

# Urban Development Program



20  
12

Regional  
Industrial  
Report

Shire of  
South  
Gippsland



Department of  
Transport, Planning and  
Local Infrastructure

## ACKNOWLEDGEMENTS

This Urban Development Program was undertaken by Spatial Economics Pty Ltd, and commissioned by the Department of Transport, Planning and Local Infrastructure.

The Urban Development Program (South Gippsland) would not have been possible if it were not for the invaluable contribution made by staff from the South Gippsland Shire and the Department of Transport, Planning and Local Infrastructure's Gippsland Regional Office.

Published by the Urban Development Program  
Department of Transport, Planning and Local Infrastructure  
1 Spring Street Melbourne Victoria 3000  
Telephone (03) 9223 1783

April 2013

Unless indicated otherwise, this work is made available under the terms of the Creative Commons Attribution 3.0 Australia licence. To view a copy of this licence, visit <http://creativecommons.org/licenses/by/3.0/au>

Urban Development Program, State of Victoria through the Department of Transport, Planning and Local Infrastructure 2013

Authorised by Matthew Guy, 1 Spring Street Melbourne Victoria 3000.

This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for an error, loss or other consequence which may arise from you relying on any information in this publication.

## Accessibility

If you would like to receive this publication in an accessible format, please telephone (03) 9223 1783 or email [urbandevelopment.program@dpcd.vic.gov.au](mailto:urbandevelopment.program@dpcd.vic.gov.au). This publication is also available in Word format at <http://www.dpcd.vic.gov.au/planning/plansandpolicies/urban-development-program>

# CONTENTS

EXECUTIVE SUMMARY	1
<b>1.0 INTRODUCTION</b>	<b>4</b>
1.1 PURPOSE AND CONTEXT	4
1.2 PROGRAM CONTEXT	4
1.3 2012 URBAN DEVELOPMENT PROGRAM REPORTS	5
<b>2.0 APPROACH AND METHODOLOGY</b>	<b>6</b>
<b>3.0 OVERVIEW</b>	<b>9</b>
<b>4.0 BUILDING APPROVAL ACTIVITY</b>	<b>10</b>
<b>5.0 INDUSTRIAL SUBDIVISION ACTIVITY</b>	<b>11</b>
<b>6.0 INDUSTRIAL LAND STOCKS</b>	<b>12</b>
6.1 INDUSTRIAL LAND STOCKS - AREA	12
6.2 INDUSTRIAL LAND STOCKS – LOT SIZE DISTRIBUTION	14
6.3 SUPPLY OF INDUSTRIAL LAND	14
<b>7.0 CONSUMPTION OF INDUSTRIAL LAND</b>	<b>17</b>
<b>8.0 YEARS OF SUPPLY - INDUSTRIAL LAND</b>	<b>18</b>
LOCATION OF SUBURBS AND STATISTICAL LOCAL AREAS – SOUTH GIPPSLAND	20
GLOSSARY OF TERMS	21

## **LIST OF TABLES**

Table 1: Total Number of Industrial Building Approvals by Year

Table 2: Value (\$) of all Industrial Building Approvals by Year

Table 3: Number of Industrial Subdivisions by Lot Size, 2006 to 2012

Table 4: Gross Area (hectares) of Industrial Land Stocks, 2012

Table 5: Number of Industrial Allotments by Lot Size Cohort, 2012

Table 6: Adequacy (years of supply) of Industrial Land Stocks

## **LIST OF GRAPHS**

Graph 1: Number of Industrial Lots (supply) by Lot Size Range, 2012

# EXECUTIVE SUMMARY

The Urban Development Program for Regional Victoria provides an analysis of supply and demand for residential and industrial land across parts of regional Victoria. The initial municipalities covered were Ballarat, Greater Bendigo, Latrobe and Wodonga. The next round of completed land supply assessments include the municipal areas of Wangaratta, Greater Shepparton, Warrnambool, Horsham and Mildura, as well as the G21 consortium of councils. This 'round' of land supply assessments includes the following municipalities: Bass Coast, Baw Baw, Macedon Ranges, Mitchell, Moorabool, Mount Alexander, Moyne and South Gippsland.

This component provides information on industrial supply and demand for South Gippsland Shire.

The following industrial land supply assessment was undertaken by Spatial Economics Pty Ltd and commissioned by the Department of Transport, Planning and Local Infrastructure in conjunction with the Shire of South Gippsland.

The report draws on information and feedback obtained through a number of comprehensive consultations with key council officers and Department of Transport, Planning and Local Infrastructure regional officers undertaken through the course of the project.

## SUPPLY OF INDUSTRIAL LAND

Within the South Gippsland Shire there was a total of 762 hectares of zoned industrial land as at March 2012.

However the land at Barry Beach (Toora North and Welshpool) has a total of 567 hectares as should be disregarded when discussing general industrial land requirements. Hence, this leaves a total of 196 hectares of zoned industrial land, of which 80 hectares were assessed as available for industrial purpose development. This equates to a land area vacancy rate of 41%.

Leongatha has a total of 91 hectares of industrial land, with 11.6 hectares of supply (13% land area vacancy rate). All the industrial land in Leongatha is zoned Industrial 1. Korumburra has a total of 59 hectares of industrial land with 40 hectares identified as supply (67% land area vacancy rate). Korumburra has a mix of Industrial 1 land (44 hectares) and Industrial 3 land (15 hectares).

Of the smaller towns Mirboo North has 21 hectares with 17.9 hectares available; Foster has 9 hectares in total with 3 hectares available; Toora has 10.7 hectares of total and with 5.6 hectares available; Nyora has 3.4 hectares with 1.2 hectares available; and Poowong has 2.4 hectares with 0.9 hectares assessed as supply.

