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# Economic and Employment Lands Strategy: non-heavy industrial Perth metropolitan and Peel regions Implementation Report Card 2013 October 2013



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Planning



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## Overview

Following the release of the *Economic and Employment Lands Strategy: non-heavy industrial* by the State Government in April 2012, significant planning progress has been made. This Implementation Report Card provides an update on the actions undertaken by State and local government, in addition to the private sector, to ensure the timely delivery of general and light industrial land in the Perth metropolitan and Peel regions.

The objective of the *Economic and Employment Lands Strategy* (EELS) is to facilitate a more proactive approach to industrial land use planning and provide an ongoing supply of industrial land to cater for anticipated economic growth in Western Australia over the next 20 years and beyond. The Department of Planning, in conjunction with LandCorp, Department of State Development and Department of Environment and Conservation will continue to work closely with infrastructure providers, local government and landowners to implement the key objectives of the EELS.

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## Land use and infrastructure planning

The impact of the EELS can already be seen with the provision of much needed guidance to the development industry; having kick started the strategic and statutory processes for the majority of the sites identified. Metropolitan Region Scheme (MRS) amendments have been finalised for the Bullsbrook South, Cardup, Wangara Extension and Maddington Kenwick Strategic Employment Area (MKSEA) Precinct 1 sites. The recent MRS amendments represent key milestones in the delivery of sufficient employment land, paving the way for the next stage of detailed planning.

Site feasibility investigations, technical studies, structure planning and planning scheme amendments have been commenced by State Government agencies, local authorities and developers in response to the guidance provided by the strategy. West Mundijong, Forrestfield Stage 1, Bullsbrook South, MKSEA Precinct 1, Nambeelup and South Forrestdale are among the sites that have progressed to more detailed planning and studies.

## Current planning

The implementation of the EELS will be informed by the Strategic Assessment of the Perth and Peel Regions. The Strategic Assessment is being led by the Department of the Premier and Cabinet in partnership with the Commonwealth Government. The Strategic Assessment will assess the impact of future development proposed under the State's land use planning documents on matters of national environmental significance as listed under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*.

The Strategic Assessment, in conjunction with other Department of Planning strategies such as the sub-regional structure plans will provide further guidance on the total developable area and site boundaries for the 37 potential industrial sites, including the 11 priority sites identified in the EELS. Planning and development of the sites will continue to be based on the necessary studies, public consultation and investigations required. The EELS promotes a more coordinated and informed approach to employment and industrial land development by providing direction for land use planning in the future.

## Recommendations and actions

The table below identifies the key objectives, aims and recommendations associated with the implementation of the EELS. Recommendations and actions have been joined or amended where appropriate to reflect recent developments and synergies. For further detail on the recommendations and actions as published, the original reference number has been provided for reference to the EELS publication.

### Key Objective 1:

To provide and ensure the ongoing availability of a supply of industrial land, including a buffer of undeveloped industrial land to be available if demand increases.

#### Governance and coordination

Key aim: To provide suitable governance and coordination of the planning and delivery of land for future		Progress	Original reference
1.	The Industrial Land Supply (ILS) Taskforce be empowered with decision-making authority and is able to champion and monitor progress in the planning, coordination and implementation of critical infrastructure for the industrial sites.	Supported, ongoing.	1.
2.	Extend the current membership of the ILS Taskforce to include key senior personnel from the Service Agencies - Water Corporation, Western Power and Department of Transport (Main Roads WA and Public Transport Authority).	Supported, ongoing. Senior personnel from service agencies invited to attend the ILS project working group on as needed basis.	2.
3.	Establish a joint State Government, local government and private sector industry reference group to: <ul style="list-style-type: none"> <li>• monitor industrial land supply, demand and utilisation issues and trends;</li> <li>• better understand the end user needs and requirements;</li> <li>• identify and develop strategies to attract key anchor tenants to future estates; and</li> <li>• share of information and the exchange of knowledge in order to assist with the timely provision of appropriately located and serviced industrial land.</li> </ul>	Supported, ongoing. The membership of the ILS Taskforce has been expanded to include the Property Council WA. The membership of the ILS working group has been expanded to include the WA Local Government Association (WALGA) to encourage representation of local government issues.	3, 10, 11.
4.	Investigate the most effective way of sharing information and exchanging knowledge between government and the private sector, together with the formation of an Industrial Property Forecasting Group.	Supported, ongoing. Information should be shared across government and industry where possible.	4.
5.	Incorporate the EELS into the <i>Directions 2031 and Beyond</i> framework and the Urban Development Program, thereby enabling regular reviews.	Commenced, part of ongoing work program.	5.

