

<b>Frequently Asked Questions: Economic and Employment Lands Strategy (EELS): non-heavy industrial, Perth metropolitan and Peel regions.</b>
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**What is the Economic and Employment Lands Strategy (EELS): non-heavy industrial?**

The EELS represents the State Government's response to an identified shortage of supply of light and general industrial land. The aim of the Strategy is to ensure that adequate forward planning is undertaken to provide employment land in both the Perth metropolitan and Peel regions over the next 20 years and beyond.

**What is Employment land?**

Employment land is broadly defined as land that could be used for employment generating activities, including land zoned for industrial and commercial purposes.

**How does the EELS achieve this aim?**

The Strategy focuses on the identification and de-constraining of land suitable for light and general industrial activity for the long term, allowing for an industrial land bank for the future.

**What type of industrial land does the EELS: non-heavy industrial focus on?**

The Strategy focuses on general and light industrial only.

**Why is heavy industrial not included?**

Heavy industry relies on a unique set of drivers and conditions to that of general and light industrial land and has thus been excluded from this strategy. The Kwinana Industrial Area is the only existing heavy industrial use area in this region.

**What are the Objectives of the Study?**

The objectives of the EELS are to:

- **facilitate the strategic planning and unlocking** of identified industrial land parcels to ensure the ongoing supply of future industrial land;
- **identify and allocate priority planning** to those industrial sites that are considered to be of vital economic importance; and
- **coordinate a whole of government approach** to the timely delivery of industrial land supply.

**How much land is potentially affected by the EELS?**

The study area for the EELS relates to the statutory boundaries of the Perth Metropolitan and Peel regions, as defined by the respective Region Schemes. This study area comprises approximately 805,633 hectares of which only 13,798 ha (1.7 per cent) is currently zoned 'Industry'.

**Why has an EELS not been prepared for the whole of Western Australia?**

The EELS: non-heavy industrial relates only to the Perth and Peel regions and specifically deals with light and general industrial land, excluding heavy and special industrial land. A South West Region Economic and Employment Lands Strategy is currently in the process of being prepared. The South West Region Industrial Land Study aims to ensure an optimum supply of industrial land – heavy, light, general and special/strategic – is available to meet long-term demand in the South West region of WA. For more detail and information please go to the following link:

<http://www.planning.wa.gov.au/6126.asp>.

Furthermore, a Heavy Use Industrial Land Strategy is being developed for the wider part of regional WA by the Department of State Development. For more detail and information please go to the following link: <http://www.dsd.wa.gov.au/7029.aspx>

Future consideration will also be given to preparation of an EELS for other parts of Western Australia.

### **How was the EELS prepared?**

The EELS has been informed by stakeholder consideration and several studies, undertaken over a four year period. Specifically, the three studies that informed the EELS were:

- The *Industrial Land Needs Study* (ILNS) which examined the current industrial stock for the Perth and Peel regions, noted historical consumption trends and forecasted likely future demand for industrial land over the next 20 years;
- the *Industrial Land Capacity Assessment* (ILCA) study which, using the forecast demand figures, identified potential future industrial sites using a multi-criteria evaluation methodology, and subsequently prioritised those sites; and
- the *Industrial Land Development Research Study* which undertook a market analysis to ascertain what current and potential industrial land users and owners want and need in order for the EELS to deliver in the sense of the right product (ie land) for their current and future needs.

Should you wish to find out more detail and information about any of the aforementioned studies, please go to the following link: <http://www.planning.wa.gov.au/publications/893.asp>

### **What timeframe does the EELS relate to?**

The strategic timeframe for the EELS is 20 years, however enough potential sites have been identified to match with the Department of Planning's key strategic plan for the Perth and Peel regions, *Directions 2031 and Beyond*.

### **How many sites has the EELS identified?**

The Strategy has identified 37 potential areas for future non-heavy industrial land use investigation, categorised into short, medium and long term sites.

The delivery timeframes for these sites is based on the necessary feasibility studies and site investigations required to be undertaken prior to confirming that a site is suitable to be rezoned for non-heavy industrial purposes.

### **How will the EELS help key stakeholders?**

It is important to identify and protect industrial land for the long term, to provide for future economic and employment needs. This Strategy will offer a planning framework and certainty to key stakeholders including industrial land developers and the wider community. The strategy identifies which sites will be investigated in the short (0-4 years), medium (4-10 years) and long term (10+ years).

### **What is the next process after the release of the EELS?**

An EELS implementation plan and related funding will be the subject of future Cabinet consideration and resolution.

### **What happens next now that my land is identified for a potential non-heavy industrial area?**

You can use this Strategy as a framework to progress the statutory approvals.

### **Will the Government resume my land?**

No, the Government can provide guidance how to progress the next steps.