MUAC) providing connectivity between industries and the port. The MUAC contains road access together with community utility alignments and service corridors.
- 2.7 As an area of State significance, there is an obligation to establish an appropriate, clear and consistent statutory planning framework.
- 2.8 The Improvement Plan has been prepared following consultation with the Shire of Ashburton.

3.0 Purpose

The purpose of Improvement Plan No. 41 is to:

- a) Enable the WAPC to undertake all necessary steps to advance the planning and development of the ANSIA as provided for under Part 8 of the *Planning and Development Act 2005*; and
- b) Establish the strategic planning and development intent for the ANSIA; and
- c) Provide for a strategic planning framework endorsed by the WAPC, Minister for Planning and the Governor; and
- d) Authorise the preparation of an Improvement Scheme for the ANSIA; and
- e) Provide the objectives of the Improvement Scheme; and
- f) Provide guidance to the preparation of statutory plans, statutory referral documentation and policy instruments

4.0 Improvement Scheme

- 4.1 Section 122A of the *Planning and Development Act 2005* enables the WAPC to introduce an improvement scheme in areas where an improvement plan is in place. Where applied, the provisions of an improvement scheme will prevail over the applicable local planning scheme.
- 4.2 This Improvement Plan authorises the making of an improvement scheme, by resolution of the WAPC and approval of the Minister for Planning.
- 4.3 The Improvement Scheme made under this Improvement Plan will be informed by the following objectives:
 - a) To create a strategic industrial estate comprising major hydrocarbon processing industries and synergistic services and/or facilities with viable port access.
 - b) Ensure the safe and efficient use of land for the long-term industrial development of a strategic industrial area of regional, state and national significance.
 - c) To provide an internationally competitive industrial estate that offers a layout designed to facilitate and encourage industry synergies, functional transport links and where possible, the sharing of infrastructure networks and corridors.
 - d) To minimise and mitigate any adverse impacts on the surrounding land, the terrestrial and marine environment, and the Onslow community.
 - e) To ensure the appropriate separation and layout of land uses through appropriate internal and external buffers to prevent incompatible or conflicting land uses.

5.0 Improvement Plan Area

Improvement Plan No. 41 incorporates the subject area depicted on the attached WAPC Plan Number 3.2615.

6.0 Affected Local Governments

The Shire of Ashburton will be affected by Improvement Plan No. 41.

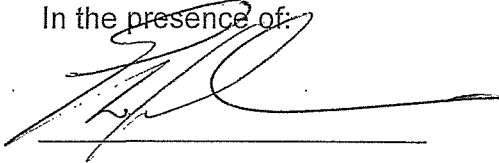
IMPROVEMENT PLAN NO. 41

ASHBURTON NORTH STRATEGIC INDUSTRIAL AREA

CERTIFICATE

This Improvement Plan is accompanied by a Certificate given in accordance with Part 8 of the Planning and Development Act 2005. It has been endorsed by the Western Australian Planning Commission for submission to the Minister for Planning.

The Common Seal of the Western Australian
Planning Commission was hereunto affixed
In the presence of:



CHAIRPERSON

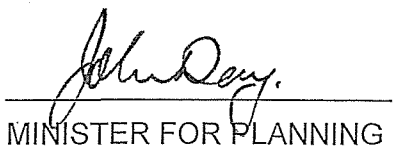


SECRETARY



10/2/2015
DATE

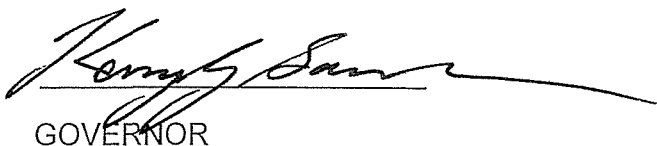
THIS RECOMMENDATION IS ACCEPTED:



MINISTER FOR PLANNING

25/2/2015
DATE

THIS RECOMMENDATION IS ACCEPTED:



GOVERNOR

4 MAR 2015
DATE

WESTERN AUSTRALIAN PLANNING COMMISSION

IMPROVEMENT PLAN NO. 41

CERTIFICATE AND RECOMMENDATION

PURSUANT TO PART 8 OF THE PLANNING AND DEVELOPMENT ACT
2005 IT IS HEREBY


1. CERTIFIED THAT FOR THE PURPOSE OF ADVANCING THE PLANNING, DEVELOPMENT AND USE OF THE LAND AT THE ASHBURTON NORTH STRATEGIC INDUSTRIAL AREA, AS DEPICTED ON WESTERN AUSTRALIAN PLANNING COMMISSION PLAN NUMBERED 3.2615 ANNEXED HERETO, PROVISION SHOULD BE MADE FOR THE LAND TO BE USED FOR SUCH PURPOSES AS MAY BE APPROPRIATE OR NECESSARY FOR THE DEVELOPMENT OF FACILITIES THAT SUPPORT LIQUEFIED NATURAL GAS AND HYDROCARBON RELATED PROCESSING INDUSTRY AND COMPATIBLE INDUSTRIES; AND
2. RECOMMENDED TO THE MINISTER FOR PLANNING AND HER EXCELLENCY THE GOVERNOR THAT THE LAND AT THE ASHBURTON NORTH STRATEGIC INDUSTRIAL AREA SHOULD BE USED FOR THIS PURPOSE AND BE MADE THE SUBJECT OF IMPROVEMENT PLAN NO. 41: ASHBURTON NORTH STRATEGIC INDUSTRIAL AREA.

