

Agenda Item 9.4

TOTTENHAM AND WEST FOOTSCRAY EMPLOYMENT PRECINCT FRAMEWORK PLANS AMENDMENT C166

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PURPOSE

To endorse the draft Tottenham and West Footscray Employment Precinct Framework Plans 2020 and seek authorisation from the Minister for Planning to prepare and exhibit Amendment C166.

ISSUES SUMMARY

- Our City's industrial and commercial precincts contribute to the State's economy and provide new employment opportunities for current and future generations. Tottenham and West Footscray Employment Precincts have the highest level of State Planning Policy protection and are recognised in Plan Melbourne 2017-2050 as State Significant Industrial Precincts. The State Government considers these areas vital for our future and direct them to be retained for employment and freight growth.
- The Maribyrnong Economic and Industrial Development Strategy (MEIDS) is the overarching strategic policy for our City. It identifies Tottenham and West Footscray as Core Employment Areas (CEAs) requiring preparation of Framework Plans to guide improvements to amenity, access and business attraction.
- The Council's economic vision is *"to be a leader in urban economic transition and renewal, embracing its industrial past whilst creating vibrant and successful urban places with excellent business opportunities and meaningful employment."*
- Draft Framework Plans (2014) were prepared for Tottenham and West Footscray to progress future planning. Since then changes to State policy and infrastructure projects, and Stony Creek Future Directions Plan (2020), have required preparation of new plans.
- Amendment C166 seeks to implement the draft Tottenham and West Footscray Employment Precinct Framework Plans (2020) into the Maribyrnong Planning Scheme.
- The draft Framework Plans (2020) aim to create new employment opportunities, guide development, improve open space and amenity and access in both precincts, as well as create new public open space in Tottenham (along Stony Creek). The plans build on the Maribyrnong Open Space Strategy (2014), West Footscray Neighbourhood Plan (2018), Stony Creek Rehabilitation Plan (2019), and Stony Creek Future Directions Plan (2020).
- The amendment includes the introduction of a Public Acquisition Overlay (PAO) to secure public open space (in accordance with the Stony Creek Future Directions

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Plan) and create new street network. Applying the PAO will allow Council to purchase the required land in the future.

- Following Ministerial authorisation, a public consultation process will be undertaken in accordance with the *Planning and Environment Act 1987* to enable community feedback on the proposed planning scheme changes. Any submissions received will inform the final amendment and Independent Planning Panel process.

ATTACHMENTS

1. Tottenham Employment Precinct Framework Plan [↓](#)
2. West Footscray Employment Precinct Framework Plan [↓](#)
3. Tottenham and West Footscray Background Report [↓](#)
4. Amendment C166 [↓](#)
5. MEIDS Precinct Designation Map [↓](#)
6. Tottenham and West Footscray prospectus 'Melbourne's New Urban Manufacturing Hub' 2019 [↓](#)

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OFFICER RECOMMENDATION

That Council:

1. Endorse the draft Tottenham Employment Precinct Framework Plan 2020 (Attachment 1), draft West Footscray Employment Precinct Framework Plan 2020 (Attachment 2) for the purpose of public consultation, and to form the basis of Amendment C166 (Attachment 4).
 2. Prior to requesting authorisation seek feedback from the Environmental Protection Authority on Amendment C166 and associated planning scheme changes in accordance with Ministerial Direction 19.
 3. Requests authorisation from the Minister for Planning to prepare and exhibit Amendment C166 to the Maribyrnong Planning Scheme under section 8A of the *Planning and Environment Act 1987*.
 4. Note the delegation and authorise the Chief Executive Officer to make any necessary minor changes to the relevant documentation, in preparation to request authorisation from the Minister for Planning to prepare and exhibit Amendment C166 to the Maribyrnong Planning Scheme.
 5. Subject to authorisation being granted by the Minister for Planning, resolve to place Amendment C166 on exhibition as prescribed under section 19 of the *Planning and Environment Act 1987*.
 6. Note the delegation of the Chief Executive Officer to consider any submissions received in relation to Amendment C166, in accordance with section 22 of the *Planning and Environment Act 1987*, and under section 23 of the *Planning and Environment Act 1987* refer any submissions that cannot be resolved, along with other submissions, to an independent panel appointed by the Minister for Planning.
 7. Note the Tottenham and West Footscray Background Report (Attachment 3) and Tottenham and West Footscray prospectus 'Melbourne's New Urban Manufacturing Hub' (Attachment 6).
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Agenda Item 9.4**BACKGROUND****Maribyrnong Economic and Industrial Development Strategy (2011)**

Given the changing social and economic nature of Maribyrnong and the external influences acting upon it, the *Maribyrnong Economic and Industrial Development Strategy* (2011) (MEIDS) was developed to guide future economic activities and development.

