

STATE DEVELOPMENT AREA DECLARATION NO.1

WESTERN TRADE COAST STATE DEVELOPMENT AREA



OFFICE OF THE COORDINATOR GENERAL

MAY 2026

STATE DEVELOPMENT AREA DECLARATION NO. 1
WESTERN TRADE COAST STATE DEVELOPMENT AREA

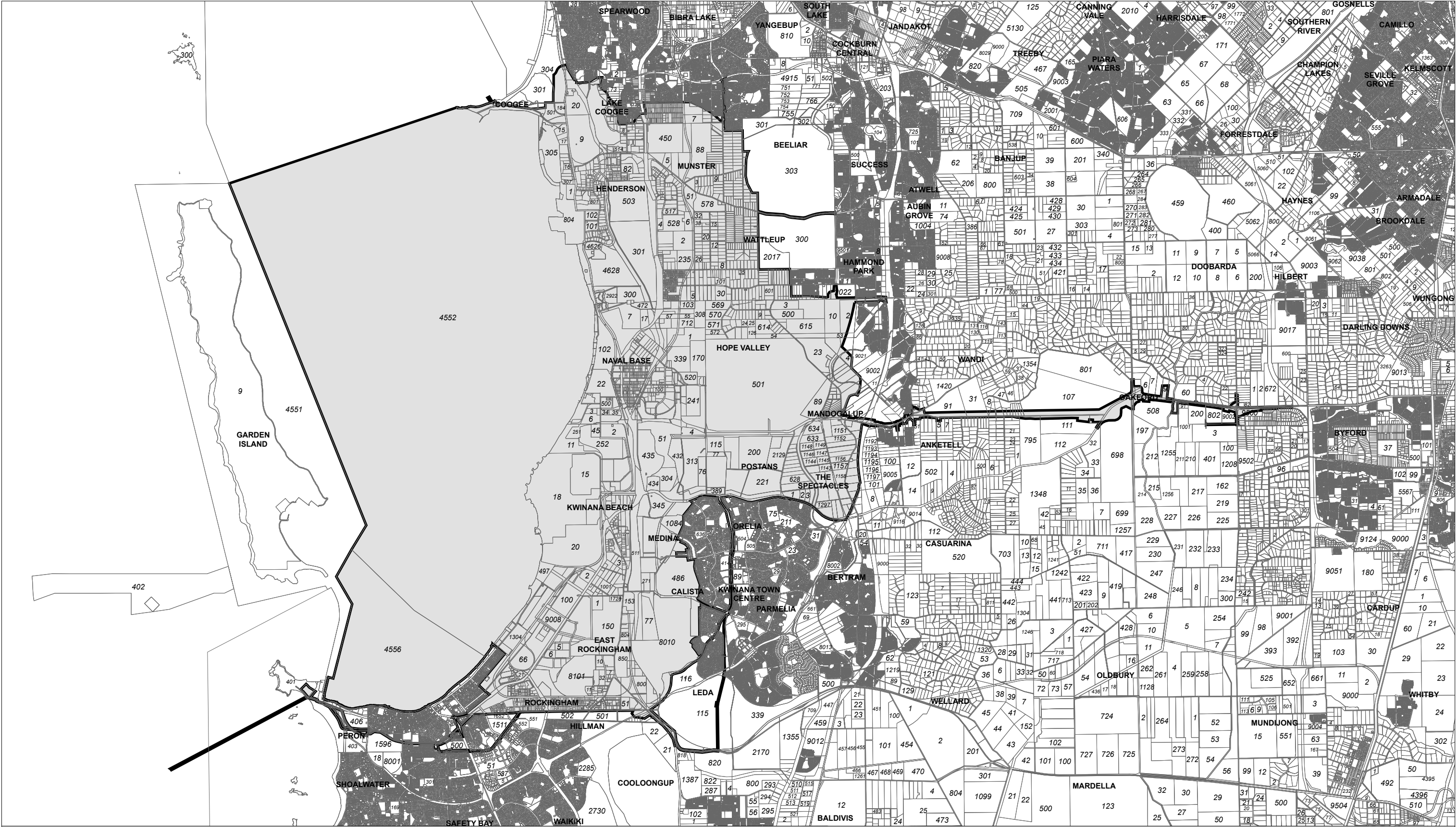
This State Development Area declaration instrument is made under section 61 of the *State Development Act 2025* (the Act).

1. Pursuant to section 61(1)(a) of the Act, the land identified on Office of the Coordinator General Map Number 001 and set out in Annexure 1 to this instrument is declared to be a State Development Area.
2. The State Development Area is to be known as the Western Trade Coast State Development Area.
3. In accordance with section 61(1)(b) of the Act, for the purposes of facilitating economic development, strategic industrial development and the provision of necessary infrastructure, I consider the State Development Area should be dealt with as set out in Annexure 2 to this instrument.
4. Pursuant to section 63(4) of the Act, this instrument authorises the making of an improvement scheme or schemes by the Western Australian Planning Commission under the *Planning and Development Act 2005* in respect of the whole or any part of the State development area (other than in respect of any land referred to in the *Planning and Development Act 2005* section 119(3A)).
5. The objectives of any improvement scheme are as set out in Annexure 3 to this instrument.
6. In making this declaration, I have had regard to the objects of the Act and consider that it is appropriate to make this declaration for the purpose in section 61(1)(b)(i) of the Act.
7. This instrument is made with the approval of the Premier as required by section 61 of the Act.



