Hi planning.implementation@delwp.vic.gov.au

There has been a submission on Planning for Melbourne’s Industrial and Commercial Land through Engage Victoria

A copy of the submission is provided as below:

Planning principles and strategies for employment land.

The draft Melbourne industrial and commercial land use plan includes principles and strategies to guide planning for industrial and commercial land. (page 32).

Do you think the principles and strategies provide enough clarity and guidance to assist planning for industrial and commercial land?

If no, please let us know why and how they could be improved.
Criteria to identify regionally-significant industrial precincts.

Plan Melbourne identifies state-significant industrial precincts. The draft Melbourne industrial and commercial land use plan identifies regionally-significant industrial precincts and includes criteria used as the basis to identify these locations (page 34).

Do you support the criteria developed to identify regionally-significant industrial precincts?

If no, please let us know why and how they could be improved.

Purpose for regionally-significant industrial precincts and local industrial precincts.

Plan Melbourne outlines a purpose for state-significant industrial precincts. The draft Melbourne industrial and commercial land use plan identifies a purpose for regionally-significant industrial precincts and local industrial precincts (page 35).

Do you support the purpose developed for regionally-significant industrial precincts and local industrial precincts?

If no, please let us know why and how they could be improved.

Developing local industrial land use strategies.
Appendix 2 of the draft Melbourne industrial and commercial land use plan proposes guidance for developing local industrial land use strategies.

Do you have any comments or suggestions to improve the guidance for developing local industrial land use strategies?

Key industrial and commercial areas.

The draft Melbourne industrial and commercial land use plan identifies and describes key industrial and commercial areas for each of the six metropolitan regions (refer to Part B of the plan).

Have the key industrial and commercial areas been adequately identified and described across the regions?

If no, please let us know which other area we should identify or how the areas can be better described.

Would you like to comment on any other aspects of the plan?

Significant work and consultation has occurred with departments of government within the State of Victoria, and with the City of Whittlesea on Planning Scheme Amendment C213. The efforts and identified land use should be reflected in the strategy by removing the land subject to the Amendment from Map 8. The Amendment will allow the development of a health precinct and delivery of a meaningful social and affordable housing program at the site.
If you would like to upload a submission, please do so here.

I am making this submission:

on behalf of a land owner

Email address (Optional)

I agree to receive emails about my submission if required or project updates.

Yes

Privacy Statement - Draft Melbourne Industrial and Commercial Land Use Plan

What we will do with your submission

The Department of Environment, Land, Water and Planning (DELWP) is committed to protecting personal information provided by you in accordance with the principles of the Victorian privacy laws. The submission you provide to DELWP will be used to inform the finalisation of the Melbourne Industrial and Commercial Land Use Plan.

The information you provide will be made available to DELWP to develop a consultation report. This report will be uploaded to the Melbourne Industrial and Commercial Land Use Plan page on the DELWP website.

The contact information you provide may be used to contact you should we need to clarify your submission or to provide you with project updates.
The submission you provide will be published on the DELWP website. To protect individual privacy, DELWP will remove your name and address from your submission when we receive it.

If you do not wish to be identified, please ensure there is no other information in your submission that could identify you or other individuals.

If you are making comment as an organisation, then your comments may be published, including the name of your organisation.

De-identified submissions may be used by DELWP, or its contracted service providers under confidentiality agreements, in preparing its recommendations to government.

Please note, if you do not provide your name/email address we will not be able to identify your submission if you wish to access it, make a correction, or require technical support.

Should you need to correct the information you provided or gain access to your submission, please contact us via email at planning.implementation@delwp.vic.gov.au

I agree to the privacy statement

yes

To view all of the form's submissions, visit:


Regards,

The Engage Victoria Team

This is not SPAM. You are receiving this message because you have submitted feedback or signed up to Engage Victoria. If you think you have been sent this by mistake please contact us at contact@engage.vic.gov.au

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19 December 2019

Department of Environment, Land, Water and Planning
PO Box 500
EAST MELBOURNE VIC 3002

Submitted online and by email planning.implementation@delwp.vic.gov.au

Dear Sir / Madam,

Response to the Draft Melbourne Industrial and Commercial Land Use Plan

Thank you for providing the opportunity to comment on the draft Melbourne Industrial and Commercial Land Use Plan (the Plan). We understand that the Plan seeks to provide an “...overview of current and future needs for industrial and commercial land across metropolitan Melbourne and seeks to put in place a planning framework to support state and local government to plan more effectively for future employment and industry needs, and better inform future strategic directions.”

