

Planning Implementation (DELWP)

From: contact@engage.vic.gov.au
Sent: Wednesday, 13 November 2019 11:14 AM
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?

No

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

The land use terms used in the draft plan are inconsistent with the land use terms outlined in the

Growth Area Framework Plans (GAFP). For example areas designated Business/Residential in the South East GAFP are described as "Commercial" on the Land Use Plan. I do not believe it serves any purpose to depart from the terms used in the GAFP and I note that within the Industrial Land Use Plan there are approved PSP'S such as the Cardinia Employment PSP where Residential development is currently underway. To identify this area as Existing Industrial is inconsistent with what is happening on the ground and could result in poor planning outcomes if the Draft maps are adopted and relied upon for future planning decisions. It is recommended that the proposed land use terms be consistent with those adopted in the GAFP's.

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.

In my opinion commercial and industrial planning needs to consider peak hour traffic movements to better utilise Melbourne's road network. Employment areas should be promoted at the edge of Melbourne's UGB and in nearby townships to capitalise on transport movements away from the City Center as outgoing traffic volumes are significantly lower at peak times. Promoting employment nodes in areas such as Bacchus Marsh, Kilmore, Warragul and Ballarat would assist in this process.

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.

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?

Local industrial land use strategies need to provide incentives for development to occur in these areas. The cost of development, additional transport distances and smaller population (employment base) do not warrant locating a business outside of the main employment areas. It has been the job of Places Victoria to promote residential development in the growth areas and that appears to have changed to a focus on inner city projects. There is an opportunity for a government body to be established to create employment opportunities in Melbourne's outlying areas and shift the focus away from centralised employment. a government body could acquire

rural, undertake the necessary planning and benefit from an uplift in land value to offset acquisition costs.

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.

I refer to my response in the first question.

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

If you would like to upload a submission, please do so here.

No file specified

I am making this submission:

as an individual

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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