



ALTONA

INDUSTRIAL PRECINCT



The below issues and opportunities have been considered in developing the future focus for this precinct.

ISSUES

- Restrictive planning controls
- Employee population density limits associated with MHF
- Poor amenity and walkability/cyclability
- Residential subdivision of industrial lots (Burns Road)
- Land use conflict/offsite amenity impacts (noise, dust etc.)
- Poor interface with grassland areas

OPPORTUNITIES

- Established industry buffers
- Proximity to Princes Freeway, Principal rail freight line, Inland Port
- Large vacant and self-contained land parcels
- Access to skilled workers
- Established manufacturing and circular economy industries

ALTONA INDUSTRIAL PRECINCT



PRECINCT DIRECTIONS

FUTURE FOCUS:



unlocking of underutilised industrial land historically tied to the petrochemical industry to support more jobs and economic activity



light industrial uses and service industries encouraged to the south of the rail line where industrial land abuts residential development



key areas of significant grasslands protected and enhanced in particular at Burns Road and Ajax Road to maintain a diverse species of flora and fauna



state investment in a new commuter rail station to support workers and community



clustering of transport and logistics industries that utilise rail freight and link in with new energy, circular economy and advanced manufacturing industries

Nominated strategic land use category

- Core industry
- Secondary industry

Future zoning options

- Review SUZ4 (including employee population density, site coverage and other built form controls)
- Review extent of SUZ3 and SUZ4 and consider application of standard industrial zones or revised schedule to SUZ
- Consider application of IN3Z adjoining sensitive uses to south of rail line

Industries / sectors to target

- New format e-commerce, logistics technology, advanced manufacturing, circular economy manufacturing, contemporary recycling

Further strategic work

- Planning Scheme Amendment to implement new land use planning framework
- Advocate to State Government to apply a Buffer Area Overlay to manage MHF risk
- Environmental Significance Overlay for native grasslands areas
- Review of Public Acquisition Overlay

Industrial design and built form

- Improve amenity, design and environmental performance of Altona's industrial areas
- Ensure new development has appropriate setbacks and interfaces to open space and areas of environmental significance
- Enhance greening within streetscapes
- Improve accessibility and connections to Kororoit Creek Trail



ALTONA NORTH

INDUSTRIAL PRECINCT



The below issues and opportunities have been considered in developing the future focus for this precinct.

ISSUES

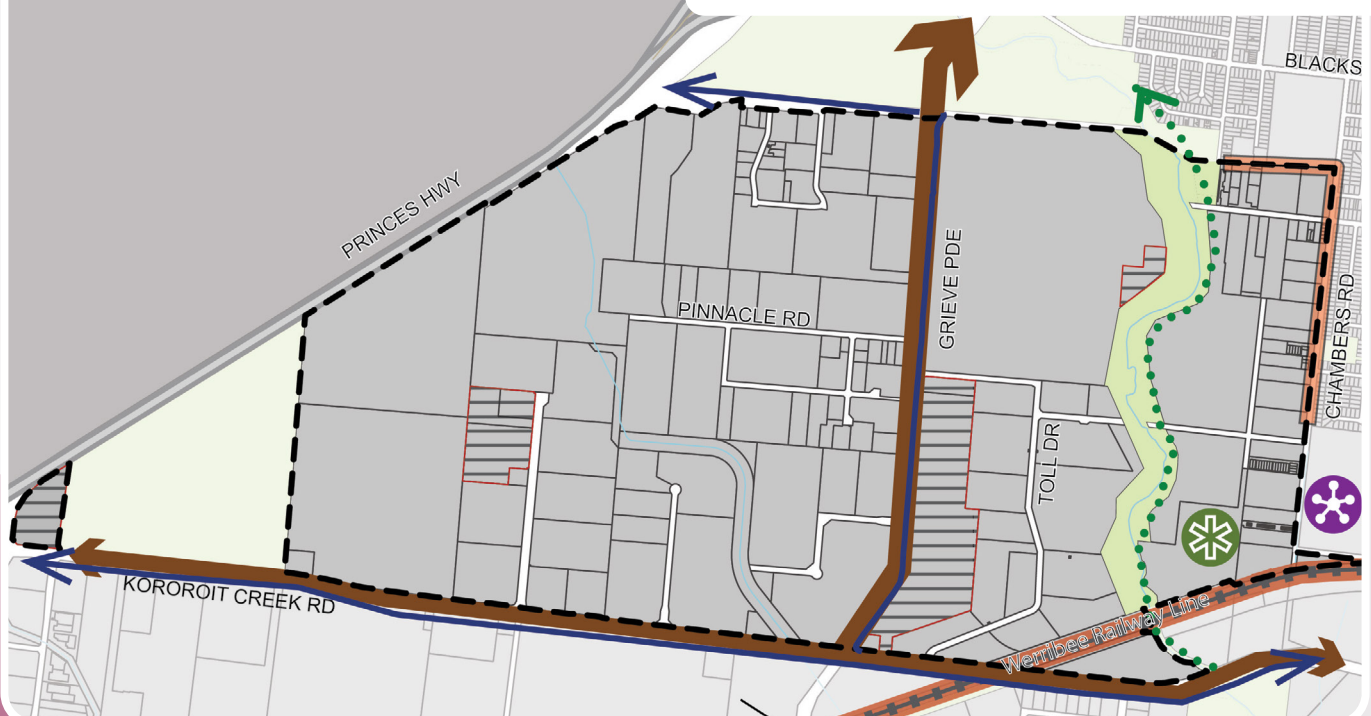
- Lack of cyclability, walkability and access to public transport
- Restrictive planning controls
- Land contamination
- Potential land use conflict for sites adjoining and east of Kororoit Creek
- Limited tree canopy coverage

