New Form submission on Planning for Melbourne’s Industrial and Commercial Land

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?

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
20 December 2019

Whom It May Concern

About Vicinity Centres
Vicinity Centres is one of Australia’s leading retail property groups, owning $18.4 billion of retail assets and managing some $26.8 billion in retail, mixed-use and lifestyle destinations nationally.

An ASX Top 50 Company, Vicinity Centres was formed from the 2015 merger of Novion Property Group (formerly Colonial First State Property Trust) and Federation Centres (formerly Centro Group) and is now the second largest owner of Australian retail assets after Scentre Group (Westfield).

We are the largest retail asset owner and manager in Victoria, owning and managing 20 centres worth $12.6 billion across metropolitan Melbourne.

Collectively, our assets in Victoria generate over 26,000 jobs, equivalent to 8.5% of all retail jobs in the State and contribute more than $7 billion to the Victorian economy each year.

Land Use Plan
Vicinity Centres have reviewed the Draft Melbourne Industrial and Commercial Land Use Plan and this submission seeks to provide our high level feedback on the plan.

Vicinity Centres has a portfolio of strategically located shopping centres and mixed use developments across Australia. We are actively working to further diversify land uses at our centres such that they can evolve into activity centres that provide a range of functions to their surrounding communities – including retail, commercial, medical, entertainment, leisure, hospitality, community and residential. This includes looking at additional density, including employment density, on these sites.

The Land Use Plan provides interesting commentary on the historical supply of industrial and commercial land, take up rates and how this has changed over time. We are concerned however that the analysis extrapolates this past take up without significant review as to how changes in the nature of industry, the workforce, retail provision etc may impact these past trends. In particular, there is no reference or consideration in regard to increasing density or change of nature of employment land.

The industrial/commercial floorspace demand moving forward needs to be considered as one part of the broader context of our changing metropolis. We consider that interplay between residential and employment land (commercial/industrial) for example needs to be more explicitly developed.

With a growing population, it may be that commercial land needs to be retained for commercial purposes including increased densities, and that the areas around commercially zoned land is the location where increased residential densities should be encouraged. This is a conversation that needs to bring together a wide number of the Plan Melbourne initiatives and objectives including efficient use of Public Transport and cannot be done in isolation. Such considerations are important in confirming the fundamental demand projections for existing centres before reaching a conclusion that accommodation of future floorspace requirements will be through rezonings. Vicinity is particularly desirous of continuing dialogue with government in relation to these matters, to continue to inform our decision making in delivering the best outcomes for metropolitan Melbourne.
Yours sincerely

[Redacted]

National Head of Design