The retention of industrial land for employment growth is important as the City's industrial economy transitions from predominantly older style manufacturing to newer value adding office, urban manufacturing, warehousing, and service businesses.

MEIDS examined the economic performance and employment potential of the City's major employment precincts and sets a structure to guide investigation for each precinct. The focus is to protect and maximise employment in the City. It adopts a pragmatic approach recognising that not all land may be viable for industrial or commercial activity in the future, and may necessitate land use change. Detailed investigations are required for each precinct on access, amenity, new employment opportunities and business attraction.

MEIDS was implemented into the Maribyrnong Planning Scheme in 2016, and classified ten precincts as either Core Employment Area (CEA) or Strategic Employment Investigation Area (SEIA) (Refer Attachment 5). Tottenham and West Footscray (Precincts 2 and 3 in Map 1) are both identified as Core Employment Areas.

Core Employment Areas (CEA) – are highly suitable for employment, are functioning relatively efficiently and the employment role is to be protected and enhanced.

Strategic Employment Investigation Areas (SEIA) – have more significant limitations or issues which require investigation to determine if they can be addressed in order for them to retain or increase their employment role. If these limitations cannot be addressed, these areas are determined to be inherently/intrinsically unsuitable for an employment role. SEIAs are considered to be employment areas until such time as further investigation clearly demonstrates that this is not a viable option.

Tottenham and West Footscray Framework Plans (2014)

Council endorsed the draft Framework Plans (2014), making it publically available to assist future discussions on the precinct with key stakeholders including Brimbank City Council, Hobsons Bay City Council and Victoria Planning Authority.

A crucial element of the 2014 plans was the future 'East-West link' and Paramount Road upgrades. The western alignment of the East-West link traversed the precincts including a tunnel under West Footscray that emerged at Paramount Road, before continuing onto the Western Ring Road. Upgrades to Paramount Road included duplication and an improved alignment between Sunshine and Geelong Roads. The proposed East-West link and Paramount Road upgrades would have 'unlocked' the precincts and significantly enhanced access to the Port of Melbourne and Western Ring Road.

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Since the draft 2014 framework plans there has been a number of changes including:

- new state policy
- new planning controls
- Ministerial Advisory Committee reports on Major Hazard Facilities (2017)
- new major state infrastructure projects
- Council policy and strategies (Open Space (2014), Draft Bicycle Strategy (2019), Housing Strategy (2018), Stony Creek Future Directions Plan (2020)).

Both precincts are undergoing change and need additional guidance to improve the overall amenity, greening opportunities, improve access and employment opportunities.

DISCUSSION/KEY ISSUES**Draft Tottenham and West Footscray Employment Framework Plans 2020**

The 2014 Framework Plans required review and updating. Council's consultant undertook background analysis and prepared revised framework plans (Attachments 1 and 2). The Framework Plans provide clear long-term visions for each precinct to guide future employment and business investment, setting objectives, strategies and actions for implementation. The Framework Plans build on Council's existing work, including the West Footscray Neighbourhood Plan (2018), Stony Creek Rehabilitation Plan and Stony Creek Future Directions Plan (2020).

The key objectives of the Framework Plans are to:

- identify the preferred future use, form and function of each precinct
- protect and enhance amenity outcomes (such as footpaths, street trees, active transport links) and environmental qualities (particularly along Stony Creek)
- attract new business investment and employment growth, while protecting existing businesses
- identify a preferred built form to guide future development through design guidelines and controls
- identify new infrastructure upgrades (such as road linkages).

Tottenham and West Footscray Employment Precincts include a mix of freight and logistics, manufacturing, wholesale and distribution uses. The Framework Plans support these uses continuing, as well as attract new businesses (creative industries and urban manufacturing). The precincts need to be protected from residential encroachment to ensure the viability and future employment opportunities.

State Planning Policy (Plan Melbourne) sets clear policy to protect land identified for future employment, with the highest level of protection provided to State Significant Industrial Precincts. Both Tottenham and West Footscray form part of the State Government's significant industrial precincts.