OPPORTUNITIES

- Established new energy infrastructure (hydrogen)
- Established and growing freight and logistics sector
- Access to rail freight line, road freight routes
- Access to Kororoit Creek Trail
- Large self-contained sites

ALTONA NORTH INDUSTRIAL PRECINCT

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|-----------------------------------|-----------------------------|
| --- Precinct boundary | Sensitive interface |
| Principal Freight Network (Rail) | Areas of native grassland |
| Principal Freight Network (Road) | Open Space |
| Principal Bicycle Network | Intermodal freight terminal |
| Kororoit Creek Trail | Millers Junction |
| State Significant Industrial Land | |



PRECINCT DIRECTIONS

FUTURE FOCUS:



unlocking of underutilised industrial land historically tied to the petrochemical industry to support more jobs and economic activity



state investment into new frequent bus and commuter rail services to support increased job densities and worker amenity



new energy industries that fuel local advanced manufacturing and growing freight and logistics sectors and that support a zero-carbon future



higher employing and lighter industries in industrial areas to the east of Kororoit Creek that provide more skilled jobs and services for workers and our community



new grassland conservation areas and a safe and connected cycle link along Kororoit Creek for workers and community that connects through to Cherry Creek

Nominated strategic land use category

- Core industry
- Secondary industry

Future zoning options

- Review SUZ4 (including employee population density, site coverage and other built form controls)
- Review extent SUZ4 and consider application of standard industrial zones
- Consider application on IN3Z where adjoining sensitive uses
- Review PPRZ along Kororoit Creek corridor (in regard to private land)

Industries / sectors to target

- New energy (focus on hydrogen), advanced manufacturers, circular economy, new format e-commerce logistics, logistics technology

Further strategic work

- Planning Scheme Amendment to implement new land use planning framework
- Advocate to State Government to apply a Buffer Area Overlay to MHFs

Industrial design and built form

- Improve amenity, design and environmental performance of Altona North's industrial areas
 - Ensure new development has appropriate interfaces to waterway corridors and areas of environmental significance
 - Enhance greening within streetscapes
 - Improve accessibility and connections to the Principal Bicycle Network and Kororoit Creek Trail
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BROOKLYN

INDUSTRIAL PRECINCT



The below issues and opportunities have been considered in developing the future focus for this precinct.

ISSUES

- Air quality/dust issues
- Land contamination
- Heavy vehicle movements through residential areas
- Land use conflict/interface issues
- Poor walkability / amenity

OPPORTUNITIES

- Advanced construction manufacturing cluster
- Diversity of lot sizes
- Gateway into Hobsons Bay
- Proximity to road freight corridor, Geelong Road and regional goods rail line to east
- Access to local population and skilled workers

BROOKLYN INDUSTRIAL PRECINCT

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|-----------------------------------|-----------------------------|--|
| --- Precinct boundary | Federation Trail | |
| State Significant Industrial Land | Preferred truck movements | |
| Local Industrial Land | Sensitive interface | |
| Principal Freight Network (Rail) | Open Space | |
| Principal Freight Network (Road) | Altona Gate Shopping Centre | |
| Principal Bicycle Network | | |



