

**POLICY NO. CP 5.4.52**

**POLICY STATEMENT:** **Compliance and Enforcement – Maddington Kenwick Strategic Employment Area**

**PURPOSE:** To establish the City's approach to compliance and enforcement for land zoned General Rural in the Maddington Kenwick Strategic Employment Area.

**BACKGROUND**

Large parts of the Maddington Kenwick Strategic Employment Area (MKSEA) are in transition from General Rural to Industrial zonings. This process has taken many years and resulted in a range of compliance challenges where landowners have sought to commence commercial and industrial land uses ahead of zoning changes occurring.

The value of land currently zoned General Rural but earmarked for future commercial or industrial use has increased significantly. Many purchasers who acted on the expectation that rezoning was imminent now face significant holding costs. As a result, some landowners have commenced commercial or industrial activities to maintain their financial obligations.

The City's proposed Planning Scheme amendments to rezone the remaining General Rural land in the MKSEA have received environmental approval. However, aspects of that approval are subject to judicial review initiated by an owner of land in MKSEA Precinct 2. It is understood that the Minister for Planning will not determine the Scheme amendments until this review is finalised, a process that may take many months.

This policy provides guidance on the City's compliance and enforcement approach in the MKSEA whilst the judicial review is resolved to enable a range of interim land uses to occur prior to finalisation of the rezoning.

**POLICY**

1. The City will not pursue compliance or enforcement action in respect of land zoned General Rural in the MKSEA for interim land uses that:
  - 1.1 Do not encroach into, or adversely affect, mapped environmental features;
  - 1.2 Do not require the installation of on-site waste water systems for the disposal of commercial waste;
  - 1.3 Ensure stormwater is contained and disposed of on site;
  - 1.4 Do not require a licence or permit from a State Government department;
  - 1.5 Ensure dust, noise, odour and other emissions are managed effectively;
  - 1.6 Do not require a permit for the removal of native vegetation;
  - 1.7 Do not involve the installation of permanent hardstand;
  - 1.8 Operate only between 7am and 7pm Monday to Sunday;
  - 1.9 Are not an "X" (prohibited) use in the General Industry Zone;
  - 1.10 Are set back at least 20m from any property boundary abutting Bickley Road.
2. Where development occurs in contravention of the requirements specified in clause 1, the City will pursue compliance action in accordance with Council Policy 5.4.41 – Compliance and Enforcement.



**GOVERNANCE REFERENCES**

<b>Statutory Compliance</b>	Nil.
<b>Industry Compliance</b>	Nil.
<b>Organisational Compliance</b>	Council Policy 5.4.41 – Compliance and Enforcement
<b>Process Links</b>	Nil.

**POLICY ADMINISTRATION**

<b>Directorate</b>		<b>Officer Title</b>		<b>Contact:</b>	
Business Services		Director Business Services		9397 3000	
<b>Risk Rating</b>	Low	<b>Review Cycle</b>	Triennial	<b>Next Due:</b>	2028

<b>Version</b>	<b>Decision Reference</b>	<b>Synopsis</b>
1.	OCM 2025/391	New policy to establish the City's approach to compliance and enforcement for land zoned General Rural in the Maddington Kenwick Strategic Employment Area.
2.		
3.		