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Forecast and monitor			
Key aim: Develop and maintain a program to forecast and monitor the demand and supply of industrial land.		Progress	Original reference
6.	Monitor demand, supply and utilisation of industrial land to inform land use policies. Maintain an understanding of local, national and international trends in industrial land supply.	Commenced, part of ongoing work program.	7, 8.
7.	Benchmark the competitiveness of industrial development, land availability and land values with other major Australian cities.	Supported, ongoing. LandCorp to lead investigations and actions as required.	9.
8.	Undertake and complete an Industrial Land Use Survey every three years for the first ten years before reverting to a planned five year review period.	Supported, ongoing. To be led by Department of Planning.	12.

## Key Objective 2:

To identify and protect a rolling 20-year 'industrial land bank' to ensure a planned supply of industrial land is available to meet future demand on an ongoing basis.

Land supply and delivery			
Key aim: Maintain a rolling 20-year 'industrial land bank' to ensure the availability of industrial land.		Progress	Original reference
9.	The State Government will work collaboratively with local government, infrastructure and service providers and the private sector to identify appropriate mechanisms to facilitate strategic land banking for future industrial uses.	Supported, ongoing. EELS identifies site delivery in the short, medium and long term.	13.
10.	Adopt the Assessment Framework as used in the South Australian Industrial Land Strategy (2007) for identifying prime industrial areas of economic importance to the State which must have protection from rezoning and major subdivision.	Not required. Existing State and local government legislative planning tools provide suitable framework for assessment.	14.
11.	Develop mechanisms to improve the coordination of supply of development-ready industrial land: <ul style="list-style-type: none"> <li>• Coordinate the timely provision of public and private infrastructure to key industrial sites and locations; and</li> <li>• Incorporate the infrastructure requirements for key industrial sites and locations in the Urban Development Program, sub-regional structure plans and the State Government's capital works program.</li> </ul>	Supported, ongoing. Implementation through WAPC's Infrastructure Coordinating Committee (ICC). The Urban Development Program is prepared for the ICC to support inter-agency decision-making about urban development and the provision of services to the community.	15, 16, 17, 18, 20.

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Key aim: Ensure the timely delivery of development-ready land.		Progress	Original reference
12.	Prepare an Implementation Plan for the key short and medium term sites identified within the Industrial Land Strategy, to assign appropriate priority to planning and technical studies and governance initiatives to progress these sites to development ready status.	Commenced, part of ongoing work program.	19.
13.	Undertake and prioritise the timely development of key industrial sites in government ownership.	Commenced, part of ongoing work program.	21.
14.	Expedite the delivery of additional industrial land in the eastern sub-regions in close proximity to Perth Airport and the Kewdale rail freight terminal.	Commenced, part of ongoing work program. Addressed as part of detailed planning work being undertaken by City of Swan and Shire of Kalamunda.	22.
Key aim: Maintain a significant Government role in industrial land supply and facilitate greater participation by the private sector.		Progress	Original reference
15.	The State Government, in consultation with local government authorities, servicing and infrastructure agencies and the private sector will explore and identify appropriate delivery models to increase private sector involvement in industrial land supply: <ul style="list-style-type: none"> <li>• Opportunities for private-public partnerships;</li> <li>• Investigate options for infrastructure delivery models including existing models such as development contribution plans and private agreements; and</li> <li>• Investigate and determine the most effective and efficient governance frameworks for the delivery of each of the short to medium term sites, to fast-track implementation.</li> </ul>	Supported, ongoing. Suitability of private-public partnerships will be addressed on a site by site basis. Existing governance frameworks includes State Government, local government and private proponent led site delivery.	6, 23, 27.
16.	The State Government will actively engage with the private sector to: <ul style="list-style-type: none"> <li>• better understand end user needs and requirements;</li> <li>• identify and develop strategies to attract key anchor tenants to future estates;</li> <li>• facilitate agreed visions for industrial areas, and ways of activating engagement with the local business community by local government.</li> </ul>	Supported, ongoing. Represents the ongoing work program of agencies such LandCorp, Department of State Development and Department of Food and Agriculture WA. Private sector engagement is also undertaken through the ILS Taskforce and the Property Council WA Industrial Property Committee.	24, 26.
17.	Industrial development should be as sustainable as possible and can be assessed for its overall sustainability using techniques and measuring tools similar to those used in residential and commercial developments. The State government through Landcorp should develop a demonstration industrial project and measure its sustainability by using the GBCA industrial tool.	Supported, ongoing. LandCorp's Latitude 32 industrial zone is identified as the standard for future industrial development.	25.
18.	Minimise risks associated with industrial land financing by getting land development-ready. As there will be limited debt funding for long term land banking, purchasing options less reliant on debt funding will need to be planned for when releasing new, larger scale industrial estates.	Supported, ongoing. LandCorp to lead investigations and actions as required.	28.