The Tottenham Employment Precinct is envisaged to undergo renewal over the next 30 years. It will become a high quality inner-city fringe industrial precinct where amenity improvements will increase job densities, and access to Stony Creek will provide benefits for businesses, workers and the community.

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To achieve these outcomes, the plan has identified “Unlocking Tottenham” as a key priority to improve workers facilitates and business attraction, through the creation of new roads, active transport links and public open space.

Map 1: Tottenham Employment Precinct Framework Plan



It is envisaged the West Footscray Employment Precinct will develop over the coming decade as the inner west enterprise precinct. It will support innovative industrial and commercial land uses that will provide more diverse and dense employment options for the region. West Footscray’s desirability as an employment location will be driven by proximity to public transport, improvements to its amenity and opportunities to better utilise its unique heritage elements.

Map 2: West Footscray Employment Precinct Framework Plan



The draft Framework Plans (2020) were developed around six key themes which are discussed in detail below.

Themes	
Employment Uses and Workforce Profile	<p>Tottenham is an older industrial area with a significant number of freight and logistical businesses, and container storage facilities. There are some existing service industries (such as automotive repairs and car sales) located on main roads offering higher exposure. Approximately 2,600 people are employed in the precinct. Job density has increased from 8.3 jobs per hectare in 2011 to 10.3 in 2016. The replacement of lower order industrial uses will occur as land values continue to increase and sites are redeveloped.</p> <p>West Footscray has traditionally been linked to the grain industry, wool storage and foundries. However there are now a number of manufacturing companies and associated office uses in the precinct. New development is generally smaller in scale consisting of factoryettes and service industries on main roads offering higher business exposure. As lower order industrial uses are replaced job densities have increased from 24.1 jobs per hectare in 2011 to 31.4</p>

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	<p>in 2016, with approximately 1,430 people employed in the precinct.</p> <p>The creation of an additional 13,050+ jobs across the City is needed by 2035 to support the expected population growth.</p>
Services and Facilities	<p>Convenient services (such as cafes, local shops, or gymnasiums) are very limited in both precinct. The establishment of everyday services and facilities would significantly benefit the area and support modern day workforce needs. It would also address concerns raised by community as part of the West Footscray Neighbourhood Plan (2018).</p>
Heritage	<p>There are a small number of heritage properties that contribute to the history of manufacturing in our City. These properties should be preserved and enhanced. Heritage buildings offer opportunities for adaptive reuse to create unique, distinct and highly marketable employment precincts.</p>
Environment	<p>Stony Creek is a significant natural feature in the Tottenham Precinct providing amenity opportunities and biodiversity. Portions of the creek are in private ownership with no public access. The Stony Creek Future Directions Plan 2020 identifies land for future acquisition by Council to create new publicly accessible paths, new open space and road network. There is currently no recreational / open spaces areas for workers or the community in the Tottenham Precinct. Stony Creek is a critical feature and improvements (including access) to and adjacent the creek corridor are essential to revitalising the precinct. (Refer Map 1).</p> <p>There have been major changes to industrial practices which have seen improvements to environmental performance of businesses. As sites continue to be renewed and redeveloped there will be further opportunities (such as new urban industries and built form design outcomes) to improve performance.</p> <p>The West Footscray Employment Precinct has limited natural features. There are opportunities to improve the built form interface, especially adjacent Hansen Reserve to deliver passive surveillance, increase amenity, improving accessibility and greening.</p>
Movement and Transport	<p>To facilitate transportation of goods, the movement network in Tottenham and West Footscray precincts has traditionally focussed on larger motor vehicles, with limited regard for active transport and smaller vehicles. Opportunities to improve and create new connections through the precincts are identified both framework plans (Refer Maps 2 and 3). A key new road connection is identified in Tottenham to improve accessibility and movement through the precinct (east-west).</p>
Urban Design and Built Form	<p>The precincts are generally characterised by older industrial building stock (large manufacturing and warehouses) which present poorly to the street with limited to no landscaping. Recent developments in the</p>

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	<p>precincts have improved the streetscape presentation, and ongoing street tree planting by Council will continue to improve the overall visual amenity/appearance. Enhancements to the public realm and streets will improve the 'attractiveness' of the precincts and create a more modern vibrant employment areas, attracting new businesses.</p> <p>Design Guidelines have been prepared (refer Attachments 1 and 2) to assist decision makers assessing a planning application on the preferred future built form outcomes in the precincts. The guidelines address site layout, access and movement, landscaping and open space, interface treatments, stormwater management, built form, site amenity and environmentally sustainable design. The guidelines form the basis of the proposed planning control sought to be implemented via Amendment C166 to the Maribyrnong Planning Scheme.</p>
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Planning Scheme Amendment C166

The amendment will implement the findings of the Tottenham and West Footscray Employment Precincts Framework Plans (2020) ensuring new development contributes positively, and increases the economic diversity and vitality in the City.

