

Planning Implementation (DELWP)

From: contact@engage.vic.gov.au
Sent: Thursday, 19 December 2019 3:52 PM
To: Planning Implementation (DELWP)
Subject: New Form submission on Planning for Melbourne's Industrial and Commercial Land



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 local council

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:

<https://engage.vic.gov.au/index.php/dashboard/reports/forms/viewDetail/2373>

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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20 December 2019

Planning.implementation@delwp.vic.gov.au

Online submission via Engage Victoria

Dear Sir/Madam,

Re: Submission to draft Melbourne Industrial and Commercial Land Use Plan

Council welcomes the release of the *Draft Melbourne Industrial and Commercial land Use Plan* so that state and local governments can effectively plan for future employment and industry.

The Plan identifies that Manningham has the lowest supply of zoned industrial land in the Eastern region and there is no vacant land.

Manningham highly values its existing industrial areas as it offers important employment and investment opportunities for the municipality.

This submission is provided as the City's industrial land and local economy is currently threatened by the proposed North East Link (NEL) project. The NEL project will significantly alter the status and availability of industrial zoned land in the City of Manningham. As such, our following submission seeks to ensure that future planning for industrial and commercial land uses within the eastern region of Melbourne has regard for these changes and future opportunities.

North East Link (NEL)

Manningham's key industrial precinct, the Bulleen Industrial Precinct (BIP), is proposed to be acquired by the State Government and used as a construction compound and future freeway interchange associated with the NEL project. It is estimated that of the 110 businesses in this precinct, 96 businesses would be acquired, which will have a significant impact on the economic and well-being of our community. The BIP represents 12 hectares of the 13 hectares of total industrial zoned land within the City of Manningham (Part B: Regional Summaries and Directions, Table 23, page 77).

There is currently no other vacant industrial or commercial zoned land available in our municipality to directly offset the loss of BIP. As such, the North East Link Project authority and Manningham Council undertook an 'Employment Land Study' (Macroplan Dimasi, July 2019) to investigate potential sites for employment / industrial uses.



Interpreter service

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Italiano | عربي | فارسی

Manningham Council

699 Doncaster Road (PO Box 1), Doncaster, Victoria 3108
p 03 9840 9333 f 03 9848 3110

e manningham@manningham.vic.gov.au

ABN 61 498 471 081 www.manningham.vic.gov.au

The report essentially concluded that the 4.5 hectare Council owned site at 2-14 Websters Road Templestowe (along with surrounding Council-owned land) presented the most viable option to investigate further.

At its meeting on 22 October 2019, Council endorsed a letter addressed to the Minister for Planning that confirmed that NELP in conjunction with Council are currently undertaking a feasibility analysis of 2 –14 Websters Road, Templestowe (also known as the Paddles site) for employment related uses to partly offset the loss of industrial land at the BIP. A copy of the letter is attached.

The 'North East Link Minister's assessment of environmental effects, November 2019' acknowledges the important role that the BIP plays in the Eastern region. The report states in part:

'The business and social impacts of the project on the BIP community are significant and are summarised in Section 6.4. The acquisition of land in BIP for project infrastructure will also result in the permanent loss of industrial land in the region. Planning policy seeks to ensure the availability of land for industrial purposes and, while BIP is not identified as a state significant industrial precinct, it is the primary area of industrial land in Manningham and is a valuable part of eastern Melbourne's industrial land supply'....

'On 23 October 2019, the Mayor of MCC wrote to me seeking my support for, and consideration of, its proposal to investigate the opportunity to develop land at 2-14 Websters Road, Templestowe as a future employment precinct to mitigate impacts of the project on BIP. This proposal was also raised during the IAC hearing and the council and the proponent adopted a common position that the land should be explored as a potential relocation site. The council-owned land is zoned Public Use Zone 6 (Local Government) and is currently used as a garden waste recycling centre. I note that the proposal would result in the development of land for commercial or industrial purposes outside the Urban Growth Boundary. However, I support the investigation of alternative locations, including Websters Road that would enable the continuation of suitable industrial or commercial land uses. (Council's underline). I expect the proponent to work closely with MCC to investigate all possible options including any planning assessment processes that may be required to make new land available for development in a timely manner. '(pg 53).

To further investigate the above option, a feasibility study is currently being undertaken to determine the suitability of 2 – 14 Websters Road, Templestowe for industrial / employment related uses. This study should be completed in early 2020.

Furthermore, the Minister also supported the NEL Inquiry and Advisory Committee's (IAC) recommendation that identified the importance of re-establishing employment uses, including industrial uses, at what will be the former BIP area at the

Manningham Road interchange, once the NEL project is complete in 2027. However, it is still not yet understood how much residual land will be available at the completion of the NEL freeway interchange at this location. This will be subject to further refinement of the NEL alignment to be undertaken over the next 24 months. Through this process, Council is strongly advocating to ensure that residual land is made available, and suitable access (both vehicle, freight and pedestrian) is provided into the future precinct.

Yarra River – Bulleen Precinct Land Use Framework Plan

Concurrently during the exhibition of the NEL Environment Effects Statement (EES), public consultation took place on the draft 'Bulleen Precinct Land Use Framework Plan' ('draft plan'). The purpose of the draft plan is to recommend future land uses and connections for a section of the Yarra River that covers parts of Bulleen, Heidelberg and Lower Templestowe.

In relation to Manningham, the draft plan identifies the BIP as a potential development site (assuming it was to be acquired for the NEL project) and recommends that the area be identified for community and employment uses that incorporates a new cultural place and cultural gateway.

Council supports the NEL project in principle, recognising that this has the potential to provide significant benefits for the Melbourne metropolitan area and the north – east in particular. However, we emphasise the importance of unlocking land in the municipality to off-set the loss of the BIP and to continue to provide employment and investment opportunities for our community and broader metropolitan area.

We are keen to work with the Department of Environment, Land, Water and Planning (DELWP) on the aforementioned opportunities. We'll endeavour to provide the outcome of the Websters Road feasibility study to DELWP once it is completed in March 2020, to ensure it is considered in planning for the future of industrial and commercial land in this region of Melbourne.

If you wish to discuss our submission in more detail, please feel free to contact [REDACTED] Senior Strategic Planner [REDACTED]

Yours sincerely,

[REDACTED]

Director City Planning and Community

[REDACTED]