There is a mixture of zones in these towns with Nyora having only Industrial 3 zoned land whilst Poowong has only Industrial 1 zoned land. Toora and Foster have both Industrial 1 and Industrial 3 zoned land.

There is future (unzoned) land designated in Leongatha (33.6 hectares) as well as 7.7 hectares identified at Foster for a total of 41.3 hectares across the Shire.

In total for zoned industrial land supply across the municipal area there is approximately 65.7 net developable hectares.

## RECENT ACTIVITY

There was an average of five industrial building approvals per year for the period 2006 to 2011 across the Shire of South Gippsland. Of these industrial building approvals, 37% (10) were for warehouse construction and the remaining 17 approvals were for factory construction. Over the period, July 2006 to March 2012 there was an estimated \$17.7 million or \$3.1 million per annum of construction value.

For the period July 2006 to March 2012 there were a total of 44 zoned industrial land subdivisions. The majority were located in the South Gippsland – Central SLA, predominantly in Leongatha. There was also significant subdivision activity in Korumburra. The number of industrial land subdivisions correlates to the number of industrial building approvals.

The majority (70%) of subdivisions resulted in industrial allotments sized less than 0.5 hectares. Of the 47 recently constructed industrial lots, 18 remain vacant as at March 2012.

## CONSUMPTION

The consumption of industrial land has been determined for the period 2000 to 2012 for the Shire of South Gippsland. Consumption of industrial land refers to the construction on or use of previously unutilised industrial land over time. On an average annual basis there has been 0.9 hectares per annum of industrial land consumed. The level of consumption has been mainly in Leongatha and Korumburra:

- 0.3 hectares per annum – Leongatha; and
- 0.5 hectares per annum – Korumburra.

There has been minimal consumption in the other towns.

## YEARS OF SUPPLY

The number of 'years of supply' is measured by dividing estimates of the net developable area by the average annual rate of industrial land consumption.

In total there is in excess of 15 years of industrial zoned land across the Shire of South Gippsland (excluding Barry Beach) based on the average annual rate of land consumption in the period 2000 to 2012. In terms of future (unzoned) industrial land stocks it is estimated that there is in excess of 15 years of additional supply.

At a suburb level the estimated years of industrial land supply based on historic consumption rates include:

- Leongatha
  - Zoned (IN1Z and IN3Z) – 15+ years; and
  - Future (unzoned) – 15+ years.
- Korumburra
  - Zoned (IN1Z) – 15+ years.

All the smaller towns by this methodology have 15+ years of supply.

Using sensitivity analysis to allow for increased demand for industrial land; two scenarios are given for a 25% increase and a 50% increase in historical demand.

Even with these increases in demand, there is still 15+ years of supply of both zoned industrial land and future unzoned land.

## **Conclusions and Current Actions**

In summary there is an adequate stock of zoned and unzoned industrial land stocks to meet trend and accelerated consumption rates across the Shire of South Gippsland and within each of the towns.

In addition the South Gippsland Shire has funding for the “Leongatha Industrial Investigation Project” to assess sites for potential industrial rezoning.

There is currently sufficient land in Korumburra and with the impending rezoning of the Korumburra saleyards (6 hectares) to Industrial 3, there will be sufficient land for the foreseeable future. Of the smaller towns, there has been future industrial land identified in Foster. There appears be sufficient industrial land in Mirboo North, Toora and Poowong.

In addition, there is no identified shortfall of industrial land by specific lot size.

Further investigation may be required to establish the need for additional B3 zoned land. This type of zoning is generally located within close proximity to urban centres.

No competition or land monopoly issues have been identified that could restrict the timely and competitive release of industrial land to meet market needs.

No issues have been identified in terms of land development dependent infrastructure provision that would prevent the timely delivery of industrial land subdivision and associated industrial purpose capital construction.

The South Gippsland Shire Council is preparing an integrated Housing and Settlement Strategy for the Shire. The purpose of this Strategy is to manage the growth and development of the towns and localities in the Shire, and to ensure that future growth patterns and locations are appropriately planned for and accommodated in a strategic manner. This framework will assist with an integrated approach to settlement planning; including both residential and commercial/ industrial growth and development into the future.

In addition, Amendment C76 to the South Gippsland Planning Scheme proposes to implement into the Municipal Strategic Statement section of the South Gippsland Planning Scheme new provisions at Clause 21.04-4 ‘Leongatha’ titled ‘Southern Leongatha Growth Area’. The new provisions will guide the use and development of land for residential and commercial development over the next 20 years and beyond.

# 1.0 INTRODUCTION

## 1.1 PURPOSE AND CONTEXT

The Urban Development Program was set up in 2003 to assist in managing the growth and development of metropolitan Melbourne and the Geelong region, and help ensure the continued sustainable growth of these areas in order to maintain their high levels of liveability.

The primary purpose of the Urban Development Program is to improve the management of urban growth by ensuring that government, councils, public utilities and the development industry have access to up-to-date and accurate information on residential and industrial land availability, development trends, new growth fronts, and their implications for planning and infrastructure investment.

To achieve the primary purpose the Urban Development Program provides accurate, consistent and updated intelligence on residential and industrial land supply, demand and consumption. This in turn assists decision-makers in:

- maintaining an adequate supply of residential and industrial land for future housing and employment purposes;
- providing information to underpin strategic planning in urban centres;
- linking land use with infrastructure and service planning and provision;
- taking early action to address potential land supply shortfalls and infrastructure constraints; and
- contributing to the containment of public sector costs by the planned, coordinated provision of infrastructure to service the staged release of land for urban development.

The information contained and reported within the Urban Development Program enables early action to be taken in areas where land shortfalls have been identified.