The amendment sets clear planning policy for decision makers on future land use and development outcomes in the precincts. The proposed planning controls will create certainty for business investment, strengthen economic viability, improve and protect amenity, improve access and support the redevelopment of key sites. A full copy of the proposed policy, controls, maps and strategic assessment of the amendment are provided in Attachment 4.

The amendment proposes the following changes to Maribyrnong Planning Scheme:

- Amend the Planning Policy Framework at Clause 11.03-6L to include new local policy.
- Amend the Local Planning Policy Framework at Clause 21.08 to delete reference to 'Geelong Road – north side between Somerville Road and Cromwell Parade' and correct outdated terminology and zone names.
- Rezone 476-496 Geelong Road, West Footscray (even numbers only) from Industrial 1 Zone (IN1Z) to Commercial 2 Zone (C2Z) (Refer Map 3).
- Rezone land bounded by Sunshine Road, Geelong Road, Robbs Road, Darwin Street, Braid Street and Stradbroke Street, West Footscray from Industrial 1 Zone (IN1Z) or Industrial 3 Zone (IN3Z) to Commercial 3 Zone (C3Z), with a schedule prohibiting residential uses (Refer Map 4).
- Rezone 95 Sunshine Road, West Footscray from Industrial 3 Zone (IN3Z) to Public Use Zone 6 (PUZ6) which is Councils Depot.
- Introduce Schedule 16 to Clause 43.02 Design and Development Overlay (DDO16) to the Tottenham and West Footscray Employment Precincts specifying preferred built form design outcomes for new development
- Introduce Schedule 6 to Clause 45.01 Public Acquisition Overlay (PAO6) to part: 39 Indwe Street, West Footscray; 4 Paramount Road, Tottenham; 35-65 Paramount Road, Tottenham; 31 Alick Road, Tottenham; 414 Somerville Road, Tottenham; 418 Somerville Road, Tottenham; 249-263 Sunshine Road,

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- Tottenham, 265 Sunshine Road, Tottenham; and 273-281 Sunshine Road, Tottenham for municipal purposes (Refer Map 6).
- Apply the Environmental Audit Overlay (EAO) to the land identified for the PAO6 comprising part: 39 Indwe Street, West Footscray; 4 Paramount Road, Tottenham; 35-65 Paramount Road, Tottenham; 31 Alick Road, Tottenham; 414 Somerville Road, Tottenham; 418 Somerville Road, Tottenham; 249-263 Sunshine Road, Tottenham, 265 Sunshine Road, Tottenham; and 273-281 Sunshine Road, Tottenham to ensure its future use is suitable and appropriately remediated (Refer Map 7).
 - Amend the schedule to Clause 72.03 'What Does this Planning Scheme Consist of' to include new map 10DDO.
 - Include the Tottenham Employment Precinct Framework Plan 2020 and West Footscray Employment Precinct Framework Plan 2020 as a Background Document in the Schedule to Clause 72.08.

Key matters to be considered are proposed planning policy, application of new zones and overlays, and inclusion of Background Documents, which are discussed in detail below.

Planning Policy

The amendment seeks to introduce new local planning policy to guide future development in the Tottenham and West Footscray Precincts. Key objectives of the new local policy are to:

- protect, enhance and support employment opportunities
- improve active transport links and movement network
- protect and enhance environmental qualities
- market Tottenham as an inner-city industrial precinct and manufacturing hub
- promote West Footscray as an inner-city enterprise precinct and manufacturing hub.

The local policy outlines strategies to achieve the objectives and include framework plans (maps) identifying potential rezoning, future movement connections, streetscape and amenity improvements (such as landscaping requirements).

The amendment updates Clause 21.08 (Economic Development) to correct zone names and remove outdated terminology and reference to 'Geelong Road – north side between Somerville Road and Cromwell Parade'.

