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 strategy is good overall, but it would be useful to have some additional data to understand future
employment opportunities better. For example, freight and logistics is becoming its own industry more and more, as e-commerce grows and a breakdown of employment for this category on its own would be useful. The other useful element would be to tie in employment growth with all the infrastructure projects underway by Government. Specifically, outlining in greater detail the relationship of this strategy with the Delivering the Goods, Victorian Freight Plan.

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?

No

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

Criteria is fine, but I would also add some of the significant hubs that could be created through the Suburban Rail Loop.

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?

No further comments other than Councils may need resourcing to progress this important work as many have not done much strategic analysis or have old strategies that need review.

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.

The changing nature of the petrochemical industry for the Western Region requires more analysis and documentation as to whether the land is still appropriately zoned for this purpose.
Would you like to comment on any other aspects of the plan?

No further comment - see our detailed submission regarding the Western Region and the Petrochemical Complex.

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

I am making this submission:

on behalf of an organisation

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:

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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Dear Sir/Madam,

RE: Melbourne Industrial and Commercial Land Use Plan

Thank you for the opportunity to provide feedback on the draft Melbourne Industrial and Commercial Land Use Plan. Our submission is set out below.

Salta Properties controls 585-609 Kororoit Creek Road, Altona. The site comprises of 16 hectares and is within the Special Use Zone 3 - Petrochemical Complex Area in the Hobsons Bay Planning Scheme.

The site is mostly vacant, and the current zone only allows petrochemical related uses. It is understood that this area is strategically important to Victoria as the location for the major petrochemical companies.

The area is however transitioning, and the City of Hobsons Bay’s Industrial Land Management Strategy dated June 2008 contains a strategic action to understand the future of the Petrochemical Industry in Hobsons Bay by:

- Reviewing the future land requirements of the Petrochemical Industry in Altona North
- Determining any surplus land supply and prepare a zoning and development strategy
- Supporting and processing rezoning appropriate applications for land not required for the future petrochemical use

This work has not been undertaken by Council in over 10 years since the strategy was prepared. In the context of the draft Melbourne Industrial and Commercial Land Use Plan, it is now timely for the review of the Special Use Zone 3 to allow for industries that maximise the use of freight infrastructure in the vicinity.

Salta Properties sent a letter to Hobsons Bay City Council on 29 July 2019 (copy of letter attached) to request a review of the planning provisions for Special Use Zone 3. Council in its response, advised that there have been numerous requests to review the planning provisions and that there are a number of issues that need to be considered. The issues include the review of Council’s Industrial Land Management Strategy (referred to above), the industrial and commercial land use plan prepared by the Department of Environment, Land, Water and Planning (DELWP) and other major strategic projects that need resourcing.

Council officers have provided a report for the consideration of Council’s Executive Leadership Team and we are currently awaiting this response.
DELWP’s draft land use plan states that there is strong ongoing demand for industrial land across metropolitan Melbourne, with 43% of land consumed within the Western State Significant Industrial Precinct in the last three years. Our site is within this area of significance as shown on the map below.

Source: Map 6 Western Region Future Direction Map - Industrial Land, draft Melbourne Industrial and Commercial Land Use Plan

The draft land use plan acknowledges that the western region has ideal arterial road, freeway and fixed rail connections to major transport gateways such as the Port of Melbourne, Port of Geelong, Melbourne and Avalon Airports and the proposed Bay West container port, as well as the Western Intermodal Freight Terminal (WIFT).

It also states that planning for the region should (among other things) include an investigation of industrial areas that could support other employment uses that are well connected to adjacent employment precincts or transport connections.

Our site adjoins the Nexus Industrial Park, a proposed intermodal freight terminal and logistics hub situated at 42-60 Modal Place, Altona. This facility will ultimately be connected by rail to the Port of Melbourne and form part of the highly anticipated Port Rail Shuttle Network, designed to reduce truck trips into the port by circa 3500 per day.

With ACFS Port Logistics soon to be joining anchor tenant, Maersk Shipping Line, Stage 1 of Nexus Industrial Altona is now almost complete.

The Nexus Altona Intermodal Terminal consists of 6ha of land adjoining the Melbourne to Adelaide train line, which would be developed into a common holding facility overseen by Salta Properties accommodating approximately 5000 containers and service all shipping lines, importers and exporters. This is consistent with the draft plan, recognising that the western region will continue to play an important role in freight and logistics.
The Nexus Industrial Estate is zoned Special Use Zone 4 which allows warehousing, however our site directly to the north (the Subject Site) is zoned Special Use Zone 3 where warehousing is prohibited. In an environment where e-commerce is growing and logistics offers a significant economic boost to Victoria, it seems an opportune time to consider either a change of zone to Special Use Zone 4, or an amendment to the Special Use Zone 3 schedule that allows warehouses.