MINISTER FOR STATE DEVELOPMENT

ANNEXURE 1



STATE DEVELOPMENT AREA - WESTERN TRADE COAST



Department of the Premier and Cabinet
Office of the Coordinator General

Legend

 State Development Area

Project Manager: A. Thomas

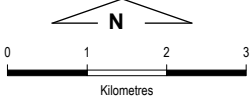
Geospatial Officer: K. Rampellini

Examined: T. Servaas

Revised:

Version No: 1

Date: 11 May 2026



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Kilometres

Plan Number: OCG Map 001

File Number: 103007

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ANNEXURE 2

Objectives of the Western Trade Coast State Development Area

In accordance with Section 61(1)(b)(i) of the Act, the Western Trade Coast State Development Area (SDA) should be dealt with to:

- a) Ensure the safe and efficient use of land and water for the long-term, sustainable development of an industrial region of state and national significance.
- b) Leverage Western Australia's regional competitive advantages, including proximity to South-east Asian international ports, linkages to freight terminals and supply chains to grow the States economy and meet its long-term economic diversification and decarbonisation goals.
- c) Provide an internationally competitive area that offers a layout designed to facilitate and encourage industry synergies and by-product utilisation, functional transport links and where possible, the sharing of infrastructure networks and corridors.
- d) Secure and preserve strategic infrastructure and utility corridors, including existing and future common user utilities corridors to ensure their long-term availability, maintain internal transport linkages to service the wider SDA transport networks and avoid fragmentation or encroachment by incompatible development.
- e) Coordinate the development of complex infrastructure upgrades across the SDA. This includes, but is not limited to:
 - i. Ensuring that sufficient power, water and gas are available to existing and future industrial development within the SDA through upgrades to internal and external networks including the South-West Interconnected System.
 - ii. Identification and protection of common user infrastructure including freight, port and maritime infrastructure.
 - iii. Supporting the delivery of government led infrastructure projects within the SDA.
- f) Coordinate the ongoing development of the existing industrial areas within the SDA, including the Kwinana Industrial Area, Rockingham Industry Zone, Australian Marine Complex and Latitude 32.
- g) Guide land allocations across the Western Trade Coast to ensure the highest and best use of strategic industrial and supporting land as it becomes available for development and existing uses change and transition.

- h) Ensure environmental, cultural and social values within the SDA, including cultural heritage, terrestrial, aquatic, marine and coastal, air and atmospheric quality, fishing, and recreation, are appropriately managed, maintained and protected.
- i) Resolve management of the interface between industrial precincts of the SDA and surrounding sensitive land uses by:
 - i. Maintaining the use of conservation and recreation areas which may serve a transitional land use interface function.
 - ii. Supporting the implementation of the transitional land use planning approach identified in the established by State Planning Policy 4.1 – Industrial Interface, the *Mandogalup Improvement Plan No. 47* and *Mandogalup Improvement Scheme No. 1*.
 - iii. Investigating, identifying and protecting appropriate land uses for areas of the SDA used for rural and large-lot rural living purposes that balance the long-term sustainability of industrial development within the SDA with the interests of landowners.
- j) Coordinate a whole of government approach to environmental assessment and mitigation in Cockburn Sound for a range of concurrent marine trade, defence and utility infrastructure projects.

ANNEXURE 3

Objectives of any Improvement Scheme

In accordance with Section 61(5) of the Act, any Improvement Scheme made under this Declaration must have the following objectives:

- a) To provide a statutory planning instrument through which to facilitate the Western Trade Coast State Development Area (SDA) being dealt with as set out in *State Development Area Declaration No.1 - Western Trade Coast State Development Area* and to implement any SDA Plan;
- b) To effectively control and guide development to facilitate orderly and proper planning of all or a portion of the Western Trade Coast SDA;
- c) To set aside land as reserves for public purposes, and to zone land within the Scheme area consistent with the how the land should be dealt with as outlined in Annexure 2 of *State Development Area Declaration No.1 - Western Trade Coast State Development Area*;
- d) To protect industrial areas to improve long-term operational certainty and avoid, mitigate or manage potential impacts on the health and amenity of people and the environment;
- e) To provide an appropriate transitional interface between incompatible or conflicting land uses;
- f) To facilitate the effective, efficient, integrated and safe planning of key service and transport infrastructure within the Western Trade Coast SDA, such as electricity, water, wastewater, and common user infrastructure including freight, port and maritime infrastructure, where relevant;
- g) To enable the preparation of planning instruments such as Improvement Scheme Policies, Design Guidelines and Local Development Plans; and
- h) To address any other matter referred to in section 69(1) and/or Schedule 7 of the *Planning and Development Act 2005*.