MORELAND INDUSTRIAL LAND STRATEGY

# MILS

## 2015–2030

ADOPTED JULY 2016

Moreland City Council

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| Version Control | | |
|---|---|---|
| **Date** | **Authorisation** | **Summary of version changes** |
| 13 July 2016 | Adopted by Council (DED51/16) | MILS Adopted by Council |
| 26 July 2016 | Delegated Change | Minor changes made to the Council adopted version in Section 4.0 Industrial Land Framework Plan:<br>• Remove reference to MILUS Category C areas in 'Applied to' section for Category 2 and 3<br>• Replace 'Activity Centre' with 'Activity Centre/Neighbourhood Centre' in 'Applied to' section for Category 2<br>• Add a single page Industrial Framework Plan to show both the north and south MILS areas on a single page. |
| 5 October 2016 | Delegated Change | Make 4 minor spelling corrections identified by DELWP on 3 October 2015. |
| 14 June 2017 | Revision adopted by Council (DED45/17 | Revised to ensure intent for large sites in Category 2 areas is reflected in both the Objective 3 - Implementation Section and other relevant sections, resulting in a minor change to Section 4.0 Industrial Land Framework Plan, and the third strategy under Objective 3. |

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# 1.0 Introduction

The Moreland Industrial Land Strategy 2015-2030 (MILS) guides planning decisions about the future of Moreland's industrial land. It will also inform Council's Moreland Economic Development Strategy 2016-2021.

The 15 year strategic timeframe of the MILS is important to provide long term investment certainty for the business community and to reduce speculation on industrial land in the context of significant development pressure in some parts of Moreland for residential uses.

The Strategy is underpinned by Council's broad commitment to a strong and prosperous economy and to creating sustainable neighbourhoods where residents can access services and businesses locally and have the opportunity to find jobs locally. Maintaining an appropriate supply of industrial and other commercial zoned land, suited to employment sectors that have positive long term growth outlooks in Moreland is critical to Moreland's broad sustainability objectives.

Importantly, Moreland's industrial zoned land is viewed as an important employment resource which provides for a broad range of different economic sectors, not just traditional 'industrial' uses.

The MILS provides a strategic framework within which Council can make decisions about what industrial zoned land to retain and the land uses sought in these areas, and what industrial land to allow to be rezoned for other uses, and what these alternative uses should be.

The MILS is primarily implemented through the Moreland Planning Scheme, although it also identifies supporting actions to complement the Strategy, to be undertaken by Council's Economic Development Branch. The Strategy should also be used to inform the decisions made by other Council Departments with regard to infrastructure provision and supporting road access for freight vehicles to those industrial areas that are expected to continue to have an employment function.

**In summary, the MILS**

- Retains Moreland's three large concentrations of industrial zoned land in Brunswick, North Coburg and Newlands. Some revisions to the boundaries of the Brunswick and North Coburg core areas have been made. A number of smaller concentrations of industrial land are also recommended for retention.
- Allows for the transition of other industrial zoned land to prioritise alternative employment uses and in some instances to allow for a transition to multi-use or residential outcomes, depending on the geographic characteristics of the land and its suitability for continued industrial or alternative employment uses.

## 1.1 CONTEXT AND ALIGNMENT

The MILS has been prepared in the context of State and Local Policy.

State Policy contained in Plan Melbourne and the State Planning Policy Framework seeks to create a City that drives productivity, supports investment through certainty and creates more jobs. Appropriately located industrial land should be protected and whilst Moreland does not contain any nationally significant Employment Clusters, its supply of industrial land has an important role in providing for local and regional economic development and employment opportunities and for its contribution to the Plan Melbourne aspiration for a '20 minute city'.

The MILS will play an important role in delivering on the overall vision for Moreland identified in the Council Plan, Municipal Strategic Statement (MSS) and the Moreland Economic Development Strategy.

The Council Vision articulated in the Council Plan 2013-2017 is 'to create a sustainable Moreland that has a more resilient community, more attractive, accessible and safe places, and a stronger local economy and services that meet the needs of our growing community.'

The MSS Vision is 'to create sustainable neighbourhoods with an emphasis on the social, cultural, environmental and economic wellbeing of the population. Sustainable neighbourhoods include a mix of the following key elements at the suburb scale: shops and services, community facilities, housing choices, employment choices, public transport options, open spaces.'

Of particular relevance, the MSS identifies Council's commitment to the continued presence of industry and other commercial businesses within the municipality for the contribution these businesses make to a sustainable economy and a diversity of employment opportunities (MSS Strategic Direction 2).

The Moreland Economic Development Strategy 2011-2016, which was the current Economic Development Strategy at the time of preparation of the MILS, identified the following four goals:

1. Increase local job opportunities for the resident workforce.
2. Increase the economic output of local business.
3. Increase quality investment in the public and private realm.
4. Achieve an unemployment rate below the metropolitan average, with a reduction in each of Moreland's Statistical Local Areas (SLAs).

## 1.2 BACKGROUND

The Moreland Industrial Land Use Strategy (MILUS) was adopted by Council in 2004 and given effect in the planning scheme via Amendment C75 in 2006. The MILUS 2004 was the first municipality-wide strategy to guide the future zoning, use and development of Moreland's industrial land supply. The MILUS recommended ongoing monitoring and a comprehensive review after 10-15 years. As per this recommendation a review of MILUS was undertaken in 2014/15.

The MILUS review was undertaken to ensure Council's policies for industrial land continue to maximise employment opportunities, contribute to a strong economy and respond to contemporary economic trends and challenges.

The MILUS Review commenced in August 2014 and concluded in May 2015. The review consisted of the following key tasks:

- An analysis of the changes to Moreland's economic and industry profile and outlook since the preparation of the MILUS 2004.
- A review of the changes to the State and Local policy context and planning zone reform that has occurred since MILUS 2004.
- A review of the operation of the MILUS 2004, its successes and challenges in implementation.
- An analysis of potential future employment scenarios and the associated land requirements of each scenario.
- An assessment of the characteristics of all industrial land in Moreland and its intrinsic suitability for continued industrial use or alternative employment uses.
- Consultation with landowners and businesses within Moreland's industrial areas and other key stakeholders.

The review methodology and findings are comprehensively documented in the following reports:

- Moreland Industrial Profile 2014 (prepared by Tim Nott, Geografia and Echelon Planning for the City of Moreland).
- Moreland Industrial Outlook 2015 (prepared by Tim Nott, Geografia and Echelon Planning for the City of Moreland).
- Moreland Industrial Land Use Strategy Review Background Report 2015 (prepared by the Strategy Unit of Moreland City Council).

The review culminated in a revised strategy for industrial land contained herewith and renamed the Moreland Industrial Land Strategy (MILS). The term 'use' has been dropped from the title in recognition that the Strategy is about more than just 'use' of industrial land, it also guides appropriate development, investment and economic development strategies.

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FOUNDRY
push

# 2.0 Key Issues

The MILUS Review provided a detailed understanding of the changes that have occurred since the MILUS 2004 was prepared and the key issues the MILS should address. The MILS Background Report 2015 should be referred to for a comprehensive discussion of the issues identified through each phase of research, analysis and consultation.

The key factors that should influence future planning for industrial land in Moreland are summarised below.

**The Value of Moreland's Industrial Land**

- Moreland's industrial land supply plays a very important role in the provision of jobs and wealth generation, contributing an estimated 15,000 jobs (almost half of the municipal total at 47%) and $5.3 billion in output (over half of the municipal total at 62%).

- Industrial land in Moreland hosts activities that are important to Melbourne's capacity for wealth generation, including services that keep the central city operating (wholesaling, shop fitting, printing, construction, laundry and building services), food production and cultural production. The land also hosts regionally important activities such as car sales and servicing and large community services organisations.

**The Changing Nature of Moreland's Economy and Population**

- Moreland's economy is changing reflecting the broader changes in the State, National and Global economy. The demand for industrial zoned land has declined over the last 30 years, however, this decline has begun to plateau and it is predicted there will be a continued demand for industrial zoned land in Moreland from a range of industry sectors into the future.

- Industry sectors suited to industrial zoned land that are forecast to grow in Moreland include the following: small scale manufacturing and wholesaling and industrial services such as construction related manufacturing, repairs and storage; value added manufacturing, including bespoke production of high end quality products with inner city markets; food related manufacturing, distribution and wholesaling; printing, publishing and recording; and small scale creative 'maker' spaces.

- Moreland's population and workforce is changing. The population is forecast to grow from approximately 163,000 (Estimated Resident Population 2015) to 212,000 residents by 2031. This increase in population will bring an increase in demand for local jobs and services which industrial and commercial land provides for. A growing number of residents are involved in tertiary sectors of the economy rather than traditional manufacturing, although this trend is more prevalent in the south than the north of the municipality. There is a desire to ensure the jobs available in Moreland are well suited to the resident workforce, so that residents can access jobs close to where they live and the associated sustainability and social benefits of providing jobs close to residents are supported.

**Maximising Jobs and Economic Output**

- Council's existing policy framework seeks to provide for an increase in jobs as well as a diversity of jobs suited to the local resident workforce. Therefore, the MILS should contribute to Moreland's capacity to maintain current levels of employment self sufficiency and ideally increase employment self sufficiency (i.e. the number of jobs available in the municipality as a proportion of the total resident workforce). Currently Moreland's level of employment self sufficiency is low at 46% compared to the average for middle ring Melbourne suburbs of 71%.

# 2.0 KEY ISSUES

- The base case scenario based on regional growth trends provides for a decline in the number of industrial jobs (manufacturing, wholesaling and industrial services) of 7% between 2014 and 2030. Nevertheless, this suggests that space for 10,200 industrial jobs would still be required in 2030, indicating that industrial precincts will be required in the long term. This does not count the non-industrial jobs estimated (retailing professional services, etc) that can also find a convenient location in industrial/employment precincts.

- It is estimated that Moreland has more industrial zoned land than is required to maintain current levels of employment self sufficiency but insufficient supply to achieve the average employment self sufficiency of other middle ring suburbs. Decisions about alternative uses for what might potentially be considered as excess industrial land under a 'business as usual' scenario need to recognise that Moreland's industrial land supply is finite. Once it is rezoned, it is unlikely to ever be 'back zoned' and therefore decisions about its future use should be taken with significant care.

- Employment generation is not the only priority for industrial land. Some industry sectors employ few people but are significant for the economic output they generate (e.g. high tech industries) or the link they play in broader economic supply chains (e.g. warehousing). Therefore, just because some industry sectors are not significant employment generators in their own right, they still play an important role in contributing to a healthy economy overall and are an important consideration for Moreland. This is evidenced by the fact that Moreland's industrial land contributes well over half the municipality's economic output.

- The challenge for Moreland is to protect enough land in industrial zones for potential future employment scenarios in recognition of the significant economic output provided, and to maximise the employment and economic output opportunities from industrial land assessed as suitable for alternative uses.

**Alternative Employment Generating Uses**

- As an alternative to industrial uses, Moreland has not yet experienced significant reinvestment for office based employment uses. Moreland's commercial zoned land, particularly in the south is currently highly valued for residential uses, rather than for commercial uses. There has been little office development in Moreland to date, likely to be due to the close proximity and inability to compete with the Melbourne CBD for such uses. The little office development that has occurred is small scale and boutique and has not yet been significant enough to show any major contribution to employment opportunities or the economic output of the municipality. This is a significant challenge for the transition of Moreland's industrial zoned land. Whilst there is a desire to retain the land in 'employment generating' zones such as commercial zones, subsequent investment in commercial floorspace such as office has not yet occurred in any meaningful way. Notwithstanding the current situation, the Moreland Industrial Outlook 2015 indicates demand for such uses is expected to see growth in the coming years, linked to the changing nature of the resident workforce.

- In terms of alternative retail uses, Moreland has seen some investment on former industrial sites for supermarkets (e.g. the East Brunswick Village project on a former Secondary Industry and Employment Precinct, the Coles development on the corner of Sussex and Gaffney Streets in the North Coburg Core Industry and Employment Area and the Coburg Hill Neighbourhood Centre on the former Kodak site) and restricted retail uses (e.g. the Lincoln Mills Homemaker Centre on Gaffney Street in North Coburg). Council has recently confirmed an Activity Centre Framework which should be integrated into decision making about the future of industrial zoned land to ensure the retail primacy expected of Activity Centres is supported.

- Over the last few years, the State Government has undertaken reforms to the Industrial and former Business Zones (now Commercial Zones) that have a range of implications for Moreland's industrial and

employment areas. The reforms to the Industrial Zones have provided for a greater diversity of uses to establish, in particular office uses (with no floor space caps) and small scale supermarkets (less than 1800m2). The reforms to the former Business Zones have made it more difficult for Council to prioritise employment uses where residential uses are currently a higher value use and allowed as of right (if the ground floor frontage does not exceed 2 metres which allows for an entry foyer).

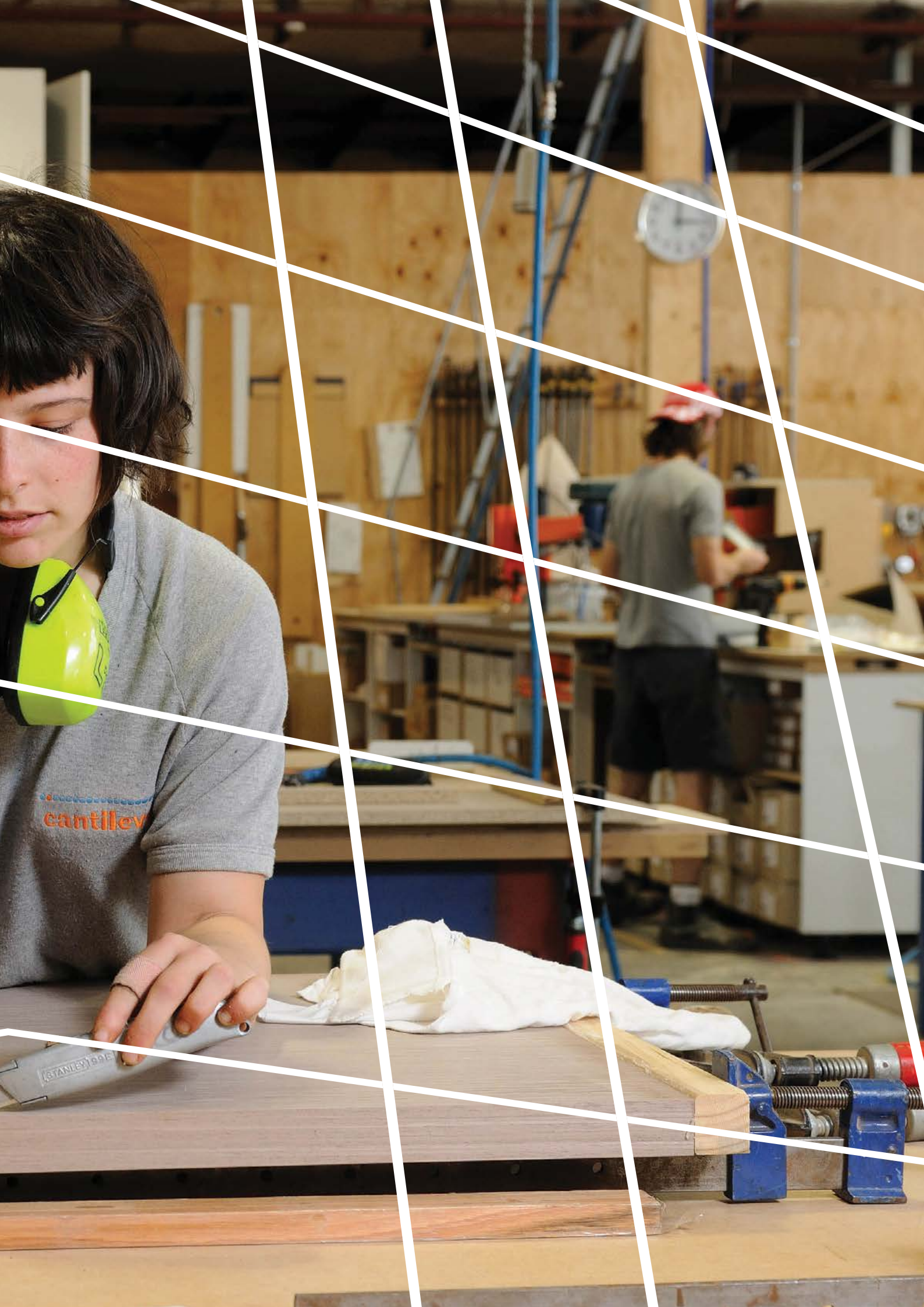
**Moreland's Comparative Advantages**

- Moreland's comparative advantages to attract particular industry sectors include excellent access to the CBD, inner city and middle ring markets; a rapidly growing and gentrifying population and workforce; reasonable access to the metropolitan road network; and a unique urbanised inner city environment in the south of the municipality recognised across Melbourne and Australia for its creative population and businesses.

**The Suitability of Land for Industrial and Alternative Employment Uses**

- The Strategy should set a long term view on the future use and development of industrial land and this approach should be based on a rational and logical assessment of the intrinsic suitability of land for different purposes.

- The importance of retaining industrial land cannot be underestimated because of the value- generating activities they currently host and will host in the future and because they are important in providing local employment opportunities for residents, thereby improving the sustainability of the municipality and supporting a diverse community. A diversity of employment opportunities is important in contributing to economic resilience, helping the community to weather economic storms and to take advantage of a wide range of new opportunities as they arise. As the municipal population grows over the coming decades and as urban sustainability becomes more important, local employment opportunities will become more rather than less important.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# 3.0 Strategy Vision

The MILS Vision to 2030 complements Moreland's broad approach to sustainability contained in the Council Plan and MSS Visions (outlined in Section 1.1 Context and Alignment). The MILS Vision is stated below.

Moreland has a strong, diverse and viable economy which makes a significant contribution to:

- the economic output of the municipality and the broader region;
- the choice and growth of jobs available to Moreland residents and the broader regional population, so that residents have the option to work close to where they live; and
- the range of businesses servicing Moreland residents and the broader regional population, so that residents can access the businesses services they need close to where they live.

Moreland's unique attributes attract and grow business investment. These strengths include excellent access to the CBD, inner city and middle ring markets; a rapidly growing and gentrifying population and workforce; reasonable access to the metropolitan road network; and a unique urbanised inner city environment in the south of the municipality, recognised across Melbourne and Australia for its creative population and businesses.

Moreland's industrial sector sees steady growth in value added manufacturing, including bespoke small scale manufacturing of high end quality products with strong inner city markets; food related production, distribution and wholesaling; printing, publishing and recording; industrial services and construction related manufacturing and warehousing; and small scale creative 'maker' spaces.

Industrial businesses will thrive in the Core Industry and

Employment Areas (Category 1), with some growth in office and small retail development in these areas.

Employment Areas (Category 2) will see a mix of industrial uses and a transition to office and retail uses, broadening the business base and employment opportunities available to Moreland residents and complementing the diversity of land uses in Moreland's Activity Centres. Where mixed use development is allowed into Employment Precincts, it will create real mixed use outcomes with significant floor space allocated to business operations and employment, creation of high amenity precincts and maximisation of the contribution to the public realm.

A few small industrial sites and precincts that are poorly located for continued industrial or alternative commercial uses will contribute to Moreland's housing supply and be transitioned to quality residential environments, designed to maximise contribution to housing supply and the public realm (Category 3).

The MILS Vision is spatially represented in the Industrial Land Framework Plan (Figure 1, page 23) and supported by a series of Objectives and Strategies. The Framework Plan encapsulates the key spatial directions of the MILS and the Objectives and Strategies provide the detailed policy guidance to achieve the Vision.

# 4.0 Industrial Land Framework Plan

The MILS Framework Plan (Figure 1, page 23) provides spatial guidance for the long term use and development of Moreland's industrial land. It has been prepared having regard to the following factors:

- The future outlook for a range of industry sectors in Moreland and the associated spatial needs of those sectors with a positive growth outlook.
- An assessment of the characteristics and context of all Moreland's industrial sites and precincts and how suited these characteristics are to support ongoing industrial or alternative business uses.
- Moreland's broader strategic planning framework and opportunities for the MILS to complement Moreland's MSS vision, and in particular activity centre and housing policies.
- The potential amount of industrial and commercial land required to support employment growth and so maximise employment self-sufficiency (i.e. the number of jobs as a proportion of the number of resident workers).
- A review of the MILUS 2004 Framework Plan and strategic categories, including the criteria used to apply the strategic categories and the effectiveness of the strategic categories in achieving their intent.

The MILS Framework Plan identifies all industrial land, and former industrial land rezoned to the Commercial 1 Zone (former MILUS Employment Category C land), in one of three strategic categories to guide long term use and development. The detailed assessment undertaken to determine the application of the strategic categories to land in the MILS Framework Plan is documented in the MILS Background Report 2015.

When considering use and/or development on land included in the Framework Plan, the directions should be considered in conjunction with any other relevant Council adopted strategies that apply to the land. Examples of other strategies include:

- Activity Centre Structure Plans and Frameworks
- Open Space Strategies
- Integrated Transport Strategies.

Inclusion of land in the MILS Framework Plan does not imply that all of the land is developable. The spatial and land use directions of other relevant Council adopted strategies should also be taken into consideration. If land is subject to development for a mix of uses including open space, the MILS gives guidance on what other uses should be considered.