## 1.2 PROGRAM CONTEXT

During 2009-2010, the Urban Development Program was expanded across key provincial areas across regional Victoria, and is incrementally being rolled out across the State. Initially, these included the municipalities of Ballarat, Greater Bendigo, Latrobe and Wodonga. The next group of land supply assessments for completion include the municipalities of Wangaratta, Greater Shepparton, Warrnambool, Horsham and Mildura; as well as the G21 consortium of councils.

This 'round' of land supply assessments includes the following municipalities: Bass Coast, Baw Baw, Macedon Ranges, Mitchell, Moorabool, Mount Alexander, Moyne and South Gippsland.

The expanded Urban Development Program into regional Victoria will build local and regional data bases and, importantly, provide a platform for mapping and spatial analysis in each region. This will in turn allow councils and other key stakeholders in the planning and development sectors to make more informed decisions in the growth and investment of these key areas across regional Victoria.

The industrial and residential land supply assessments were undertaken by Spatial Economics Pty Ltd, and commissioned by the Department of Transport, Planning and Local Infrastructure in conjunction with the associated councils.



### 1.3 2012 URBAN DEVELOPMENT PROGRAM REPORTS

The 2012 Urban Development Program Reports for Bass Coast, Baw Baw, Macedon Ranges, Mitchell, Moorabool, Mount Alexander, Moyne and South Gippsland, as well as additional Regional Reports and the metropolitan Urban Development Program Annual Report, are available online at [www.dpcd.vic.gov.au/urbandevelopmentprogram](http://www.dpcd.vic.gov.au/urbandevelopmentprogram)

Interactive online maps are also available. MapsOnline enables users to search for specific projects, generate reports and print or download maps and statistical reports. It allows users to search for specific land supply areas by region or municipality, estate name, Melway reference, street address or lot number.

To access the Regional Urban Development Program MapsOnline visit [www.land.vic.gov.au/udp](http://www.land.vic.gov.au/udp)

For more information about the Urban Development Program, email the Department of Transport, Planning and Local Infrastructure at [urbandevelopment.program@dpcd.vic.gov.au](mailto:urbandevelopment.program@dpcd.vic.gov.au)

## 2.0 APPROACH AND METHODOLOGY

For the purposes of the Regional Urban Development Program, land is either zoned for industrial purposes or identified for future industrial use.

Industrial land identified by the Regional Urban Development Program includes land within the Industrial 1 Zone (IN1Z), Industrial 2 Zone (IN2Z), Industrial 3 Zone (IN3Z) and Business 3 Zone (B3Z) as well as land that have been identified for future industrial development by the relevant Council.

In addition, where appropriate land zoned Special Use (SUZ) has been included i.e. the specific purpose of the zone is to recognise or provide for the use and development of land to support industrial type uses.

The IN1Z is the most commonly used industrial zone. The Industrial 2 Zone is designed for heavy industrial uses.

The IN3Z is a specialised zone that focuses on the needs of light industry, while the B3Z is aimed at facilitating the needs of industries with a high office based component.

Assessments of land supply are dependant on the availability of aerial imagery. The most current imagery available for this assessment was taken during the summer of 2009/2010.

Information is presented at both a Statistical Local Area (SLA) and suburb (Australian Bureau of Statistics definition) level. A map highlights the location of these boundaries, this is located at the end of the report.

Note that for the purposes of this report the regional component of the expanded Urban Development Program is referred to as the 'Regional Urban Development Program'.

### METHODOLOGY FOR ASSESSING INDUSTRIAL LAND STOCKS

Industrial land data is collected and assessed using lot boundary, planning scheme information and aerial imagery. Additional information on the status of specific sites is gathered through stakeholder consultation, primarily discussions with relevant Council officers.

Industrial land supply and consumption data presented as part of the Regional Urban Development Program is based on aerial photography completed in 2009 and updated to March 2012 via the consultation process. Information relating to zoning, overlays and other planning matters relates to the same period.

### IDENTIFYING LAND STOCK

Industrial land stock includes all zoned industrial land within the municipality as well as land that have been identified by Council for future industrial development (unzoned stock).

In determining zoned land stock, each zoned industrial land parcel is assessed as either:

- **Supply** – zoned industrial land classified as available for industrial development. This includes land that is vacant, disused or assigned to marginal non-industrial uses with little capital value, such as farm sheds.
- **Unavailable** – zoned industrial land classified as unavailable for industrial development. This includes land already occupied by industrial uses, construction sites, major infrastructure, capital intensive farming operations, established residential premises or where it is known that the owner has strong intentions not to develop the land in the medium to long term.

In instances where industrial land was in the process of being approved for rezoning to another use (for example a Business, Residential or Mixed Use Zone) and, based on a Council request, the land is identified as unavailable.

In several instances discrete parcels of land (within one title) have been created to demonstrate a high degree of availability for development on a particular site. For example, where there is a significant area of land with a specific use operating from a small portion of the land and it is understood the balance of the land is regarded as a potential development site, the title area has been split to show the occupied and vacant components of the land. This has been undertaken where these instances have been identified by the relevant Council officer.

## **ASSESSING THE STOCK OF INDUSTRIAL LAND**

For all industrial land, each individual parcel is recorded with its size and the applicable zone. This enables an assessment of the overall or gross stock of land either as unavailable or available as supply. Subsequently, a further assessment is conducted to determine a net measure of supply ('net developable area').

Using a net measure of industrial land supply provides a more accurate basis for determining adequacy, as it measures the likely area available for development after accounting for local roads, open space, infrastructure requirements and environmental considerations. This varies from locality to locality, depending on site and regional-specific issues.

During 2008, the (former) Department of Sustainability and Environment released maps indicating the location and extent of significant native vegetation across Victoria utilising satellite imagery. These maps were used as part of the assessment in determining the estimated net developable area.