Riverlee Caruso Epping Pty Ltd (Riverlee) is the owner of land at 215 and 315W Cooper Street, Epping, described in the plan below.

![Map of the subject land](image)

**Figure 1: Zoning and Cadastral Plan**

The land is identified in the Draft Melbourne Industrial and Commercial Land Use Plan as being within a State Significant Industrial Precinct (SSIP) – Existing and to the west of the Epping Metropolitan Activity Centre. It is also part of a broader area described as the Northern State Significant Industrial Precinct (SSIP).
The Northern SSIP includes significant transport infrastructure including the Hume Freeway to the west of the subject site and the future E6 Road Reserve to the east.

![Map showing the location of Somerton and Subject Land.](image)

**Figure 2: Excerpt from Northern Region Future Direction Map - Industrial Land**

Specifically, in relation to the Cooper Street precinct, the draft MCLUP states:

> As well as being home to the Melbourne Wholesale Fruit, Vegetable and Flower Market, it is also an increasingly attractive location for warehousing and freight and logistics businesses.

**Amendment C213 to the Whittlesea Planning Scheme rezone and allows rehabilitation of a former industrial site**

The land is the subject of Amendment C213 to the Whittlesea Planning Scheme which in summary proposes to:

- Amend Clause 21.05 (Environmental and Landscape Values);
- Amend Clause 21.10 (Economic Development);
- Amend Clause 21.11 (Transport);
- Rezone the land at 215 Cooper Street, Epping from the Urban Floodway Zone, Industrial 3 Zone, Public Use Zone (Schedule 3) to Special Use Zone (Schedule 9) (with provisions similar to a Commercial Zone), Mixed Use Zone, Public Conservation and Resource Zone, Urban Floodway Zone and Public Use Zone (Schedule 3);
- Rezone the land at 315W Cooper Street, Epping from the Urban Floodway Zone and Industrial 3 Zone to the Mixed Use Zone and Public Conservation and Resource Zone.
- Rezone the land at 325C Cooper Street, Epping from Priority Development Zone 1 to Mixed Use Zone;
- Rezone part of the land at 183-189 Cooper Street, Epping, from Industrial 3 Zone to Public Use Zone (Schedule 3);
- Rezone part of the Edgars Road road reserve from Industrial 3 Zone to Road Zone Category 1.
- Apply the Environmental Audit Overlay (EAO) to 215 Cooper Street, Epping;
- Apply the Development Plan Overlay (DPO) to part 183-189 Cooper Street, 215 Cooper Street, 315W Cooper Street and 325C Cooper Street, Epping; and
- Revise the flood provisions mapping (Urban Floodway Zone (UFZ), Floodway Overlay (FO), Land Subject to Inundation Overlay (LSIO)).
The Amendment was exhibited in March 2018 and following the receipt of submissions, the City of Whittlesea resolved to refer the Amendment to an independent Planning Panel to consider any outstanding submissions. The Planning Panel delivered its report in August 2018. The City of Whittlesea will consider the proposed Planning Scheme Amendment formally following the completion of a Statement of Environmental Audit for the part of the land affected by a former landfill.

Amendment C213 is a seriously entertained planning proposal and has been the subject of detailed assessment in relation to site conditions, environmental improvements to Edgars Creek and future use. The proposed rezoning and application of the Development Plan Overlay as proposed by Amendment C213 will provide guidance in relation to the future development of the land.
There is strong strategic justification for the land uses proposed under Amendment C213. This is supported by a technical case to remediate a former landfill site and be returned to a productive use, rather than remaining as undevelopable. The uses proposed under Amendment C213 are key to commercially unlocking this site.

**State Significant Proposals Well Advanced**

Current proposals, which are well advanced with the City of Whittlesea, and the State of Victoria include:

- A 100-bed private hospital with a connection to the existing Northern Health Public Hospital. This will initiate a health and education precinct adjacent to the Epping Metropolitan Activity Centre.
- An affordable housing program with funding from DHHS and DTF under the Social Housing Growth Fund, Build and Operate program. This program will deliver 151 social and affordable apartments and more than double the City of Whittlesea’s supply of social housing.

**Outcome Sought**

We request that the Plan be amended to reflect the form and content of Amendment C213. Specifically, that the Riverlee land be removed from ‘Map 8 – Northern Region future direction map – industrial land’.

We would welcome the opportunity to discuss this submission further. Please do not hesitate to contact the undersigned.

Yours sincerely,

RIVERLEE CARUSO EPPING PTY LTD

Project Director