

IMPROVEMENT PLAN NO. 44

MAITLAND STRATEGIC INDUSTRIAL AREA

WESTERN AUSTRALIAN PLANNING COMMISSION

12 October 2015

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Introduction

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 purposes of advancing the planning, development and use of any land within the State of Western Australia.
2. The improvement plan provisions of the *Planning and Development Act 2005* provides for the WAPC, with the approval of the Governor, to:
 - 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 any owner of land not held by it within the improvement plan area;
 - Provide for the land to be used for such purposes as may be appropriate or necessary;
 - Make necessary changes to land acquired or held by it under the Act;
 - 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;
 - Enter into agreement for the purchase, surrender, exchange, vesting, allocation or other disposal of land, including the adjustment of boundaries;
 - Recover costs in implementing the agreement with any owner of land within the Improvement Plan area; and
 - Do any act, matter or thing for the purposes of carrying out any agreement entered into with other land owners.
3. Improvement Plan No. 44 is prepared under section 119 of the *Planning and Development Act 2005* to advance planning for the Maitland Strategic Industrial Area, conferring on the WAPC the authority to undertake the necessary tasks to plan for and progress the project on behalf of the Western Australian State Government.
4. The Maitland Strategic Industrial Area comprises the land as shown on the Improvement Plan which includes land necessary for infrastructure and industrial activity and an additional area of land in order to provide a buffer associated with resource processing activity.

Background

5. In 1993, the Maitland Strategic Industrial Area was first identified as a suitable location for major industrial development. Situated 24 kilometres west of Karratha townsite and 39 kilometres south of Dampier Port, the Maitland Strategic Industrial Area promotes and facilitates the processing of natural resources available in the Pilbara region.

6. The Maitland Strategic Industrial Area comprises approximately 2,500 hectares and is intended to accommodate industries such as gas or petroleum processing, power production and other associated downstream processing industries including urea, ammonia and ammonium nitrate. Such activity will add value to export commodities, generate employment opportunities and provide associated economic benefits.
7. The Department of State Development is the lead agency for the various approval processes for the Maitland Strategic Industrial Area, with LandCorp managing the planning work needed to facilitate the subsequent subdivision and development of industrial land.
8. Works required to undertake land subdivision and development is subject to future agreements between the State and proponents. Such agreements will address the provision of infrastructure as well as terms of access to land and infrastructure. As such, it is important for the Maitland Strategic Industrial Area Project to be subject to State jurisdiction. Improvement Schemes, established under the *Planning and Development Act 2005*, are an effective means for the State to effectively manage the investment agreements and the necessary approvals with proponents.
9. The Improvement Plan has been prepared following consultation with the City of Karratha.

Purpose

10. The purpose of Improvement Plan No. 44 is to:
 - a. Enable the Western Australian Planning Commission to undertake all steps to advance the planning and development of the Maitland Strategic Industrial Area as provided for under Part 8 of the *Planning and Development Act 2005*;
 - b. Establish the strategic planning and development intent for the Maitland Strategic Industrial Area;
 - c. Provide for a strategic planning framework endorsed by the WAPC, Minister for Planning and the Governor;
 - d. Authorise the preparation of an Improvement Scheme for the Maitland Strategic Industrial Area;
 - e. Provide the objectives of the Improvement Scheme; and
 - f. Provide guidance to the preparation of statutory plans, statutory referral documentation and policy instruments.

Improvement Scheme

11. 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.
12. This Improvement Plan authorises the making of an Improvement Scheme, by resolution of the WAPC and approval of the Minister for Planning.
13. The Improvement Scheme made under this Improvement Plan will be informed by the following objectives:

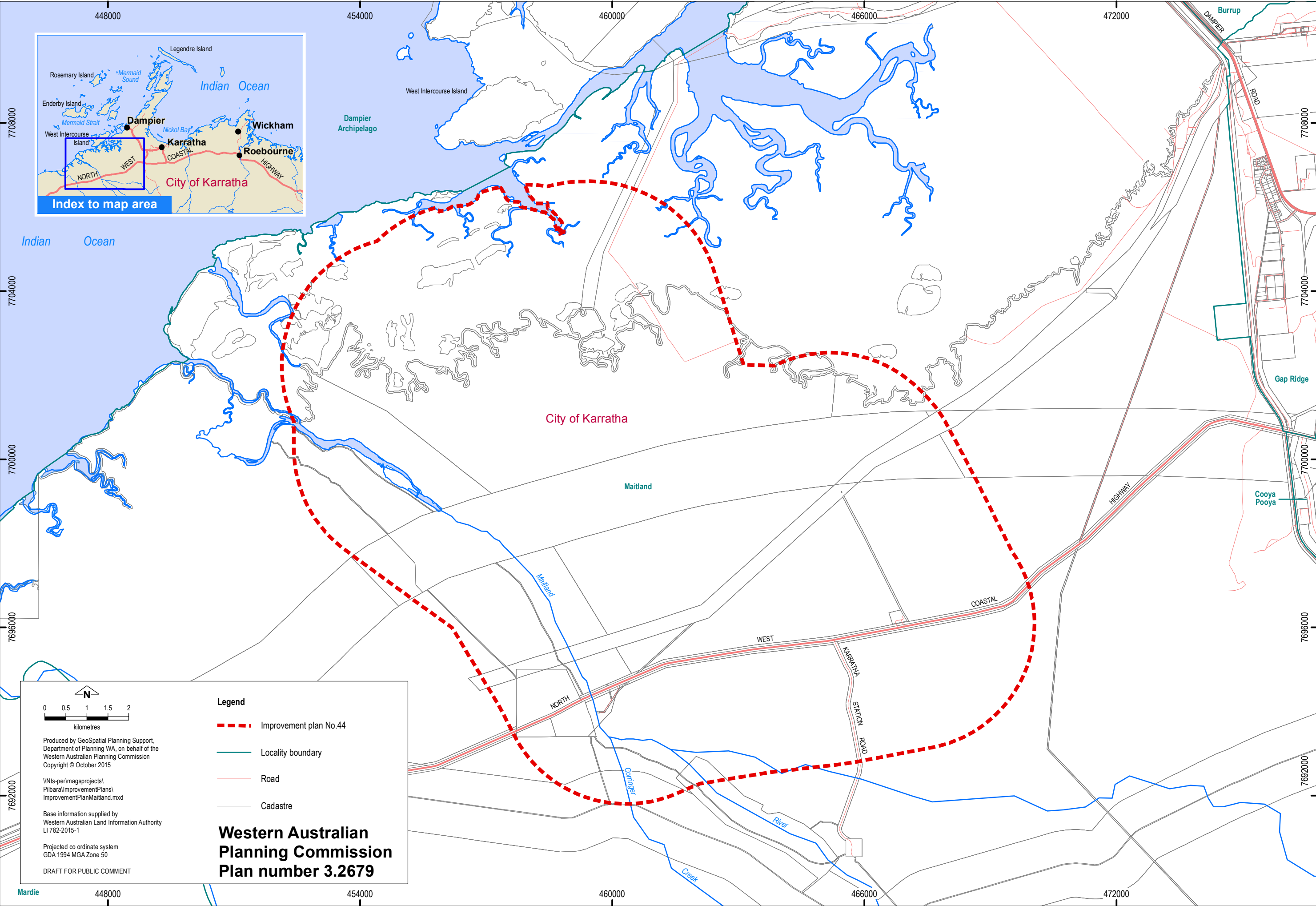
- a. To establish industrial development areas that enables the establishment of resource processing industries and associated supporting activity.
- b. To provide industrial development areas that:
 - are ready for subdivision and development;
 - are sufficiently flexible to accommodate the varying needs of future proponents;
 - achieve beneficial economic, environmental and community outcomes by encouraging synergic interactions between business activities consistent with the principles of industrial ecology;
 - are protected from the encroachment of incompatible uses;
 - incorporate environmental management arrangements that minimise impact on the natural environment; and
 - respect sites of heritage significance.
- c. To provide that the planning, development and use of land the subject of the Dampier Salt Agreement as ratified by the *Dampier Solar Salt Industry Agreement Act 1967* (as that agreement may be varied from time to time) is in accordance with and as contemplated by or under that agreement.

Improvement Plan Area

- 14. Improvement Plan No. 44 incorporates the subject area depicted on the attached Western Australian Planning Commission Plan No. 3.2679.

Affected Local Governments

- 15. The City of Karratha will be affected by Improvement Plan No. 44.



Improvement Plan No.44 Maitland