Where native vegetation mapping indicated a classification of 'high' or 'very high' against vacant zoned land or land identified for future industrial purposes, the area impacted was removed from the gross area of land supply.

Further higher level (or regional) take outs were removed from larger key parcels of vacant zoned land or from land identified for future industrial development. This was carried out in consultation with the relevant Council.

Finally, the total area of remaining vacant land was separated into parcels of differing gradients of size to allow for local discounts (specifically for local roads and open space). This was done through both consultation and by calculating typical take out rates for such factors from recently completed development.

Discount factors (at each level) differ between municipalities depending on a variety of factors, specifically local geography.

## **CALCULATING CONSUMPTION**

To determine consumption based trends, the Regional Urban Development Program has examined available aerial photography between specific periods. Given the limited availability of photography, for each municipality at least two prior periods (years) have been assessed using the methodology outlined above (i.e. assessing each lot as either 'unavailable or 'supply').

In comparing the extent to which consumption has occurred land has been 'back cast' against previous periods to ensure like for like areas have been compared. This has been done to ensure that the effect of the rezoning of new industrial land or the rezoning of industrial land to non-industrial uses does not distort the actual consumption that has occurred between periods.

Industrial land consumption for South Gippsland was calculated from aerial imagery capture dates at 2000 and 2009. Consumption of industrial land was updated to March 2012 via the consultation process.

## **YEARS OF SUPPLY**

The number of 'years of supply' is measured by dividing estimates of the net developable of both zoned and unzoned areas by the average annual rate of industrial land consumption.

## 3.0 OVERVIEW

There were over 27,200 residents living in the South Gippsland Shire as at the 2011 census. The South Gippsland Shire is located in the southeast of Victoria and has the southernmost tip of the state in Wilson's Promontory. The major towns are Leongatha, Korumburra, Foster, Poowong and Mirboo North.

The main industries in Gippsland South are agriculture, tourism, and manufacturing. The centrepiece of tourism in the region is Wilson's Promontory which is world renowned and attracts visitors from across Australia and the world.

Rich soils, a temperate climate and reliable seasonal rainfall have made South Gippsland one of the premier regions in the state for a range of agribusiness pursuits.<sup>1</sup>

Regional Councils require an adequate supply of industrial land for jobs and services, such as manufacturing, service uses, logistics and warehousing to support continued economic development. The Urban Development Program for Regional Victoria provides the State Government and other stakeholders with a strategic overview of the supply and demand of industrial land across key regional Victorian cities.

The following industrial land supply assessment for the Shire of South Gippsland is presented in a number of sections. These include:

An assessment of industrial building approval activity by location (Statistical Local Area) in terms of both volume and value. This includes the breakdown of factory and warehouse building approvals from July 2006 to March 2012;

- Presentation of all net industrial land subdivision activity by resultant lot size distribution from July 2006 to March 2012;
- A detailed presentation of existing industrial land stocks in terms of:
  - Stock by zone type
  - Future (unzoned) stock
  - Lot size configuration and area
  - Supply/unavailable stock
  - Net developable area
- Summary of industrial land consumption i.e. built form construction on vacant industrial allotments from July 2006 to March 2012. This is expressed as average annual land consumption (hectares). This forms the basis of projecting future demand for industrial land and therefore the assessment of supply adequacy;
- An assessment of adequacy of industrial land supply, expressed in years of supply by zone type/future and location. This is also expressed in terms of accelerated growth assumptions of industrial land consumption. Concluding commentary regarding the adequacy of industrial stock by zone type and lot size is included;
- Concluding commentary regarding any major impediments to the supply of industrial land to the market i.e. anti-competitive behaviour, provision of land development dependent infrastructure; and
- Detailed maps of all industrial land stocks by status and zone type.

---

<sup>1</sup> South Gippsland Shire website

## 4.0 BUILDING APPROVAL ACTIVITY

A variety of factors influence the level of industrial building activity. In regional locations the key factors include:

- the investment and business activity behaviour of the private sector;
- trends in the global and local economy;
- the availability of credit and borrowings for business decisions such as a decision to make a capital investment in property for a business;
- levels of land supply in the area;
- economic activity within the region; and
- the degree to which other regional centres compete for investment.

The following provides an overview of Industrial Building Approval activity within the municipality of South Gippsland from July 2006 to June 2011 for the number of industrial building approvals. The estimated value of Building Approval activity for South Gippsland is from July 2006 to March 2012.

From 2006 to 2011 there were on an average annual basis 5.4 industrial building approvals, with the approvals relatively evenly spread across the three SLAs. Of these industrial building approvals, 37% (10) were for warehouse construction and the remaining 17 approvals were for factory construction. Table 1, summarises the volume of total industrial building approval activity by year and SLA.

**Table 1: Total Number of Industrial Building Approvals by Year**

SLA/LGA	2006-07	2007-08	2008-09	2009-10	2010-11
South Gippsland (S) - Central	5	4	2	1	0
South Gippsland (S) - East	0	4	1	1	0
South Gippsland (S) - West	2	3	0	3	0
<b>South Gippsland</b>	<b>7</b>	<b>11</b>	<b>3</b>	<b>5</b>	<b>1</b>

Note: From June 2010 the ABS only report industrial building approvals at an LGA level.

Source: Australian Bureau of Statistics

Table 2 summarises the estimated construction value of industrial building approvals activity. In total there was an estimated total value of approximately \$17.7 million or an average of \$3.1 million per annum. Of this estimated construction value, 15% was for warehouse construction, the residual for factory construction.