Rezoning of land along Geelong Road in Tottenham Precinct

The sites at 476-496 Geelong Road, West Footscray (even numbers only) are currently zoned Industrial 1 (IN1Z) which supports manufacturing industry, storage and distribution of goods.

It is proposed to rezone the land to Commercial 2 Zone (C2Z) to support lighter industrial/employment uses establishing (such as automotive repairs, office, bulky goods, limited retail uses and car sales). These uses benefit from a main road frontage with high visibility and access critical to their business model. Also there is existing land north-east along Geelong Road with similar uses zoned C2Z, ensuring consistent zoning is applied.

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The rezoning of 476-496 Geelong Road, West Footscray (even numbers only) to C2Z increases opportunities for new/expansion of service industries, and improvements to public realm/amenity (as envisaged in the draft Tottenham Employment Precinct Framework Plan 2020).

Map 3: Proposed new Commercial 2 Rezoning



Rezoning of land near West Footscray Railway Station to create a new Enterprise Precinct

The draft West Footscray Framework Plan 2020 envisages the area will develop as the inner west enterprise precinct. It will support innovative industrial, co-working spaces and commercial uses providing more diverse and dense employment. West Footscray’s desirability as an employment location will be driven by proximity to public transport, improvements to its amenity and opportunities to better utilise its unique heritage features.

The State Government developed a new planning control Commercial 3 Zone (C3Z) in 2018 to support the changing economy and deliver Enterprise Precincts. The C3Z aims to reduce the planning burden for numerous employment uses such as, urban manufacturers and makers and co-working spaces. The C3Z seeks to meet the needs of the modern and emerging economy by:

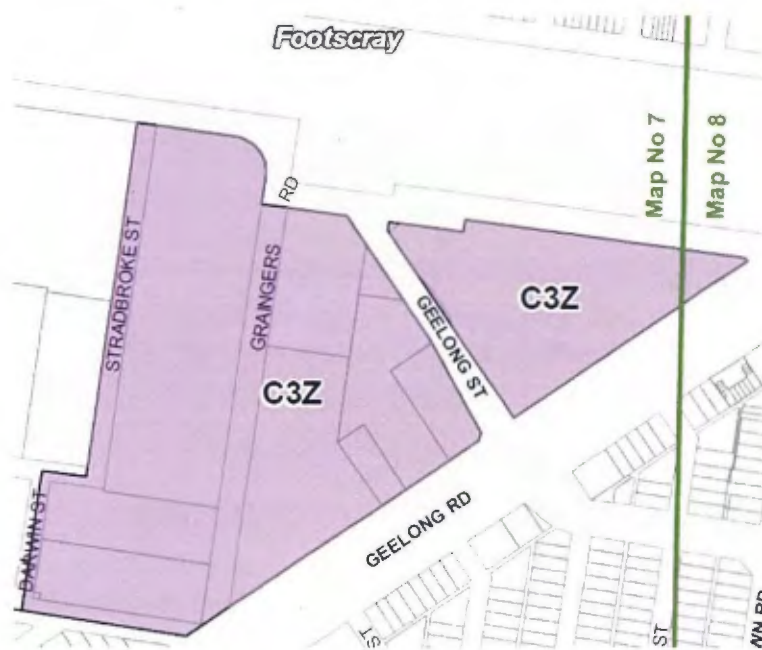
- providing a range of industrial, commercial office and other employment generating uses which support the mixed-use employment function of the area
- promoting collaborative and high-quality working environments which support the area through good urban design and high-amenity, accessible and well-connected places
- providing opportunities for limited retail uses which are complementary to the role

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- and scale of the area
- providing the option for limited residential uses in some precincts that do not undermine the primary employment and economic development focus of the zone. The C3Z restricts residential floor areas to a maximum of 35% however the zone allows this to be reduced to zero and this restriction would be included.

The proposed rezoning of land bounded by Sunshine Road, Geelong Road, Robbs Road, Darwin Street, Braid Street and Stradbroke Street West Footscray to C3Z allows for a greater range of uses and will encourage new creative business opportunities.

Map 4: Proposed Commercial 3 Rezoning



The rezoning will attract new businesses building on recent upgrades by the State Government at West Footscray Railway Station (Regional Rail Link improvements and Metro Tunnel turn back). The station upgrades include the reconstruction of the station improving commuter amenity and an extra platform (under construction) providing additional services.