The three strategic categories in the MILS Framework Plan are summarised below:

| | Purpose | Applied to: | Applicable Zones: |
|---|---|---|---|
| **Category 1** | | | |
| **Core Industry and Employment Areas** | Maintain for industry and employment uses, prohibit new residential uses. | Areas of industrial or employment land that are not constrained by residential zoned land or other sensitive uses and have very good access to the regional road network. They may or may not be located within an Activity Centre. | Industrial 1 Zone (IN1Z), Industrial 3 Zone (IN3Z), Commercial 2 Zone (C2Z) |
| **Category 2** | | | |
| **Employment Areas** | Maintain for industry and employment uses and support a transition to a broader business base and employment opportunities. Only allow residential uses in circumstances where employment outcomes are prioritised to Council's satisfaction, by meeting either the defined employment floorspace strategy as part of a multi use development (refer to relevant Strategy under Objective 3 below), or within large sites by allocating an adequate part of the site for employment uses. | Areas of industrial and employment land that are relatively unconstrained by residential zoned land or other sensitive uses, have good access to the regional road network and are located within an Activity/Neighbourhood Centre or within a 400m radius (5 min walk) of an Activity/ Neighbourhood Centre. | Industrial 3 Zone (IN3Z), Commercial 2 Zone (C2Z). If residential uses are agreed: Commercial 1 Zone (C1Z), Special Use Zone (SUZ), and Comprehensive Development Zone (CDZ)<br><br>The Mixed Use Zone (MUZ) and Residential Growth Zone (RGZ) may be used if a mix of zones are applied across larger sites or precincts in conjunction with employment zones. In this instance, the MUZ or RGZ parts of the site should be re-catergorised to MILS Category 3 in the Industrial Employment Framework, and the employment zones re-categorised to Category 1.<br><br>An Overlay (IPO or DPO) may be applied to confirm where employment uses are to be located |
| **Category 3** | | | |
| **Transition-Residential Areas** | Facilitate a transition to quality residential environments which contribute to Moreland's housing supply. | Small areas of industrial and employment land that are surrounded by residential zoned land or other sensitive uses, with poor access to the regional road network, and isolated from larger Core Industry and Employment Areas and Activity Centres. | Mixed Use Zone (MUZ), Residential Growth Zone (RGZ), General Residential Zone (GRZ), Neighbourhood Residential Zone (NRZ). Zone selection will be informed by the size and location of the site and the ability to manage off site impacts and integrate with the scale of the surrounding neighbourhood at site or precinct boundaries. Given the objective for Transitional-Residential Areas to make a contribution to overall housing supply, the NRZ should only be considered in specific circumstances such as very small and isolated sites. |

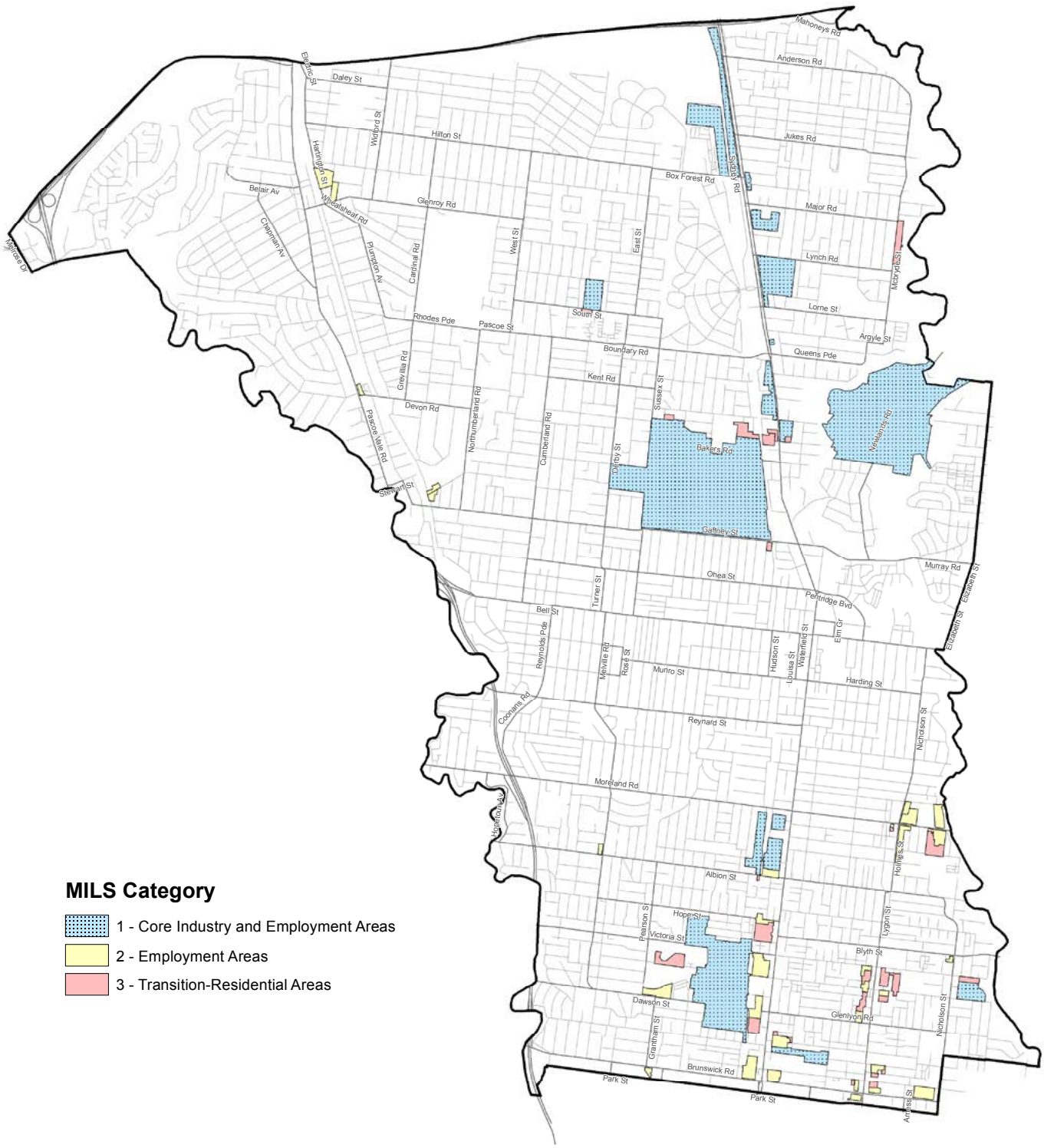
# 4.0 Industrial Land Framework Plan CONTINUED

The MILS Framework Plan encourages industrial businesses to locate within Core Industry and Employment Areas (Category 1) or in Employment Areas (Category 2). Businesses in these locations will be supported to remain and grow. No rezoning which would allow residential uses will be permitted within Category 1 Areas and decisions to change the zone of areas within Category 2 will give utmost priority to protection of existing businesses and facilitating new employment opportunities. Residential uses will only be allowed in Category 2 Areas if Council is satisfied with the priority given to employment uses first and foremost.

Alternative commercial uses for industrial land located within or close to Activity Centres (Category 2) will be focussed on a transition to a broader range of businesses, including office uses suited to the changing resident workforce. Council will continue to work with the northern region economic development group (NorthLink) to proactively grow the office sector in the North.

Transition Residential Areas are encouraged to transition to full residential redevelopment and will contribute to Moreland's housing supply. The scale and density of housing in these areas will be guided by the proximity of the area to an Activity Centre, the size of an area and its ability to manage off site impacts and integrate at its boundaries with the scale of the surrounding neighbourhood.

## Moreland Industrial Land Strategy 2015-2030 (MILS)
## Framework Plan




### MILS Category

- 1 - Core Industry and Employment Areas
- 2 - Employment Areas
- 3 - Transition-Residential Areas

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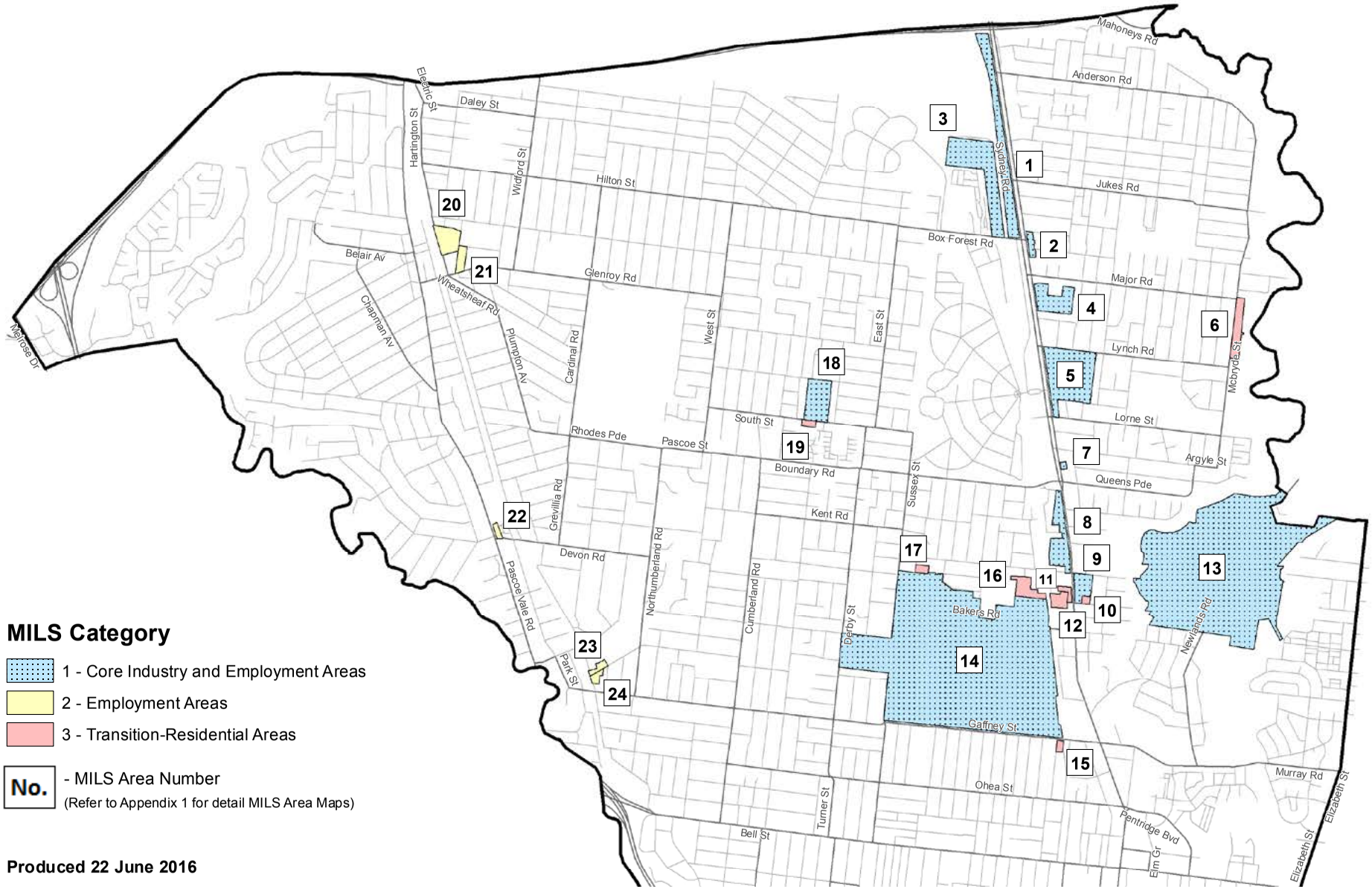
FIGURE 1

# Moreland Industrial Land Strategy 2015-2030 (MILS)
## Framework Plan - Northern MILS Areas



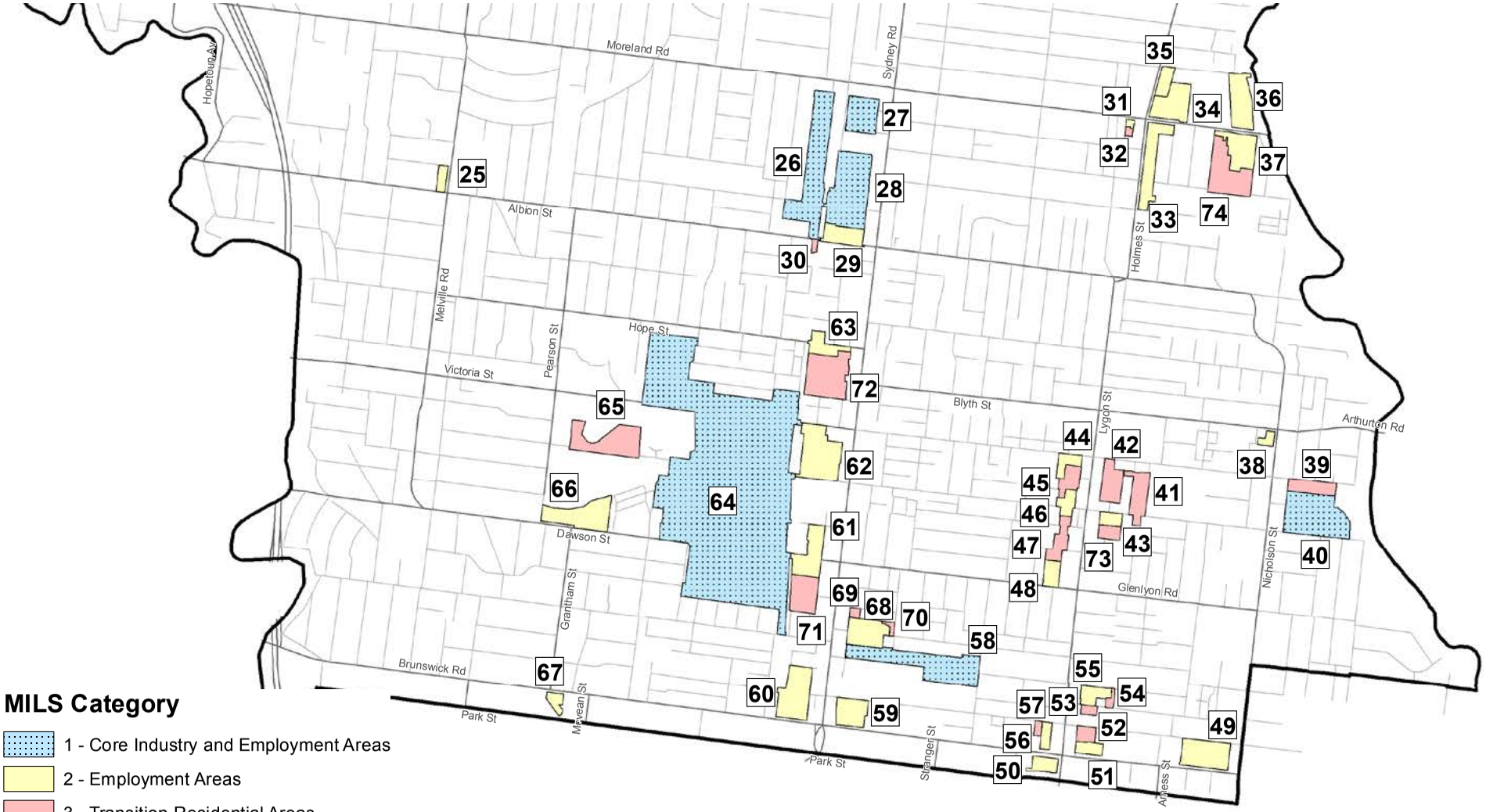

**MILS Category**

- 1 - Core Industry and Employment Areas
- 2 - Employment Areas
- 3 - Transition-Residential Areas

**No.** - MILS Area Number
(Refer to Appendix 1 for detail MILS Area Maps)

**Produced 22 June 2016**

# Moreland Industrial Land Strategy 2015-2030 (MILS)
# Framework Plan - Southern MILS Areas




## MILS Category

- 1 - Core Industry and Employment Areas
- 2 - Employment Areas
- 3 - Transition-Residential Areas

**No.** - MILS Area Number
(Refer to Appendix 1 for detailed MILS Area Maps)

**Produced 22 June 2016**

Mechanical
All Minor & Major Repairs
Log book / Car Servicing
Brake & Clutch
Suspension
Engine Diagnosis
KAM
TYRE &

ATA
AUTO
New & Used Tyres
Wheel Balancing
Wheel Alignment
Puncture Repairs
Wheels Repairs
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# 5.0 Objectives & Strategies

The MILS Vision and Framework Plan are supported by a series of objectives and strategies, grouped under the headings of Planning, Economic Development and Infrastructure.

## 1 Planning Objectives and Strategies

**Objective 1**

Provide planning certainty to guide long term business investment decisions in Moreland.

**Strategies**

- Include the relevant planning directions of the MILS in the Moreland Planning Scheme by way of a Planning Scheme Amendment to give effect to the MILS Vision, Framework Plan and relevant objectives and strategies in the consideration of planning permits and rezoning requests.
- Efficiently manage subsequent rezoning of land within Category 2 and 3 Areas and update the 'Rezoning Industrial Land in Moreland' information brochure to reflect the MILS.
- Continue Council's Commercial Priority Planning Service to support the efficient processing of well prepared planning applications that prioritise employment uses in Category 2 Employment Areas and meet all other relevant requirements of the planning scheme.
- Undertake ongoing monitoring of the MILS and comprehensively review the MILS in 2030.

# Planning Objectives and Strategies
CONTINUED

**Objective 2 (Core Industry and Employment Areas)**

To reinforce and enhance Core Industry and Employment Areas (Category 1) as places for industry and complementary employment uses.

**Strategies**

- Support the continued operation of existing industry and encourage new industry and complementary employment uses to locate within Core Industry and Employment Areas.
- Support the transition to a broader range of employment generating uses in Core Industry and Employment Areas, including a mix of industry and office based uses and other compatible employment uses, as permitted within the relevant zone.
- Discourage large scale retail (e.g. supermarkets greater than 1800 square metres) uses, other than restricted retail uses, from locating within Core Industry and Employment Areas and encourage these uses to locate within Activity Centres.
- Encourage development in Core Industry and Employment Areas to be of a high quality to contribute to an overall improvement in the amenity of the area, including low maintenance landscaping and upgrades to adjoining streetscapes.
- Encourage non-conforming uses, particularly residential uses, to convert to suitable industrial or business uses.
- Encourage the re-use of heritage buildings in the Heritage Overlay for suitable industrial or business uses rather than residential uses (which would otherwise be prohibited but can be considered under the Heritage Overlay).
- Support the continued presence of the RMIT College of Textiles and Brunswick Business Incubator with the Brunswick Core Industry and Employment Area.
- Support the development of education and training facilities with a link to businesses within the Core Industry and Employment Areas, including RMIT and the Plumbing Industry Association in the Brunswick Core Industry and Employment Area.
- Support showrooms, restricted retailing and wholesaling activities on main roads within Core Industry and Employment Areas, including:
  - the Hume Highway Corridor north of Gaffney Street
  - Gaffney Street in the North Coburg Core Industry and Employment Area; and
  - Victoria, Albert and Dawson Streets in the Brunswick Core Industry and Employment Area.
- Encourage the amenity expectations for residential or other sensitive uses within or adjacent to Core Industry and Employment Areas to be reflective of the industrial nature of the precincts.
- Prohibit the encroachment of new residential uses into Core Industry and Employment Areas.

**Implementation**

- Retain the Industrial 1 and Industrial 3 Zones (IN1Z and IN3Z) to the majority of land in Core Industry and Employment Areas to support industry and complementary businesses and prohibit residential uses.
- Apply the Commercial 2 Zone (C2Z) in Core Industry and Employment Areas to facilitate restricted retail uses and prohibit residential uses.
- Continue to apply the existing local planning policy for Caretaker's Houses (clause 22.05) to ensure that caretaker's houses are not used as a way to create separate dwellings within industrial areas.
- Apply the Commercial 2 Zone (C2Z) in Core Industry and Employment Areas to facilitate restricted retail uses and prohibit residential uses.
- Continue to apply the existing local planning policy for Caretaker's Houses (clause 22.05) to ensure that caretaker's houses are not used as a way to create separate dwellings within industrial areas.

# Planning Objectives and Strategies
CONTINUED

**Objective 3 (Employment Areas)**

To support transition from traditional industrial uses to a broader range of employment uses, and prioritise employment uses over residential uses in Employment Areas (Category 2).

**Strategies**

- Protect the continued operation of existing viable industries in Employment Areas.
- Facilitate the transition of Employment Areas to accommodate a broader range of employment generating uses, including a mix of industry and office based uses and other compatible employment uses.
- Employment uses are considered to be prioritised is either of the following are met:
  - Where multi-use development including a residential component is proposed, the amount of employment floor space should be at least equivalent to the amount of all proposed ground and first floor building floor space (inclusive of car parking, other services and circulation space).
  - Where rezoning of a large site is proposed, a proportion of the site should be allocated to employment uses. The area allocated to the employment uses should be to Council's specification and included in a zone that prohibits residential use.
- Encourage flexible floor plate layouts and increased floor to ceiling heights at ground and first floor to facilitate a variety of employment uses over time.
- Require new residential and multi-use development in Employment Areas to adopt the agent of change principle, by incorporating design and noise attenuation measures to protect residents from noise from nearby businesses, such as locating bedrooms away from noise sources and using appropriate acoustic measures.
- Encourage building design and site layout of industrial and commercial uses in Employment Areas to minimise the potential for adverse amenity and environmental impacts on nearby residential uses.
- Encourage redevelopment in Employment Areas to be of a high quality to contribute to an overall improvement in the amenity of the area, including low maintenance landscaping and upgrades to adjoining streetscapes.
- Encourage the amenity expectations for residential or other sensitive uses within or adjacent to Employment Areas to be reflective of the multi use nature of the areas and the priority given to employment uses.
- Consider the impacts on the viability of existing businesses in deciding whether a site specific or precinct wide rezoning is appropriate.

**Implementation**

- Apply the Industrial 3 and Commercial 2 Zones (IN3Z and C2Z) to prioritise employment.
- Where residential uses are to be permitted, consider the following options:
  - Apply the Commercial 1 Zone (C1Z) and prioritise employment uses as set out in above strategies, or
  - Apply the Special Use Zone or Comprehensive Development Zone and use the schedule to the zone to tailor use provisions to establish permit triggers for residential and other uses, as necessary, or
  - Apply a mix of zones over larger sites, with zones and revised MILS categories applied to ensure employment uses are prioritised. (i.e Remove the Employment Area Category as required and replace with the Core Industry and Employment Area (Category 1) to designate employment areas and the Transition Residential

# Planning Objectives and Strategies
CONTINUED

**Objective 4 (Transition – Residential Areas)**

To support change in Transition-Residential Areas (Category 3) to facilitate quality residential development and contribute to housing supply.

**Strategies**

- Support the rezoning and redevelopment of Transition Residential Areas to allow quality residential development.
- Discourage new industry and businesses from locating in Transition Residential Areas.
- Discourage existing business from expanding in Transition Residential Areas. However, where an existing business wishes to expand on their current site, manage the expansion having regard to the impacts on residential uses.
- Encourage redevelopment in Transition Residential Areas to be of a high quality to contribute to an overall improvement in the amenity of the area and maximise the contribution to the public realm

**Implementation**

- Apply the Mixed Use Zone (MUZ), Residential Growth Zone (RGZ), or General Residential Zone (GRZ). Zone selection will be informed by the size and location of the site and the ability to manage off site impacts and integrate with the scale of the surrounding neighbourhood at site or precinct boundaries. Given the objective for Transition Residential Areas to make a contribution to overall housing supply, the Neighbourhood Residential Zone (NRZ) should only be used in specific circumstances, such as very small and isolated sites.

**Objective 5 (redevelopment expectations of former industrial land)**

Where rezoning is supported in Category 2 and 3 Areas, ensure high quality design and maximise the contribution to the public realm.

**Strategies**

- Ensure overall siting and building envelopes are based on a considered analysis of the site's context and features and ensure site design, building frontages, design articulation and internal layout achieve a good interface with and surveillance of the public realm.
- Ensure large sites or precincts provide a network of public streets, footpaths and lanes connecting through the area into the surrounding street and pedestrian network.
- Encourage development to contribute to the upgrade of existing streets adjoining the site and undergrounding of powerlines and other utilities, as appropriate.
- Encourage large sites or precincts to include provision of new public open space on site, if located in a priority area for park provision as identified on the MSS Framework Plan (based on the Moreland Open Space Strategy).
- Apply the Design and Development Overlay in conjunction with any rezoning where confirmation of design and site layout detail is required.