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## Key Objective 3:

To appropriately protect existing industrial land to sustain long-term industrial activities.

### Planning

Key aim: To protect and preserve industrial sites, particularly those considered to have State and regional significance and are located within the inner and middle sectors.		Progress	Original reference
19.	<p>Examine opportunities for:</p> <ul style="list-style-type: none"> <li>• Reducing the regulatory approval timeframes and their duplication, associated complexities and costs;</li> <li>• Encouraging local authorities to adopt policies and zoning provisions within local planning schemes that protect existing and future industrial areas, and secure locations for future industrial activities; and</li> <li>• Encouraging local authorities to review their town planning schemes and associated development control policies to ensure that any current or future zoning protects and stimulates industrial and mixed use developments.</li> </ul>	Supported, ongoing. Forms part of the broader reform agenda currently being progressed by the Department of Planning.	29, 30, 32.
20.	Undertake master planning and feasibility studies of existing and future industrial areas in conjunction with local government.	Commenced for a number of sites, part of ongoing work program.	31.
21.	<p>Evaluate and implement the means whereby:</p> <ul style="list-style-type: none"> <li>• Large lots can be protected from subdivision in the long-term, including structure planning, notification on titles and caveats with sunset clauses;</li> <li>• Structure plans for new industrial areas include mixed use and retail opportunities. These developments could be established in buffer areas and act as noise barriers to residential areas; and</li> <li>• Buffer zones are incorporated into estates to protect both adjoining land uses and industrial operations.</li> </ul>	Supported, ongoing.	33, 34, 35.
22.	Review and update existing industrial land use planning policies at both State and local government level to better manage the protection of existing industrial estates and the expeditious delivery of future industrial estates.	Supported, ongoing.	36, 37.
23.	Encourage the consolidation of existing industrial sites through redevelopment of brownfield and infill of under-utilised sites.	Supported, ongoing.	38.
24.	Incorporate the EELS, its recommendations and key findings into current and future strategic planning initiatives such as Directions 2031 and Beyond, sub-regional structure plans and the proposed economic and employment strategy recommended as a key action in Directions 2031 and Beyond.	Commenced, part of ongoing work program.	39.

## Site updates

The following table provides a summary of key milestones achieved so far at the time of publication of this Report Card, for the 37 sites. In reporting the progress for each site, the key milestones used are the status of supporting studies, status of region scheme amendments and local planning scheme amendments, and status of local structure plans. For many of the sites there is overlap between the different stages with various steps running concurrently.

Map reference	Site name	Timeframe	Local government area	Sub-region	Support studies	MRS/PRS rezoning	LPS rezoning	Local structure plans
1	Forrestfield (1)	Short-term (P)	Shire of Kalamunda	North-east	In progress	Complete	Complete	Complete
2	MKSEA Precinct 1	Short-term (P)	City of Gosnells	South-east	In progress	Complete	In progress	In progress
3	Pinjar South	Medium-term (P)	City of Wanneroo	North-west	To be actioned	To be actioned	To be actioned	To be actioned
4	Bullsbrook South	Medium-term (P)	City of Swan	North-east	In progress	Complete	Complete	In progress
5	North Ellenbrook	Medium-term (P)	City of Swan	North-east	In progress	To be actioned	To be actioned	To be actioned
6	Whiteman	Medium-term (P)	City of Swan	North-east	In progress	To be actioned	To be actioned	To be actioned
7	Hazelmere South	Medium-term (P)	City of Swan	North-east	In progress	To be actioned	In progress	To be actioned
8	Forrestfield (2)	Medium-term (P)	Shire of Kalamunda	North-east	In progress	Complete	Complete	In progress
9	Forrestfield (3)	Medium-term (P)	Shire of Kalamunda	North-east	In progress	In progress	To be actioned	To be actioned
10	MKSEA Precinct 3A	Medium-term (P)	City of Gosnells	South-east	In progress	To be actioned	To be actioned	To be actioned
11	South Forrestdale	Medium-term (P)	City of Armadale	South-east	In progress	In progress	To be actioned	To be actioned
12	North East Baldivis	Medium-term (P)	City of Rockingham	South-west	In progress	To be actioned	To be actioned	To be actioned
13	Nambeelup	Medium-term (P)	Shire of Murray	Peel	In progress	To be actioned	To be actioned	To be actioned

