

## **MARIBYRNONG PLANNING SCHEME**

### **AMENDMENT C143**

#### **EXPLANATORY REPORT**

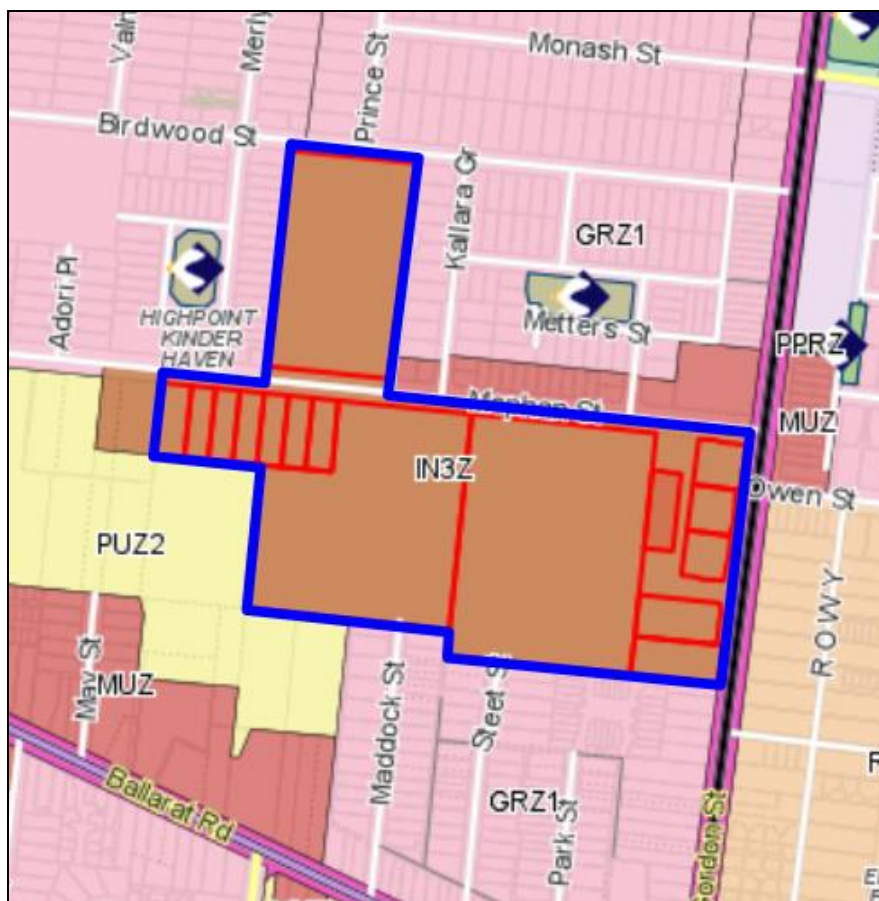
##### **Who is the planning authority?**

This Amendment has been prepared by Maribyrnong City Council, which is the planning authority for this Amendment.

The Amendment has been made at the request of Maribyrnong City Council.

##### **Land affected by the Amendment**

The amendment applies to land in the Industrial 3 Zone known as the Gordon and Mephan Precinct. Specifically, the amendment applies to the following properties: 84 Gordon Street, 86 Gordon Street, 88 Gordon Street, 90 Gordon Street, 92 Gordon Street, 84-90 Gordon Street, 1-5 Mephan Street, 7-9 Mephan Street, 11 Mephan Street, 13 Mephan Street, 15 Mephan Street, 17 Mephan Street, 19 Mephan Street, 21 Mephan Street, and 23 Mephan Street, Footscray VIC 3011, and 2-4 Mephan Street, Maribyrnong VIC 3032. The precinct boundary is shown below in blue.



##### **What the amendment does**

The Amendment implements the recommendations of the Gordon and Mephan Precinct Framework Plan (February 2015) by amending the Municipal Strategic Statement and introducing local planning policy to protect and strengthen the economic role of the precinct, improve amenity and access, and support the development of key sites.