**Table 2: Value (\$) of all Industrial Building Approvals by Year**

SLA/LGA	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12 <sup>2</sup>
South Gippsland (S) - Central	603,000	7,278,000	289,000	751,000	0	0
South Gippsland (S) - East	0	530,000	225,000	109,000	0	0
South Gippsland (S) - West	345,000	1,120,000	0	5,884,000	0	0
<b>South Gippsland</b>	<b>948,000</b>	<b>8,928,000</b>	<b>514,000</b>	<b>6,744,000</b>	<b>250,000</b>	<b>294,000</b>

<sup>2</sup> Excludes June Quarter 2012

Note: From June 2010 the ABS only report industrial building approvals at an LGA level.

Source: Australian Bureau of Statistics

## 5.0 INDUSTRIAL SUBDIVISION ACTIVITY

Detailed analysis of the cadastral database across industrial zoned areas across South Gippsland was undertaken to establish the location, volume and resultant lot size of industrial subdivision activity. Table 3 summarises the results of this analysis.

From July 2006 to March 2012 there were a total of 44 zoned industrial land subdivisions. The majority were located in the South Gippsland – Central SLA, predominantly in Leongatha. There was also significant subdivision activity in Korumburra. The number of industrial land subdivisions correlates to the number of industrial building approvals.

The majority (70%) of subdivisions resulted in industrial allotments sized less than 0.5 hectares. Of the 47 recently constructed industrial lots, 18 remain vacant as at March 2012.

**Table 3: Number of Industrial Subdivisions by Lot Size, 2006 to 2012<sup>3</sup>**

SLA/Suburb/LGA	Less than 0.1 ha	0.1 to 0.5 ha	0.5 to 1 ha	1 to 5 ha	5 to 10 ha	10+ ha	Total Lots
<b>South Gippsland (S) - Central</b>	<b>8</b>	<b>9</b>	<b>4</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>23</b>
Leongatha	8	7	4	2	0	0	21
Mirboo North	0	2	0	0	0	0	2
<b>South Gippsland (S) - East</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5</b>
Foster	0	0	4	0	0	0	4
Toora (Vic.)	0	0	1	0	0	0	1
<b>South Gippsland (S) - West</b>	<b>4</b>	<b>10</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>16</b>
Korumburra	4	4	1	1	0	0	10
Nyora (Vic.)	0	6	0	0	0	0	6
<b>South Gippsland (S)</b>	<b>12</b>	<b>19</b>	<b>10</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>44</b>

Source: Spatial Economics Pty Ltd and (former) Department of Planning and Community Development 2012

<sup>3</sup> Subdivision from July 2006 to March 2012

## 6.0 INDUSTRIAL LAND STOCKS

The following section of the report provides an overview of:

- existing zoned industrial land stocks;
- identified future (unzoned) industrial land stocks;
- stock of available (supply) and unavailable industrial land stocks;
- lot size distribution; and
- estimated net developable area.

The industrial land market across the Shire of South Gippsland is spread across a few towns. There are significant industrial land stocks in the main towns of Leongatha and Korumburra. There are also stocks of industrial land in the smaller towns of Mirboo North, Foster, Nyora, Toora and Poowong. There are vast tracts of industrial land located next to Barry Beach that covers the ABS suburbs of Toora North and Welshpool that are unlikely to be developed in the near future and are heavily constrained.

Leongatha and Korumburra have been where the most construction and subdivision activity has occurred as well as the location of the most occupied industrial land.

### 6.1 INDUSTRIAL LAND STOCKS - AREA

As at March 2012, there was a total of 762 hectares zoned industrial land stock, of which 504 hectares were assessed as available (supply) for industrial purpose development. This quantum of zoned industrial supply relative to unavailable industrial land stocks equates to a total land vacancy rate of 66%. Table Four summarises the gross area of industrial land stocks by status across the Shire of South Gippsland.

However the land at Barry Beach (Toora North and Welshpool) has a total of 567 hectares as should be disregarded when discussing general industrial land requirements. Hence, this leaves a total of 196 hectares of zoned industrial land, of which 80 hectares were assessed as available for industrial purpose development. This equates to a land area vacancy rate of 41%.

Leongatha has a total of 91 hectares of industrial land, with 11.6 hectares of supply (13% land area vacancy rate). All the industrial land in Leongatha is zoned Industrial 1. Korumburra has a total of 59 hectares of industrial land with 40 hectares identified as supply (67% land area vacancy rate). Korumburra has a mix of Industrial 1 land (44 hectares) and Industrial 3 land (15 hectares).

Of the smaller towns Mirboo North has 21 hectares with 17.9 hectares available; Foster has 9 hectares in total with 3 hectares available; Toora has 10.7 hectares of total and with 5.6 hectares available; Nyora has 3.4 hectares with 1.2 hectares available; and Poowong has 2.4 hectares with 0.9 hectares assessed as supply.

There is a mixture of zones in these towns with Nyora having only Industrial 3 zoned land whilst Poowong has only Industrial 1 zoned land. Toora and Foster have both Industrial 1 and Industrial 3 zoned land.

There is future (unzoned) land designated in Leongatha (33.6 hectares) as well as 7.7 hectares identified at Foster for a total of 41.3 hectares across the Shire.