(The Strategies under Objective 5 are found at Clauses 21.03-4 Urban Design, Built Form and Landscape Design, and 21.03-6 Open Space Network of the Local Planning Policy Framework)

6

# Economic Development Objectives and Strategies

**Objective 6**

Support the retention and growth of existing industrial and related businesses in Moreland and facilitate new industrial and related business investment in Moreland.

**Strategies**

- Work with local estate agents, State Government and other partners to develop a program to assist new industrial and related businesses wishing to locate in Moreland to find suitable sites in Category 1 Core Industry and Employment Areas and Category 2 Employment Areas.
- Provide assistance to businesses wishing to relocate from Category 3 Transition- Residential Areas into Category 1 Core Industry and Employment Areas or Category 2 Employment Areas in Moreland.
- Continue to work with partners in the Northern Region to support the growth of industries such as food and beverage, advanced manufacturing and creative sector enterprises in Moreland.
- Work with key industry sectors to progress workforce development initiatives and links to education and training providers.
- Continue to work with partners in the Northern Region to investigate and implement opportunities to grow appropriate office floorspace in Moreland.
- Continue to provide business development assistance and training to small and medium enterprises.
- Maintain and strengthen the Invest brand for Moreland. Identify what differentiates Moreland and the region in the view of government, business and developers and build confidence that changes in the industrial sector are enhancing the region's future.
- Ensure that the Economic Development Strategy 2016-2021 reflects the MILS, and consider further opportunities for economic development actions suggested in the Moreland Industrial Outlook 2015 (Prepared by Tim Nott, Geografia and Echelon Planning for the City of Moreland).

# Infrastructure Objectives and Strategies

7

**Objective 7**

Maintain good freight access to Industry and Employment Areas (Category 1 and 2).

**Strategy**

- Ensure freight access to Category 1 and 2 Areas is unimpeded by traffic calming measures such as speed humps, kerb build outs, central medians and road closures.

8

**Objective 8**

Support the delivery of high speed broad band to Industry and Employment Areas (Category 1 and 2).

**Strategy**

- Advocate to the Federal Government for the next round of NBN roll out to be focussed in Industry and Employment Areas in Moreland (Category 1 and 2).

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# 6.0 Planning Scheme Recommendations

**Inclusion of MILS in the Moreland Planning Scheme**

A significant implementation action of the MILS is the associated planning scheme amendment to implement the MILS into the scheme to guide future rezoning and planning permit decisions.

Amendment C158 to the Moreland Planning scheme was undertaken in 2015-2016 to update the Local Planning Policy Framework, in particular the Municipal Strategic Statement (MSS) Clauses 21.02 Vision and Clause 21.03 Strategic Framework, to reflect the strategic directions and relevant objectives and strategies of the MILS. MILS was also introduced as a Reference Document and all references in the Planning Scheme to the former MILUS were removed.

**Rezoning Industrial Land**

Any decision to rezone industrial land must be closely assessed against the objectives and strategies of the relevant MILS strategic category and the site or precinct context.

*When will land be rezoned?*
It is not intended that all land identified within the Industrial Framework Plan with potential for an alternative zone would be rezoned all at once.

Some rezoning of land may be initiated by Council where it is necessary to proactively implement a specific strategic vision (e.g. within Activity or Neighbourhood Centres).

Other rezonings will occur incrementally, usually at the request of a proponent (landowner or otherwise). Such amendment requests will be assessed against the relevant MILS category, any other relevant strategic directions for the site or precinct expressed in the MSS, and the site or precinct context.

**Site Specific or Precinct Wide Rezoning**

Precinct based rezoning is generally the preferred approach and may avoid the creation of problematic interface issues.

A precinct rezoning may also result in greater opportunities to seek improved public realm outcomes (such as pedestrian links, new roads or open space provision) because the precinct can be considered holistically and requirements for public realm improvements can be considered across the precinct.
A precinct approach can be undertaken in a number of ways:

- A landowner makes contact with neighbouring properties and a joint request for a planning scheme amendment is made as a consortium (this is the preferred approach as it indicates all landowners in the precinct support the amendment), or
- An individual landowner makes a request for a planning scheme amendment that includes all properties within the precinct (not the preferred approach as it does not provide Council with an indication of the readiness of the landowners and businesses within the precinct to transition to an alternative zone), or
- Council receives a request for a site specific rezoning and undertakes an assessment of the suitability

of including the whole precinct in the amendment request. This may include Council writing to affected landowners and businesses to seek their views.

A decision on whether a precinct wide or site specific rezoning is appropriate would be made by

Council based on the following factors:

- the extent to which landowners and businesses within the precinct are supportive of a change in zone,
- the viability of existing businesses within the precinct and their ability to co-exist with the proposed new uses, including any off-site impacts of existing businesses on nearby properties,
- the size of the precinct,
- the category of the precinct,
- benefits a precinct wide rezoning may bring in terms of achieving an improved public realm outcome.

**Selecting Zones and Overlays**

If support for a rezoning is confirmed, careful selection of an appropriate zone(s) and overlay (in some cases) will be guided by the recommendations of the strategic category included under section 4.0 of the MILS and the relevant objectives and strategies in section 5.0. The context of the site or precinct will also be highly relevant.

**Amendment Requests – accompanying information**

The following is a list of information that may be sought from a proponent to support an application for an amendment. The exact information sought will be based on the context of a site, current policy applicable to the site, and the type of amendment proposed:

- A policy context assessment, detailing how the proposed amendment is consistent with the relevant MILS category and all other relevant policy pertaining to the site or precinct. If there are any inconsistencies with the policy framework, an analysis of the net community benefit of the proposal should be supplied.
- If within the MILS Employment Area (Category 2), details on how employment will be prioritised.
- A Site and Neighbourhood Context Description in the form of reports and/or plans addressing the following issues:
  - all nearby industrial businesses;
  - all nearby sensitive uses;
  - all nearby noise generating uses (with regard to obligations under the State Environment Protection Policy N-1 and any other relevant noise standard);
  - any threshold buffer distances of nearby industrial uses (with regard to obligations under Clause 52.10 of the Moreland Planning Scheme); and
  - any other interface issues with nearby uses.
- An Urban Design Framework that incorporates the recommendations of any design guidance provided by Council.
- An Environmental Site Assessment to provide an indication of the contamination status of the site/s to be rezoned and compatibility with proposed land uses.
- An assessment undertaken in accordance with Council's endorsed Environmental Audit Overlay (EAO) methodology to determine properties that should be excluded from the EAO based on previous non-polluting uses.
- A Traffic Report.
- An Economic Impact Assessment.
- An Affordable Housing Report, specifically addressing how the proposal incorporates the affordable housing strategies in the MSS.
- Amendment documentation completed in accordance with the relevant Department of Land, Water, Environment, Transport and Planning (DELWP) templates for Planning Scheme Amendments (eg. Explanatory Report, mapping changes, draft DDO/DPO/IPO etc).

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# 7.0 Implementation Program

Actions required to implement the MILS are identified in the table below.

| Implementation Action | Relevant MILS Objective | Responsibility | Timing | Estimated Cost |
|---|---|---|---|---|
| **Planning Actions** | | | | |
| Undertake Amendment C158 to the Moreland Planning Scheme (MPS) to provide clear guidance and certainty for planning decisions based on the MILS. | Objective 1 | Strategy and Amendments Units (City Strategy and Design Branch) | 2015–2016 | $145,000<br>Proposed in 15/16 opex budget. |
| Update the 'Rezoning Industrial Land in Moreland' brochure. | Objective 1 | Strategy and Amendments Units (City Strategy and Design Branch) | Following MILS adoption and Amendment C158 approval | Met within existing resources, budget bid required for printing costs. |
| Develop and facilitate a program of rezoning having regard to the Planning Scheme Recommendations in Section 6.0. | Objective 1 | Strategy and Amendments Units (City Strategy and Design Branch) | Following MILS adoption and Amendment C158 approval | The number of proponent led amendments that can be facilitated will be subject to availability of staff resources.<br>$45,000 will be considered in the 16/17 opex budget, and $55,000 flagged in Strategic Resource Plan for 17/18. |
| Assess rezoning requests in accordance with the MILS directions as translated into the MPS. | Objective 1, 2, 3, 4 and 5 | Strategy and Amendments Units (City Strategy and Design Branch) | Ongoing | Met within existing staff resources and by amendment fees paid by proponents. |
| Assess planning applications in accordance with the MILS directions as translated into the MPS. | Objective 1, 2, 3, 4 and 5 | Urban Planners, City Development | Ongoing | Met within existing staff resources and by permit fees paid by applicants. |
| Incorporate monitoring and evaluation measures (see below) into the Local Planning Policy Framework (LPPF) Monitoring & Evaluation program. | Objective 1 | Strategy Unit | 2015–2016 and ongoing | $20,000<br>Proposed in 15/16 opex budget. |

| Implementation Action | Relevant MILS Objective | Responsibility | Timing | Estimated Cost |
|---|---|---|---|---|
| **Economic Development Actions** | | | | |
| Develop investment facilitation initiatives. | Objective 6 | Economic Development Branch | Ongoing | Met within existing resources. |
| Ensure that the Economic Development Strategy 2016-2021 reflects the MILS | | Economic Development Branch | 2016 and ongoing | Met within existing resources. |
| Continue to work with partners in the Northern Region to support the growth of the food and beverage industry in the North. | Objective 6 | Economic Development Branch | Ongoing | Within existing resources. |
| Continue to work with partners in the Northern Region to investigate and implement opportunities to grow office floorspace in the North. | Objective 6 | Economic Development Branch | 2016–2017 | Anticipated contribution cost $10,000 |
| Maintain and strengthen the investment brand. | Objective 6 | Economic Development Branch | Ongoing | Within existing resources |
| Provide business development and training assistance to Small and Medium enterprises. | Objective 6 | Economic Development Branch | Ongoing | Within existing resources |
| Infrastructure Actions | | | | |
| Maintain good freight access when implementing traffic calming measures in Category 1 and 2 Areas | Objective 7 | City Infrastructure Department | Ongoing | Met within existing resources |
| Advocate for NBN roll out in Category 1 and 2 areas. | Objective 8 | Economic Development Branch | 2016 | NA |

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# 8.0 Monitoring and Elevation

The MILS establishes a 15 year strategic framework to guide decisions about Moreland's industrial land. This long term timeframe is extremely important to provide long term investment certainty for the business community and to reduce speculation on industrial land in the context of significant development pressure in some parts of Moreland for residential uses.

The MILS should be monitored over time but not comprehensively reviewed until 2030, unless significant unforeseen changes occur in the economy that justify the need to bring forward the next Strategy review.

A suitable monitoring and evaluation program will ensure any significant changes are identified early.

Monitoring and evaluation of the MILS will be accommodated within the Monitoring and Evaluation Program undertaken by the Strategy Unit to monitor the effectiveness of the Local Planning Policy Framework of the Moreland MSS.

The following six measures are recommended to monitor the MILS:

1. Change in key land uses (Gross Floor Area) in each of the three MILS categories. (Data source: Council's valuations area, updated every two years).
2. Number of jobs by industry sector and by each of the three MILS categories (Data source: Remplan).
3. $ output by industry sector and by each of the three MILS categories (Data source: Remplan).
4. Amount of land rezoned within each of the three MILS categories and to what zones (Data collection required, consider as a GIS calculation undertaken every 2-3 years).
5. Amount of employment floorspace approved in Category 2 Areas (Data source: planning permits, collection needs refinement).
6. Number of dwellings approved in Category 2 and 3 Areas (Data source: planning permits).

INWARD

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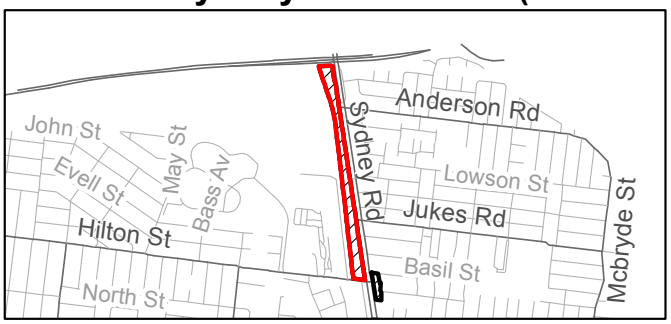
# Appendix 1.

# Moreland Industrial Land Framework Plan

The following series of maps depict the Framework Plan at a greater scale.

## Moreland Industrial Land Strategy 2015-2030
## MILS Area: 1

### Precinct: Sydney Road North (Wells Court)




**Legend**

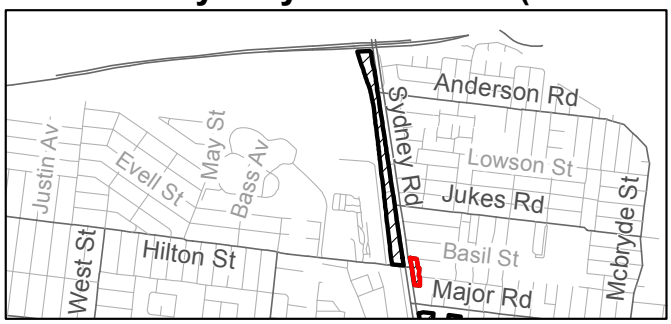
- MILS Area 1

**MILS Category**

- 1 - Core Industry and Employment Areas
- 2 - Employment Areas
- 3 - Transition-Residential Areas

## Moreland Industrial Land Strategy 2015-2030
## MILS Area: 2

### Precinct: Sydney Road North (Wells Court)




**Legend**

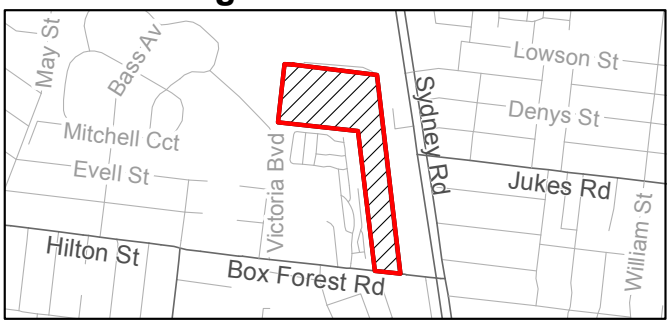
- MILS Area 2

**MILS Category**

- 1 - Core Industry and Employment Areas
- 2 - Employment Areas
- 3 - Transition-Residential Areas

## Moreland Industrial Land Strategy 2015-2030
## MILS Area: 3

### Precinct: Sages Road




**Legend**

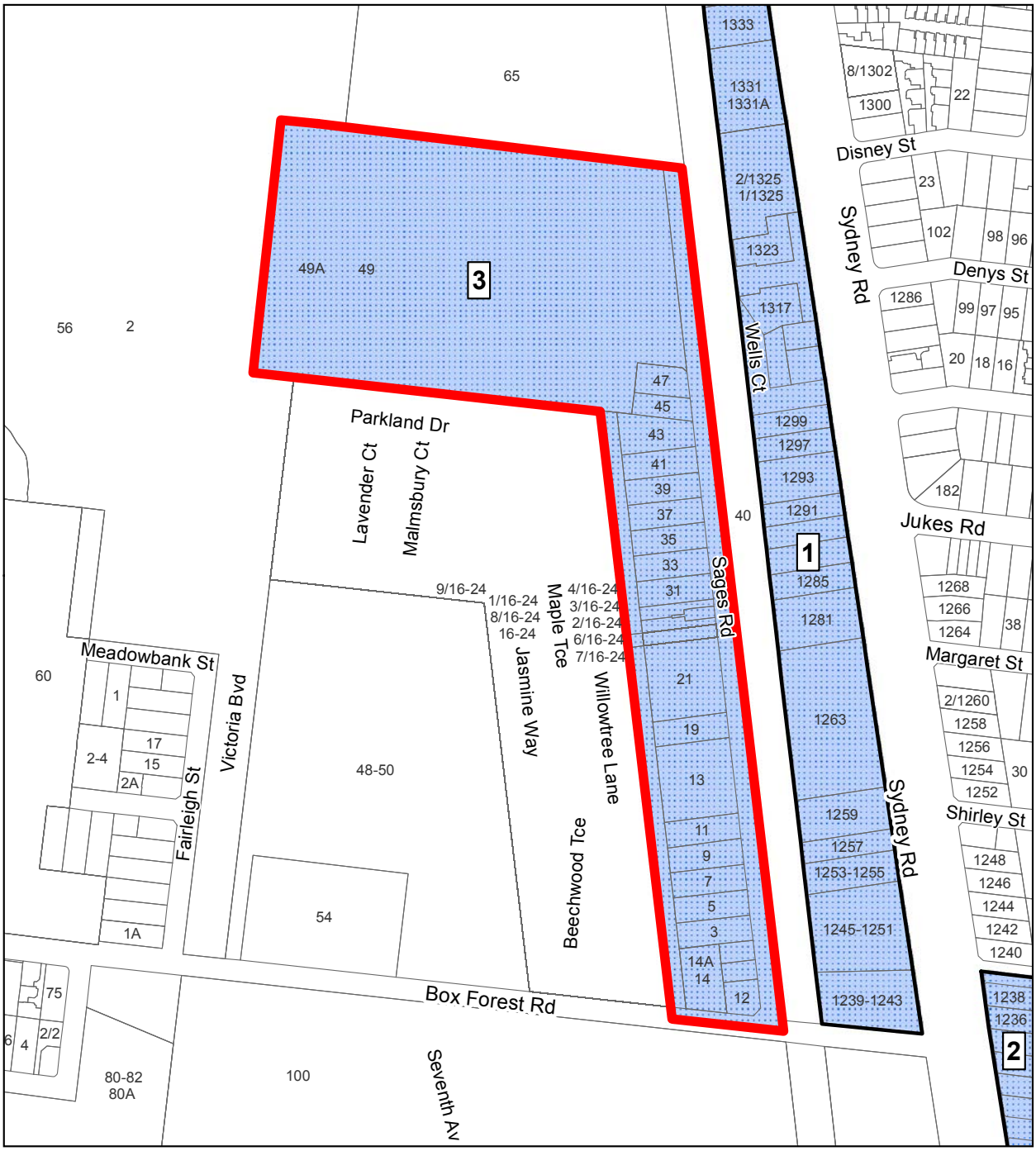
MILS Area 3

**MILS Category**

1 - Core Industry and Employment Areas

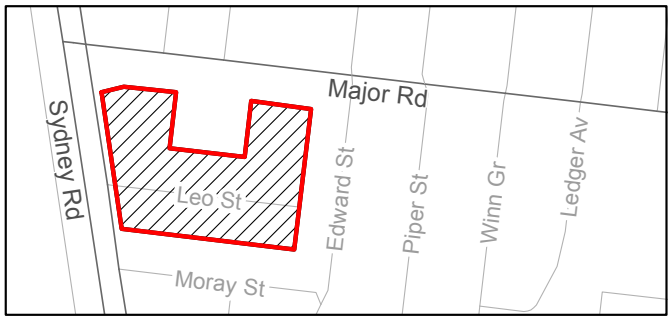
2 - Employment Areas

3 - Transition-Residential Areas



## Moreland Industrial Land Strategy 2015-2030
## MILS Area: 4

### Precinct: Leo Street

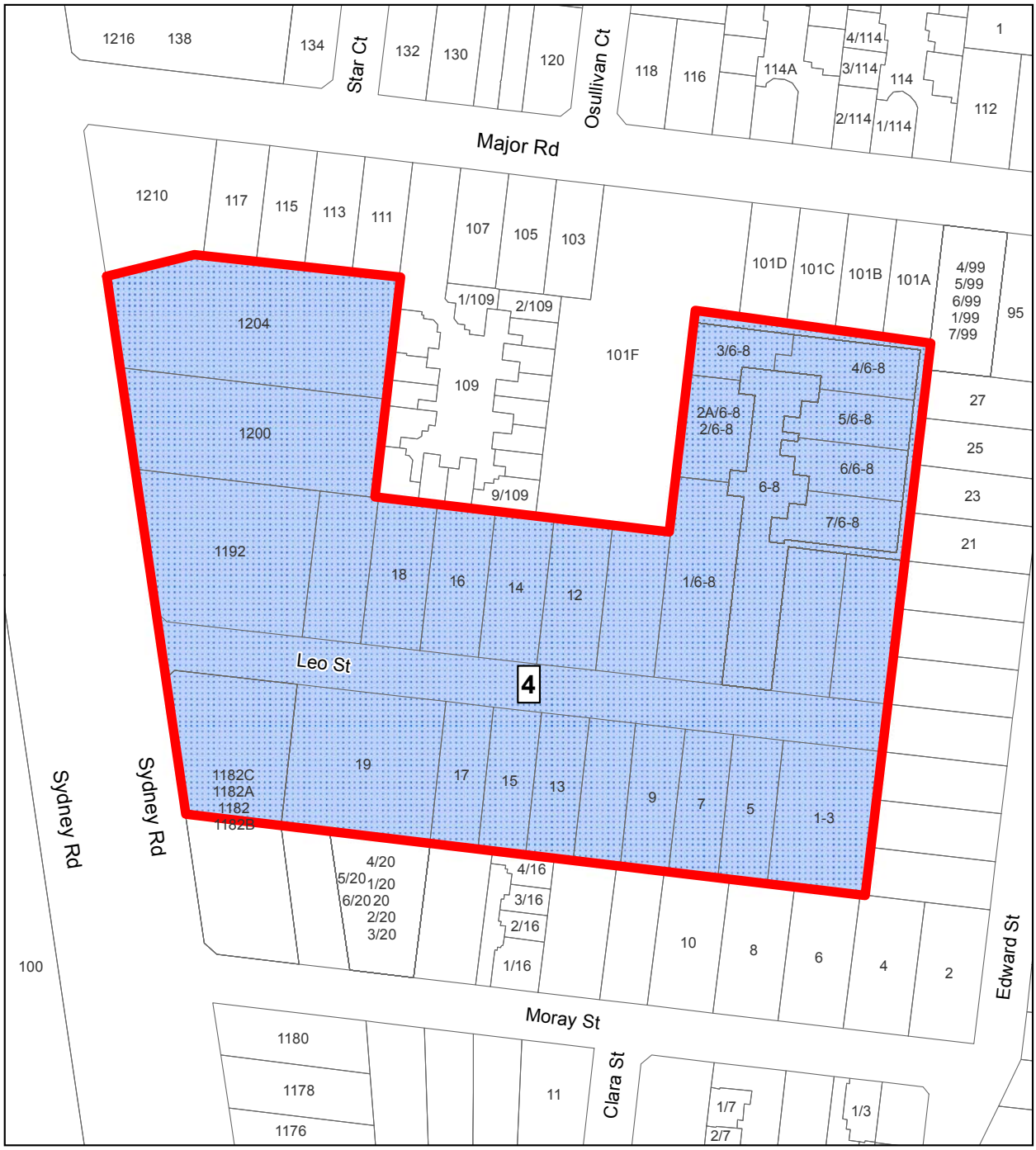



**Legend**

- MILS Area 4

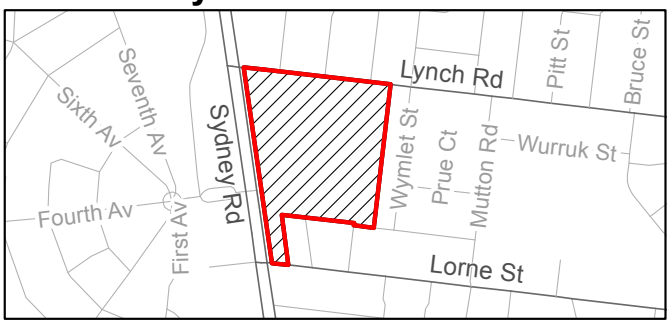
**MILS Category**

- 1 - Core Industry and Employment Areas
- 2 - Employment Areas
- 3 - Transition-Residential Areas