Alternatively, the Specific Controls Overlay (Clause 45.12 Attached) purpose being to apply specific controls designed to achieve a particular land use and development outcome in extraordinary circumstances, of the Victorian Planning Provisions could be implemented for our site (with an accompanying development plan) to override the prohibited uses. This would allow uses outside the standard zone schedule on the ‘Subject Site’ only. The permitted uses (that will be listed in the
proposed Specific Controls Overlay) would not negatively impact the overall purpose of the Special Use Zone 3 for petrochemical uses in the wider precinct where the zone applies.

Our land within the Special Use Zone 3 is essentially blighted as there is little to no demand for petrochemical related industries and its most logical use is warehousing which in no way disadvantages the existing nearby petrochemical related industries from continuing operations.

Warehousing is not a sensitive use and therefore does not have any detrimental impact on the required buffer for petrochemical industries of 2 kilometres in accordance with Clause 53.10 of the Hobsons Bay Planning Scheme.

Immediate action is imperative and planning controls must be urgently revisited for the Subject Site. If greater flexibility is not administered, valuable industrial land in a State significant area will remain dormant at the peril of local industry and the Victorian economy.

Kind Regards,

[Development Manager – Industrial & Logistics]

Cc: [Coordinator Strategic Planning Policy]
City of Hobsons Bay
29 July 2019

[Name]
Director Strategic Development
Hobsons Bay City Council

Dear [Name],

585-609 Kororoit Creek Road, Altona – expansion of inland port

Salta has been progressively planning and developing its inland port in Altona to take advantage of the adjacent future rail terminal.

Current use and development for freight and logistics on our southern parcel of land (No. 42 to 60 Model Place) has been achieved pursuant to the Special Use Zone 4 provisions of the Hobsons Bay Planning Scheme. Current tenants in our Nexus Industrial Park gain vehicle access from Kororoit Creek Road via Burns Road and Model Place.

Our adjacent parcel of land to the north, which is 16 ha in size, is at No. 585 to 609 Kororoit Creek Road. Its future use and development for freight storage and transfer is crucial for the inland port to be fully realised. This land is zoned Special Use Zone 3 (petrochemical complex area) which prohibits our proposed use and development.

Salta notes the strong commitment by the Victorian state government to the establishment of the Port Rail Shuttle Network and inland ports and as our 16 ha of land is clearly surplus to the needs of the broader petrochemical industry, we consider that there is justification for an amendment to the Hobsons Bay Planning Scheme to facilitate this project.

The proposed use of the land for warehouse and shipping container transit associated with rail freight would not compromise nearby petrochemical industries and otherwise supports the significant freight and logistics industry emerging in Altona and surrounding areas.

It is suggested that a Specific Controls Overlay be applied to the land to reference an Incorporated Document which would approve and facilitate our proposed land use and development, without altering the purpose and general provisions of Special Use Zone 3.

We separately observe that there has been for some time an inclination by the City of Hobsons Bay and relevant state agencies to comprehensively review the continued need or otherwise for large parcels of land in Altona to be protected for use by the petrochemical industry. This Salta proposal would not compromise such a review should it occur.
We write to seek a response from the City of Hobsons Bay in relation to our request and in particular to enable further discussion with the Minister for Planning and other relevant state agencies concerning the opportunity for amendment to the planning scheme and agree on a process and statutory approach to such.

We look forward to your response and would be pleased to meet with you to further discuss this matter.

Yours faithfully,

Salt Property Pty Ltd

[Signature]

Development Manager, Industrial & Logistics
SPECIFIC CONTROLS OVERLAY

Purpose
To apply specific controls designed to achieve a particular land use and development outcome in extraordinary circumstances.

Use or development
Land affected by this overlay may be used or developed in accordance with a specific control contained in the incorporated document corresponding to the notation on the planning scheme map (as specified in the schedule to this overlay). The specific control may:

- Allow the land to be used or developed in a manner that would otherwise be prohibited or restricted.
- Prohibit or restrict the use or development of the land beyond the controls that may otherwise apply.
- Exclude any other control in this scheme.

Expiry of a specific control
If a specific control contained in an incorporated document identified in the schedule to this clause allows a particular use or development, that control will expire if any of the following circumstances applies:

- The use and development is not started within two years of the approval date of the incorporated document or another date specified in the incorporated document.
- The development is not completed within one year of the date of commencement of works or another date specified in the incorporated document.

The responsible authority may extend the periods referred to if a request is made in writing before the expiry date or within three months afterwards.

Upon expiry of the specific control, the land may be used and developed only in accordance with the provisions of this scheme.