It is important to recognise that Plan Melbourne (2017-2050) identified the precinct as forming part of the State Significant Industrial Precinct and residential encroachment is not supported. The application of the C3Z should only be supported provided the residential gross floor space is reduced to zero percent, which Amendment C166 proposes. Restricting residential uses in this location is appropriate given the State Government's designation of the precinct as being of state significance, while supporting new creative / urban industries.

Agenda Item 9.4**Rezoning of Council Depot in West Footscray CEA to Public Use Zone 6 Local Government**

It is proposed to rezone land at 95 Sunshine Road, West Footscray to Public Use Zone 6 (PUZ6) reflect the existing land use (Council Depot) and ownership. Council purchased the land in 2018 with final settlement in March 2019 (Refer Map 5).

Map 5: Proposed Public Use Zone 6**Application of Design and Development Overlay to Tottenham and West Footscray CEAs**

The Design and Development Overlay (DDO) provides the opportunity to specify design and built form requirements for new development. Amendment C166 seeks to introduce DDO Schedule 16 (DDO16) across the Tottenham and West Footscray Precincts.

The proposed control seeks to strengthen their economic role through the delivery of high quality architectural and urban design outcomes. It aims to improve connectivity throughout the precincts for all transport modes while delivering high streetscape and landscape treatments. It seeks to improve the interface between industrial and residential uses through appropriate setbacks and landscaping/greening buffers.

To achieve this, DDO16 specifies guidelines that regulate building setbacks; lot size, shape and orientation; public realm interface; landscape; car parking; access; loading facilities and front fences (refer Attachment 4).

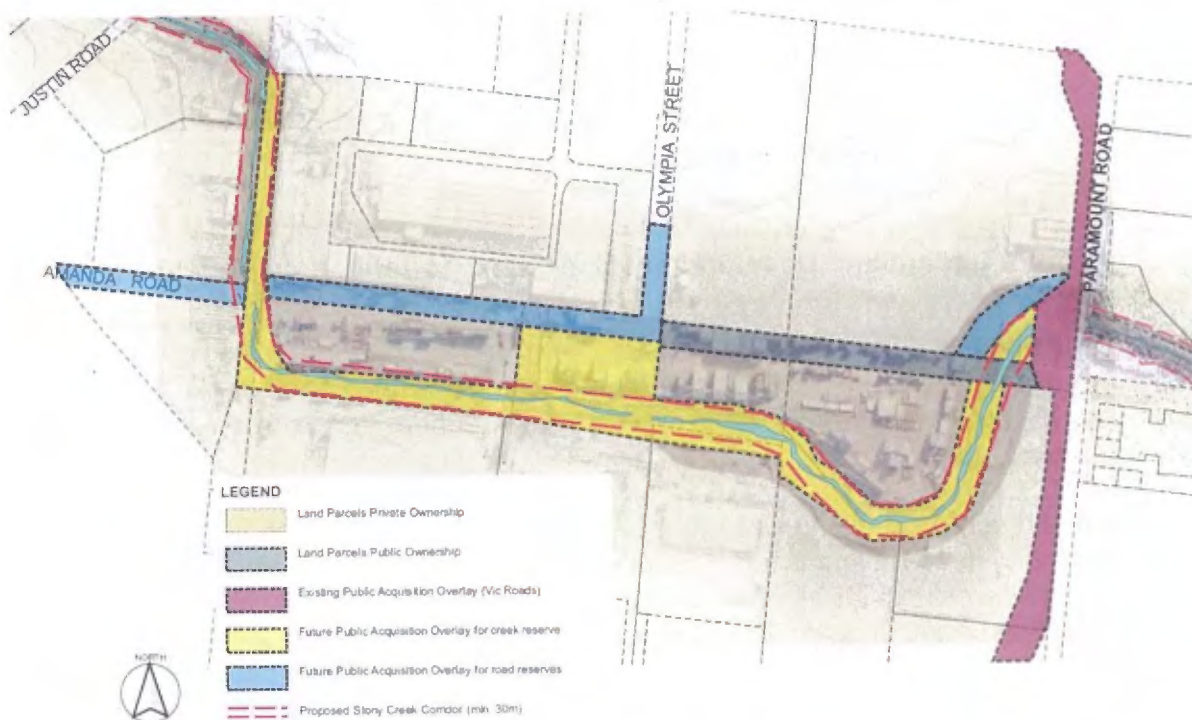
It is proposed that only one overlay be applied to both precincts to reduce the amount of duplication in the Maribyrnong Planning Scheme and ensure a strategic place-base planning approach is implemented.