## Moreland Industrial Land Strategy 2015-2030
## MILS Area: 5

### Precinct: Lynch Road

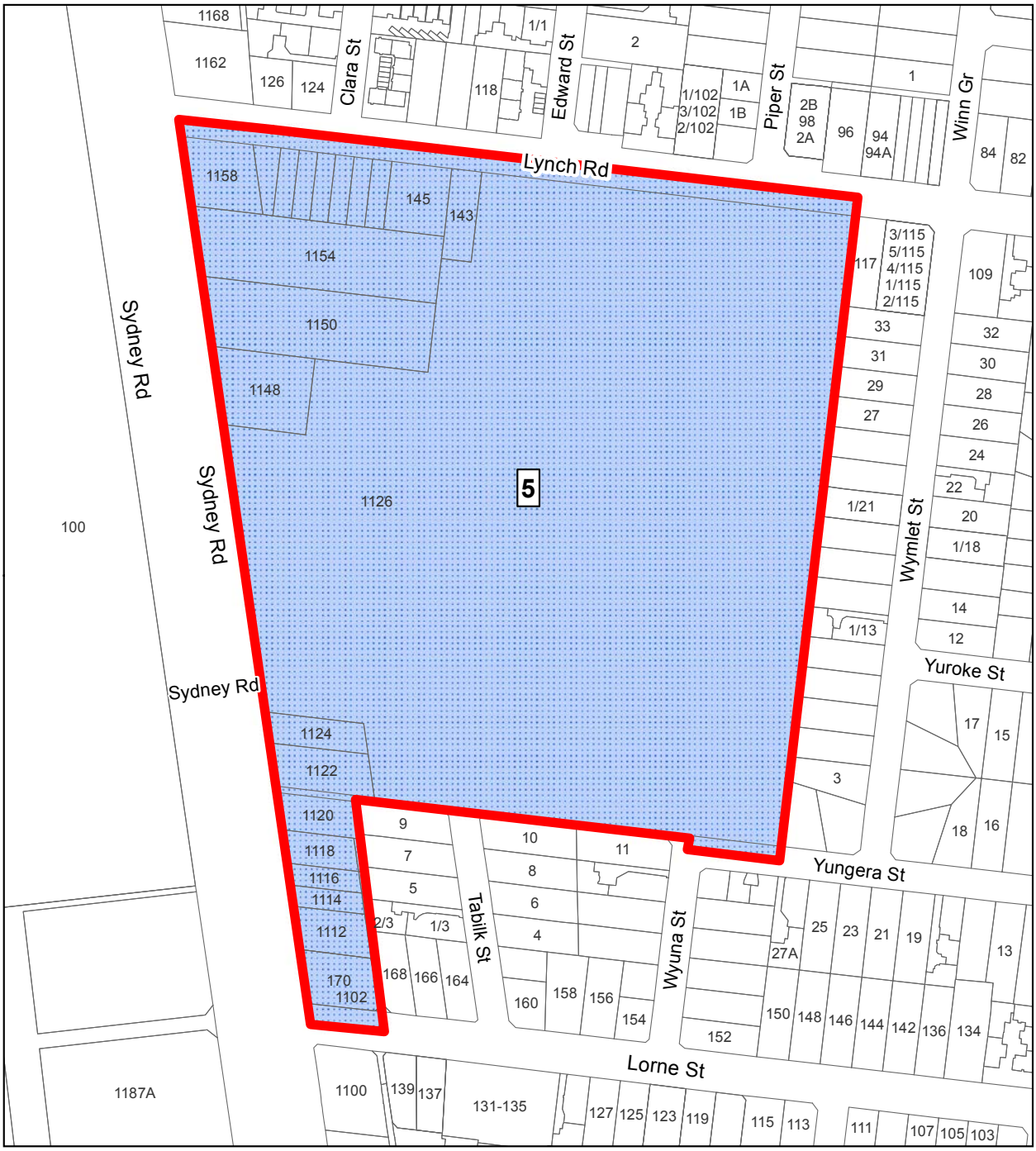



**Legend**

- MILS Area 5

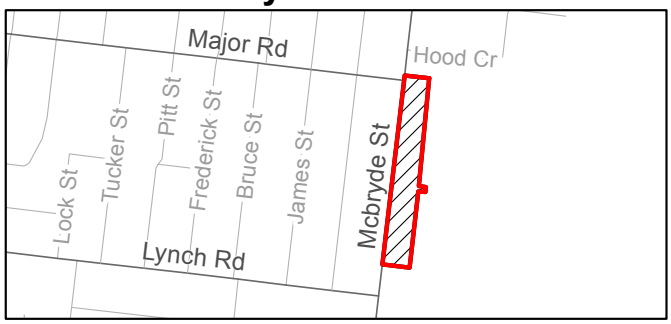
**MILS Category**

- 1 - Core Industry and Employment Areas
- 2 - Employment Areas
- 3 - Transition-Residential Areas



## Moreland Industrial Land Strategy 2015-2030
## MILS Area: 6

### Precinct: McBryde Street

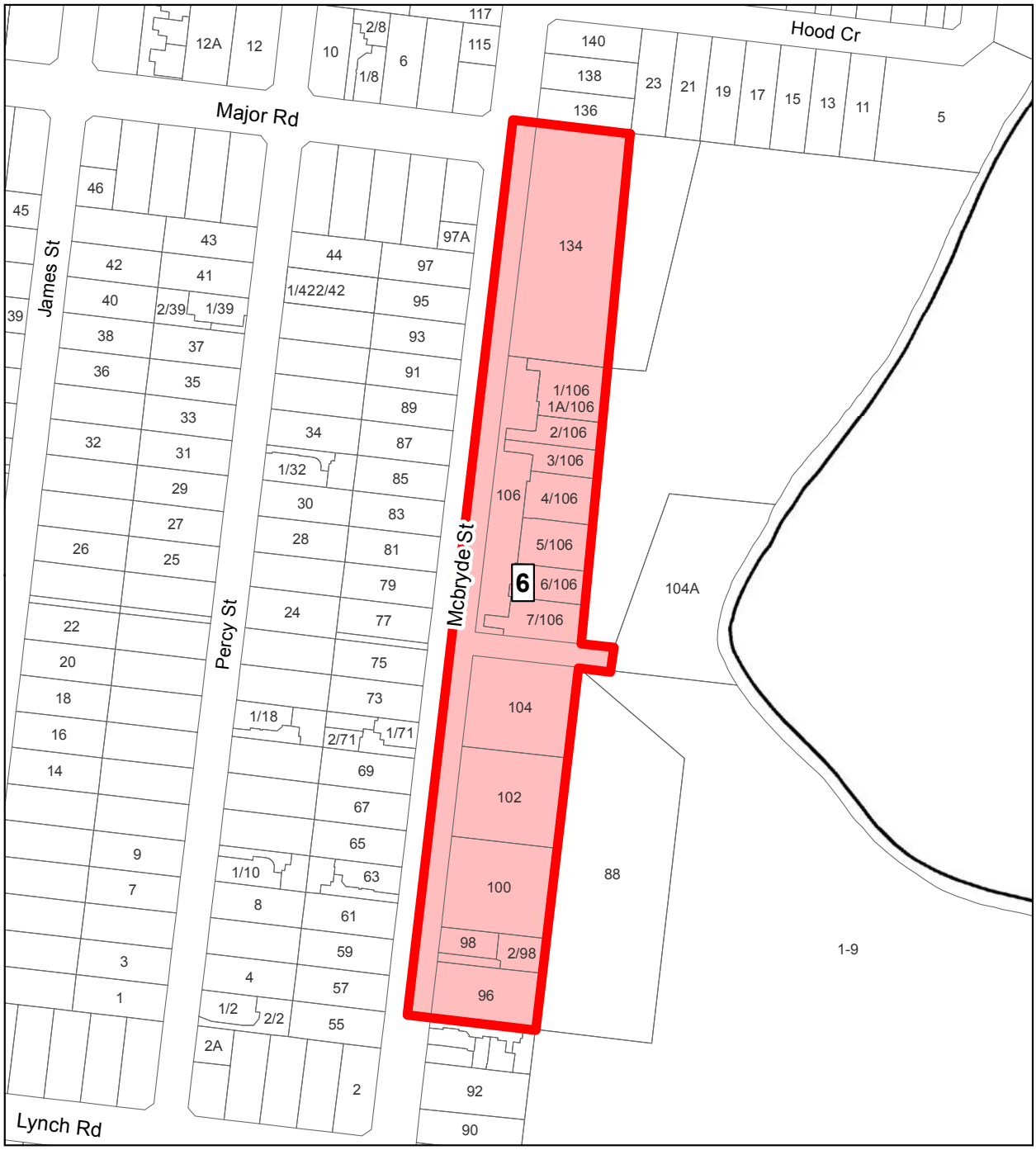



**Legend**

- MILS Area 6

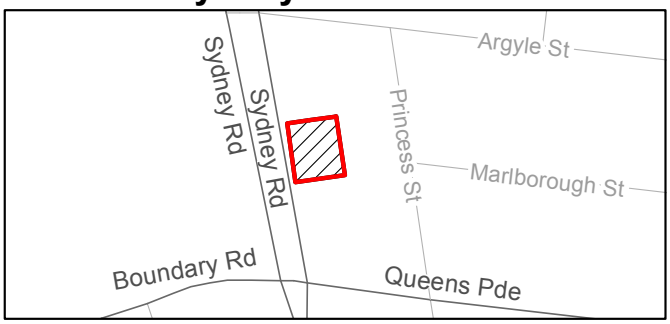
**MILS Category**

- 1 - Core Industry and Employment Areas
- 2 - Employment Areas
- 3 - Transition-Residential Areas



## Moreland Industrial Land Strategy 2015-2030
## MILS Area: 7

### Precinct: Sydney Road

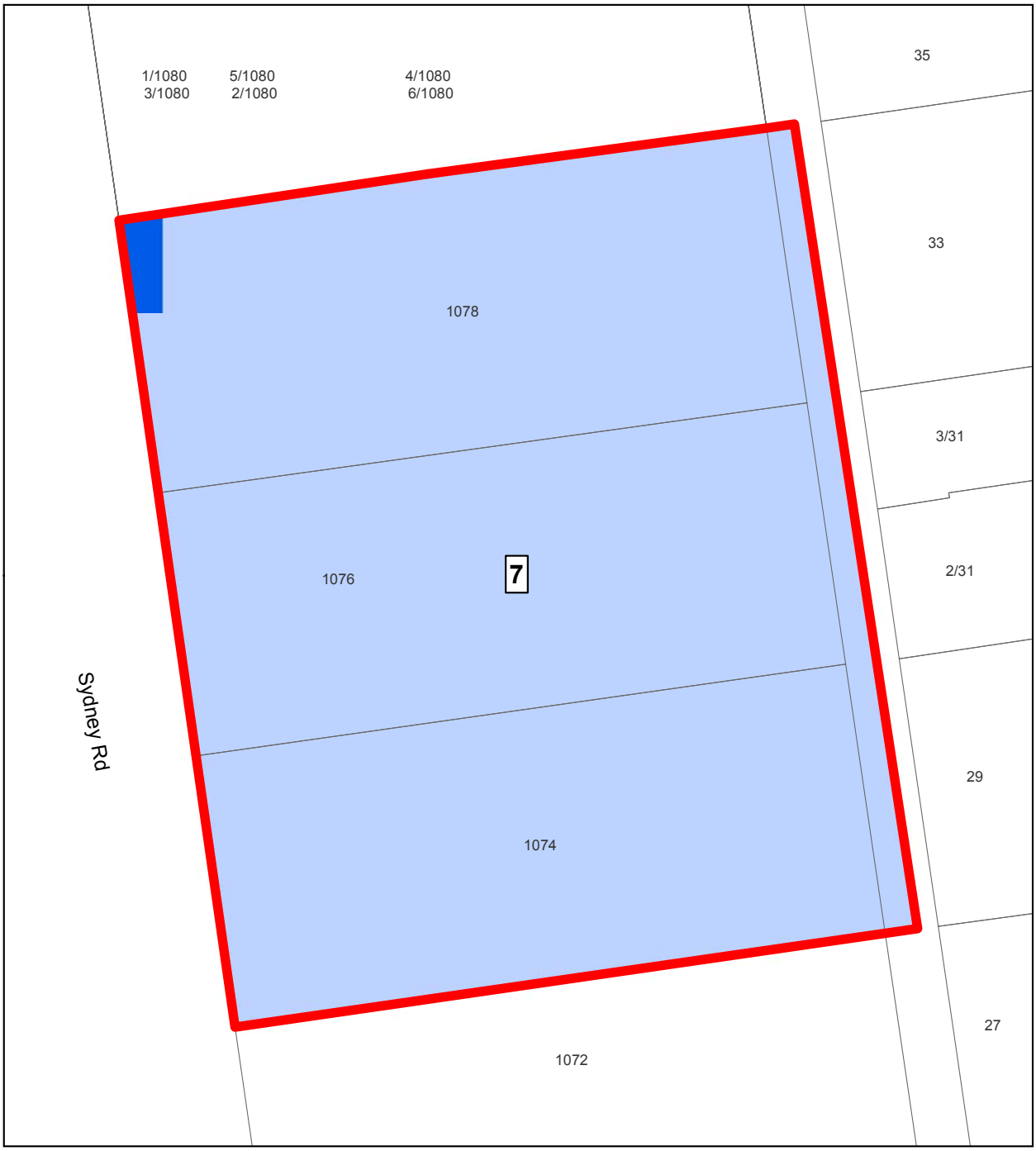



**Legend**

- MILS Area 7

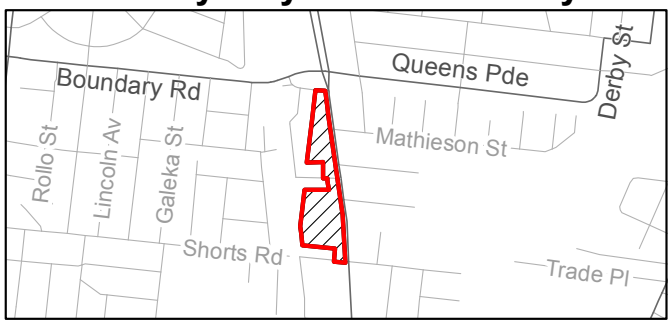
**MILS Category**

- 1 - Core Industry and Employment Areas
- 2 - Employment Areas
- 3 - Transition-Residential Areas



## Moreland Industrial Land Strategy 2015-2030
## MILS Area: 8

### Precinct: Sydney Road/Boundary Road




**Legend**

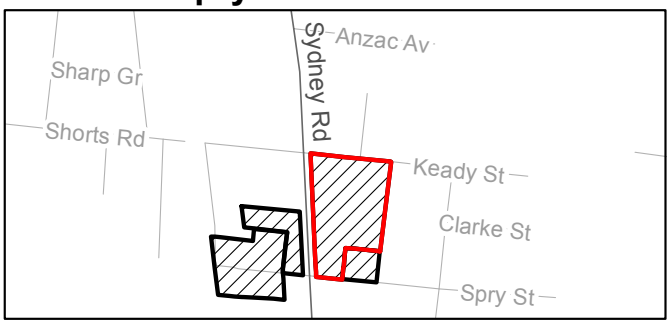
- MILS Area 8

**MILS Category**

- 1 - Core Industry and Employment Areas
- 2 - Employment Areas
- 3 - Transition-Residential Areas

## Moreland Industrial Land Strategy 2015-2030
## MILS Area: 9

### Precinct: Spry Street

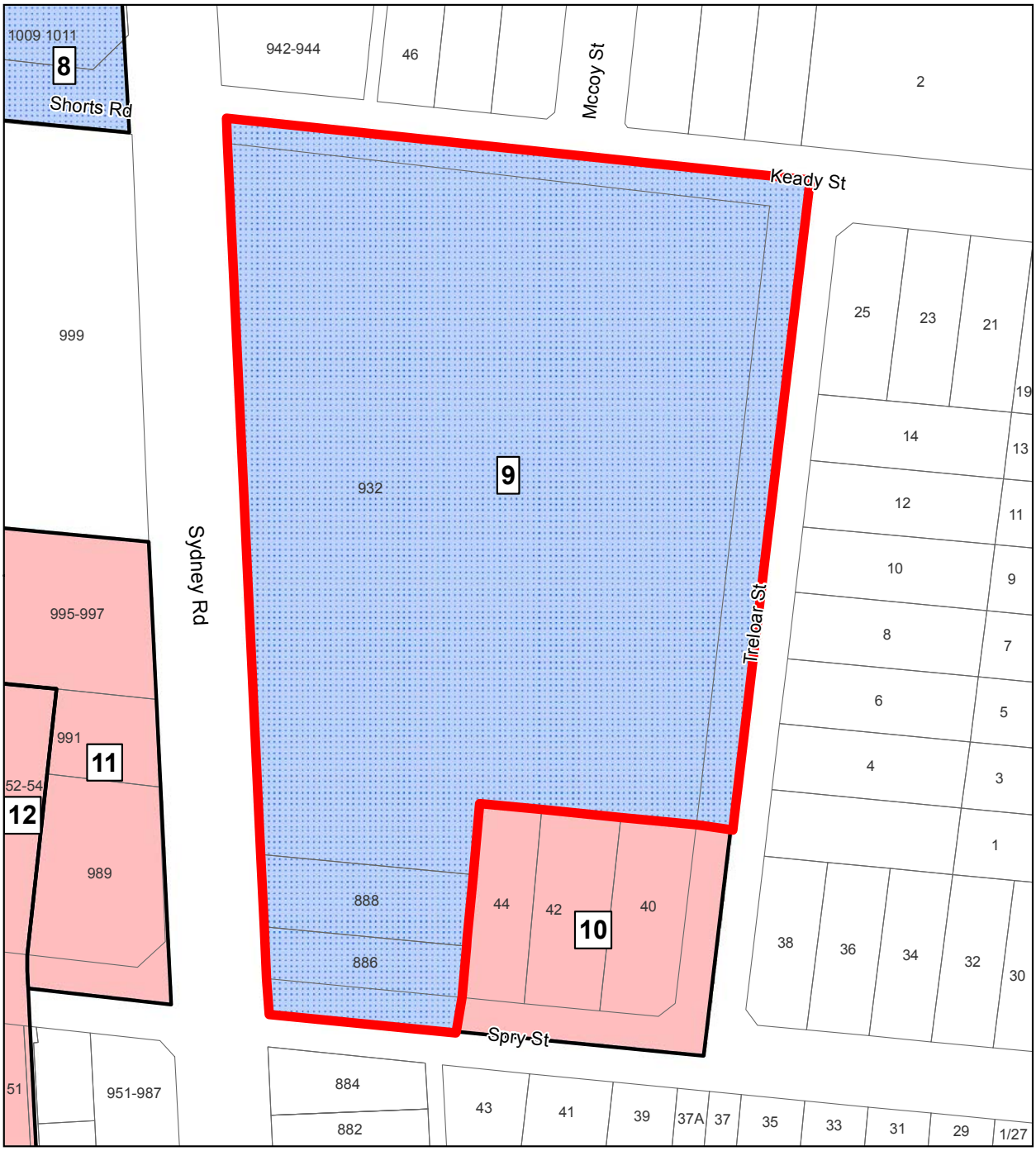



**Legend**

- MILS Area 9

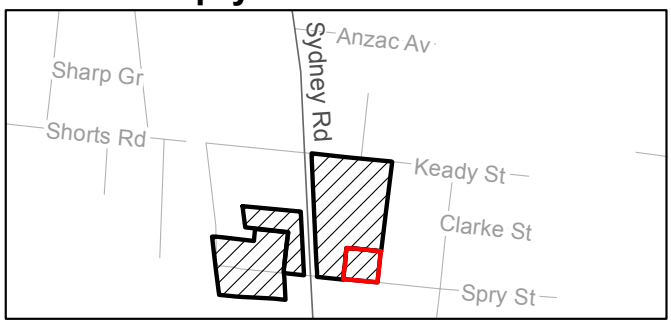
**MILS Category**

- 1 - Core Industry and Employment Areas
- 2 - Employment Areas
- 3 - Transition-Residential Areas



