

20 January 2020

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Principal Planner, Planning Implementation
Department of Environment, Land, Water and Planning.
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Submission to the Draft Melbourne Industrial and Commercial Land Use Plan

This submission has been prepared in response to the Draft Melbourne Industrial and Commercial Land Use Plan issued for public consultation in November 2019.

By way of background, SPG Investments Pty Ltd (SPG) is a private Australian company that develops; owns and operates a portfolio of commercial property across Australia and New Zealand. SPG is part of the broader Spotlight Group Holdings which owns the large format retail brands – Spotlight and Anaconda. We are founding members of the Large Format Retail Association (LFRA) and I hold the position of President of the LFRA.

SPG has a total of thirty properties in our Australian portfolio which are predominantly large format retail and homemaker centres but also includes commercial offices and hotels. In Victoria, SPG has thirteen properties which are homemaker centres accommodating to a range of national large format retail tenants.

SPG recently acquired a portfolio of nineteen land parcels which were part of the sale of the Masters Home Improvement business to Home Consortium in October 2017. This land portfolio formed the development pipeline for the Masters business and was intended to be developed for use as a timber, hardware & garden supplies outlet as well as other large format retail tenants. Four of these sites are in Victoria representing a total land area of more than 180,000 square metres. We intend to develop these sites for commercial land uses and as such we have a significant interest in the Victorian planning system that regulates this sector.

In this regard, we make the following general statements in submission to the current planning review –

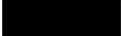
1. The current planning framework in Victoria is the clearest and most effective planning system of all the States in Australia. This has been achieved through recent reforms over the recent past which has consolidated zoning, reformed land use definitions and sought to increase the supply of land and opportunity for commercial and retail development. As a result, we don't see the need for wholesale review and changes to this system which is working well in its current form.
2. We see merit in the long-term strategic planning for industrial land supply to support demand for the changing needs of industrial land use from formerly manufacturing to currently logistics and warehousing. It logically follows that planning should focus on creating an adequate supply of suitably zoned and located land for future Industrial purposes in clusters or precincts.
3. There is Industrial land dispersed widely throughout the Melbourne metropolitan area that is no longer suitable for the future industrial uses and as such there should be a focus on re-zoning remnant inner-city Industrial land to higher and better uses including retail.

4. There is an undersupply and land for development in all sectors of the retail market and this should be considered in the current review and strategies identified to address this shortfall.

Concerning specific issues arising from the Draft Report, we support the submission made by the LFRA dated the 31st of December 2019 on behalf of its members.

Yours sincerely,




Chairman
SPG Investments Pty. Ltd.