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?

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 a land owner

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
Melbourne Industrial and Commercial Land Use Plan  
Submission by PPG Industries Australia Pty Ltd

Thank you for providing the opportunity to comment on the draft Melbourne Industrial and Commercial Land Use Plan (MICLUP or “the Plan”). We understand that the Plan seeks to provide an “...overview of current and future needs for industrial and commercial land across metropolitan Melbourne and seeks to put in place a planning framework to support state and local government to plan more effectively for future employment and industry needs, and better inform future strategic directions.”

PPG Industries Australia Pty Ltd is the owner of land at 14 McNaughton Road, Clayton, described in the plan below.

![Figure 1: Zoning and Cadastral Plan](image)

PPG Industries operate a significant paint manufacturing plant on the land.

Accordingly, any change to land use surrounding the site must be carefully managed to ensure there are no impacts on the ongoing operation and the opportunities for continued investment in plant and equipment. The PPG land is identified in the Draft Melbourne Industrial and Commercial Land Use Plan as being within a Regionally Significant Industrial Precinct – Existing and within the Monash National Employment & Innovation Cluster (NEIC).

It is also part of a broader area described as the Monash NEIC.
The area around the Monash NEIC (which includes the subject land) is stated as having one of the largest concentrations of jobs outside the Central City. The Plan also recognises the significant contribution of the Monash NEIC to Melbourne’s economy.

The PPG land is also located close to the Southern Region boundary and for completeness; excerpts from both maps are included below.
Specifically in relation to the Monash NEIC, the draft MICLUP states:

_The Monash NEIC contributes significantly to Melbourne’s economy and includes the Monash University, Monash Medical Centre, Monash Children’s Hospital, Monash Enterprise Centre, CSIRO, Australian Synchrotron and the Melbourne Centre for Nanofabrication focussing on research and technology. It is the largest concentration of employment outside the Central City with approximately 75,000 jobs in the cluster. It is well linked to existing industrial areas with Huntingdale and Clayton offering further employment. With its educational and scientific institutions, high amenity employment precincts, access to a skilled workforce and direct access to the PFN, it will continue to play an important role in generating jobs and wealth in the region._

In terms of supply and demand for industrial land, the Plan states that there is “...no future land identified for industrial purposes in the region”. It is therefore critical to ensure that existing industrial land is retained and protected from encroachment of incompatible land uses, including sensitive land uses.

In this regard, the Plan states that planning for the region should:

_Retain regionally-significant industrial precincts as identified on the future directions map for the region and protect them from encroachment from sensitive uses that may compromise development and efficient operation of businesses in these locations._

Future planning for the region is stated to seek the retention of industrial zoned land for industrial uses, particularly at Clayton-Mulgrave. Other uses that would fragment industrial land should be limited.

We consider that the principal aim to retain industrial zoned land in a region where there is no future industrial land identified is sound.

However, the Plan does not place enough weight on the need to protect these areas from incompatible uses. Specifically, we are aware of a proposal to rezone _Regionally Significant Industrial Land – Existing_, within the Clayton Business Park (which is to the south of the PPG land and within our current operational buffer distance). The proposal would potentially introduce incompatible land uses within the buffer. It is an example where Regionally Significant Industrial Land is proposed to be reduced in the area. Strong protection for existing industrial land is required to ensure the future operation of and investment in existing industries is not compromised.

Specifically, we request that the Plan be amended to reference retention of separation distances between existing industrial land uses and to discourage any change of use that has potential to affect existing industrial operations.

We would welcome the opportunity to discuss this submission further.