**Table 4: Gross Area (hectares) of Industrial Land Stocks, 2012**

SLA/Suburb/LGA	IN1Z		IN3Z		Total Zoned Stocks			SUZ		
	Unavailable	Supply	Unavailable	Supply	Unavailable	Supply	Land Area Vacancy Rate %	Future (unzoned)	Unavailable	Supply
<b>South Gippsland (S) - Central</b>	<b>80.5</b>	<b>29.1</b>	<b>1.4</b>	<b>0.3</b>	<b>81.9</b>	<b>29.4</b>	<b>26%</b>	<b>33.6</b>	<b>33.4</b>	<b>0</b>
Hallston	0	0	0	0	0	0	0%	0	33.4	0
Leongatha	79.1	11.6	0	0	79.1	11.6	13%	33.6	0	0
Mirboo North	1.4	17.5	1.4	0.3	2.8	17.9	86%	0	0	0
<b>South Gippsland (S) - East</b>	<b>150.8</b>	<b>433.8</b>	<b>1.6</b>	<b>0.0</b>	<b>152.4</b>	<b>433.8</b>	<b>74%</b>	<b>7.7</b>	<b>0</b>	<b>0</b>
Foster	4.4	3.0	1.2	0.0	5.7	3.0	35%	7.7	0	0
Toora (Vic.)	4.7	5.6	0.4	0.0	5.1	5.6	52%	0	0	0
Toora North	140.1	238.7	0	0	140.1	238.7	63%	0	0	0
Welshpool (Vic.)	1.5	186.5	0	0	1.5	186.5	99%	0	0	0
<b>South Gippsland (S) - West</b>	<b>16.7</b>	<b>29.8</b>	<b>6.6</b>	<b>11.8</b>	<b>23.3</b>	<b>41.6</b>	<b>64%</b>	<b>0</b>	<b>0</b>	<b>0</b>
Korumburra	15.2	28.9	4.4	10.6	19.7	39.6	67%	0	0	0
Nyora (Vic.)	0	0	2.2	1.2	2.2	1.2	36%	0	0	0
Poowong	1.5	0.9	0	0	1.5	0.9	37%	0	0	0
<b>South Gippsland (S)</b>	<b>248.0</b>	<b>492.7</b>	<b>9.6</b>	<b>12.2</b>	<b>257.6</b>	<b>504.9</b>	<b>66%</b>	<b>41.3</b>	<b>33.4</b>	<b>0</b>

Source: Spatial Economics Pty Ltd and (former) Department of Planning and Community Development 2012

Note: Total zoned industrial stocks exclude SUZ land.

## 6.2 INDUSTRIAL LAND STOCKS – LOT SIZE DISTRIBUTION

Table 5 below details the number of zoned industrial lots by selected lot size cohorts. As at March 2012, there was a total of 340 zoned industrial allotments, of which 92 lots were identified as available supply.

There are 181 lots in the 0.1 to 0.5 range with 95 of those lots located in Leongatha. There are also 78 lots below 0.1 hectare, again with the majority (42) located in Leongatha. Excluding the Barry Beach area (Toora North and Welshpool), there are only five lots above 5 hectares, with only two of those sites occupied or unavailable.

The fact that 75% of the lots are less than 0.5 hectare illustrates that the majority of demand for industrial allotments is at the smaller end.

**Table 5: Number of Industrial Allotments by Lot Size Cohort, 2012**

SLA/Suburb/LGA	Less than 0.1 hectares		0.1 to 0.5 hectares		0.5 to 1 hectares		1 to 5 hectares		5 to 10 hectares		10+ hectares		Total Lots	
	Unavailable	Supply	Unavailable	Supply	Unavailable	Supply	Unavailable	Supply	Unavailable	Supply	Unavailable	Supply	Unavailable	Supply
<b>South Gippsland (S) - Central</b>	<b>45</b>	<b>8</b>	<b>90</b>	<b>15</b>	<b>12</b>	<b>0</b>	<b>8</b>	<b>6</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>0</b>	<b>157</b>	<b>30</b>
Leongatha	42	7	83	12	11	0	8	2	0	0	2	0	146	21
Mirboo North	3	1	7	3	1	0	0	4	0	1	0	0	11	9
<b>South Gippsland (S) - East</b>	<b>3</b>	<b>0</b>	<b>11</b>	<b>2</b>	<b>4</b>	<b>1</b>	<b>5</b>	<b>4</b>	<b>0</b>	<b>9</b>	<b>2</b>	<b>9</b>	<b>25</b>	<b>25</b>
Foster	3	0	7	1	4	0	1	1	0	0	0	0	15	2
Toora (Vic.)	0	0	2	0	0	1	1	2	0	0	0	0	3	3
Toora North	0	0	1	0	0	0	2	0	0	0	2	5	5	5
Welshpool (Vic.)	0	0	1	1	0	0	1	1	0	9	0	4	2	15
<b>South Gippsland (S) - West</b>	<b>18</b>	<b>4</b>	<b>39</b>	<b>24</b>	<b>5</b>	<b>2</b>	<b>4</b>	<b>5</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>66</b>	<b>37</b>
Korumburra	18	3	25	13	5	2	3	5	0	1	0	1	51	25
Nyora (Vic.)	0	1	12	8	0	0	0	0	0	0	0	0	12	9
Poowong	0	0	2	3	0	0	1	0	0	0	0	0	3	3
<b>South Gippsland (S)</b>	<b>66</b>	<b>12</b>	<b>140</b>	<b>41</b>	<b>21</b>	<b>3</b>	<b>17</b>	<b>15</b>	<b>0</b>	<b>11</b>	<b>4</b>	<b>10</b>	<b>248</b>	<b>92</b>

Source: Spatial Economics Pty Ltd and (former) Department of Planning and Community Development 2012

Note: Excludes SUZ land.

## 6.3 SUPPLY OF INDUSTRIAL LAND

As previously outlined there was, at March 2012, 80 gross hectares of zoned industrial land supply and 41 gross hectares of land identified for future industrial development (unzoned) excluding the land adjacent to Barry Beach.

Of this identified supply, there will be a proportion of land not available for development. Such land development take-outs include, but not limited to include: local and regional roads, supporting infrastructure, open space requirements, native vegetation, excessive slope and other environmental constraints (water-ways). Land development take-outs vary by site and particularly the size of the allotment.

