

20 December 2019

**Department of Environment, Land, Water and Planning**

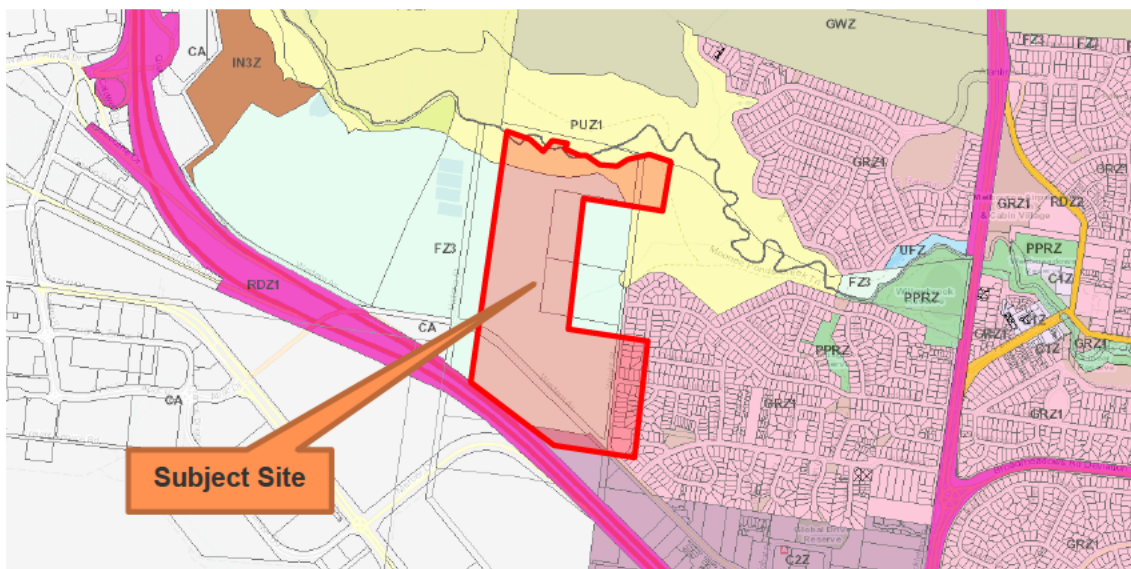
By email: [planning.implementation@delwp.vic.gov.au](mailto:planning.implementation@delwp.vic.gov.au)

Dear Sir/Madam,

**SUBMISSION – DRAFT INDUSTRIAL AND COMMERCIAL LAND USE PLAN – 140-204 WESTERN AVENUE WESTMEADOWS**

MAB Corporation is pleased to provide comments on the Draft Melbourne Industrial and Commercial Land Use Plan specifically in the context of MAB's 35 hectare property located at 140-204 Western Avenue, Westmeadows (the Site).

The Site is located inside the Urban Growth Boundary and is covered by the Farming Zone. It is considered suitable for industrial use due to its proximity to Melbourne Airport and existing employment precincts, connections to the arterial road network and ability to connect to existing reticulated servicing infrastructure.



**Figure 1: Zoning and Cadastral Plan**

MAB is working in collaboration with Hume City Council to amend the Hume Planning Scheme to:

- rezone 22 hectares of the Site to Industrial 1 Zone;
- rezone part of the Site (near the interface with Moonee Ponds Creek) General Residential Zone;
- retain the Public Use Zone to the north portion of the Site; and
- apply a Development Plan Overlay across the entire site.

The Site is adjacent to *Regionally Significant Industrial Land – Existing*, to the east of a *Major Airport – Existing* (Melbourne Airport) and to the north of the *Principal Freight Network – Road* (Tullamarine Freeway) as identified on the Draft Melbourne Industrial and Commercial Land Use Plan.

Access to Melbourne Airport is stated as a competitive advantage of the Northern Region within the Plan.



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

Specifically in relation to Melbourne Airport, the draft Plan states:

*Melbourne Airport is the region's largest employer with key industrial precincts located to its south and east. The Melbourne Airport will continue to play an important role in providing for a range of aviation and non-aviation uses. East and south of the airport are established precincts, that combined with the Tullamarine and Keilor Park Industrial Precinct in Brimbank, form a large cluster of industrial land located adjacent to the airport, that support a range of transport and logistics, wholesale trade and other sectors that require easy access to the airport.*

The request to rezone part of the Site from Farming Zone to an Industrial Zone is supported by State and Local Planning Policy. In addition, the *Hume City Council Hume Corridor Integrated Growth Area Plan (HIGAP) Spatial Strategy* anticipates change from the former farming use. Specifically, *Map 3.2 – Existing and Potential Employment Land* identifies the land as 'Potential Employment Land'.

We request that the Plan be updated to reflect the intended industrial zoning that will form part of the proposed Planning Scheme Amendment referred to above to further enhance the established employment precinct in Tullamarine.

We would be pleased to meet with representatives of the Department of Environment, Land Water and Planning to discuss this submission in further detail. Please contact me [REDACTED] to discuss any aspect of the above.

Yours sincerely

**Chief Operating Officer**