PRECINCT DIRECTIONS

FUTURE FOCUS:



transition to lighter industries that have limited off-site air quality and amenity impacts and businesses that service the local community



local freight and logistics businesses that capitalise on access to key freight routes and utilise low emissions vehicles



high amenity areas with access to safe pedestrian and cyclist links including improved cycle links to Federation trail and south to Altona/Altona North



support for active frontages particularly along main roads and a range lot sizes that support businesses of all scales to locate in Hobsons Bay



clustering of businesses in the advanced construction manufacturing and digital services sector that drive innovation and provide more skilled jobs

Nominated strategic land use category

- Core industry
- Secondary industry

Future zoning options

- Retain Industrial 1 Zone and Industrial 3 Zone.
- Investigate option to rezone Industrial 1 Zone land to Industrial 3 Zone where adjoining residential land and to support more service industries

Industries / sectors to target

- Digital industry, new format e-commerce logistics, advanced manufacturing, advanced construction manufacturing

Further strategic work

- Planning Scheme Amendment to introduce INZ3 and design guidelines
- Structure Planning for Millers Road Spine

Industrial design and built form

- Improve amenity, design and environmental performance of Brooklyn's industrial areas
 - Ensure new development has appropriate interface to adjoining residential areas and areas of environmental significance
 - Enhance greening of key streets
 - Improve accessibility and connections to the Federation Trail
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SPOTSWOOD

INDUSTRIAL PRECINCT



The below issues and opportunities have been considered in developing the future focus for this precinct.

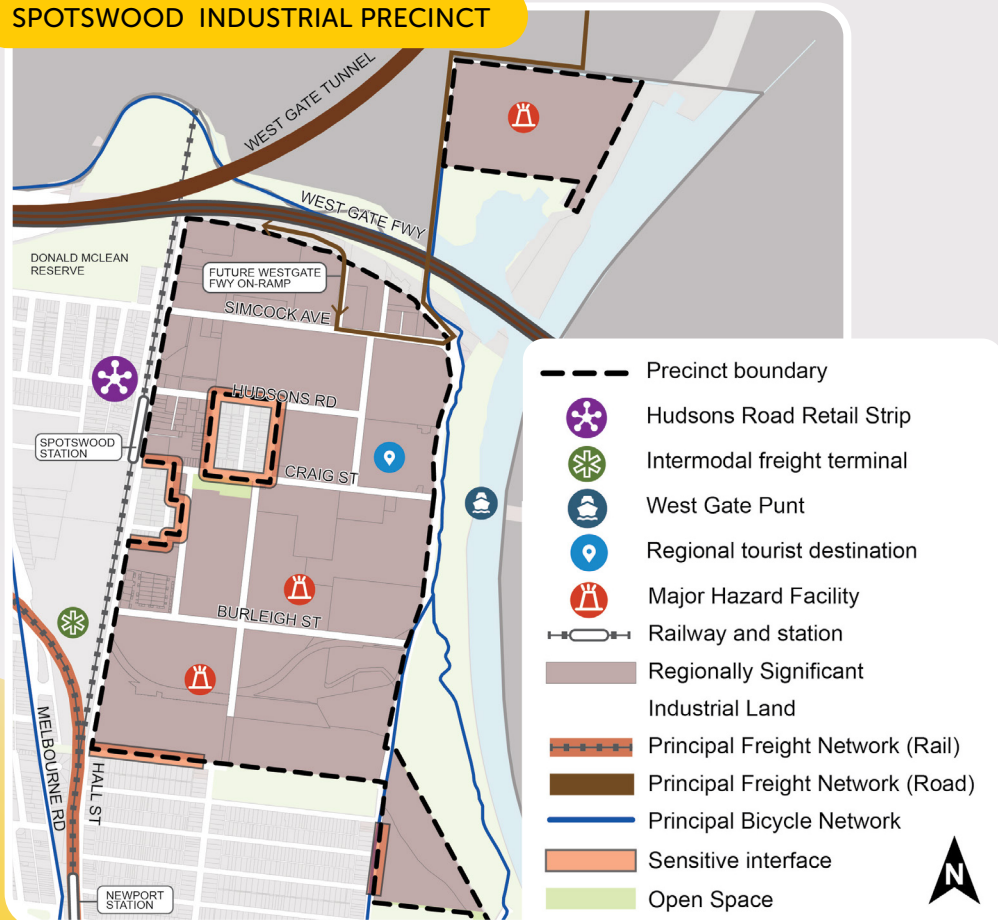
ISSUES

- Land use conflict
- High land costs
- Population density limits associated with MHF safety areas
- Poor amenity (trucks/noise)
- Restricted access for heavy vehicles