Agenda Item 9.4**Application of the Public Acquisition Overlay to sites in Tottenham CEA for the purpose of public reserve and new roads**

Unlocking Tottenham and facilitating its revitalisation as an inner city employment precinct requires the creation of new roads and workers facilities (such as open space). Specifically the framework plan identifies the need to:

- create a new east-west road along the north side of Stony Creek (between Paramount Road and Amanda Road) improving access through the core of the precinct
- create new 'street addresses' for industry attracted to the higher quality public realm
- improve worker facilities through provision of new open space and active transport links
- create new publicly accessible open space corridor along Stony Creek.

To achieve this outcome, it is proposed that Amendment C166 introduce a Public Acquisition Overlay (PAO) to land in Tottenham CEA (refer Map 6). The application of PAO6 signals Council's intention to purchase / compulsorily acquire the land for municipal purposes (future public open space and new road network) and invest in the area. This will assist in creating certainty and desirability for new business investment.

Map 6: Proposed Public Acquisition Overlay

The Maribyrnong Open Space Strategy (2014) and Stony Creek Future Directions Plan (2020) also identify the need for new publicly accessible open space along the Stony Creek corridor and space for workers. Applying the PAO will ensure these actions are achieved in the long term.

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The PAO identifies land to be acquired by a public authority, such as Council, and reserves the land to ensure changes to use or development do not prejudice its future intended purpose. The schedule to the PAO designates the 'acquiring authority' (Council) and the 'purpose of acquisition' (i.e. municipal purposes). The authority benefits from the overlay as it can purchase the land at any time, however the land owner may seek compensation for reduced development opportunities.

It is important to note that the land identified in Map 6 is potentially contaminated due to its current and previous industrial uses. The land identified in the PAO6 will need to be remediated before it can be used for its intended use. None of the land affected by the Tottenham fire is included in the PAO6.

Application of the Environmental Audit Overlay to sites in Tottenham CEA

The application of the Environmental Audit Overlay (EAO), aligns with the PAO (mentioned above) ensuring the requirements of Ministerial Direction No. 1 Potentially Contaminated Land are met as contamination is unknown. The EAO will require the land to be assessed (environmental audit) before a sensitive use commences, including open space. Over the past year Council, Melbourne Water and the EPA have been working on the remediation of the Stony Creek corridor.

Map 7: Proposed Environmental Audit Overlay**Inclusion of Background Documents**

Amendment C166 is underpinned by a number of strategic documents including Tottenham Precinct Framework Plan (2020) and West Footscray Precinct Framework Plan (2020).

These reports should be included as Background Documents within the Maribyrnong Planning Scheme providing context for the local policy and proposed planning controls. This approach is consistent with Practice Note No.: 13 Incorporated and Background Documents.

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The Background Report 2019 (Attachment 3) provides an assessment on each precinct outlining key issues and opportunities. This document provides supporting information to the Amendment and does not need to be included in the Maribyrnong Planning Scheme.

2. Council Policy/Legislation**Council Plan 2017-2021**

This report contributes to Council's strategic objectives contained in the Council Plan 2017-2021, by considering:

- Strategic Objective:
 - Quality places and spaces - lead the development of integrated built and natural environments that are well maintained, accessible and respectful of the community and neighbourhoods.
 - Strong leadership - lead our changing city using strategic foresight, innovation, transparent decision making and well-planned, effective collaboration.
 - Growth and prosperity - support diverse, well-planned neighbourhoods and a strong local economy.
 - Healthy and inclusive communities - provide and advocate for services and facilities that support people's wellbeing, healthy and safe living, connection to community, cultural engagement and whole of life learning.
 - Mobile and connected city - plan and advocate for a safe, sustainable and effective transport network and a smart innovative city.
 - Clean and green - strive for a clean, healthy city for people to access open spaces, cleaner air and water and respond to climate change challenges.

Action 4.3.1 of the Annual Council Action Plan (2019-20) requires the implementation of MEIDS through the preparation of precinct framework plans and suitable planning controls. The draft Tottenham and West Footscray Employment Precinct Framework Plans have been prepared. Amendment C166 seeks to implement the findings of the framework plans in the Maribyrnong Planning Scheme.