## Moreland Industrial Land Strategy 2015-2030
## MILS Area: 10

### Precinct: Spry Street




**Legend**

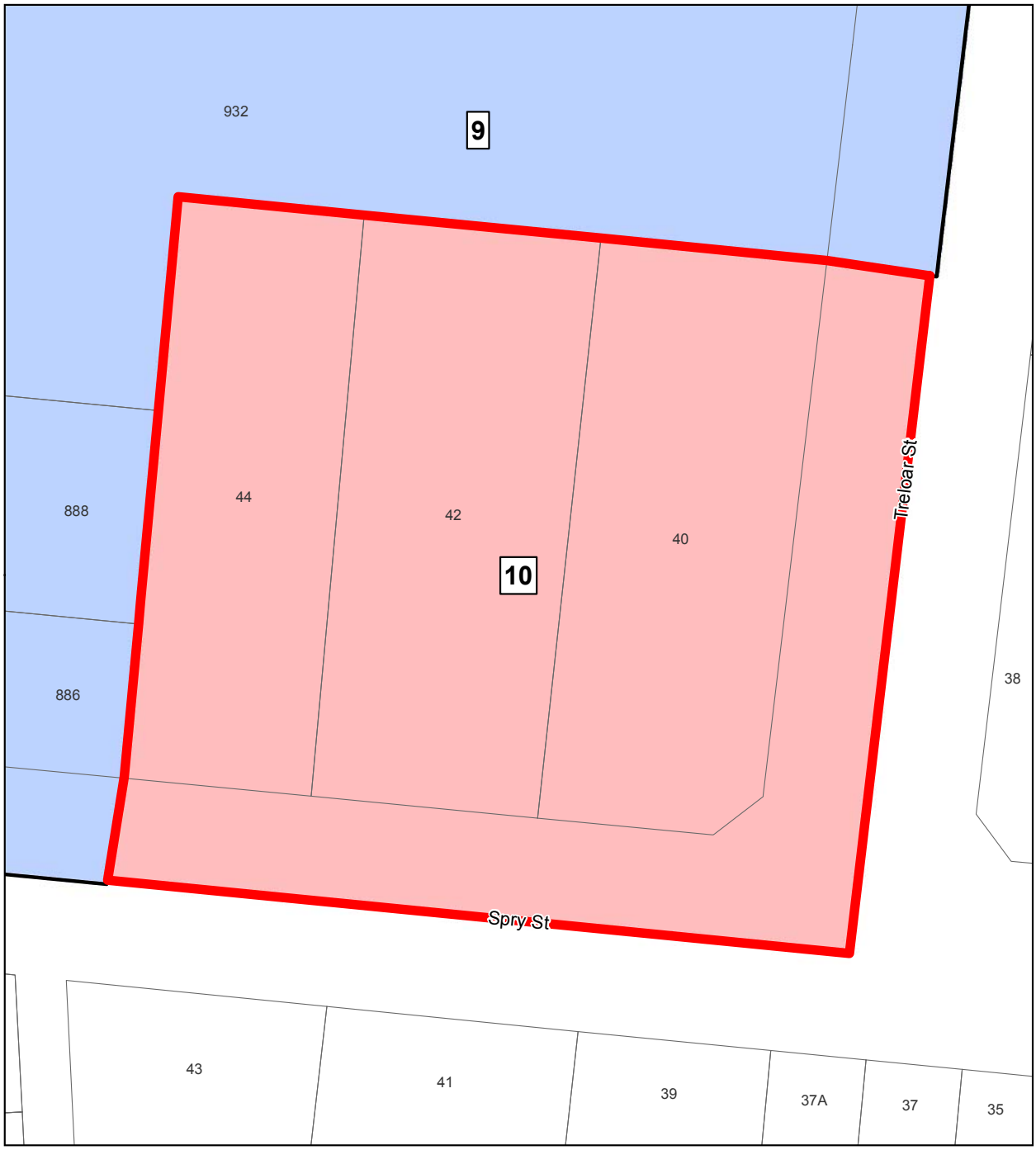
MILS Area 10

**MILS Category**

1 - Core Industry and Employment Areas

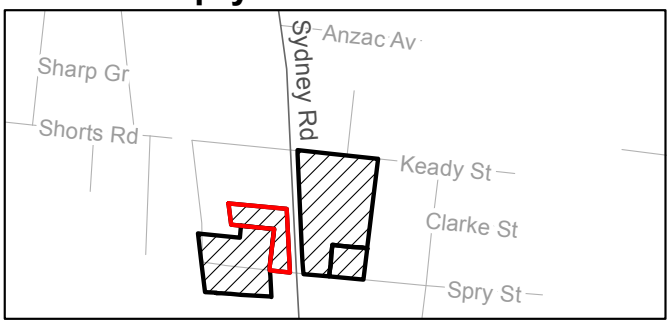
2 - Employment Areas

3 - Transition-Residential Areas



## Moreland Industrial Land Strategy 2015-2030
## MILS Area: 11

### Precinct: Spry Street




**Legend**

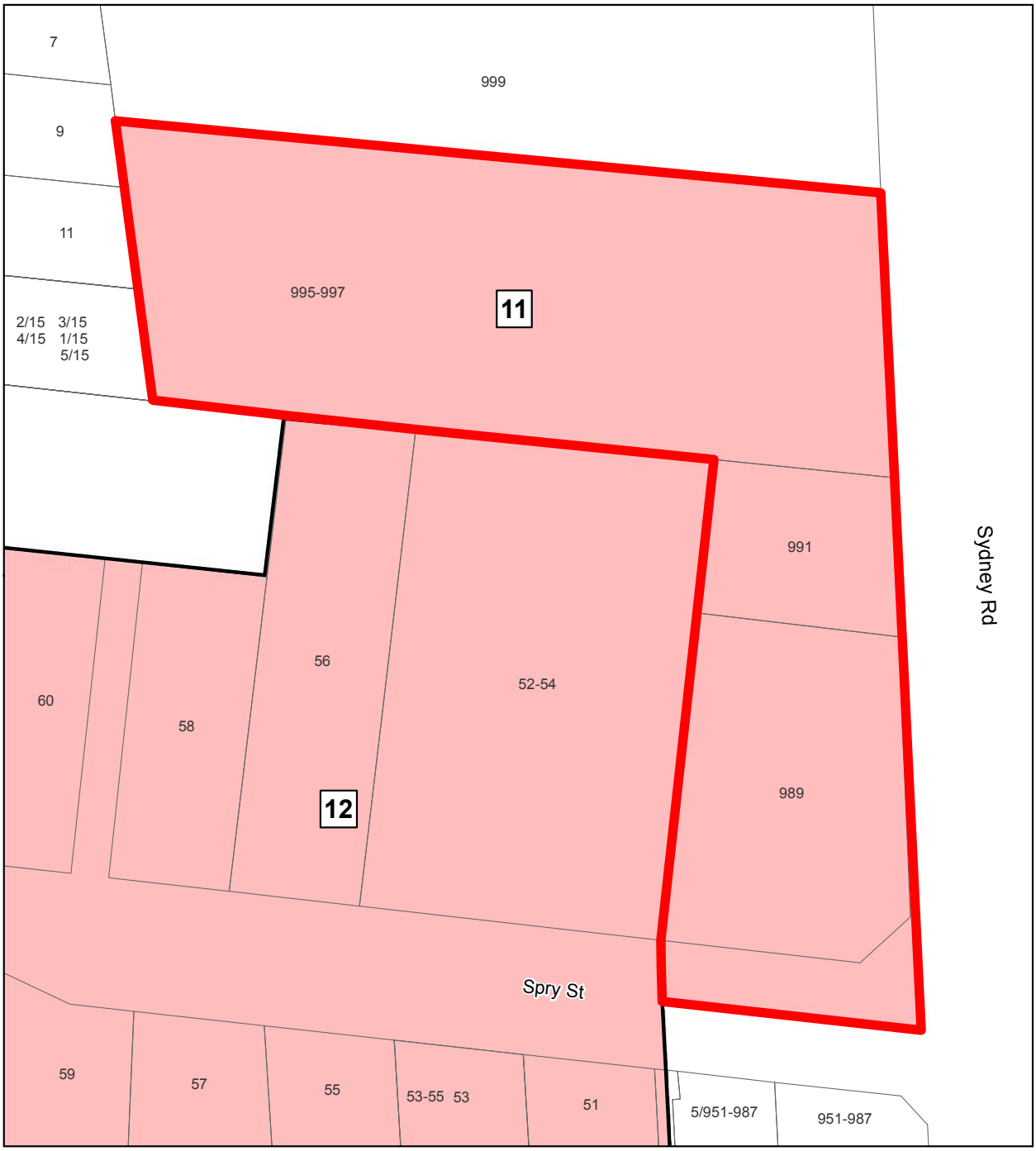
MILS Area 11

**MILS Category**

1 - Core Industry and Employment Areas

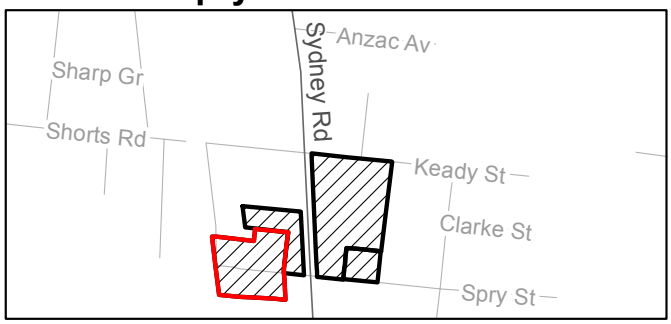
2 - Employment Areas

3 - Transition-Residential Areas



## Moreland Industrial Land Strategy 2015-2030
## MILS Area: 12

### Precinct: Spry Street

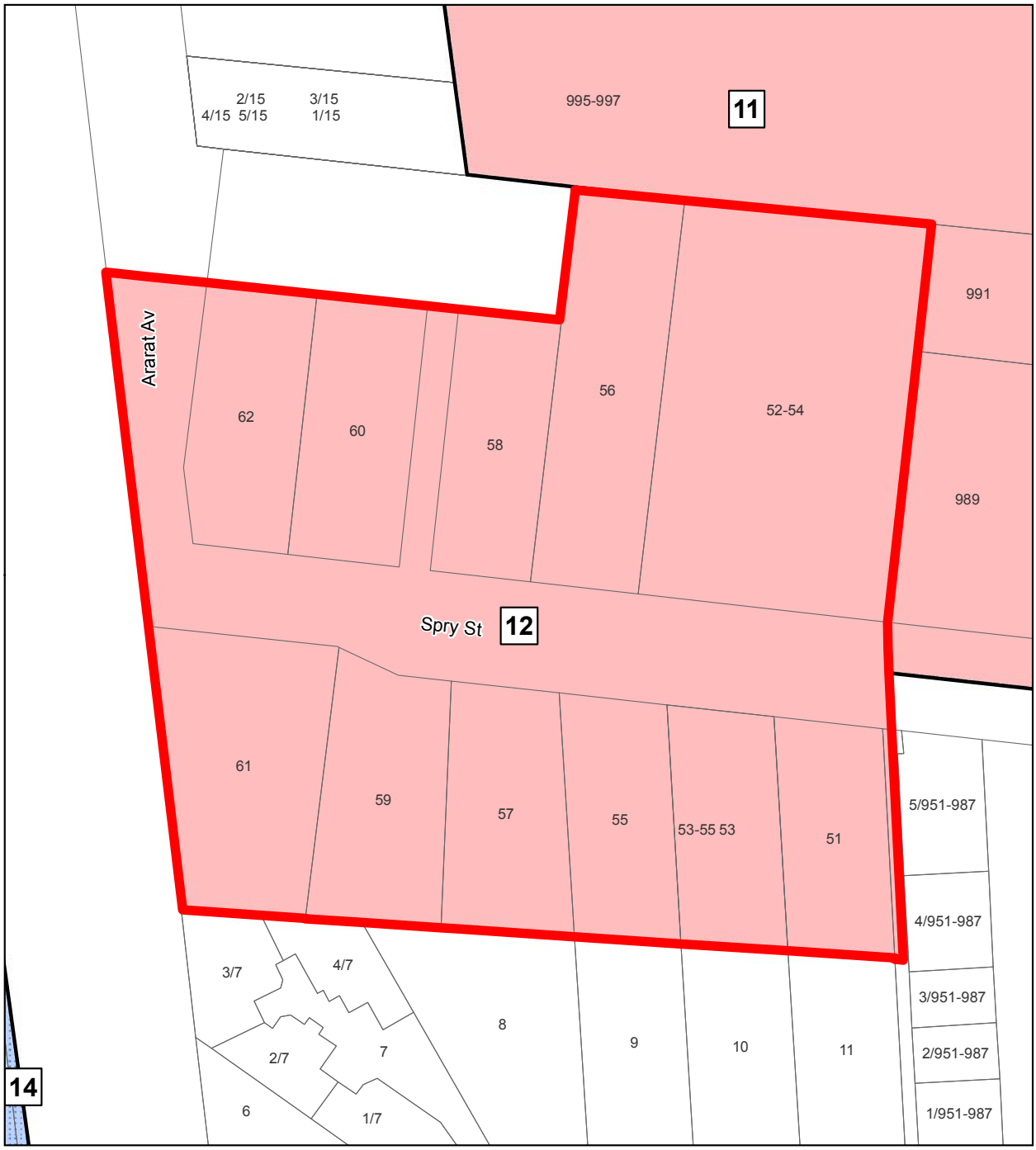



**Legend**

- MILS Area 12

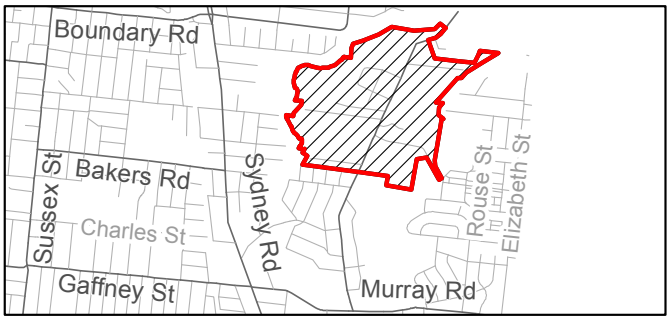
**MILS Category**

- 1 - Core Industry and Employment Areas
- 2 - Employment Areas
- 3 - Transition-Residential Areas



## Moreland Industrial Land Strategy 2015-2030
## MILS Area: 13

### Precinct: Newlands Road

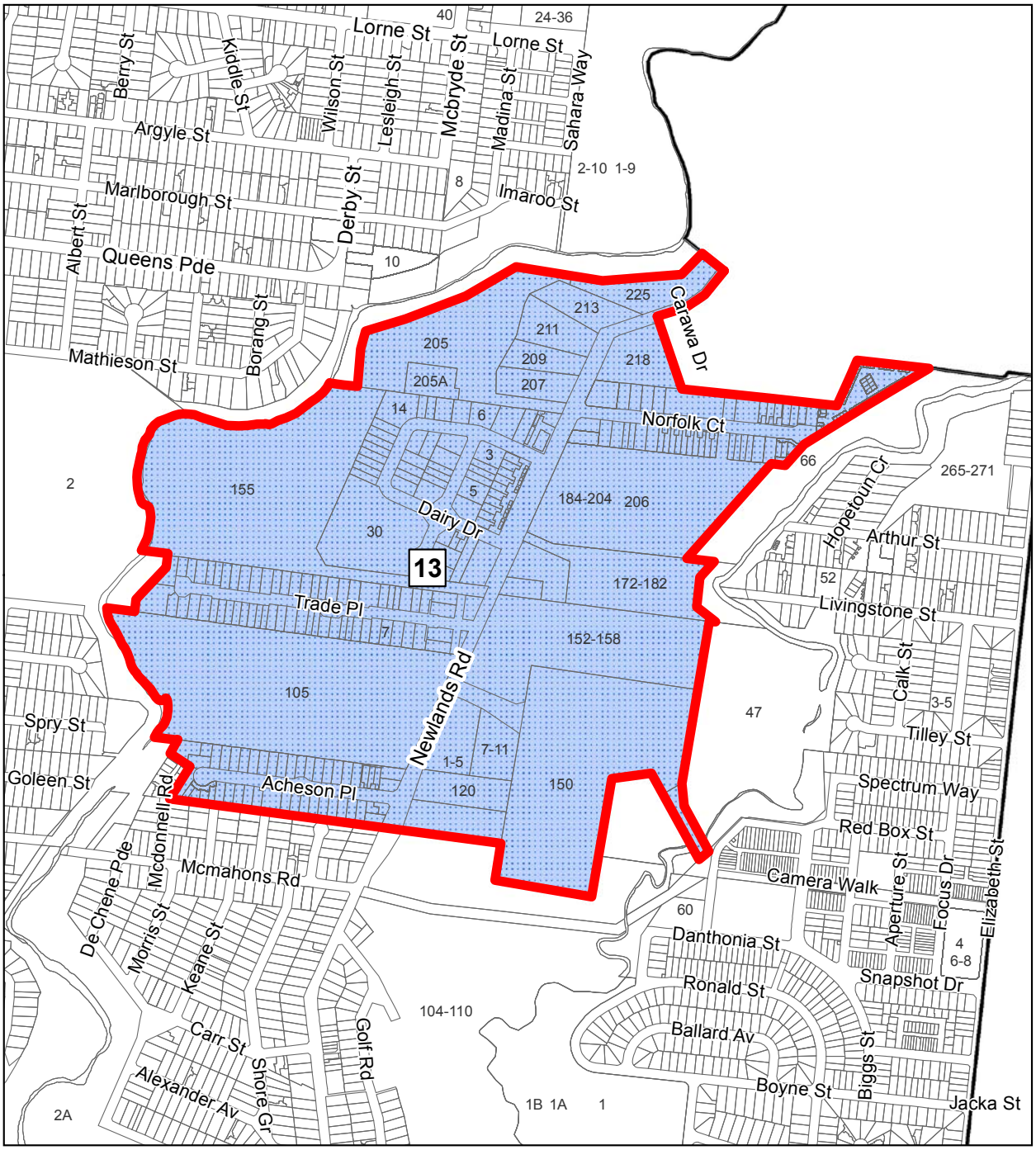



**Legend**

- MILS Area 13

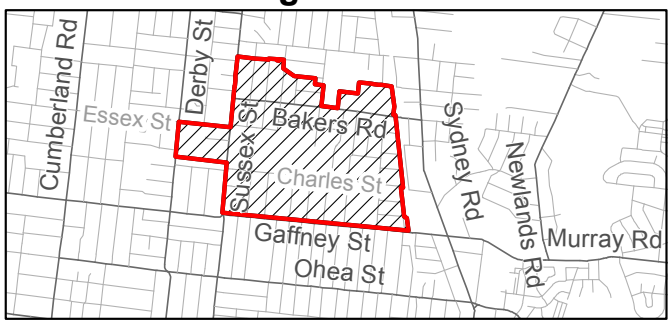
**MILS Category**

- 1 - Core Industry and Employment Areas
- 2 - Employment Areas
- 3 - Transition-Residential Areas



## Moreland Industrial Land Strategy 2015-2030
## MILS Area: 14

### Precinct: Coburg North

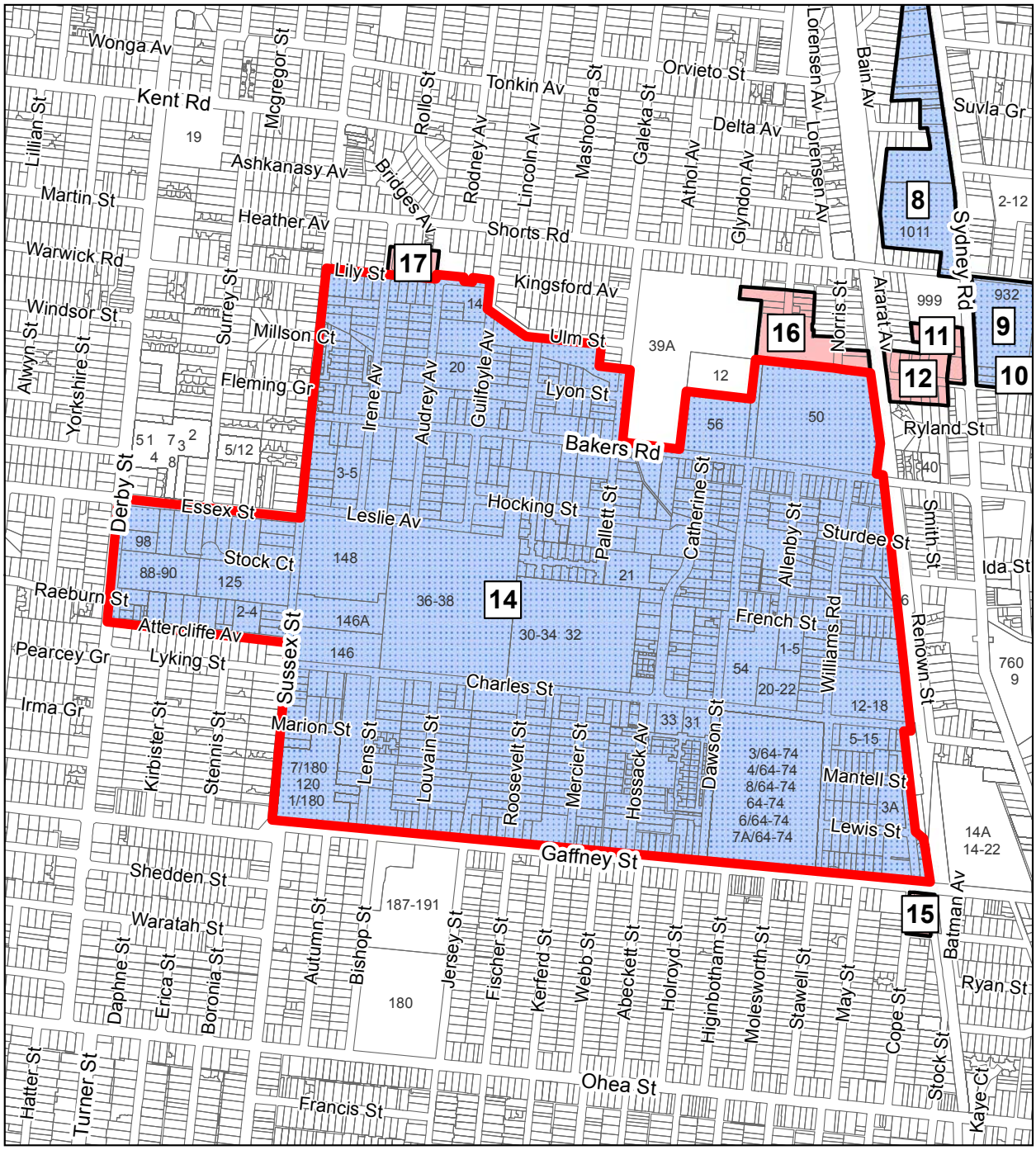



**Legend**

- MILS Area 14

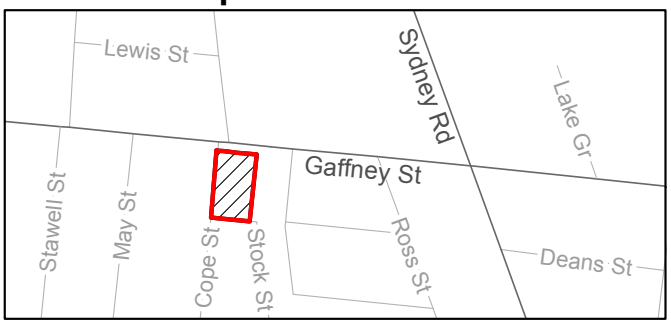
**MILS Category**

- 1 - Core Industry and Employment Areas
- 2 - Employment Areas
- 3 - Transition-Residential Areas