OPPORTUNITIES

- Vacant or underutilised sites
- Access to public transport
- Significant circular economy businesses and opportunities for collaboration
- Access to skilled workforce
- Proximity to CBD, Port of Melbourne and Fishermans Bend

SPOTSWOOD INDUSTRIAL PRECINCT



PRECINCT DIRECTIONS

FUTURE FOCUS:



diverse, vibrant, high employing and high amenity industrial, tourism and commercial precinct with supportive local industry networks and partnerships



urban renewal of industrial sites and investment in the public realm to attract high value businesses and deliver improved amenity, cyclability and walkability, tree canopy coverage and access to open space and the Yarra River



shift towards more knowledge-based, digital, and advanced manufacturing industries that deliver skilled jobs and adopt new technologies



retail and commercial uses that support the local community, visitors and workers and provide a buffer between community and established heavy industry



a local movement network that supports a modal shift to active and public transport to support higher job densities

Strategic land use categories

- Core employment
- Secondary industry
- Core industry

Zoning options

- Retain Industrial Zone 1
- Investigate IN3Z and C2Z for land close to Spotswood Station to provide more commercial floorspace / service industries and act as buffer to heavier industry within INZ1

Industries / sectors to target

- Digital industry, freight and logistics (new format e-commerce logistics), advanced manufacturing / enterprise, professional, creative and knowledge-based industries

Further strategic work

- Finalise and implement the draft Spotswood Activity Centre Structure Plan
- Advocate to State Government to apply a Buffer Area Overlay to manage MHF risk

Industrial design and built form

- Improve amenity, design and environmental performance of Spotswood's industrial areas
- Ensure industrial heritage places and tourism destinations are safeguarded
- Enhance greening of key streets
- Improve accessibility and connections
- Ensure new development has appropriate interfaces to open space and areas of environmental significance

Note: The Draft ILMS continues to support the overarching aspiration for more jobs and renewal of industrial precincts in areas such as Spotswood. It is acknowledged that matters related to the new Work-Safe Victoria guidance for land use planning near Major Hazard Facilities (MHFs) are still being worked through. However, Council continues to advocate

for the Victorian State Government to introduce a Buffer Area Overlay (BAO) that can ensure a more transparent and balanced approach to land use planning around MHFs and continues to progress the future land use vision of high amenity industrial precincts with increased local jobs and sustainable industries.



WILLIAMSTOWN NORTH

INDUSTRIAL PRECINCT



The below issues and opportunities have been considered in developing the future focus for this precinct.

ISSUES

- Restrictive planning controls
- Poor amenity
- Poor public transport access for workers
- Poor interface with grassland areas and coastal wetlands
- Land contamination and rehabilitation costs

OPPORTUNITIES

- Access to skilled workers
- Large vacant landholdings
- Proximity to environmental assets and key activity areas
- Established industry buffers
- Access to freight network

WILLIAMSTOWN NORTH INDUSTRIAL PRECINCT



PRECINCT DIRECTIONS

FUTURE FOCUS:



renewal and rehabilitation of Exxon Mobil landholdings to benefit the local economy and local jobs



improved industrial interface with Kororoit Creek, native grasslands and Jawbone Flora and Fauna Reserve to protect native flora and fauna



support for new energy industries that can be appropriately buffered from community and respond to a change in the petrochemical sector



support for a cluster of digital industries as well as light industrial uses and businesses that service the local community



state investment in commuter rail line and train station to service the industrial precinct, Millers Junction and the broader residential community

Strategic land use category

- Core industry
- Secondary industry

Future zoning options

- Investigate options to update SUZ2 due to refinery operation ceasing in 2021

Industries / sectors to target

- Digital industries (professional, scientific and technical services), new energy, advanced construction or circular economy manufacturing, other service industries

Further strategic work

- Precinct planning – Exxon Mobil site
- Planning Scheme Amendment to implement new land use planning framework
- Advocate to State Government to apply a Buffer Area Overlay to MHFs

Industrial design and built form

- Improve amenity, design and environmental performance of Williamstown North's industrial areas
 - Ensure new development has appropriate interfaces to waterway corridors and areas of environmental significance
 - Enhance greening within streetscapes
 - Improve accessibility and connections to Millers Junction and the Principal Bicycle Network
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