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Map reference	Site name	Timeframe	Local government area	Sub-region	Support studies	MRS/PRS rezoning	LPS rezoning	Local structure plans
14	Greenlands Road	Medium-term (P)	Shire of Murray	Peel	In progress	To be actioned	To be actioned	To be actioned
15	Canning Vale	Short-term	City of Canning	Central	In progress	To be actioned	To be actioned	To be actioned
16	Furley Road	Short-term	City of Gosnells	South-east	Complete	Complete	Complete	In progress
17	Jandakot Airport	Short-term	City of Cockburn	South-west	Complete	Complete	Complete	In progress
18	Latitude 32 - Flinders	Short-term	City of Kwinana	South-west	Complete	Not applicable*	Not applicable*	In progress
19	West Forrestdale	Short-term	City of Armadale	South-east	In progress	Not applicable*	Not applicable*	In progress
20	Wangara Extension	Medium-term	City of Wanneroo	North-west	In progress	Complete	In progress	In progress
21	Cardup	Medium-term	Shire of Serpentine - Jarrahdale	South-east	In progress	Complete	In progress	In progress
22	West Mundijong	Medium-term	Shire of Serpentine - Jarrahdale	South-east	Complete	In progress	In progress	To be actioned
23	Latitude 32 Stages 2 and 3	Medium-term	City of Cockburn	South-west	In progress	Not applicable*	Not applicable*	In progress
24	West Pinjarra	Medium-term	Shire of Murray	Peel	In progress	To be actioned	To be actioned	To be actioned
25	Nowergup	Long-term	City of Wanneroo	North-west	To be actioned	To be actioned	To be actioned	To be actioned
26	Nowergup (1)	Long-term	City of Wanneroo	North-west	To be actioned	To be actioned	To be actioned	To be actioned
27	Nowergup (2)	Long-term	City of Wanneroo	North-west	To be actioned	To be actioned	To be actioned	To be actioned
28	Pinjar North	Long-term	City of Wanneroo	North-west	To be actioned	To be actioned	To be actioned	To be actioned

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Map reference	Site name	Timeframe	Local government area	Sub-region	Support studies	MRS/PRS rezoning	LPS rezoning	Local structure plans
29	Jandabup	Long-term	City of Wanneroo	North-west	To be actioned	To be actioned	To be actioned	To be actioned
30	Bullsbrook Townsite Precinct North	Long-term	City of Swan	North-east	To be actioned	To be actioned	To be actioned	To be actioned
31	MKSEA Precinct 2	Long-term	City of Gosnells	South-east	In progress	To be actioned	To be actioned	To be actioned
32	MKSEA Precinct 3B	Long-term	City of Gosnells	South-east	In progress	To be actioned	To be actioned	To be actioned
33	Ranford Road	Long-term	City of Gosnells	South-east	In progress	In progress	In progress	In progress
34	South Armadale Industrial Area Extension	Long-term	City of Armadale	South-east	To be actioned	To be actioned	To be actioned	To be actioned
35	Latitude 32 Stages 4-10	Long-term	City of Kwinana	South-west	In progress	Not applicable*	Not applicable*	To be actioned
36	Latitude 32 Extension	Long-term	City of Kwinana	South-west	In progress	Not applicable*	Not applicable*	To be actioned
37	Postans	Long-term	City of Kwinana	South-west	In progress	To be actioned	To be actioned	To be actioned

### Notes

Timeframe – estimated delivery timeframe for land to be rezoned for industrial uses and completion of required studies, from commencement of process.

