

## DRAFT MELBOURNE INDUSTRIAL AND COMMERCIAL LAND USE PLAN

Thank you for the opportunity to provide a submission on the *Draft Melbourne Industrial and Commercial Land Use Plan* (the Draft) and supporting documents.

We note that a final plan will be used to guide local and regional planning for industrial and commercial land, and that councils will need to consider the plan when reviewing and updating their local planning schemes.

The SCCA has a longstanding interest in issues relating to retail planning including the activity centres hierarchy and framework. We were also involved in the 2012-13 review of commercial and industrial zones.

We are also involved in all aspects of retail policy and regulation on behalf of our industry, and closely monitor relevant market issues and trends.

We have reviewed the Draft and the following areas are of interest and/or concern:

- Ensuring the viability of the activity centres hierarchy, principles and framework, noting that councils will prepare industrial land-use strategies and activity centre strategies;
- The generic allocation of commercial land for “retail, accommodation, food and other”, noting that each has different characteristics (e.g. trade, employment growth, employees);
- The commercial floorspace targets and subsequent mapping, including the basis for metrics such as the 30sq.m/employee ratio, which is not a typical metric for retail;
- Implementing a new updated guidance and policy in the VPPs to support state and regionally significant industrial precincts;
- A review of commercial zones (e.g. C1 and C2 zones) and the allowing of commercial zones into certain industrial precincts (although we note the statement that in state-significant precincts there will be ‘limited application of the Commercial 2 Zone’); and
- Consultation with stakeholders to understand business needs and land-use requirements in relation to future demand for industrial land.

We note that some of the above issues will be considered separately in the future.

We would welcome an opportunity to discuss the above issues with the Department.

### CONTACT:

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