

**17.03**

31/07/2018  
VC148

**INDUSTRY**

DRAFT

**17.03-1S**01/07/2021  
VC203**Industrial land supply****Objective**

To ensure availability of land for industry.

**Strategies**

Provide an adequate supply of industrial land in appropriate locations including sufficient stocks of large sites for strategic investment.

Identify land for industrial development in urban growth areas where:

- Good access for employees, freight and road transport is available.
- Appropriate buffer areas can be provided between the proposed industrial land and nearby sensitive land uses.

Protect and carefully plan existing industrial areas to, where possible, facilitate further industrial development.

Avoid approving non-industrial land uses that will prejudice the availability of land in identified industrial areas for future industrial use.

**Policy documents**

Consider as relevant:

- *Recommended separation distances for industrial residual air emissions* (Publication 1518, Environment Protection Authority, March 2013)

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**17.03-1L**

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Proposed C225brim

**Industrial land supply - Brimbank****Strategies**

Encourage coordinated and integrated, rather than ad-hoc development of large sites or transitional areas.

Discourage retailing and non-industrial uses within industrial areas unless they are:

- Manufacturing sales, ancillary retail or uses that provide a service to employees.
- Designed and sited to reinforce the primacy of industrial uses.

Discourage sensitive uses such as fitness centres, play centres and sports facilities within the Industrial 2 Zone.

Support office uses where they are associated with the industry carried out on site.

Support the development of the North Sunshine Industrial Precinct as a location for small-scale manufacturing, furniture manufacturing, trade supplies, artisan and craft production and start-up businesses.

Support the redevelopment of the Western Highway and McIntyre Road Industrial Precincts as locations for industry, research and development, and business services.

Support the development of the Calder Park Precinct as an industrial area for warehousing and logistics.

Encourage use and development that supports food manufacturing, metal manufacturing, transport and warehousing in the Tullamarine industry cluster.

**Policy documents**

Consider as relevant:

- *Brimbank Industrial Land Use Strategy 2018 - 2030* (Brimbank City Council, 2018)

**17.03-2S**

01/07/2021  
VC203

**Sustainable industry****Objective**

To facilitate the sustainable operation of industry.

**Strategies**

Ensure that industrial activities requiring substantial threshold distances are located in the core of industrial areas.

Encourage activities with minimal threshold requirements to locate towards the perimeter of the industrial area.

Minimise inter-industry conflict and encourage like industries to locate within the same area.

Protect industrial activity in industrial zones from the encroachment of commercial, residential and other sensitive uses that would adversely affect industry viability.

Encourage industrial uses that meet appropriate standards of safety and amenity to locate within activity centres.

Provide adequate separation and buffer areas between sensitive uses and offensive or dangerous industries and quarries to ensure that residents are not affected by adverse environmental effects, nuisance or exposure to hazards.

Encourage manufacturing and storage industries that generate significant volumes of freight to locate close to air, rail and road freight terminals.

**Policy documents**

Consider as relevant:

- *Recommended separation distances for industrial residual air emissions* (Publication 1518, Environment Protection Authority, March 2013)

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**17.03-3S**31/07/2018  
VC148**State significant industrial land****Objective**

To protect industrial land of state significance.

**Strategies**

Protect state significant industrial precincts from incompatible land uses to allow for future growth. State significant industrial precincts include but are not limited to:

- Southern Industrial Precinct - Dandenong South.
- Northern Industrial Precinct - Campbellfield, Somerton and Thomastown.
- Western Industrial Precinct - Laverton North and Derrimut.
- Officer / Pakenham Industrial Precinct.
- Port of Hastings Industrial Precinct.

Ensure sufficient availability of strategically located land for major industrial development, particularly for industries and storage facilities that require significant threshold distances from sensitive or incompatible uses.

Protect heavy industrial areas from inappropriate development and maintain adequate buffer distances from sensitive or incompatible uses.

**17.03-3L**---/---/---  
Proposed C225brim**Western State Significant Industrial Precinct****Policy application**

This policy applies to all land within the Western State Significant Industrial Precinct.

**General strategies**

Retain and support zonings that prioritise industrial land uses.

Support the retention and creation of large industrial lots to maintain land supply for large scale operations.

***Derrimut Industrial Precinct***

- Support the development of the precinct as a key hub for logistics.
- Encourage use and development that supports food manufacturing, metal manufacturing, transport and warehousing.

***Sunshine Industrial Precinct***

- Encourage complementary non-industrial uses to locate along Sunshine Road and adjacent to existing sensitive uses.
- Facilitate active transport connections within the transmission line easement.

***Sunshine West Industrial Precinct***

- Encourage use and development that supports transport and warehousing.
- Facilitate improved access to the Kororoit Creek trail and Buckingham Reserve.
- Facilitate active transport connections within the transmission line easement.

***Brooklyn Industrial Precinct***

- Enhance the image of the precinct through urban design and landscaping improvements.

- Encourage buildings that are of a contemporary architectural style.
- Support the upgrading of physical infrastructure in the precinct, particularly roads and drainage.
- Encourage use and development that supports food manufacturing and materials recycling.
- Support the delivery of an accessible open space network along Kororoit Creek to service the Precinct.
- Manage the environmental impacts of land contamination, stormwater quality, drainage and environmental degradation from the Precinct.
- Support the coordinated and staged re-development of larger lots within the precinct.
- Support light industry, warehousing, small factory and other supporting commercial uses, where these do not compromise industrial uses.
- Encourage industrial use and development to be designed and sited to internalise operations.

### **Orica Industrial Precinct**

- Encourage use and development that supports chemical production.
- Ensure development of the precinct and reuse of heritage places does not undermine the continued operation existing Major Hazard Facilities.

### **Policy documents**

Consider as relevant:

- *Brooklyn Evolution* (Brimbank City Council, 2016)
- *Brimbank Industrial Land Use Strategy 2018 – 2030* (Brimbank City Council, 2018)