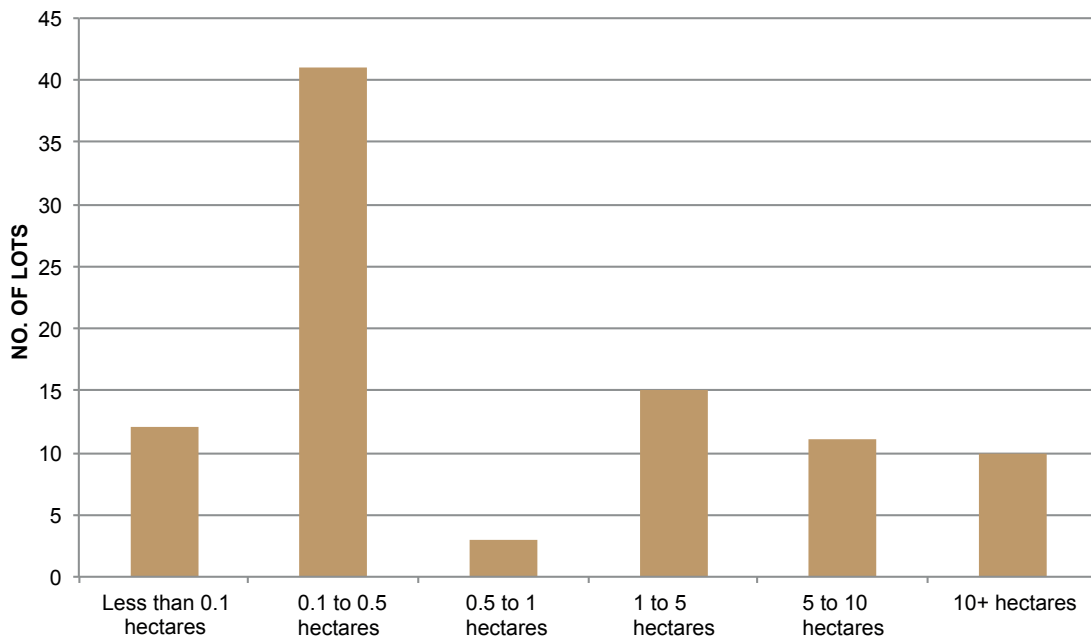
Specific land development take-outs have been assessed on a parcel by parcel basis and results in an estimate of the net developable area i.e. the area available for actual industrial site development.

In total for zoned industrial land supply across the municipal area there is approximately 65.7 net developable hectares. In terms of future identified industrial land stocks (unzoned) there is an estimated 31.8 net developable hectares.

The graph below illustrates the supply of industrial allotments by selected lot size cohort. The vast majority (58%) of the allotments identified as supply are less than 0.5 hectares. This reflects the distribution of recent consumption, subdivision and occupied industrial lot status across the municipality. In essence, reflecting the lot size configuration of historical and existing demand.

There are three (excluding Barry Beach) industrial lots identified as supply that are greater than five hectares. Given recent consumption rates this is sufficient for both the potential for large industrial land users and/or for further subdivision into smaller allotments.

**Graph 1: Number of Industrial Lots (Supply) by Lot Size Range, 2012**



Source: Spatial Economics Pty Ltd and (former) Department of Planning and Community Development 2012

Note: Excludes SUZ land.

From 2006 to 2011 there were on an average annual basis 5.4 industrial building approvals, of these industrial building approvals, 37% (10) were for warehouse construction and the remaining 17 approvals were for factory construction. In total there was an estimated total value of approximately \$17.7 million, of this estimated construction value, 15% was for warehouse construction.

From July 2006 to March 2012 there were a total of 44 zoned industrial land subdivisions. The majority were located in the South Gippsland – Central SLA, predominantly in Leongatha.

Given the land area vacancy rates and the volume in terms of total area of zoned industrial land supply that across the Shire of South Gippsland there is no identified shortfall of industrial land.

In addition the South Gippsland Shire has funding for the “Leongatha Industrial Investigation Project” to assess sites for potential industrial rezoning.

There is currently sufficient land in Korumburra and with the impending rezoning of the Korumburra saleyards (6 hectares) to Industrial 3, there will be sufficient land for the foreseeable future. Of the smaller towns, there has been future industrial land identified in Foster. This will ensure sufficient stocks of industrial land. There appears to be sufficient land in Mirboo North, Nyora and Poowong.

Also, there are no identified deficiencies in the supply stock of industrial demand in terms of lot size configuration.

## 7.0 CONSUMPTION OF INDUSTRIAL LAND

Detailed analysis of existing and historic aerial imagery combined with zoning and cadastral information from 2000 to 2009 has been used to establish the consumption of industrial land. From 2009 to 2012, consumption of industrial land has been supplemented with 'intelligence' gathered from consultation with council and DTPLI regional officers.

Consumption of industrial land refers to the construction on or use of previously unoccupied industrial land over-time.

From this assessment the consumption of industrial land can be established by location, lot size and zoning. Consumption of industrial land is used as the primary indicator of future demand for industrial land and therefore the number of years of supply can be established.

From 2000 to 2012 on an average annual basis, 0.9 hectares per annum of industrial land has been consumed. The level of consumption has been mainly in Leongatha and Korumburra:

- 0.3 hectares per annum – Leongatha; and
- 0.5 hectares per annum – Korumburra.

There has been minimal consumption in the other towns.

## 8.0 YEARS OF SUPPLY - INDUSTRIAL LAND

The number of 'years of supply' is measured by dividing estimates of the net developable area by the average annual rate of industrial land consumption.

Table 6 below summarises the estimated years of supply by location and supply type.

Firstly, identifying the future location and amount of consumption of industrial land is an uncertain task. Current levels of consumption are used as an indication of the adequacy of industrial land supply. However, the level and location of future consumption may change due to:

- the investment and business activity behaviour of the private sector;
- trends in the global economy;
- propensity for certain activities to agglomerate;
- directions in technology;
- population/employment trends;
- environmental impacts and adaptation; and
- social attitudes.