## Moreland Industrial Land Strategy 2015-2030
## MILS Area: 15

### Precinct: Cope Street

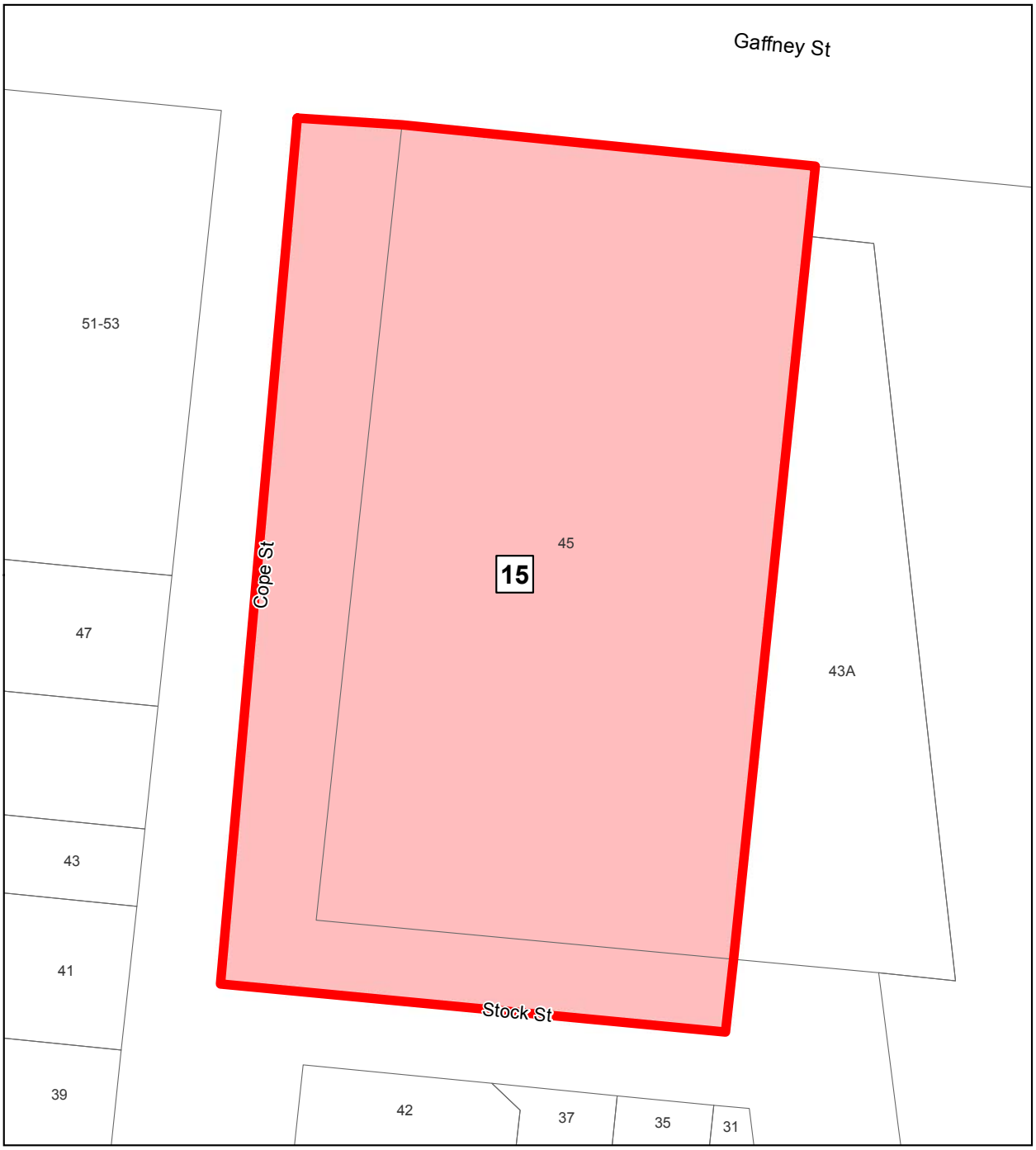



**Legend**

- MILS Area 15

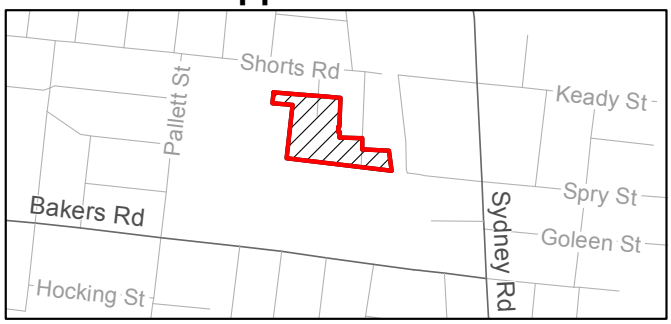
**MILS Category**

- 1 - Core Industry and Employment Areas
- 2 - Employment Areas
- 3 - Transition-Residential Areas



## Moreland Industrial Land Strategy 2015-2030
## MILS Area: 16

### Precinct: Sheppard Street

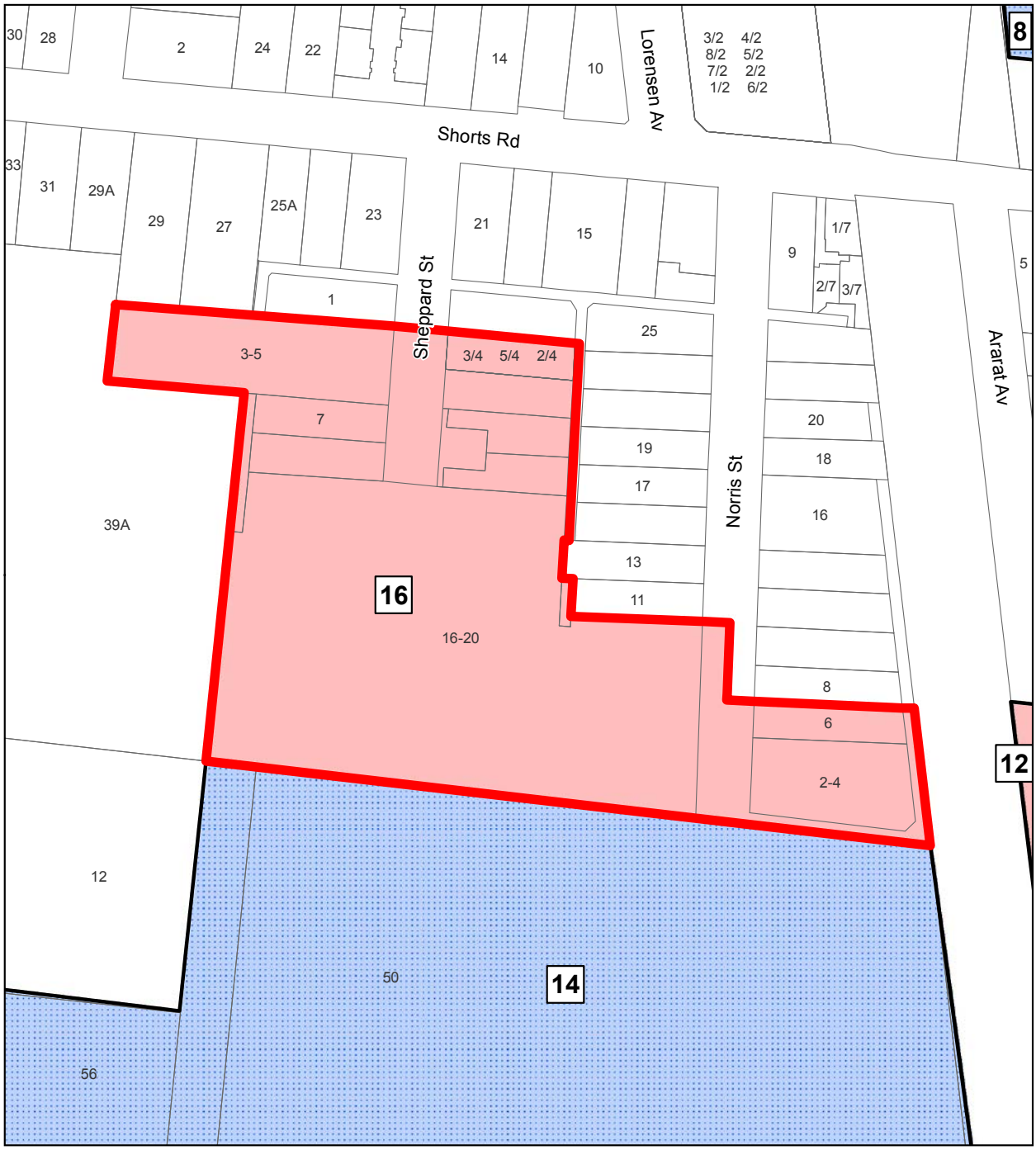



**Legend**

- MILS Area 16

**MILS Category**

- 1 - Core Industry and Employment Areas
- 2 - Employment Areas
- 3 - Transition-Residential Areas



## Moreland Industrial Land Strategy 2015-2030
## MILS Area: 17

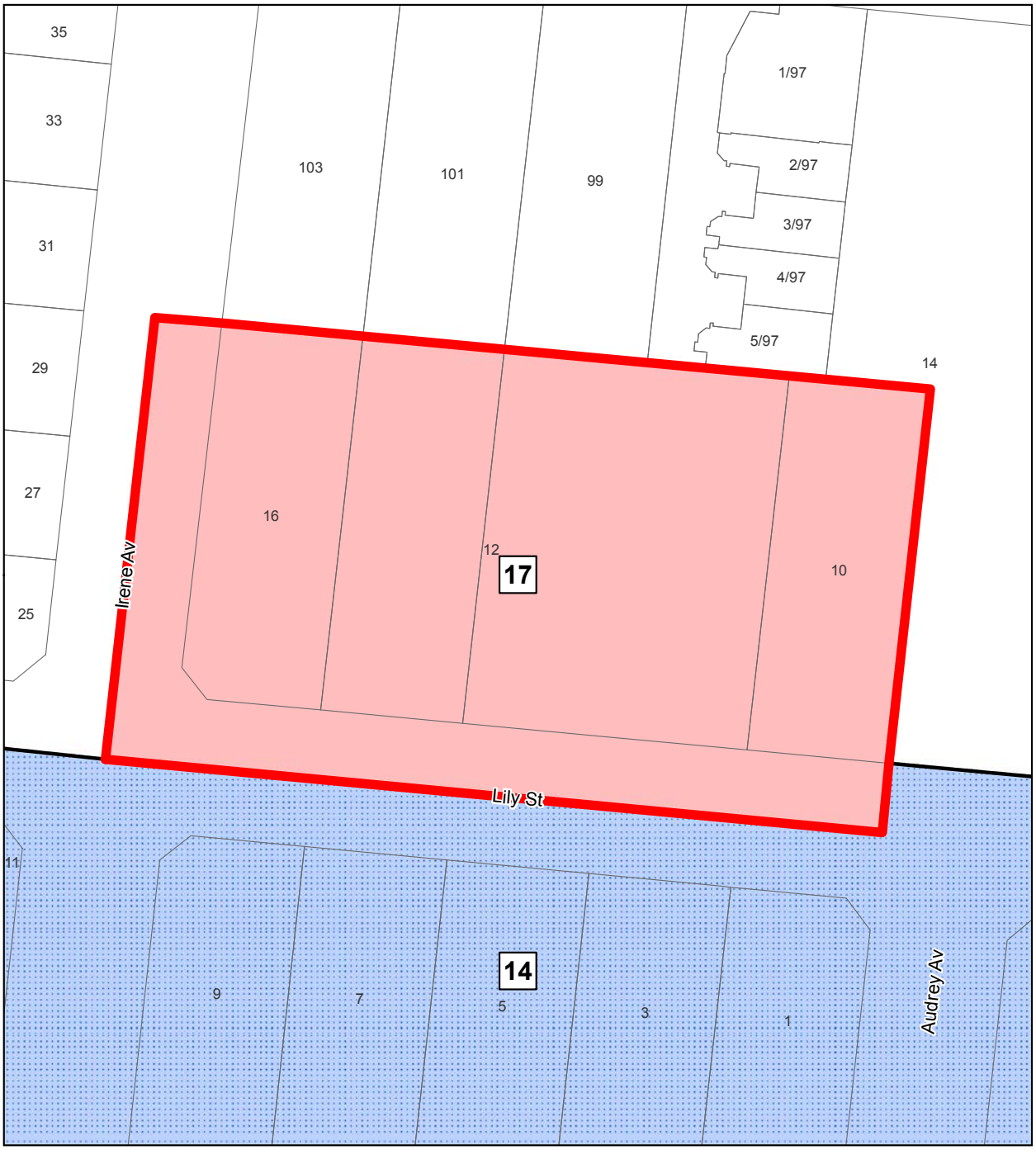
### Precinct: Lily Street

**Legend**

- MILS Area 17

**MILS Category**

- 1 - Core Industry and Employment Areas
- 2 - Employment Areas
- 3 - Transition-Residential Areas



## Moreland Industrial Land Strategy 2015-2030
## MILS Area: 18

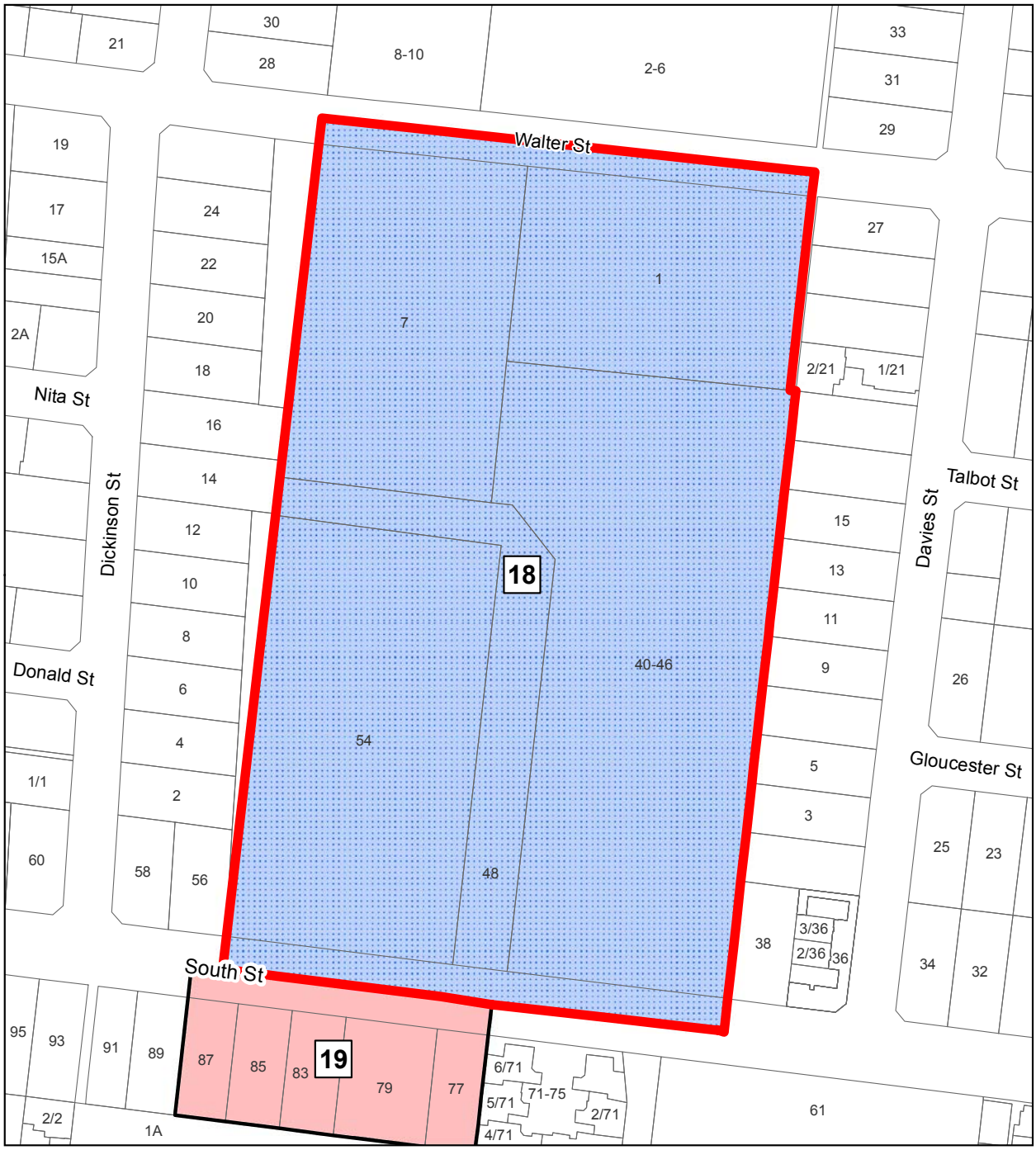
### Precinct: Walter Street

**Legend**

- MILS Area 18

**MILS Category**

- 1 - Core Industry and Employment Areas
- 2 - Employment Areas
- 3 - Transition-Residential Areas



## Moreland Industrial Land Strategy 2015-2030
## MILS Area: 19

### Precinct: Walter Street

**Legend**

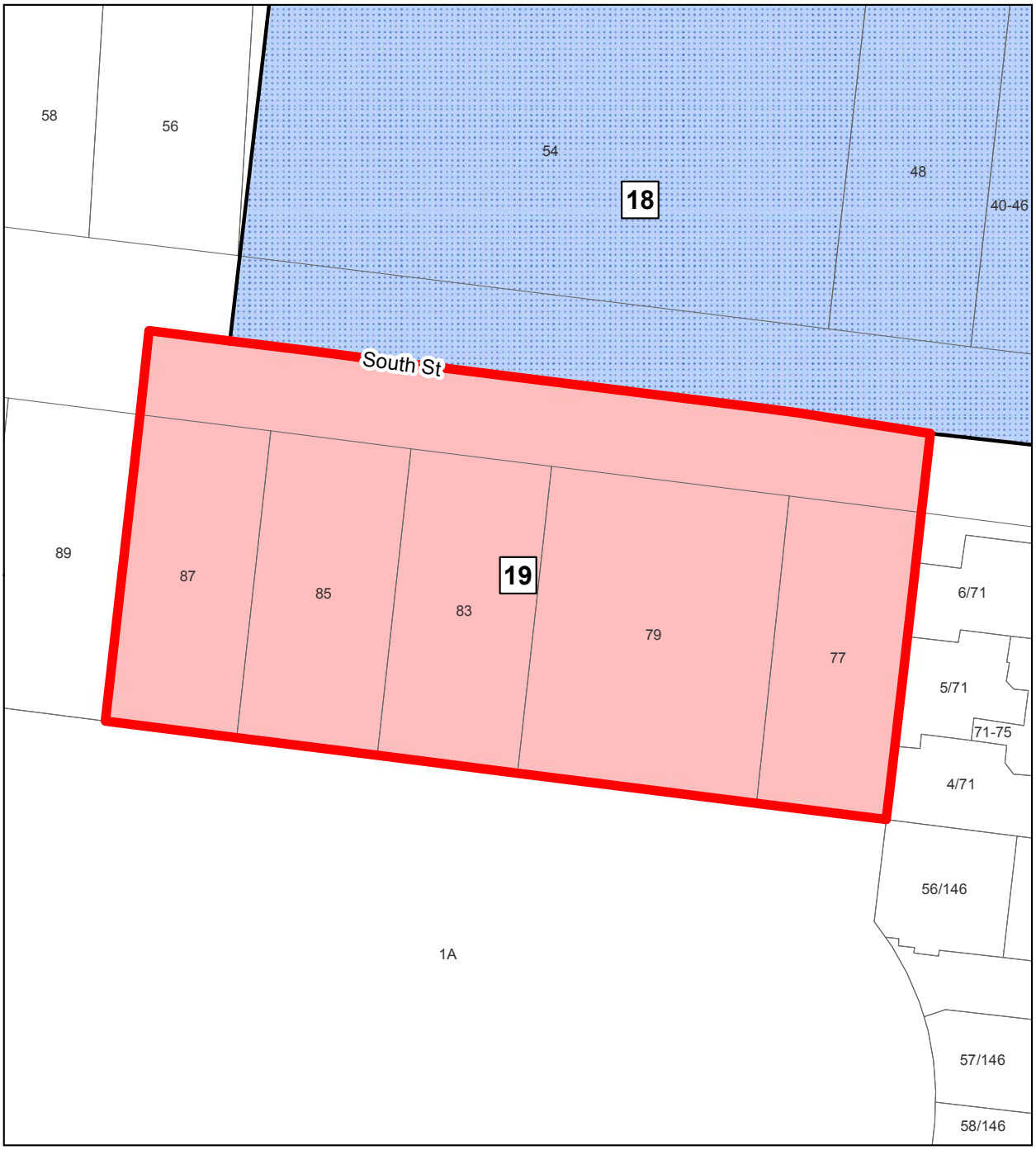
MILS Area 19

**MILS Category**

1 - Core Industry and Employment Areas

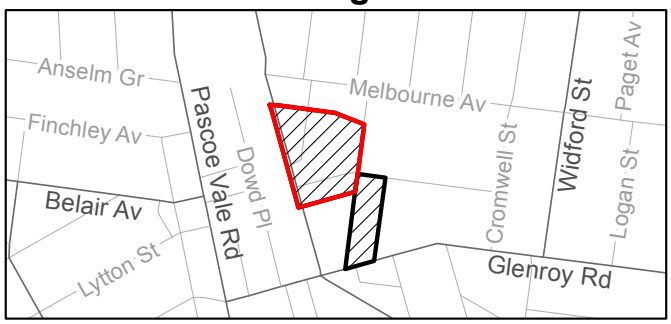
2 - Employment Areas

3 - Transition-Residential Areas



## Moreland Industrial Land Strategy 2015-2030
## MILS Area: 20

### Precinct: Marlborough Street/Blenheim Street

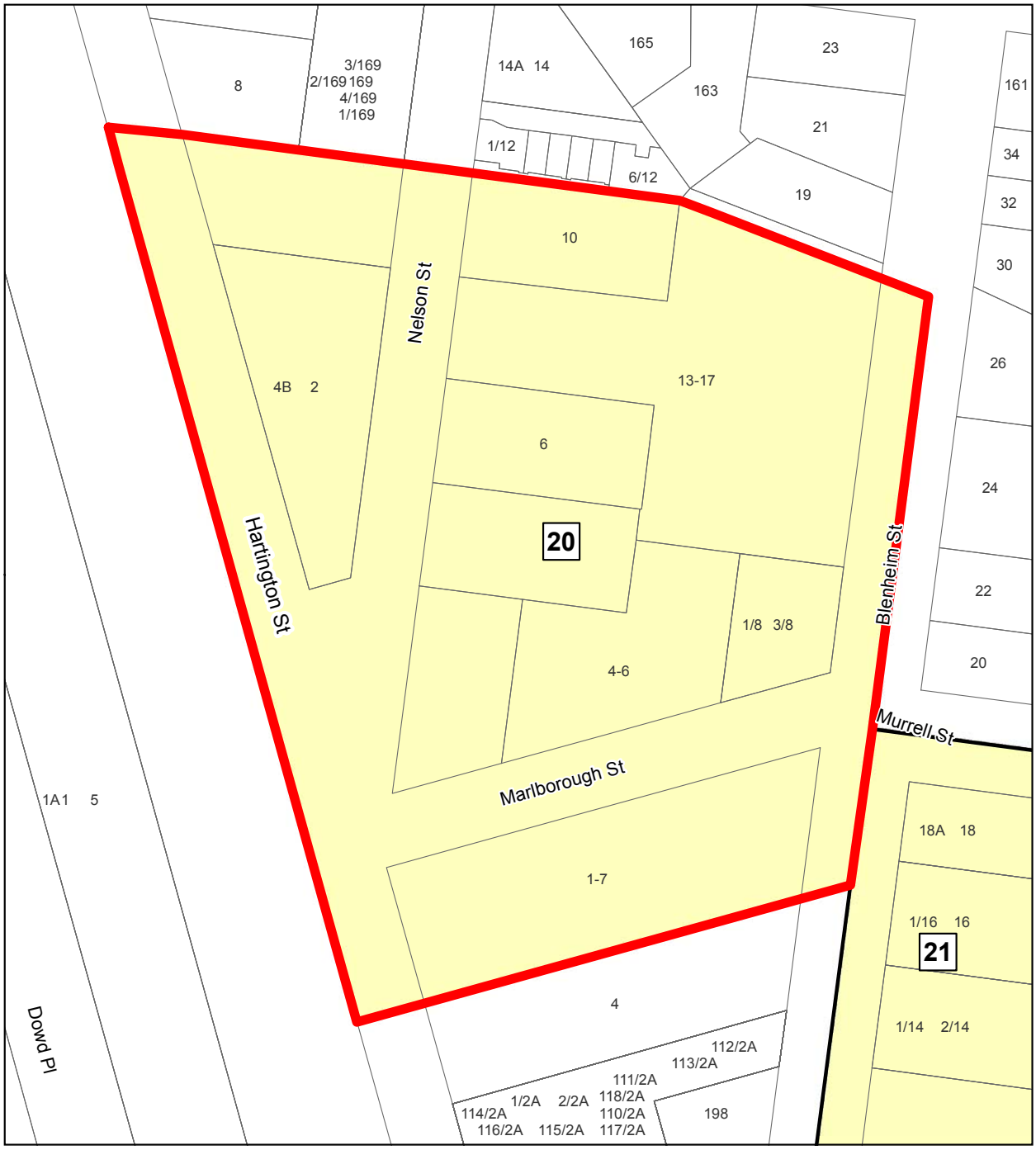



**Legend**

- MILS Area 20

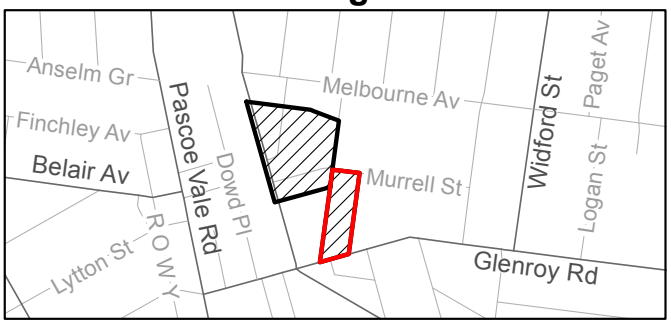
**MILS Category**

- 1 - Core Industry and Employment Areas
- 2 - Employment Areas
- 3 - Transition-Residential Areas



