

Planning Implementation (DELWP)

From: contact@engage.vic.gov.au
Sent: Friday, 20 December 2019 9:20 AM
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

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?

Yes

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

Generally yes. However, the concern we have is how would land be further identified (staying on

top of targets in providing sufficient zoned supply of land), particularly in established areas. Reliance on ensuring adequate monitoring of land supply will be required, to ensure the continued planning for industrial land.

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?

Yes

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

The criteria developed to identify regionally-significant industrial precincts is supported. The areas identified have been noted to respond well in terms of identifying areas that can leverage off existing or proposed transport networks/gateways, support State significant national employment and innovation clusters (NEICs) as well as the clustering of industrial uses with limited or no residential intrusion.

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.

The purpose overall supports the continual industrial uses in these areas of the suggested zonings are implemented.

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?

Yes, we suggest the following: Under 'Undertake a strategic analysis and identify key issues', the addition of the following: Consideration of infrastructure such as utility services location and capacity The inclusion of the consideration of topography when 'identifying local issues, pressures, trends or opportunities' Under 'Precinct Plans': Further justification required for 'Industrial land that is no longer needed or appropriate for employment activities and could be considered for other uses' Under 'Monitoring and implementation plan': Infrastructure requirements (who is responsible in the delivery and the triggers of the construction ie. certainty in terms of timing).

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?

Yes

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

Generally yes (for Industrial land only). Lines up with what is already currently land set aside as industrial, and land earmarked within Precinct Structure Plans for industrial. Whilst no State Significant Industrial Precincts have been identified in Geelong, Plan Melbourne identifies Geelong in terms of strategic direction, to which the Plan currently fails to identify. There are clearly potential opportunities in Geelong to supplement existing areas, within the North East Industrial Precinct and the Western Industrial Precinct (identified by the City of Greater Geelong as dedicated employment precincts in the growth area), such as Geelong Port and Avalon Airport. These areas include large tracts of Farming Zone and Rural Living Zone land adjacent, and would be compatible with existing land uses.

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

The Plan has generally identified the existing and future industrial areas well, however it is noted that one of the purposes of the Plan is to 'identify opportunities for new industries and commerce to emerge and grow', which is where Spiire considers the Plan falls short. It is evident from the

findings of the Plan that we need to protect the industrial land in Melbourne, however there should also be consideration on whether rezonings of land to industrial could be considered. Furthermore, the plan acknowledges we do not have enough supply, however fails to identify where we could potentially obtain further supply of industrial land from (ie. whether we could consider land in regional areas as an option). The plan also does not consider whether the land we have set aside for industrial is appropriate for industrial, noting that these are the reasons for the rezonings and subsequent loss of industrial land.

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

No file specified

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:

<https://engage.vic.gov.au/index.php/dashboard/reports/forms/viewDetail/2373>

Regards,

The Engage Victoria Team

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