

# FREMANTLE PORTS

## 2015 BUFFER GUIDELINES FACT SHEET

PLANNING BRANCH



Buffer Guidelines established by Fremantle Ports provide guidance for land use planning around the Inner Harbour. The aim is to ensure compatibility between the operational needs of the working port and surrounding uses.

The Guidelines assist with planning, allowing the working port to continue operating efficiently while also taking into account the amenity of local residents.

The Buffer Guidelines have been incorporated into the town planning schemes of the Town of East Fremantle and City of Fremantle and both councils have prepared buffer policies with Fremantle Ports.

### **Buffer Areas**

The Buffer Guidelines divide the areas close to the working port into three zones: Area 1 (closest to the Inner Harbour), Area 2 and Area 3. Each area of the buffer is based on technical criteria (risk, noise, and odour).

**Area 1** - excludes the establishment of additional sensitive uses other than residential uses. Residential uses within Area 1 must have a high level of protective conditions relating to maintaining public safety and reducing the impacts of odour and noise.

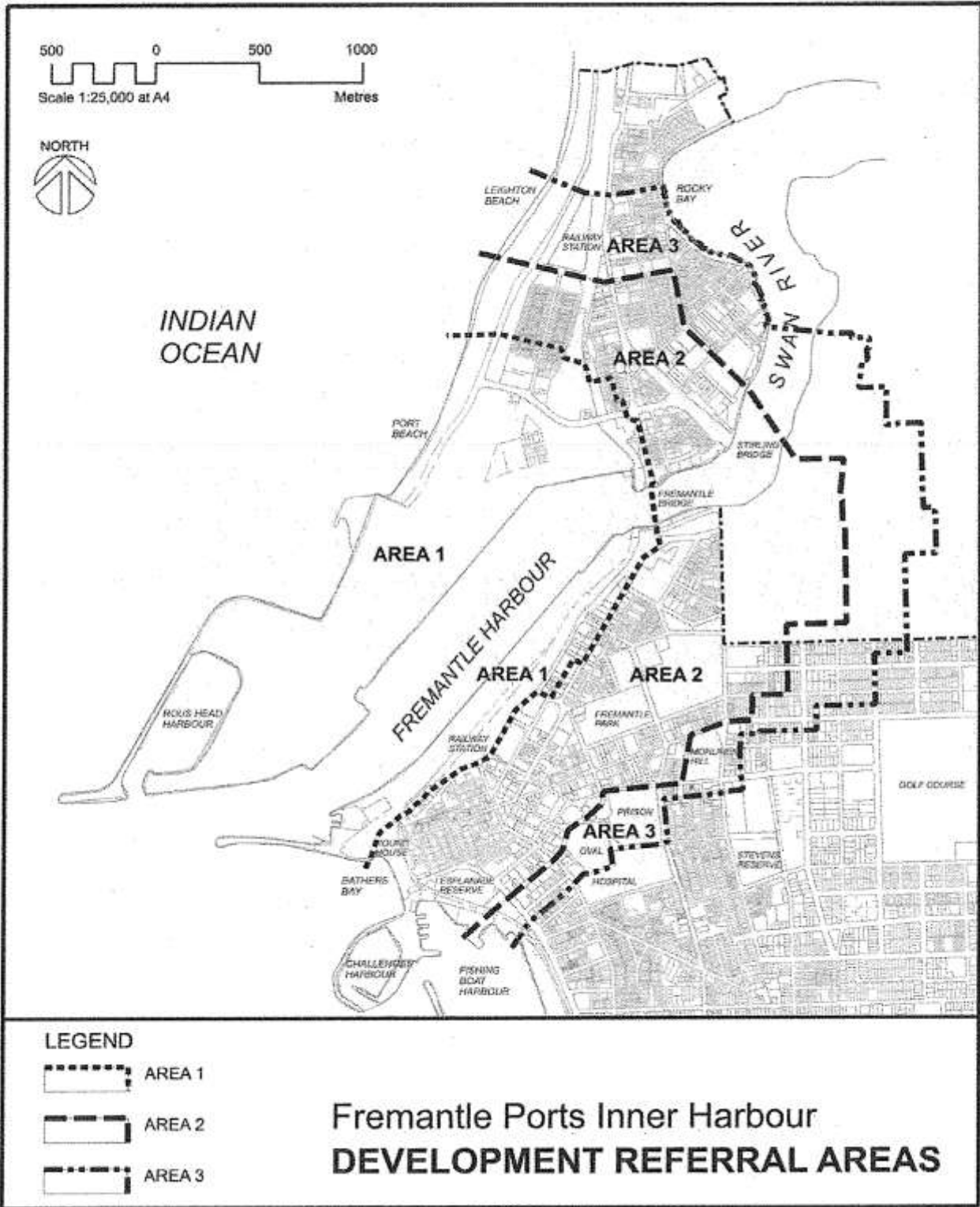
**Area 2** - allows the establishment of sensitive land uses but ensures that any land use located in Area 2 has an adequate level of design measures.

**Area 3** - allows the establishment of sensitive land uses but ensures that any land use has relevant design measures implemented at the discretion of the Council.

### **Referral to Fremantle Ports**

All applications for development located within Area 1 of the buffer zone received by the local Council must be referred to Fremantle Ports. Within Area 2 of the buffer zone all applications for development with the potential to accommodate more than 20 people on a part-time or full-time basis must be referred to Fremantle Ports. In the case of developments located in Area 3, the Council needs only to refer applications where the property falls within a specific location that has been formally notified to the Council as being impacted by port operations. With all referrals, Fremantle Ports' Planning Branch assesses the application and advises the Council of the action to be taken. Generally, this involves placing a condition on the planning approval.

Further information regarding the buffer guidelines can be found on Fremantle Ports' website [www.fremantleports.com.au](http://www.fremantleports.com.au)



Map representing the different areas of the buffer zone.



## FREMANTLE PORTS

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