

## Industrial Lands Action Plan

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This document answers frequently asked questions about the Industrial Lands Action Plan

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### How will the statewide categorisation process consider specific industrial uses as well as other land uses within industrial lands and land use conflicts?

The Industrial Lands Action Plan aims to protect regional and state significant industrial lands which may result in additional measures to control incompatible uses. The action plan applies to employment lands, generally excluding areas primarily used for commercial or retail uses. The action plan uses the definition of employment lands identified in the Employment Lands Development Monitor.

As the statewide policy is developed and implemented, consideration will be given to industries that support state, regional and local economies.

This could potentially include review of land uses within SEPPs. The statewide policy for industrial lands will consider enabling a broad range of industries and employment opportunities, with the potential to transition to alternative uses or allow additional non-industrial uses based on strategic assessment, as endorsed by the Department. Further guidance on this is being developed as part of the statewide policy.

The work to develop the statewide policy will consider the need to minimise land use conflicts. However, at this time, land use changes must still consider section 9.1 Ministerial Directions and appropriate site specific technical studies to inform strategic planning decisions.

### What does implementation of the statewide categorisation look like?

The statewide policy will categorise industrial lands as state, regionally or locally significant, defined based on their spatial contribution to economic activity and their significance in a network of industrial lands.

The categorisation of industrial lands will allow the Government to respond to the changing needs of industry, and will support the diversification, adaptation, or transition of employment lands to alternative uses.

Guidance will be prepared for councils to support the consideration of alternative uses, guidance for employment land studies and potential planning policy amendments, if necessary.

### Will new industrial areas be identified?

The statewide policy aims to support a pipeline of development ready-industrial lands to meet future needs.

As part of the policy implementation, the Department may investigate new industrial lands in areas that are close to transport and freight networks and will not result in land use conflicts.

### What statutory measures will be implemented to enable industrial development and who will be consulted?

The Department intends to examine complying development pathways, existing statutory heights, and other density limits on industrial land, as well as the impacts that any changes may bring to sensitive land uses, with the goal making better use (intensification) of existing industrial lands.

As part of any proposed statutory amendments, the Department will consult with stakeholders, including industry on the Action Plan. Further specific consultations with industry will occur where any significant changes are proposed.

### How is land ownership and willingness of landowners to develop being considered?

The Employment Land Development Program will be identifying priority employment areas that comprise land that is zoned industrial but is currently undeveloped. Targeted engagement, including with local councils and industry, will take place to better understand the issues that may be holding back development including land ownership patterns and development intentions.

### How are environmental constraints being considered as a part of the industrial land audit?

The multi-criteria analysis that we are doing of the land that is zoned for industrial uses but not developed includes consideration of environmental constraints. We will be engaging with the relevant councils, agencies and industry to better understand the barriers to development, which may include environmental constraints. Land with significant constraints such as flooding or land contamination are unlikely to be short-listed as priority employment areas.

### Will the Employment Land Development Program consider land for future rezoning?

The current focus of the Employment Land Development Program is on already zoned but undeveloped land which will be able to accommodate freight and logistics development.

The Department is aware that there is a significant amount of land that is currently zoned for industrial development, but is not development ready due to issues such as the delivery of enabling infrastructure.

In the future the Employment Land Development Program may consider areas that are suitable for rezoning to employment uses to ensure that an ongoing supply of land is maintained. However, at this stage the Employment Land Development Program does not include resourcing to complete masterplans and technical studies to support rezoning proposals.

### How is the Employment Land Development Program considering opportunities presented by Renewable Energy Zones and other sustainability opportunities?

The Employment Land Development Program is initially focused on sites that have the potential to support the needs of the freight and logistics sector. In relation to programs such as the Renewable Energy Zones, the Department will be considering how infrastructure investment associated with these programs can support priority employment areas.