17.03   **INDUSTRY**
31/07/2018
VC148

17.03-1S
14/01/2025
VC237

Industrial land supply

Objective

To ensure availability of land for industry.

Strategies

Provide an adequate supply of industrial land in appropriate locations including sufficient stocks of large sites for strategic investment.

Identify land for industrial development in urban growth areas where:

- Good access for employees, freight and road transport is available.

- Appropriate buffer areas can be provided between the proposed industrial land and nearby sensitive land uses.

Protect and carefully plan existing industrial areas to, where possible, facilitate further industrial development.

Preserve locally significant industrial land for industrial or employment generating uses, unless long-term demand for these uses can be demonstrably met elsewhere.

Avoid non-industrial land uses that will prejudice the availability of land in identified industrial areas for future industrial use.

Policy documents

Consider as relevant:

- *Separation Distance Guideline* (Environment Protection Authority, August 2024)

- *Landfill Buffer Guideline* (Environment Protection Authority, August 2024)

17.03-1L   Industrial land supply in Kingston

Policy application

This policy applies to land as identified on the Industrial Framework Plan at clause 02.04, excluding land in the Clayton Suburban Rail Loop (SRL) East Structure Plan Area.

Strategies

Avoid retail and office uses locating in industrial zones, except where such uses form part of an integrated development plan for industrial estates.

Support the establishment of office uses and the continuation of existing restricted retail uses in the Garden Industrial estates.

Retain undeveloped land in large holdings located in industrial zones until it is required for industrial development.

Avoid the development and subdivision of small industrial units, particularly in areas where there is already a high concentration of smaller units.

Limit retail, restricted retail and ancillary uses such as wholesale outlets in industrial areas.

Protect industrial land from encroachment of uses that are incompatible with 24 hours industrial operation.

Support the redevelopment and consolidation of land in older industrial areas to better accommodate the needs of modern industry.

Discourage the expansion of existing extractive industries, land filling operations, materials recycling facilities or transfer stations on land north of Kingston and Heatherton Roads.

Encouraging the provision of a variety of lot sizes, with an emphasis on larger lots, when subdividing industrial land.

17.03-2S

Sustainable industry

Objective

To facilitate the sustainable operation of industry.

Strategies

Ensure that industrial activities requiring substantial threshold distances are located in the core of industrial areas.

Encourage activities with minimal threshold requirements to locate towards the perimeter of the industrial area.

Minimise inter-industry conflict and encourage like industries to locate within the same area.

Protect industrial activity in industrial zones from the encroachment of commercial, residential and other sensitive uses that would adversely affect industry viability.

Encourage industrial uses that meet appropriate standards of safety and amenity to locate within activity centres.

Support the retention of small-scale industries servicing established urban areas through appropriate zoning.

Provide adequate separation and buffer areas between sensitive uses and offensive or dangerous industries and quarries to ensure that residents are not affected by adverse environmental effects, nuisance or exposure to hazards.

Encourage manufacturing and storage industries that generate significant volumes of freight to locate close to air, rail and road freight terminals.

Policy documents

Consider as relevant:

- *Separation Distance Guideline* (Environment Protection Authority, August 2024)
- *Landfill Buffer Guideline* (Environment Protection Authority, August 2024)

17.03-3S Significant industrial land

Objective

To protect significant industrial land.

Strategies

Protect state significant industrial precincts from incompatible land uses to allow for future growth. State significant industrial precincts include but are not limited to:

- Southern Industrial Precinct - Dandenong South.

- Northern Industrial Precinct - Campbellfield, Somerton and Thomastown.

- Western Industrial Precinct - Laverton North and Derrimut.

- Officer / Pakenham Industrial Precinct.

- Port of Hastings Industrial Precinct.

Ensure sufficient availability of strategically located land for major industrial development, particularly for industries and storage facilities that require significant threshold distances from sensitive or incompatible uses.

Protect heavy industrial areas from inappropriate development and maintain adequate buffer distances from sensitive or incompatible uses.

Policy documents

Consider as relevant:

- *Melbourne Industrial and Commercial Land Use Plan* (Department of Environment, Land, Water and Planning, 2020)

17.03-3R
Regionally significant industrial land - Metropolitan Melbourne

Strategies

Protect industrial land of regional significance and facilitate continual growth in freight, logistics and manufacturing investment.

Support the transition from manufacturing land uses to other employment uses in strategically identified areas well connected to transport networks.

17.03-3R
03/03/2023
VC215

Regionally significant industrial land - Metropolitan Melbourne - Southern Metro Region

Strategy

Protect industrial land at Clayton South, Moorabbin, Moorabbin Airport, Braeside, Carrum Downs, Seaford, Cranbourne West and Casey Fields South by:

- Retaining existing industrial zoned land predominately for industrial uses.

- Limiting encroachment by incompatible and non-industrial uses that would fragment this land and compromise business growth and operation.