The Amendment proposes to:

- Amend Clause 21.01 (Municipal Strategic Statement), to reference Gordon and Mephan Precinct as a Local Area.
- Amend Clause 21.02 (Municipal Profile), to reference Gordon and Mephan Precinct as a Core Employment Area.
- Amend Clause 21.03 (Council Vision), to show the Gordon and Mephan Precinct as a Core Employment Area on the “Land Use Framework Plan”.
- Amend Clause 21.04 (Settlement), to delete reference to Gordon and Mephan Precinct as a Strategic Employment Investigation Area.
- Amend Clause 21.05 (Environment and Landscape Values), to show the Gordon and Mephan Precinct as a Core Employment Area on the “Environmentally Sustainable Development Framework Plan”.
- Amend Clause 21.07 (Housing), to show the Gordon and Mephan Precinct as a Core Employment Area on the “Housing Framework Plan”.
- Amend Clause 21.08 (Economic Development), to reference Gordon and Mephan Precinct as a Core Employment Area, and show the Gordon and Mephan Precinct as a Core Employment Area on the “Industrial Related Employment Land Framework Plan”.
- Amend Clause 21.11 (Local Areas), to include Gordon and Mephan Precinct as a Local Area and provide precinct specific planning policy.
- Amend Clause 21.12 (Reference Documents) to incorporate the Gordon and Mephan Precinct Framework Plan (February 2015) as a reference document under the “Economic Development” subheading.

## **Strategic assessment of the Amendment**

### **Why is the Amendment required?**

The amendment is required to implement the recommendations of the Gordon and Mephan Precinct Framework Plan (GMPFP).

The Gordon and Mephan Precinct is an existing light industrial area which includes a mix of manufacturing, service and wholesale/distribution uses. The GMPFP identified the precinct remained a viable and preferable location for industrial and employment uses, and recommended these uses be protected and enhanced.

The GMPFP provides a long term strategic framework for future use and development in the precinct and builds on the overarching vision and strategic directions of the Maribyrnong Economic and Industrial Development Strategy (MEIDS). Consistent with the terminology used in MEIDS and the Maribyrnong Planning Scheme, the Amendment will designate the Gordon and Mephan Precinct as a Core Employment Area.

A new Local Area Policy at Clause 21.11 will provide specific guidance for the future development of the area. This will ensure the GMPFP recommendations to strengthen the precincts economic viability, improve and protect amenity, improve access and support the development of key sites are implemented.

### **How does the Amendment implement the objectives of planning in Victoria?**

The Amendment implements the following objectives of planning in Victoria (as specified in Section 4(1) of the *Planning and Environment Act 1987*):

- To provide for the fair, orderly, economic and sustainable use, and development of land;
- To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria;
- To facilitate development in accordance with the above objectives; and
- To balance the present and future interests of all Victorians.

The Amendment will ensure an existing light industrial precinct continues to provide employment opportunities in a sustainable, efficient and coordinated manner.

### **How does the Amendment address any environmental, social and economic effects?**

The Amendment will ensure the amenity of the area is retained and improved by requiring appropriate treatments to the surrounding residential and education interfaces, new landscaping and improvement of the public realm.

The amendment will have a positive social effect through retaining employment land within the municipality that is accessible to local residents and workers.

The amendment will have a positive economic impact by identifying and protecting an employment area important to the economic development and growth of Maribyrnong. The Amendment provides certainty for Council and the broader community as to which land will be retained for employment uses, and provides guidance on how individual sites may be developed to ensure they can adapt to future economic and employment needs.

Encouraging new industrial and commercial development to achieve high quality design and built form outcomes provides further economic benefit of making industrial premises in Maribyrnong more desirable for potential tenants.

### **Does the Amendment address relevant bushfire risk?**

The Amendment does not impact on bushfire risk.

### **Does the Amendment comply with the requirements of any Minister's Direction applicable to the amendment?**

The Amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes under section 7(5) of The Planning and Environment Act 1987.

The Amendment is also consistent with Ministerial Direction 9 – Metropolitan Strategy, which requires that all planning scheme amendments have regard to *Plan Melbourne 2017-2050*. Key directions and policies of Plan Melbourne relevant to this amendment include:

- Direction 1.1 Create a city structure that strengthens Melbourne's competitiveness for jobs and investment
  - Policy 1.1.6 Plan for industrial land in the right locations to support employment and investment opportunities
- Direction 1.2 Improve access to jobs across Melbourne and closer to where people live
- Direction 4.3 Achieve and promote design excellence
  - Policy 4.3.1 Promote urban design excellence in every aspect of the built environment

The Amendment has been prepared in accordance with Ministerial Direction No.11 – Strategic Assessment of Amendments, as described in this explanatory report.

