

## Planning Implementation (DELWP)

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**From:** contact@engage.vic.gov.au  
**Sent:** Tuesday, 24 December 2019 2:43 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?**

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

See attached submission

### **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?**

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

### **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?**

**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?**

### **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?**

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

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

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



**I am making this submission:**



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

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# SUBMISSION FOR DRAFT MELBOURNE INDUSTRIAL AND COMMERCIAL LAND USE PLAN

The City of Melbourne welcomes the opportunity to make a submission regarding the draft Melbourne Industrial and Commercial Land Use Plan. This submission focuses specifically on key points relevant to the City of Melbourne. We would be happy to expand further on this. Please email [REDACTED] should you wish to discuss.

## 1. Local commercial precincts

The draft report notes that local industrial and commercial precincts are not of state or regional significance. Nonetheless, we consider that local commercial precincts are essential to provide local employment opportunities and make a crucial contribution to the role, character and function of the city. The report should more strongly emphasise the value of local commercial precincts, noting their ability to provide significant employment opportunities.

## 2. Inner Metro Region Future Direction map – Industrial land

The 'future direction map' for industrial land (p47 and shown in Figure 1 below) highlights land for 'Local Industrial Land', including in Arden and Macaulay, which appears to contradict the future planning for Arden and Macaulay as mixed use commercial and residential precincts. If these areas are being shown and counted as industrial uses, this will overstate the total industrial figures within the inner metropolitan region.



Figure 1: Excerpt of Inner Metro Region future direction map – industrial land from the draft Melbourne Industrial and Commercial Land Use Plan.

## 3. State Government Agency Landholdings

We note that there is considerable State Government Agency Landholdings that are redundant and that some of these are marked as industrial land. We consider that the future role of these sites should be reviewed in consultation with local council.

## 4. Specific sites

Webb Dock: The document refers to the need to protect the Webb Dock for freight, but to also "Plan for Bay West as Victoria's second container port whilst retaining the Port of Hastings as an option in reserve" (p12). It's not clear whether the Port's proposed expansion of Webb Dock has been contemplated as a part of this.

## 5. Arden and Macaulay

The draft document refers to Arden and Macaulay. Whilst it needs to be acknowledged that Arden and Macaulay adjoin each other, they should be discussed as separate precincts. The density and employment uses of Arden will be distinct from those within Macaulay with each precinct playing a different, though complementary role. The higher density development of Arden around the North Melbourne metro station will be of a significantly different built form to the 'mid-rise' character of Macaulay.

## 6. Commercial land analysis - data

The draft document includes commercial land analysis on page 44. However, it is unclear what the future demand is based on. Clarity is needed on whether this takes into account planning in Fishermans Bend and Arden. These areas will significantly influence the overall numbers.

Thank you for considering this submission.