Short term – 0 to 4 years

Medium term – 4 to 10 years

Long term – 10 years plus

(P) – Priority site

MRS - Metropolitan Region Scheme

PRS - Peel Region Scheme

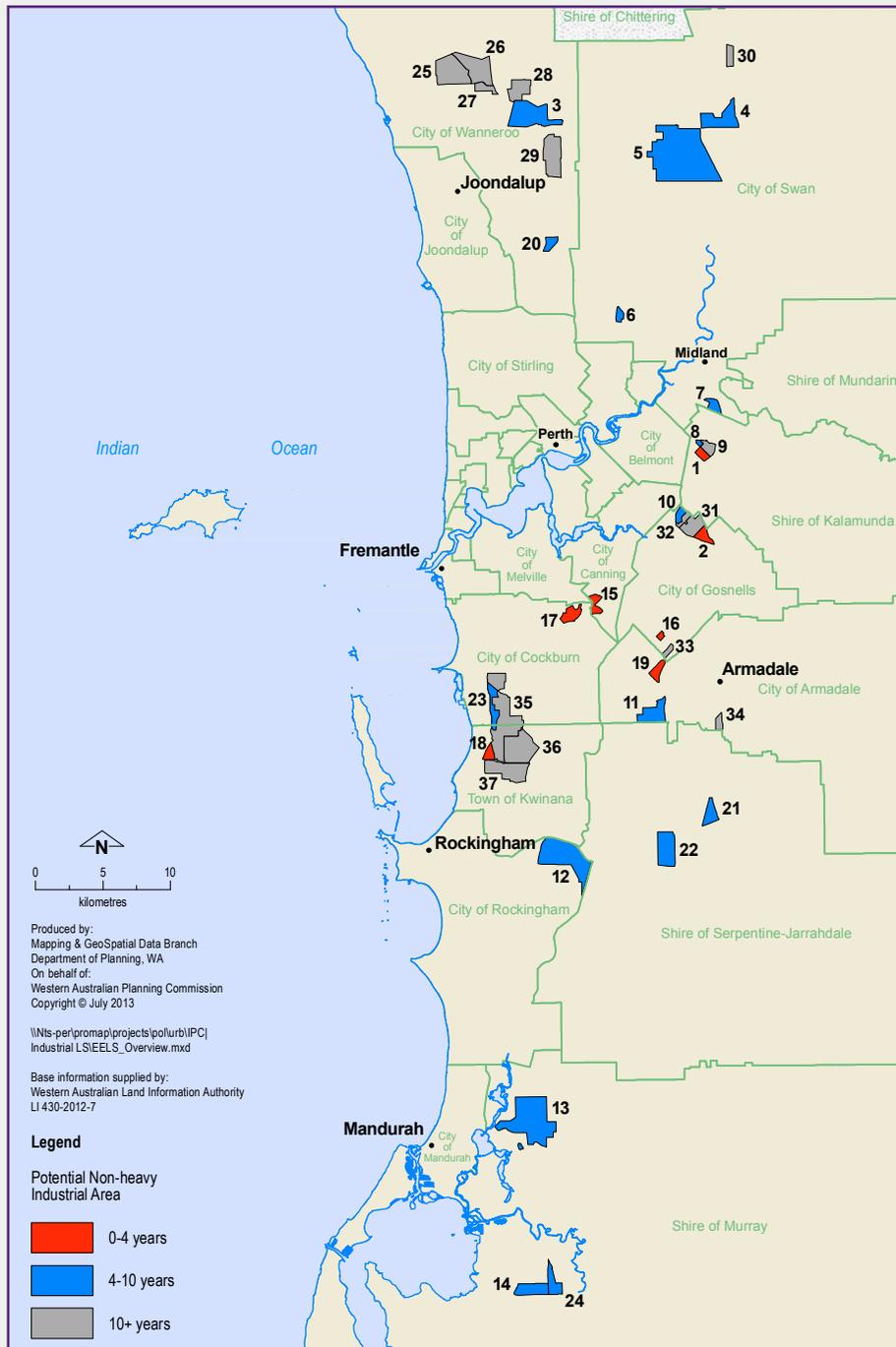
P - Priority site

\* MRS does not apply, site falls under the *Hope Valley Wattleup Redevelopment Act (2000)*.

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*This map is interactive. Pass the cursor over the map reference for sight information.*

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## Future Directions

The following overarching actions are the State Government priorities in the ongoing implementation of the EELS. These actions are in line with the key objectives and recommendations as detailed in this report card.

- The ILS Taskforce to continue championing the EELS and the de-constraining of identified sites.
- State Government to continue to support and facilitate the timely delivery of development ready land.
- Working collaboratively with servicing agencies in the planning and delivery of vital infrastructure as part of the implementation of the EELS.
- Working with local government authorities, land owners and developers to progress implementation of the EELS and the de-constraining of identified sites.
- The Strategic Assessment, in conjunction with other Department of Planning strategies will provide further guidance on the total developable area and site boundaries for the 37 potential industrial sites.
- Continue to monitor demand, supply and utilisation of industrial land to ensure future market needs are met.

Since its release, the EELS has been widely supported and is recognised as the State Government's response to coordinating industrial land supply and infrastructure in the Perth metropolitan and Peel regions. The implementation of the EELS has been identified by the Property Council of WA as one of its advocacy priorities for 2013. The EELS will continue to provide guidance for the industrial land sector as planning and development of the 37 sites progresses.