THIS CERTIFICATE AND RECOMMENDATION IS GIVEN IN ACCORDANCE WITH A RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION PASSED ON THE 20th JANUARY 2015.

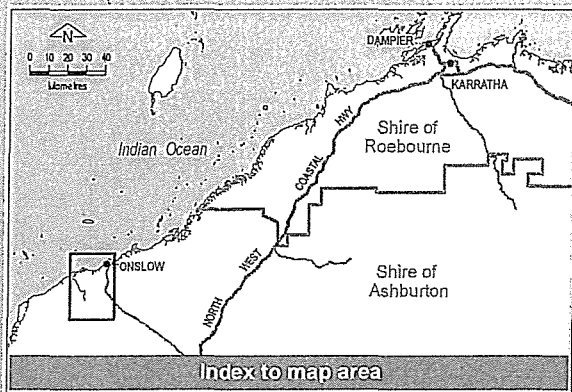
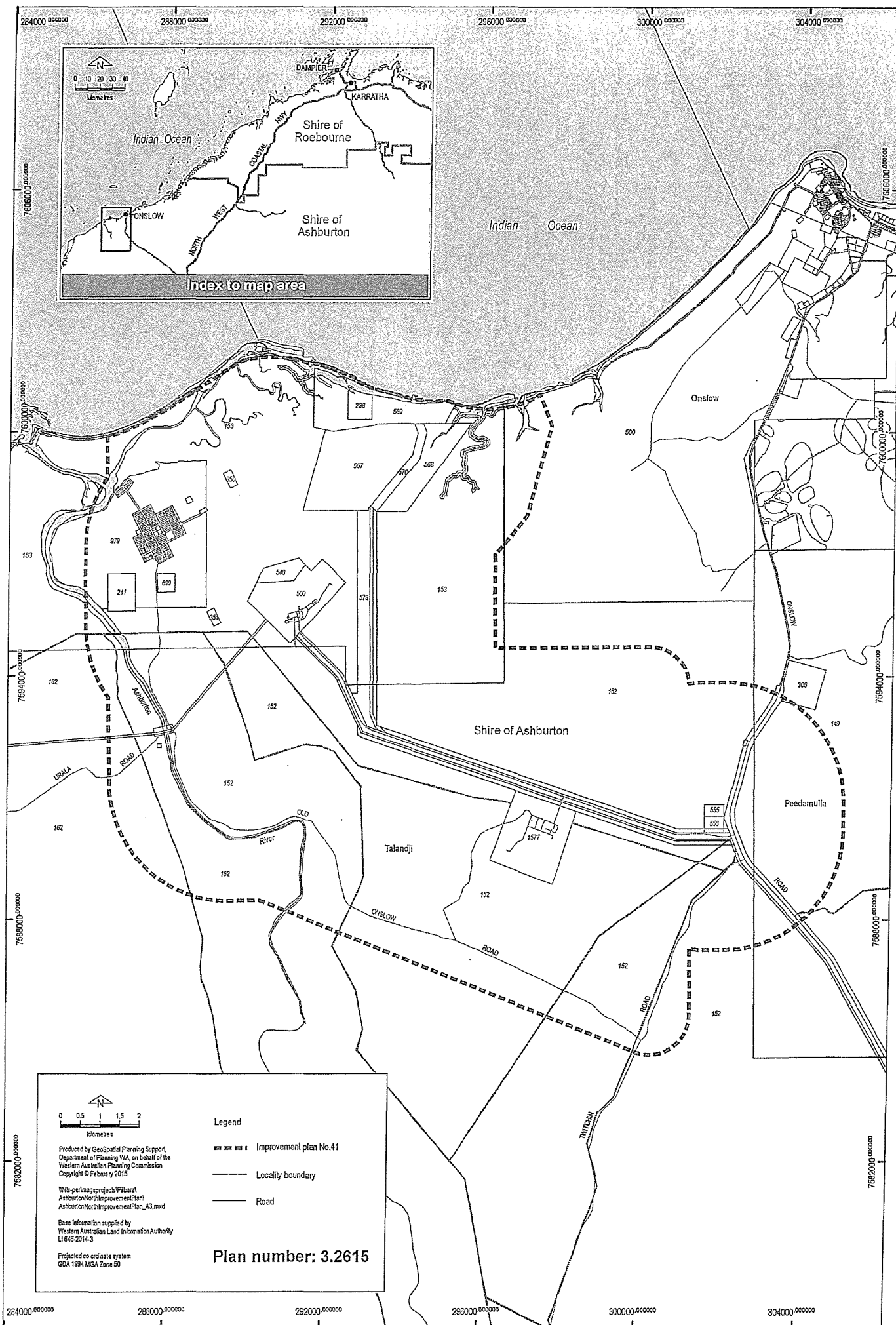
THE COMMON SEAL OF THE WESTERN AUSTRALIAN PLANNING COMMISSION WAS HEREUNTO AFFIXED IN THE PRESENCE OF:


CHAIRPERSON


SECRETARY


DATE





Produced by Geospatial Planning Support,
Department of Planning WA, on behalf of the
Western Australian Planning Commission
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AshburtonNorthImprovementPlan1
AshburtonNorthImprovementPlan_A3.mxd

Base information supplied by
Western Australian Land Information Authority
LI 645-2014-3

Projected co ordinate system
GDA 1994 MGA Zone 50

Legend

- Improvement plan No.41
- Locality boundary
- Road

Plan number: 3.2615