

## Planning Implementation (DELWP)

---

**From:** contact@engage.vic.gov.au  
**Sent:** Friday, 20 December 2019 4:50 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](mailto: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?**

Yes

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

The MILCUP lists high level principles and strategies to guide planning for industrial and

commercial land. To provide more clarity, an integrated approach to housing and employment land is required. Due to unprecedented population growth, there is increased demand for residential land in Melbourne. Furthermore, Direction 1.3 in Plan Melbourne is 'Create development opportunities at urban renewal precincts across Melbourne'. This specifically states that 'Other opportunities will come from brownfield sites, former industrial areas or underutilised or surplus government land.' This direction from Plan Melbourne to create development opportunities in urban renewal precincts need to be integrated with the need to plan for industrial and commercial land outlined in the MILCUP. Often councils consider housing and economy separate from each other. Glen Eira has prepared an integrated land use and development strategy for housing as well as our local economy - the Activity Centre, Housing and Local Economy Strategy. We recognise and support the principle of 20-minute neighbourhoods and that in planning for our communities that our activity centres are key locations for activity, sustainable transport, day to day goods and services, jobs and housing. In supporting this approach, we need to ensure that due weight is given to the retail, commercial and employment role of these centres.

### **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?**

Yes

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

Glen Eira City Council currently does not have any regionally-significant industrial precincts

identified by the MILCUP. Policy alignment, accessibility and business clustering and economic or employment contribution are sound criteria to identify regionally-significant industrial precincts. Further guidance would be useful on whether the area should meet one, two or all three criteria to be regionally significant. It is noted that regionally-significant industrial precincts in proximity to Glen Eira give support to providing a broad range of employment options for Glen Eira residents.

### **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?**

Yes

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

Generally supportive of the purpose developed for regionally-significant and local industrial precincts. The MILCUP outlines the purpose of regionally-significant industrial precincts is to provide opportunities for industry and business to grow and innovate in appropriate locations for a range of industrial uses that can contribute significantly to regional and local economies. They will be retained and planned for to allow a range of industrial uses or where appropriate, new and emerging businesses that require access to affordable and well-located employment land. The MILCUP outlines the purpose of local industrial precincts is to provide for a range of local industry and employment opportunities that support local communities. They will be planned to

support local service trades and the needs of smaller businesses serving more localised markets.

### **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?**

Appendix 2 provides guidance on developing local industrial land use strategies. This appendix should form a practice note. The requirement on identifying any contamination may need further clarification. For municipalities with little industrial land, such a strategy may have limited applicability. The MILCIP suggests that there should be opportunity for monitoring associated with local industrial land use strategies. A potential option is that the state set up a monitoring framework, and then councils would be able to apply it to their local context as an add-on/supplement.

### **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?**

No

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

Map 14: Inner South East Region Future Direction Map – Industrial Land Commercial 2 zoned land and industrial land has been identified in this map. The map identifies the East Village site in East Bentleigh as industrial land. East Village is currently waiting on a report from Planning Panels Victoria for a Planning Scheme Amendment to rezone the site to a mixed-use precinct.

Map 15: Inner South East Region Future Direction Map - Commercial Land Elsternwick, Bentleigh and Moorabbin Junction are identified as 'Other Commercial Land - Existing'.

However, these are Major Activity Centres and therefore should be identified as Major Activity Centres on this map.

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

The MILCUP states that as there is no future commercial areas identified in the region, councils will need to look at ways to accommodate project demand for commercial floorspace within existing commercial areas, as well as considering areas that could accommodate future floorspace requirements through rezoning. The key way councils can accommodate projected demand for commercial floorspace is if the Commercial 1 Zone better supported commercial floorspace. This is the default commercial zone however it is permitted to have one floor commercial and unlimited residential floors above it. In 2018, the Commercial 3 Zone was introduced, but the purpose for which this zone was introduced was limited in its application. Glen Eira City Council wants to encourage more employment in our municipality, so people can live and work locally. Most of our activity centres are shopping strips zoned Commercial 1 Zone. However, the market is creating ground floor retail, limited office and residential often from first floor and above. Encouraging office in the upper levels of these buildings will enable residents to have more opportunities for employment near their homes. It is recommended that a review be undertaken of the Commercial 1 Zone to enable councils to use this zone to specifically support employment uses over other uses in specific locations and circumstances. This could include the



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](mailto: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](mailto:contact@engage.vic.gov.au).

[Privacy Policy](#) [Log In to Site](#)

Produced by [The State Government of Victoria](#). All rights reserved.

