

## Planning Implementation (DELWP)

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**From:** contact@engage.vic.gov.au  
**Sent:** Thursday, 19 December 2019 1:55 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.**

## **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:**

on behalf of an organisation

**Email address (Optional)**

[REDACTED]

**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](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

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](mailto:contact@engage.vic.gov.au).

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19 December 2019

Department of Environment, Land, Water and Planning  
PO Box 500  
East Melbourne  
Victoria 3002

Via [www.engage.vic.gov.au](http://www.engage.vic.gov.au)

Dear Sir/Madam

#### **DRAFT MELBOURNE INDUSTRIAL AND COMMERCIAL LAND USE PLAN**

The Construction Material Processors Association (CMPA) is dedicated to the representation and service of its Members in the Victorian Earth Resources industry. The CMPA represents a broad spectrum of businesses that extract and process hard rock, gravel, sand, clay, lime, and soil. CMPA members also operate recycling businesses.

CMPA members are typically small to medium sized family and private businesses, local government and utilities. Many are regionally based employers and service local construction, infrastructure and road maintenance needs. The extractives sector is a key pillar within the construction industry underpinning the growth and economic development of Victoria through supply of the construction materials.

In 2017/18, the sector supplied 58 million tonnes of construction materials to the market, at a value of approximately \$948 million. Small to medium quarries account for approximately half of this production.

Thank you for the opportunity to comment on the Draft Melbourne Industrial and Commercial Land Use Plan (Plan).

The CMPA supports the principle of responsible, balanced legislation that is in the best interests of the State of Victoria.

#### **Discussion**

The following statement in the Plan (p.34) is supported by CMPA:

*“The region also has large areas set aside with significant high-quality extractive resources for quarrying operations. A shortfall in extractive resources close to market means that the cost of construction will rise as these materials are sourced from further afield. These operations need to be protected both now and into the future to secure adequate long-term supply of quality and competitively priced extractive resources for growing Victoria’s population and economy, especially with demand for extractive resources expected to double between 2015 and 2050.”*

Actual figures submitted to Government demonstrate that for 2017/18 the tonnages of construction material being produced [REDACTED] are tracking higher than the highest point on the prediction curve in the Extractive Industry Supply and Demand Study 2016. Another important impact of locating quarries close to market is a reduced carbon footprint.

Below are extracts from Government documents published over the last 3 years related to extractive resources.

Extractive Industry Supply and Demand Study 2016

*“The extractive resources industry currently faces challenges in maintaining access to supplies of quality extractive resources. This is due to a combination of rising demand and encroachment of urban and regional development into existing resource areas.”*

Plan Melbourne 2017 Implementation

*“Action 18*

*Management of extractive industry*

*Protect the extractive industry and future extractive-resource assets from incompatible land uses by adopting planning options consistent with the findings of the Extractive Resources in Victoria, Demand and Supply Study, 2015–2050.”*

Joint Ministerial Statement Extractive Resources: Rock Solid Foundations for Victoria’s Growth 2018

*“APPLY THE ‘AGENT OF CHANGE’ PRINCIPLE TO QUARRIES: Greater scrutiny is needed to prevent the incursion of new development into quarry buffer zones, which result in pressure for premature closure of a quarry. The ‘agent of change’ principle will be applied to existing quarries. This principle puts the onus on the applicant proposing a new use or development that encroaches within buffers of an existing quarry to take measures to mitigate any impacts from those existing or planned activities. This includes an approved area where future quarrying activity may occur. The principle will protect the existing use rights, while also ensuring complementary land uses for adjacent sites. For greenfield quarries, particularly those in Strategic Extractive Resource Areas, we will better delineate areas of strategic importance and recognise these within the planning system. Ultimately, this will result in the codification of buffers that prioritise extraction and prevent encroachment on strategic resources.”*

## **Conclusion**

It is noted that the first two documents have been cited in the Plan but the intent of the Joint Ministerial Statement Extractive Resources also needs to be included. I have also attached a brochure recently released by CMPA on ‘Quarries Build Communities’.

I would be happy to discuss our submission further at your invitation.

Yours sincerely