Legislation

- *Planning and Environment Act 1987*
- *Land Acquisition and Compensation Act 1986*
- *Environment Protection Act 1970 and Environment Protection Amendment Act 2018*
- Ministerial Direction on the Form and Content of Planning Schemes
- Ministerial Direction No.1 – Potentially Contaminated Land
- Ministerial Direction No.9 – Metropolitan Planning Strategy
- Ministerial Direction No.11 – Strategic Assessments of Amendments
- Ministerial Direction No.15 – Planning Scheme Amendment Process
- Ministerial Direction No.19 – Preparation and Content of Amendments that May Significantly Impact the Environment, Amenity and Human Health.

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Under Sections 8A and 9 of the *Planning and Environment Act 1987*, Council is required to seek authorisation from the Minister for Planning to prepare and exhibit Amendment C166 to the Maribyrnong Planning Scheme.

Under Section 5 of the *Land Acquisition and Compensation Act 1986* Council must not commence to acquire any interest in land under the provision of the special Act unless the land has been first reserved by or under a planning instrument for a public purpose.

Council is required to seek the views of EPA in the preparation of a planning scheme amendment under Ministerial Direction No.19 – Preparation and Content of Amendments that May Significantly Impact the Environment, Amenity and Human Health. Prior to requesting authorisation from Minister for Planning, Council will seek the view of EPA regarding Amendment C166.

The requirements of the Ministerial Directions have been followed in the course of preparing Amendment C166, Attachment 4 contain the full Strategic Assessment for the Amendment.

Conflicts of Interest

No officer responsible for, or contributing to, this report has declared a direct or indirect interest in relation to this report.

Human Rights Consideration

This report complies with the rights listed in the *Victorian Charter of Human Rights and Responsibilities Act 2006*.

3. Engagement

Workshops with government agencies including DELWP, DJPR, DoT, Victorian Planning Authority, Melbourne Water, Brimbank City Council and Hobsons Bay City Council were conducted in April 2019. The workshops discussed future land use and development directions for each precinct and any barriers. Selected existing businesses within each precinct were also surveyed to provide an insight into future needs and the barriers to expansion and increasing employment.

As part of Amendment C166, public consultation will occur for a minimum of one month providing opportunity for submissions in accordance with Section 19 of the *Planning and Environment Act 1987*. A detailed communication plan will be prepared before public exhibition, including the following:

- Letters and notices to affected land owners and occupiers
- Letters to interested community groups
- Letters to Prescribed Ministers, public authorities and agencies
- Notices in the local newspaper and the Government Gazette
- Brochure, information sheets and FAQ
- Drop in sessions
- Information on Council's website
- Your City Your Voice
- Copies of amendment documents in local libraries.

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Submissions received during exhibition will be presented to Council's delegate for consideration. If there are submissions that raised matters that are unable to be resolved by Council, it is recommended that the submissions be referred to an independent Planning Panel appointed by the Minister for Planning for consideration.

4. Resources

The future acquisition of land has resource implications for Council. The cost to purchase land identified under the proposed Public Acquisition Overlay (refer Map 6) is estimated at \$9million. This does not include costs to remediate the land or any capital improvements (i.e. paths, roads or landscaping). There may be opportunities to utilise funds collected through Public Open Space Contributions (where land is purchased and developed for the purpose of new public open space, such as Stony Creek corridor and proposed reserve in Tottenham).

5. Environment

The draft Tottenham and West Footscray Precinct Framework Plans (2020) promotes positive environmental effects by improving access and interface along the Stony Creek corridor, provide guidance on good quality industrial urban design and improve overall amenity of the area.

CONCLUSION

The protection of employment land is important for the economic, environmental and social wellbeing of our community. MEIDS classified Tottenham and West Footscray as Core Employment Areas requiring preparation of Framework Plans to guide future investment and development. Both precincts have been identified by State Government as forming part of the State Significant Industrial Precincts to be retained for future employment.

Amendment C166 seeks to implement the findings of the Framework Plans by introducing new planning controls to support the development of key sites, improve amenity and access and strengthen economic and employment role of the precincts. Following Ministerial authorisation of Amendment C166, public consultation will be undertaken on the proposed changes to enable affected members of the community to provide input and ensure the application of the planning controls is fair and justified.