

20 December 2019

Department of Environment, Land, Water and Planning

By email: planning.implementation@delwp.vic.gov.au

Dear Sir/Madam,

SUBMISSION – DRAFT MELBOURNE INDUSTRIAL AND COMMERCIAL LAND USE PLAN – MERRIFIELD SOUTH

MAB Corporation is pleased to provide comments on the Draft Melbourne Industrial and Commercial Land Use Plan in the context of MAB's land known as Merrifield South located at 225 - 285 Donnybrook Road, Mickleham.

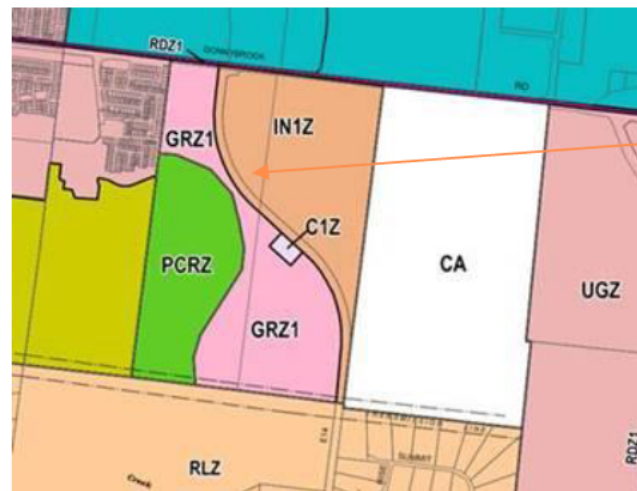
The designation of the site within the State Significant Industrial Precinct (SSIP) has not had regard for the current zoning of the property. To avoid ambiguity with the existing zones and intended future Amendments that will affect the land, it is recommended that this site be excluded from the designated SSIP.

Merrifield South (135 hectares) is identified within the plan as a SSIP Industrial Land (Existing) on **(Map 8 on page 71)** of the Plan.



Merrifield South –
SSIP designation
(Map 8, Page 71)

The site was rezoned in 2017 (via Planning Scheme Amendment C194) by the previous landowner to part General Residential Zone (GRZ) and part Industrial Zone 1 (INZ1). The demarcation between the two zones was based around the proposed arterial road known as Aitken Boulevard (E14).



Merrifield South –
current zoning,
GRZ1 and IN1Z

The opportunity to deliver freight, logistic and manufacturing facilities of scale, as envisaged by the SSIP, is compromised due to its proximity to the sensitive uses contained within the GRZ and irregular shape of the IN1Z area.

Buffer distances associated with the GRZ restricts the ability to accommodate State significant industrial uses as envisaged by the Plan. Accordingly, the site Development Plan (approved by Hume City Council in 2017) provides for smaller scale industrial and commercial businesses / developments within the IN1Z.

The planned Aitken Boulevard is a key transport transit corridor (with provision for high capacity public transport services) that bisects the site. The E14 corridor provides a physical barrier between the two distinct land use zones and the alignment was re-aligned following extensive consultation with DoT and PTV in 2017/18 to improve network movement, place-making and accessibility to the planned Merrifield City Centre north of Donnybrook Road.

Hume City Council has committed to request pre-authorization from the Minister for Planning to exhibit a Planning Scheme Amendment in Q1 2020 that adjusts the boundary of IN1Z and introduce a Comprehensive Development Zone (“CDZ”) to encourage high-density employment outcomes opposite Merrifield City Centre. The Amendment will further encourage access to localised employment opportunities on the site and a more diverse employment base, including a range of smaller industrial and commercial lots.

MAB’s Merrifield Business Park on the north side of Donnybrook Road is appropriately located in the SSIP and caters for large-scale industries that are not impacted by proximity to sensitive land uses (i.e. residential zone). The Business Park is the location of state significant industrial investments such as the Dulux manufacturing facility, the D’Orsogna meat manufacturing facility and the proposed Kaufland Distribution facility.

The addition of the Future SSIP areas north of Merrifield (i.e. Beveridge Interstate Freight Terminal and land on Gunns Gully Road) provides significant tracts of land with a greater propensity to cater for larger scale industrial and commercial uses envisaged by the Plan.

Other matters

The Plan should place greater emphasis on making employment land “development-ready” following the completion of the PSP / rezoning process.

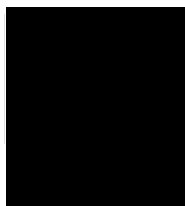
To support economic development outcomes, servicing agencies should be required following the completion of the PSP/rezoning to actively plan and ensure trunk-capacity infrastructure is available to cater for industrial and commercial uses in growth areas to accelerate employment growth.

In addition to Industrial and Commercial Zones, other VPP zones (i.e. CDZ) provide similar and more diverse opportunities for delivery of employment outcomes through tailored land use provisions and development plans. One of the opportunities in delivering successful employment generating communities is to provide greater flexibility with the VPPs. The application of other zones (such as the CDZ) should be recognised as an appropriate tool (where appropriate) to deliver employment outcomes, where underpinned by an overall strategic plan. The CDZ with a robust strategic framework has been utilised within the Merrifield Business Park that is successfully attracting and developing state significant industrial occupiers.

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  to discuss any aspect of the above.

Yours sincerely



Chief Operating Officer