The Amendment is also being prepared in accordance with Ministerial Direction No. 15 – The Planning Scheme Amendment Process.

### **How does the Amendment support or implement the State Planning Policy Framework and any adopted State policy?**

The Amendment is consistent with, and gives effect to, the State Planning Policy Framework, in particular:

- Clause 10 – Operation of the State Planning Policy Framework
- Clause 11 – Settlement
- Clause 15 – Built Environment and Heritage
- Clause 17 – Economic Development
- Clause 18 – Transport
- Clause 19 – Infrastructure

The proposed Amendment achieves:

- The orderly development of an urban area by ensuring that a sufficient supply of land is available for industrial and employment uses.
- The promotion of a future urban environment that is safe, functional and of good quality.
- The protection of existing residential areas by minimising the potential for adverse amenity impacts.
- The support of the local and regional economy by ensuring existing employment generating uses have the ability to grow in a managed and coordinated manner.
- The creation of a safe and sustainable transport system that integrates land-use and transport and utilises existing infrastructure.

**How does the Amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?**

The Amendment is consistent with, and gives effect to, the Local Planning Policy Framework, in particular:

The Amendment supports Clause 21.03 (Land Use Vision) by managing the growth of an existing industrial area which contributes to the local and regional economy.

The Amendment supports Clause 21.06-1 (Urban Design) by providing policy guidance on the preferred design outcomes for an industrial and employment precinct and improving and protecting amenity at sensitive interfaces.

The Amendment supports Clause 21.08-3 (Industry) by providing policy guidance to ensure high quality industrial development is delivered across the precinct, including site specific guidance on landscaping, amenity, waste management, access and vehicle parking.

The Amendment supports Clause 21.09 (Transport) by identifying potential improvements to sustainable transport options within the precinct (walking paths and bicycle paths), as well as supporting employment use close to existing tram/bus routes.

**Does the Amendment make proper use of the Victoria Planning Provisions?**

The amendment makes proper use of the Victoria Planning Provisions (VPP) by utilising the Local Planning Policy Framework (LPPF) to provide the long-term direction for an industrial and employment precinct within the municipality.

The Industrial 3 Zone that applies to all land within the precinct will facilitate the continued light industrial and employment uses recommended by the GMPFP and directed by the LPPF.

**How does the Amendment address the views of any relevant agency?**

A range of government agencies and service providers were consulted during the preparation of MEIDS and the GMPFP. The views of relevant agencies will be sought during public exhibition.

**Does the Amendment address relevant requirements of the Transport Integration Act 2010?**

The Amendment is unlikely to have a significant impact on the transport system (as defined by Section 3 of the Transport Integration Act 2010).

**What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

The Amendment will have minimal impact on resource and administrative costs.

### Where you may inspect this Amendment

The Amendment is available for public inspection, free of charge, during office hours at the following places:

**Maribyrnong City Council  
Municipal Offices – Reception Area**  
Corner Napier and Hyde Streets  
FOOTSCRAY VIC 3011

**Footscray Library**  
56 Paisley Street  
FOOTSCRAY VIC 3011

**West Footscray Library**  
539 Barkly Street  
WEST FOOTSCRAY VIC 3012

**Highpoint Library**  
120 Rosamond Rd  
MARIBYRNONG VIC 3032

**Maribyrnong City Council website:** [www.maribyrnong.vic.gov.au/amendmentc143](http://www.maribyrnong.vic.gov.au/amendmentc143)

**Maribyrnong City Council community engagement site** [www.yourcityyourvoice.com.au](http://www.yourcityyourvoice.com.au)

The Amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at: [www.delwp.vic.gov.au/public-inspection](http://www.delwp.vic.gov.au/public-inspection).

### Submissions

Any person who may be affected by the Amendment may make a submission to the planning authority. Submissions about the Amendment must be received by **Monday 18 December 2017**. A submission must be sent to:

Post      Maribyrnong City Council  
            City Strategy Amendment C143  
            PO Box 58 FOOTSCRAY VIC 3011  
Email     [amendmentc143@maribyrnong.vic.gov.au](mailto:amendmentc143@maribyrnong.vic.gov.au)  
Online:   [www.yourcityyourvoice.com.au](http://www.yourcityyourvoice.com.au)

### Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- directions hearing: w/o 20 February 2018
- panel hearing: w/o 19 March 2018