

17.03

31/07/2018
VC148

INDUSTRY

17.03-1S14/01/2025
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)

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Industrial land supply

Strategies

~~Promote Laverton North as the preferred location for industrial uses~~ Prioritise retention of industrial uses in key industrial areas that can accommodate industry needs into the future and prevent the encroachment of inappropriate uses on existing industrial land.

Support the ~~development of a business park and industrial precinct within the Truganina Employment Precinct~~ provision of industrial land by providing and improving transport options, including active transport, where appropriate.

Policy documents

Consider as relevant:

- ~~Wyndham Industrial Land-Use Strategy~~ (Wyndham City Council, 2025)

17.03-2S14/01/2025
VC237**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)

17.03-3S02/09/2025
VC283**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)
- *Industrial and Commercial Land Classifications* (Department of Transport and Planning, 2025)

17.03-3R

02/09/2025
VC283

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, especially in Suburban Rail Loop Precincts.

17.03-3R

03/03/2023
VC215

Regionally significant industrial land - Metropolitan Melbourne - Western Metro Region

Strategy

Protect industrial land in Toolern, Plumpton and South of Werribee, and industrial land adjacent to major transport gateways by:

- Prioritising the retention of industrial uses on existing unfragmented industrial zoned land.
- Supporting other employment uses where compatible with or supportive of adjacent industrial uses, in areas well connected to transport networks.