## Moreland Industrial Land Strategy 2015-2030
## MILS Area: 21

### Precinct: Marlborough Street/Blenheim Street

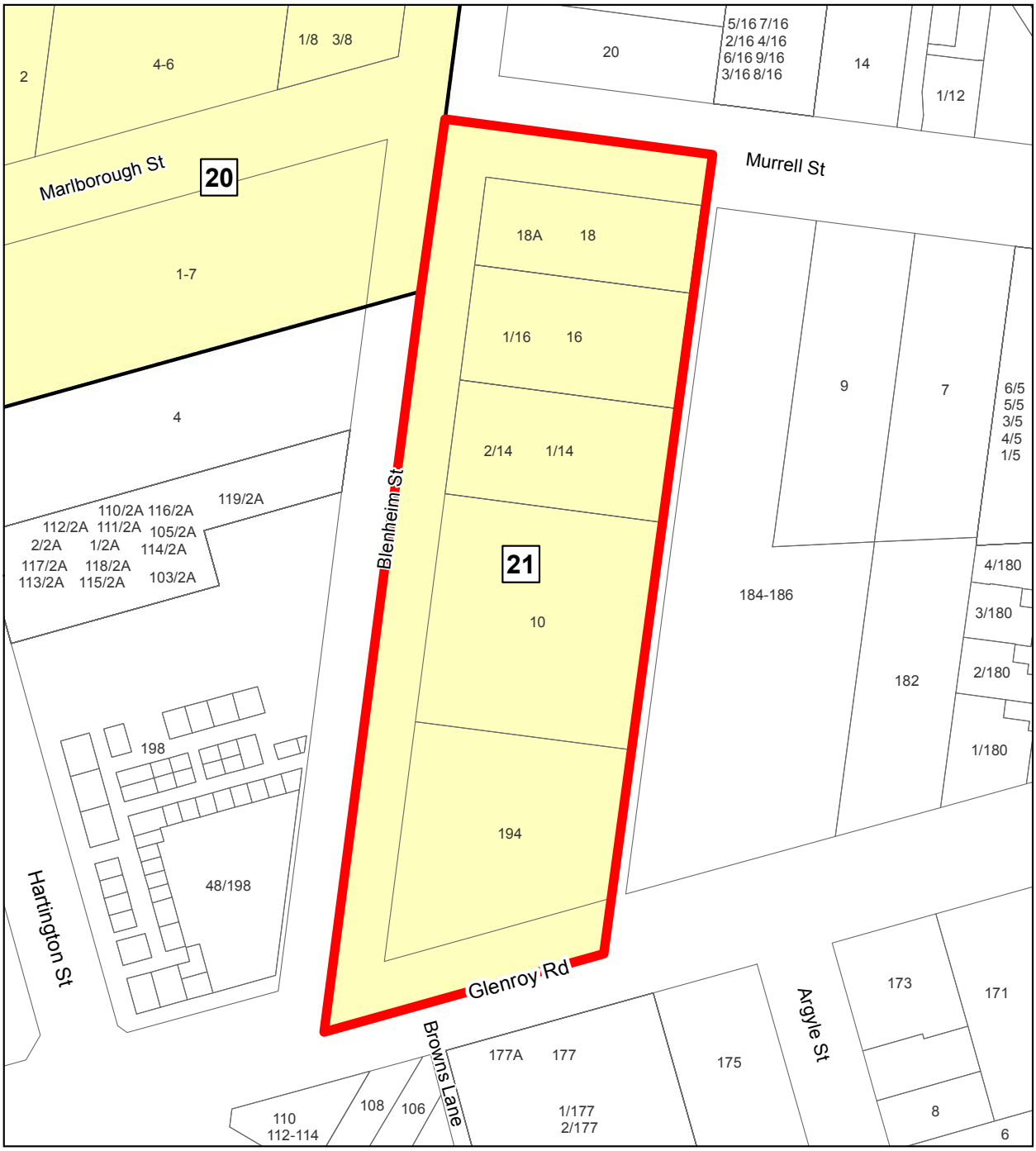



**Legend**

- MILS Area 21

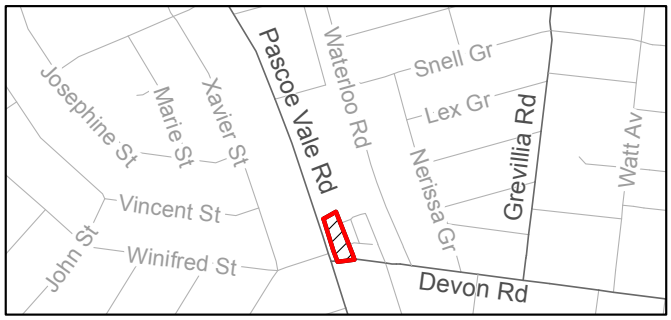
**MILS Category**

- 1 - Core Industry and Employment Areas
- 2 - Employment Areas
- 3 - Transition-Residential Areas



## Moreland Industrial Land Strategy 2015-2030
## MILS Area: 22

### Precinct: Devon Road




**Legend**

- MILS Area 22

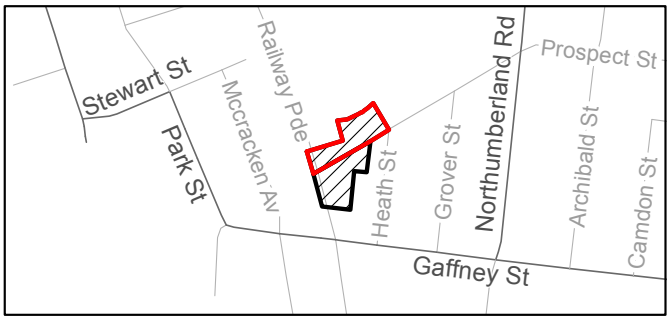
**MILS Category**

- 1 - Core Industry and Employment Areas
- 2 - Employment Areas
- 3 - Transition-Residential Areas

626
579
577
575
573
571
596-602
22
80
Kellys Rise
Pascoe Vale Rd
Winifred St
Devon Rd
569
1/569
3/569
2/569
1
594
39

## Moreland Industrial Land Strategy 2015-2030
## MILS Area: 23

### Precinct: Fawkner Road

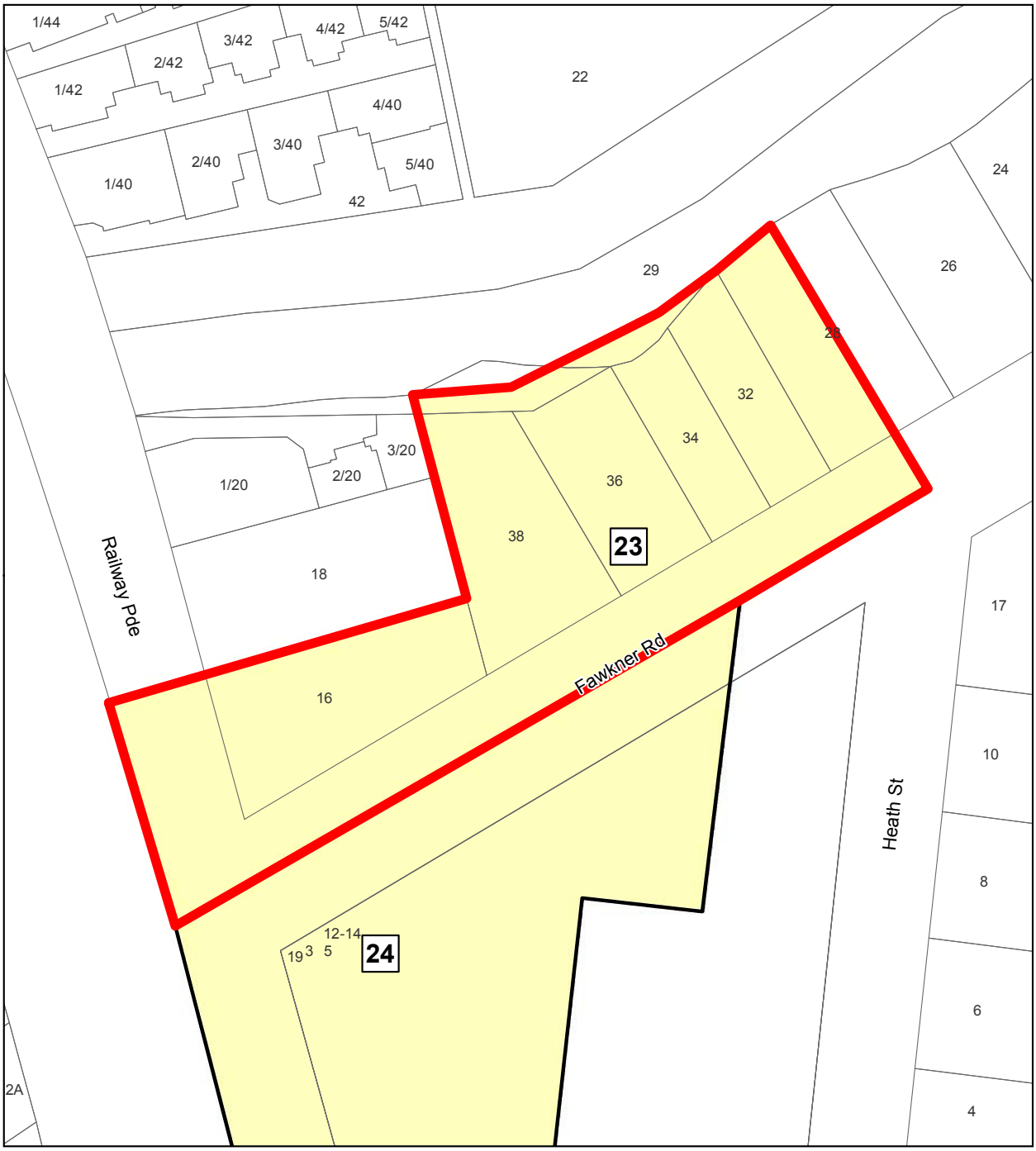



**Legend**

- MILS Area 23

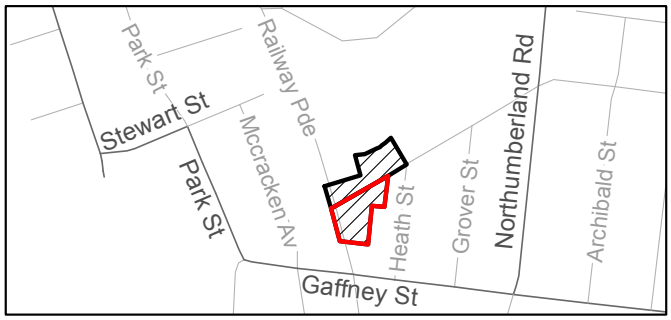
**MILS Category**

- 1 - Core Industry and Employment Areas
- 2 - Employment Areas
- 3 - Transition-Residential Areas



## Moreland Industrial Land Strategy 2015-2030
## MILS Area: 24

### Precinct: Fawkner Road

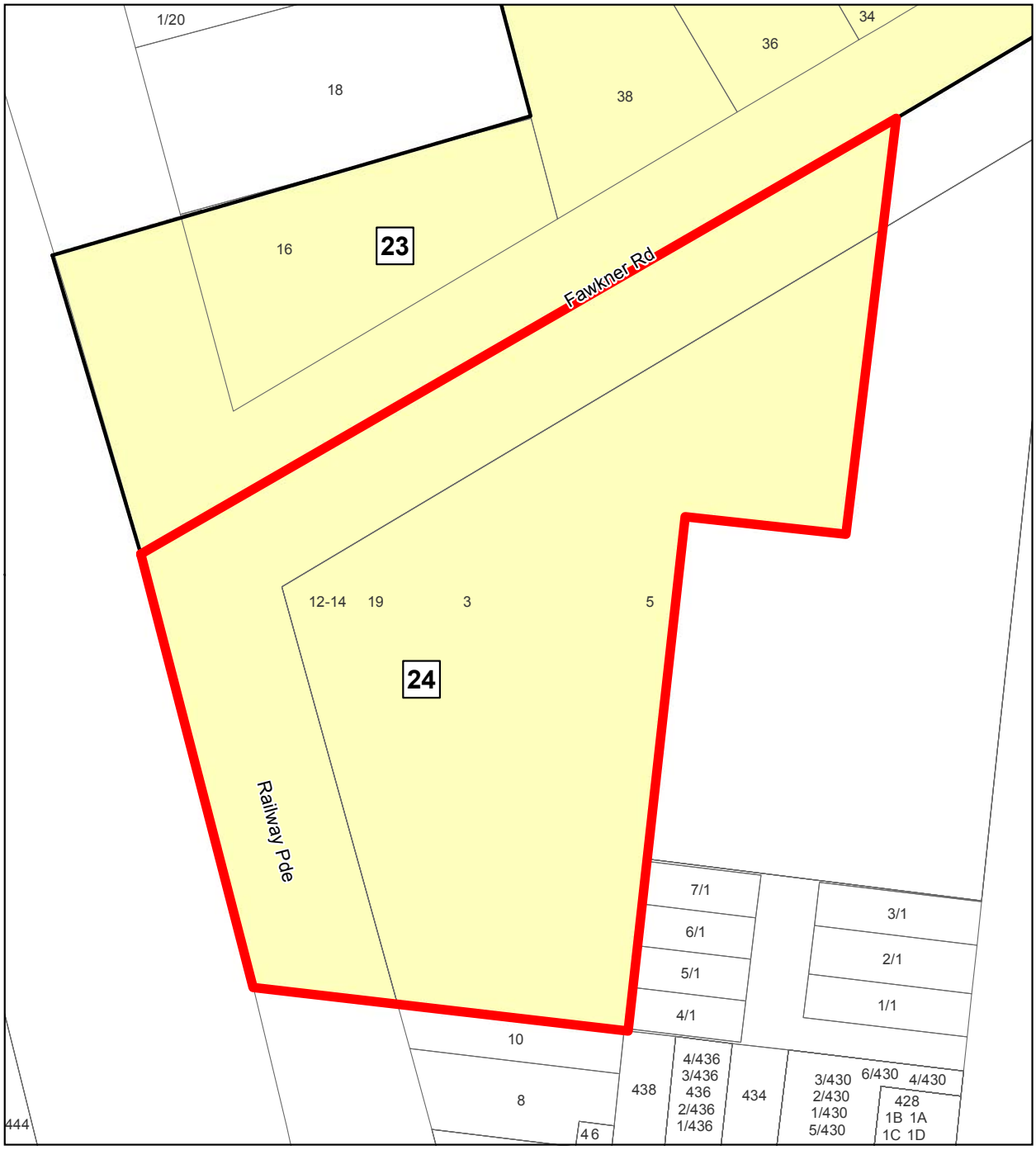



**Legend**

- MILS Area 24

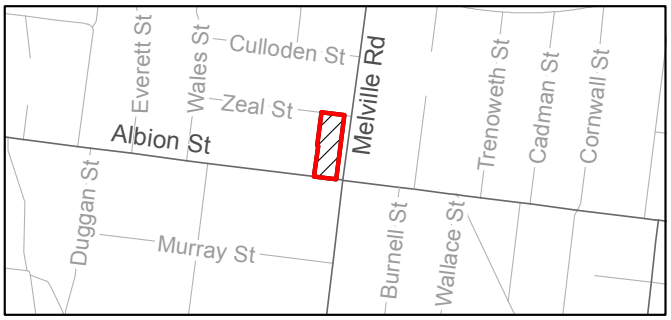
**MILS Category**

- 1 - Core Industry and Employment Areas
- 2 - Employment Areas
- 3 - Transition-Residential Areas