In total, there is in 15+ years industrial zoned land across the Shire of South Gippsland (excluding Barry Beach) based on the average annual rate of land consumption in the period 2000 to 2012. In terms of future (unzoned) industrial land stocks it is estimated that there is 15+ years of additional supply.

**Table 6: Years of Supply of Industrial Land Stocks**

SLA/Suburb/LGA	Net Developable Area (hectares)				Years of Supply (years)			
	IN1Z	IN3Z	Total Zoned Area	Future (unzoned)	IN1Z	IN3Z	Total Zoned Area	Future (unzoned)
<b>South Gippsland (S) - Central</b>	<b>25.8</b>	<b>0.3</b>	<b>26.1</b>	<b>25.2</b>	<b>15+</b>	<b>15+</b>	<b>15+</b>	<b>15+</b>
Hallston	0	0	0	0				
Leongatha	10.8	0	10.8	25.2	15+		15+	15+
Mirboo North	14.9	0.3	15.3	0	15+	15+	15+	
<b>South Gippsland (S) - East</b>	<b>170.4</b>	<b>0</b>	<b>170.4</b>	<b>6.6</b>	<b>15+</b>		<b>15+</b>	<b>15+</b>
Foster	2.6	0	2.6	6.6	15+		15+	15+
Toora (Vic.)	4.9	0	4.9	0	15+		15+	
Toora North	93.6	0	93.6	0	15+		15+	
Welshpool (Vic.)	69.4	0	69.4	0	15+		15+	
<b>South Gippsland (S) - West</b>	<b>21.2</b>	<b>10.9</b>	<b>32.1</b>	<b>0</b>	<b>15+</b>	<b>15+</b>	<b>15+</b>	<b>0</b>
Korumburra	20.4	9.7	30.1	0	15+	15+	15+	0
Nyora (Vic.)	0	1.2	1.2	0		15+	15+	0
Poowong	0.9	0	0.9	0	15+		15+	0
<b>South Gippsland (S)</b>	<b>217.4</b>	<b>11.3</b>	<b>228.7</b>	<b>31.8</b>	<b>15+</b>	<b>15+</b>	<b>15+</b>	<b>15+</b>

Source: Spatial Economics Pty Ltd and (former) Department of Planning and Community Development 2012

At a suburb level the estimated years of industrial land supply based on historic consumption rates include:

- Leongatha
  - Zoned (IN1Z and IN3Z) – 15+ years; and
  - Future (unzoned) – 15+ years.
- Korumburra
  - Zoned (IN1Z) – 15+ years.

All the smaller towns by this methodology have 15+ years of supply.

Historical industrial land consumption is a sound base to assess future consumption of industrial land consumption. However, economic/employment activity can and will invariably change. Specifically, as local resident population increase so will the requirement for additional employment land to 'service' resident population needs. In addition, there is always the likelihood of 'export' related industry development that would require additional industrial land. Due to this uncertainty relating to forecasting industrial land requirements two demand scenarios and related adequacies are presented, namely a 25% and 50% increase in the demand for industrial land.

Even with these increases in demand, there is still 15+ years of supply of both zoned industrial land and future unzoned land.

# LOCATION OF SUBURBS AND STATISTICAL LOCAL AREAS – SOUTH GIPPSLAND





# GLOSSARY OF TERMS

## **FUTURE INDUSTRIAL LAND**

Land identified by the relevant municipal authority for future industrial development and current zoning not supportive of industrial development. Land which has an 'Urban Growth Zone' applied, and where a precinct structure plan has not yet been approved, may also fall into this category.

## **GROSS INDUSTRIAL LAND AREA**

Measures the area of industrial land at a cadastral lot/parcel level.

## **LOCAL GOVERNMENT AREA (LGA)**

A geographical area that is administered by a local council.

## **LOT (INDUSTRIAL)**

Discrete area of land defined by a parcel boundary identified in the Vicmap Property Database. Each lot has an associated land title, and is either zoned for industrial purposes or identified for future industrial use.

## **MAPSONLINE**

An interactive online program that gives users the ability to search for specific projects, generate reports, and print or download maps and statistical reports. It also allows the user to search for specific land supply areas by region or LGA, estate name, Melway reference, street address or lot number, and contains mapping and statistical information sourced through the Urban Development Program. Registered users can also make site-specific feedback on-line.

## **NET INDUSTRIAL LAND SUPPLY**

Measures the estimated area available for industrial development after accounting for local roads, open space, infrastructure and environmental considerations.

## **PRECINCT STRUCTURE PLANS**

In the Urban Growth Zone (UGZ), the precinct structure plan (PSP) is the key document that triggers the conversion of non-urban land into urban land. A precinct structure plan is a long-term strategic plan that describes how a precinct or a series of sites will be developed.

## **STATISTICAL LOCAL AREA (SLA)**

A geographical area created by the Australian Bureau of Statistics for statistical purposes. Victoria is divided into 200 SLAs. SLAs may be the same as an LGA or in most cases several SLAs aggregate to form LGAs.

## **SUBURB (AUSTRALIAN BUREAU OF STATISTICS)**

This is a census-specific area where Collection Districts are aggregated to approximate suburbs.

## **SUPPLY (INDUSTRIAL LAND)**

Zoned industrial land classified as suitable for industrial development. This includes land that is vacant, disused or assigned to marginal non-industrial uses with little capital value, such as farm sheds or vehicle storage.

## **UNAVAILABLE (INDUSTRIAL LAND)**

Zoned industrial land classified as unavailable for industrial development. This includes land already occupied by industrial uses, construction sites, major infrastructure, intensive farming operations, established residential premises or where ownership development intentions indicate the land will not be developed in the foreseeable future.