## Moreland Industrial Land Strategy 2015-2030
## MILS Area: 25

### Precinct: Melville Road/Albion Street




**Legend**

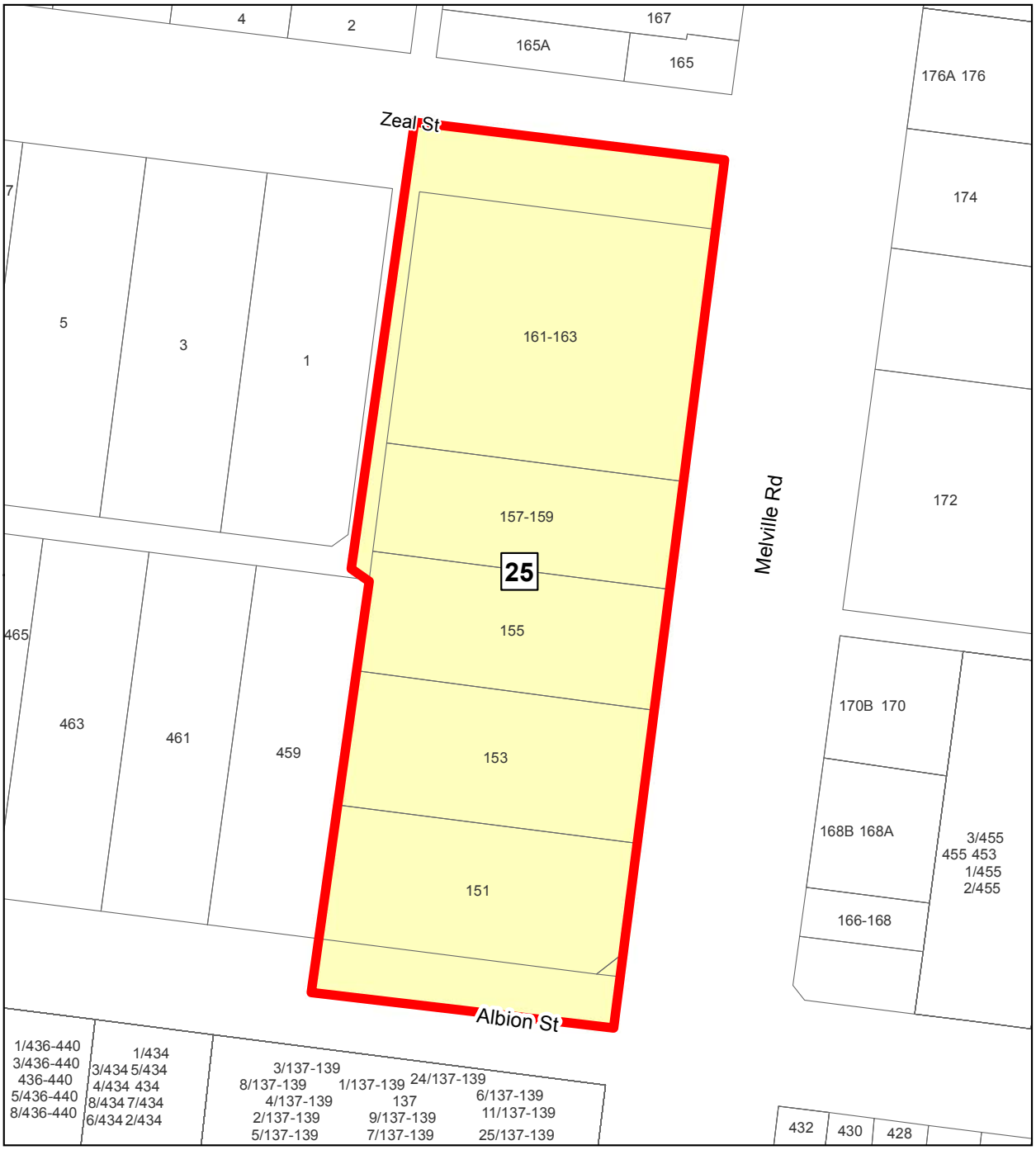
MILS Area 25

**MILS Category**

1 - Core Industry and Employment Areas

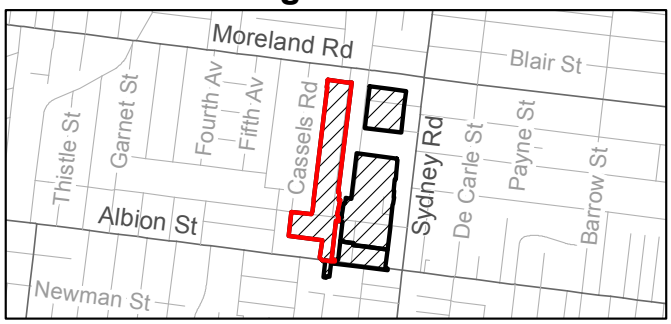
2 - Employment Areas

3 - Transition-Residential Areas



## Moreland Industrial Land Strategy 2015-2030
## MILS Area: 26

### Precinct: Tinning Street

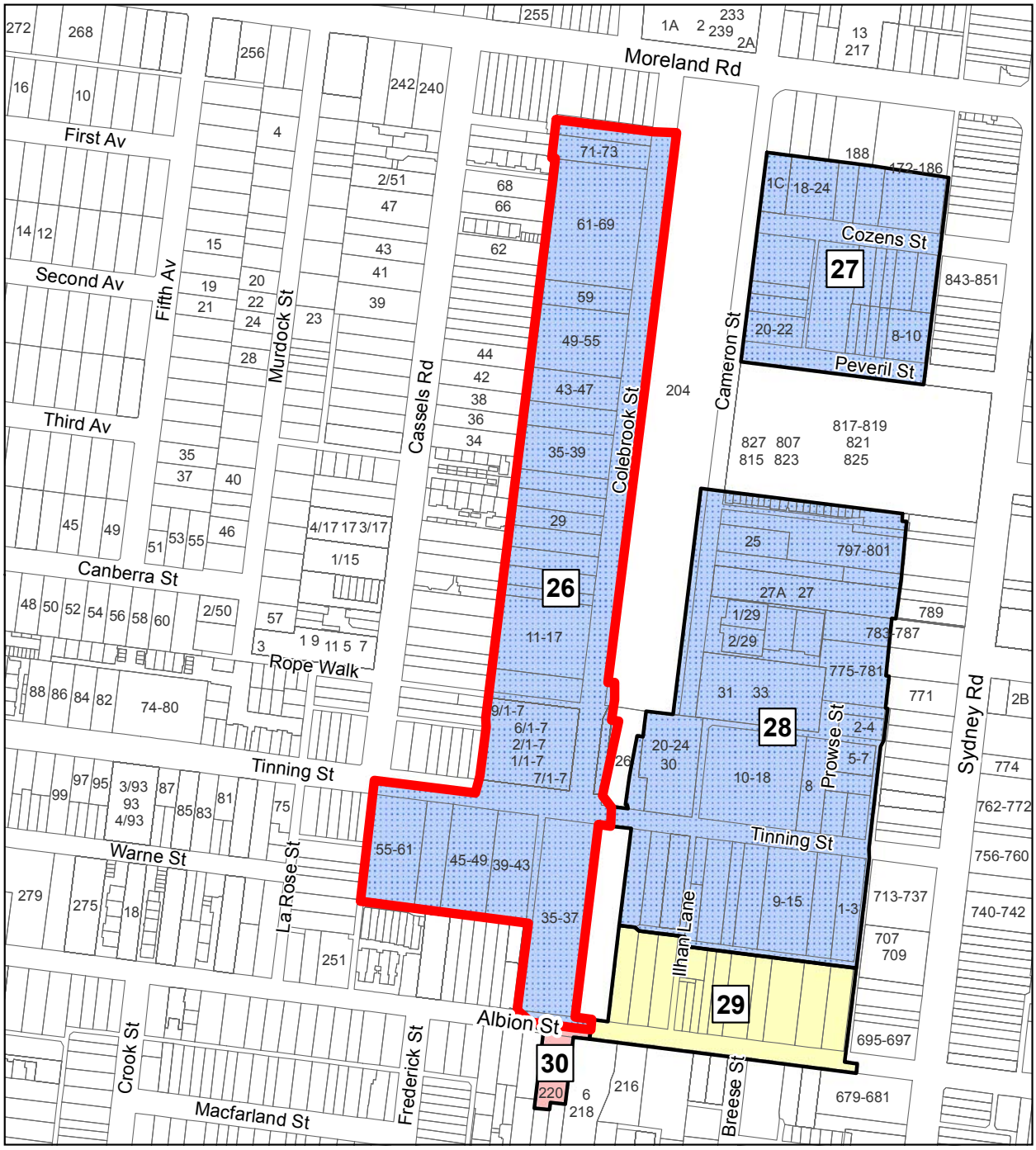



**Legend**

- MILS Area 26

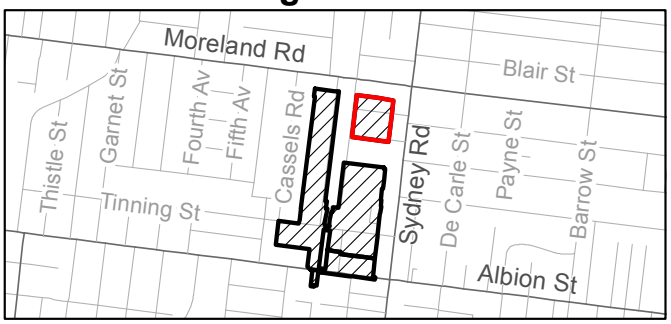
**MILS Category**

- 1 - Core Industry and Employment Areas
- 2 - Employment Areas
- 3 - Transition-Residential Areas



## Moreland Industrial Land Strategy 2015-2030
## MILS Area: 27

### Precinct: Tinning Street

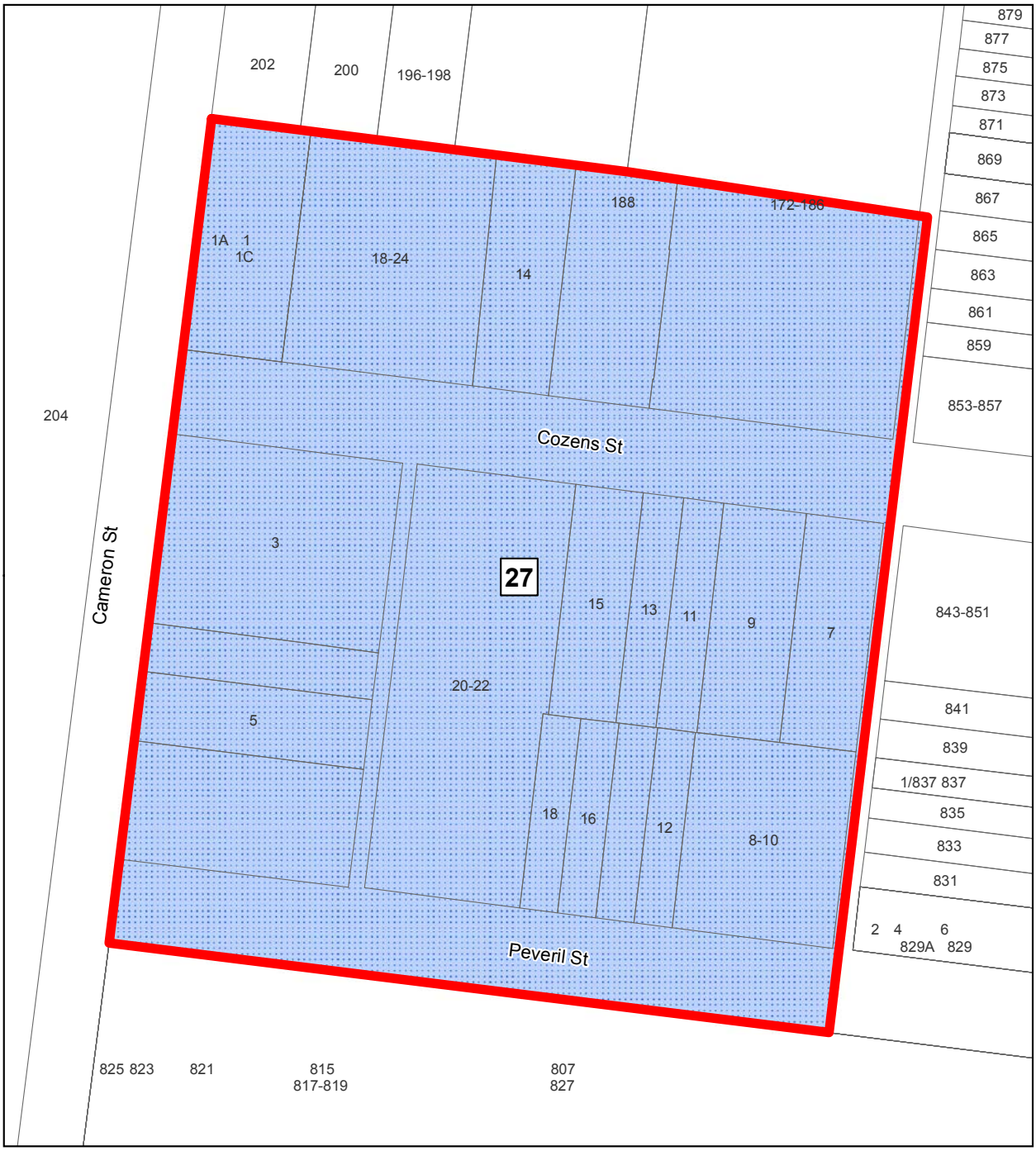



**Legend**

- MILS Area 27

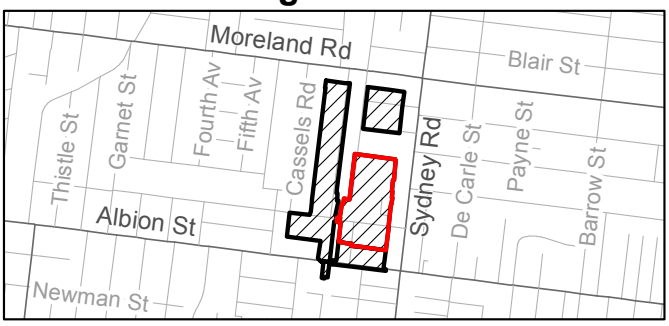
**MILS Category**

- 1 - Core Industry and Employment Areas
- 2 - Employment Areas
- 3 - Transition-Residential Areas



## Moreland Industrial Land Strategy 2015-2030
## MILS Area: 28

### Precinct: Tinning Street

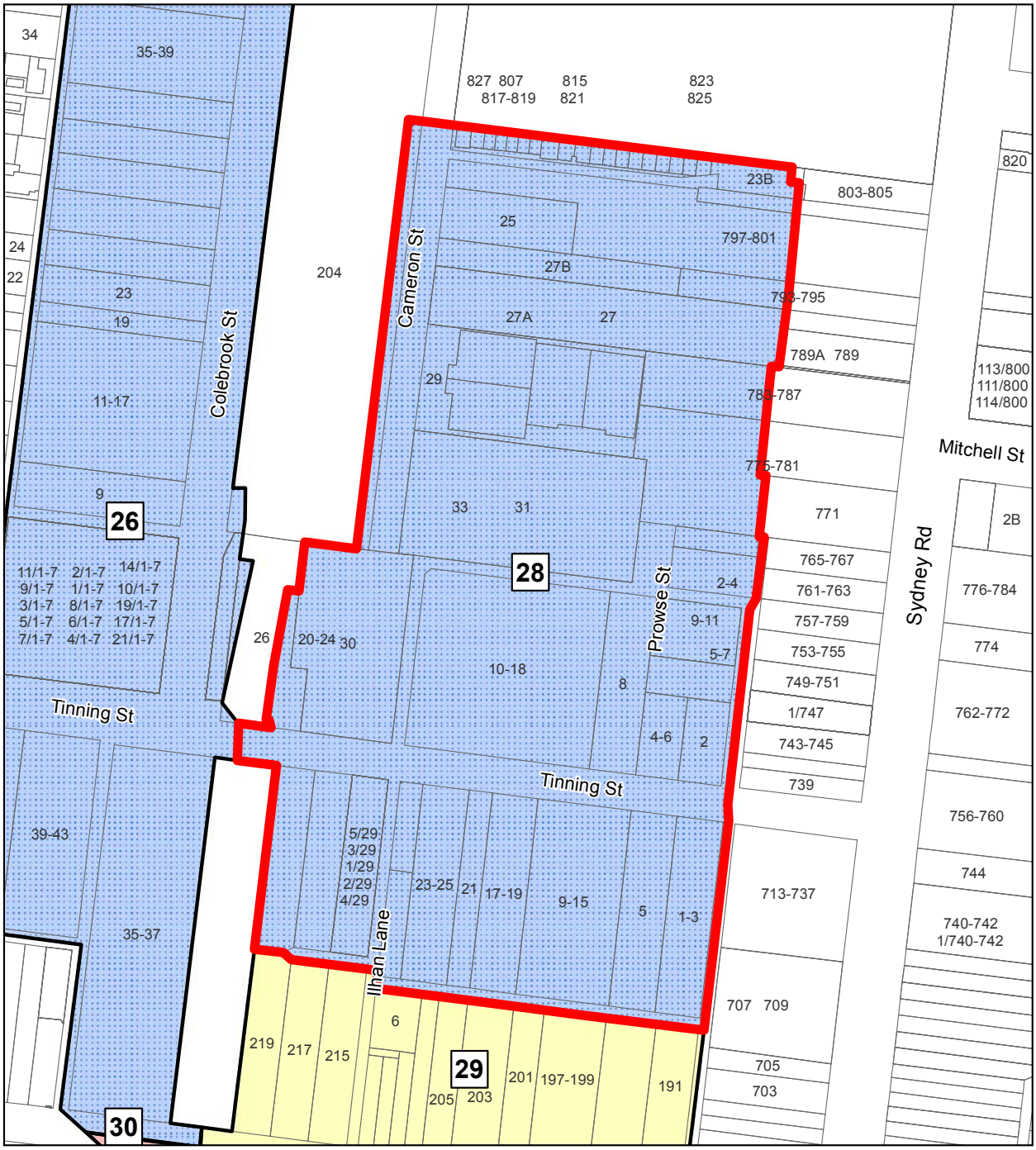



**Legend**

- MILS Area 28

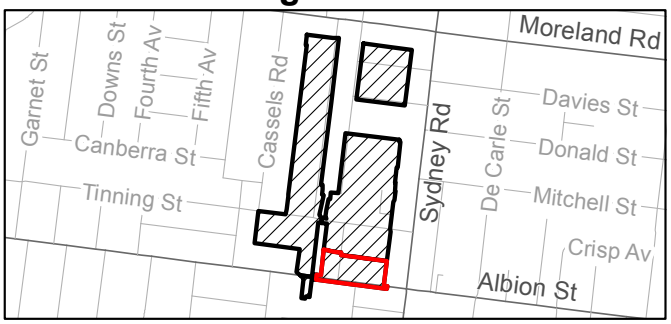
**MILS Category**

- 1 - Core Industry and Employment Areas
- 2 - Employment Areas
- 3 - Transition-Residential Areas



## Moreland Industrial Land Strategy 2015-2030
## MILS Area: 29

### Precinct: Tinning Street

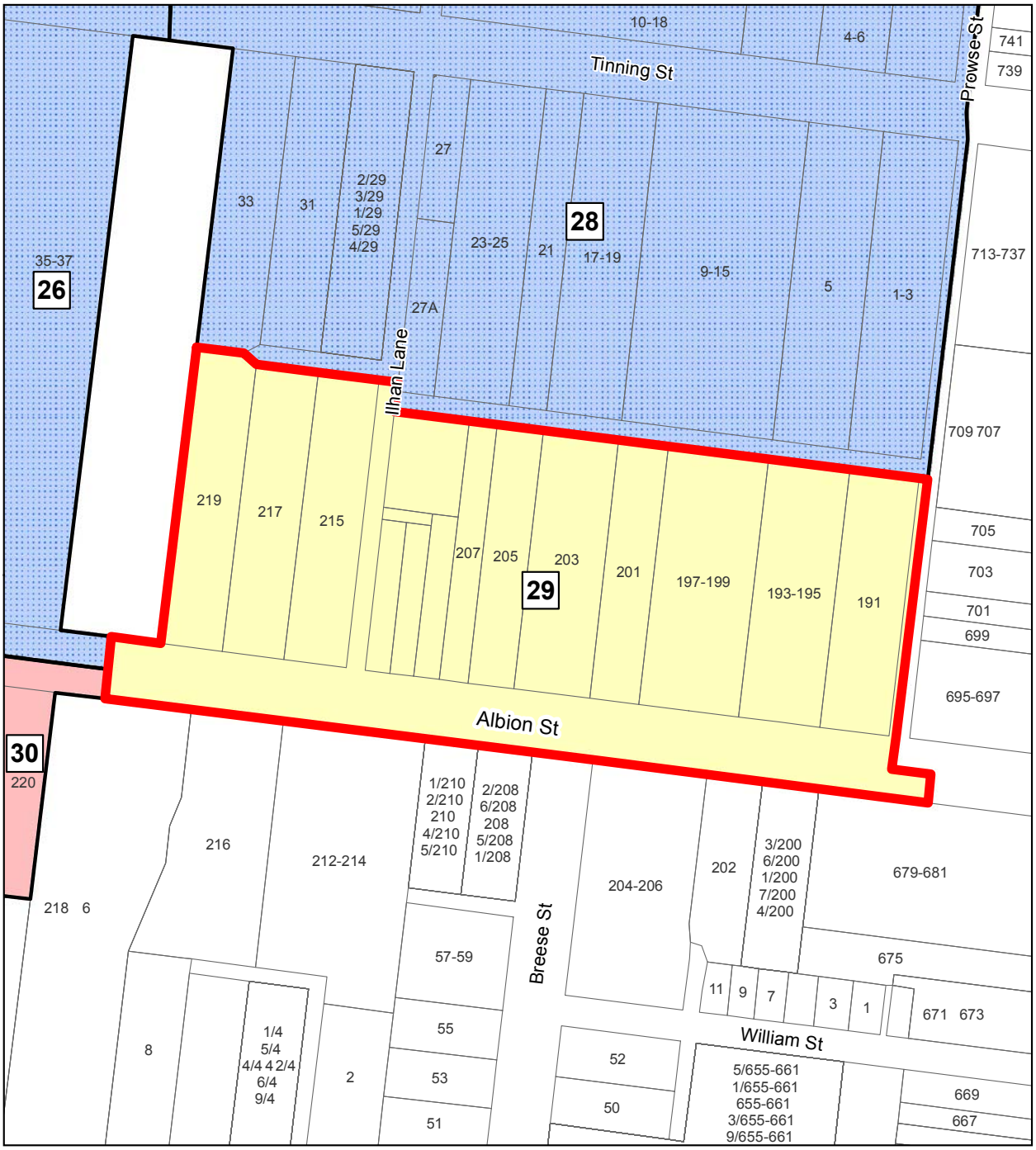



**Legend**

- MILS Area 29

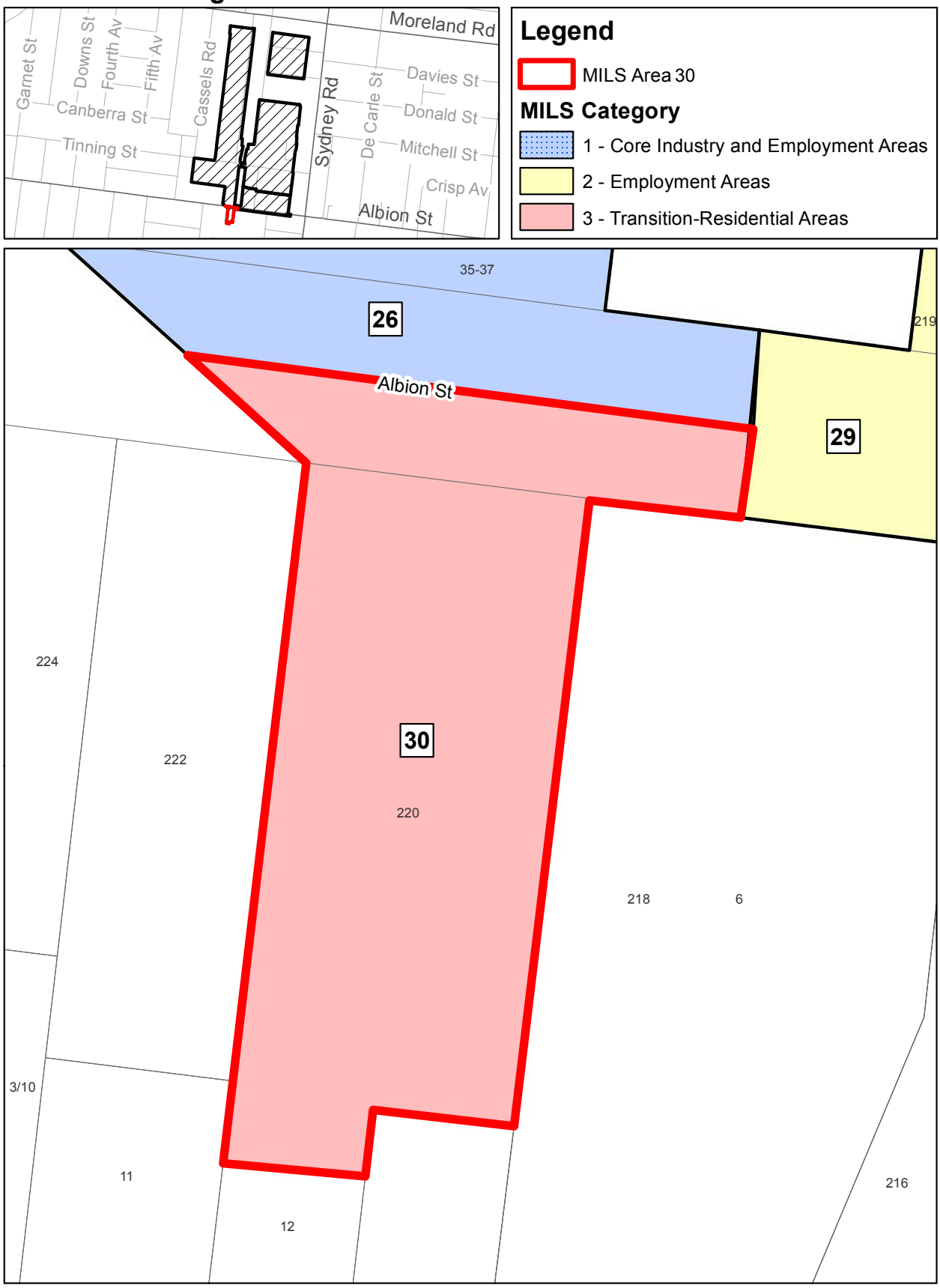
**MILS Category**

- 1 - Core Industry and Employment Areas
- 2 - Employment Areas
- 3 - Transition-Residential Areas



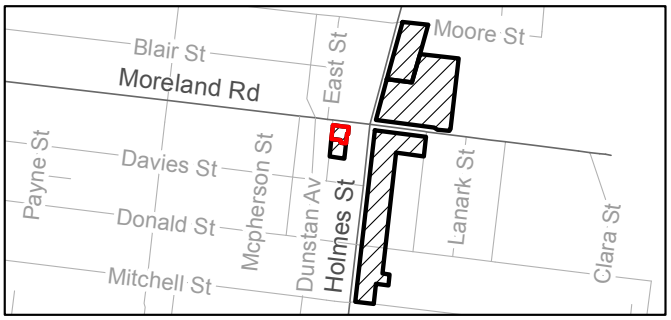
## Moreland Industrial Land Strategy 2015-2030
## MILS Area: 30

### Precinct: Tinning Street



## Moreland Industrial Land Strategy 2015-2030
## MILS Area: 31

### Precinct: Moreland Road/Nicholson Street

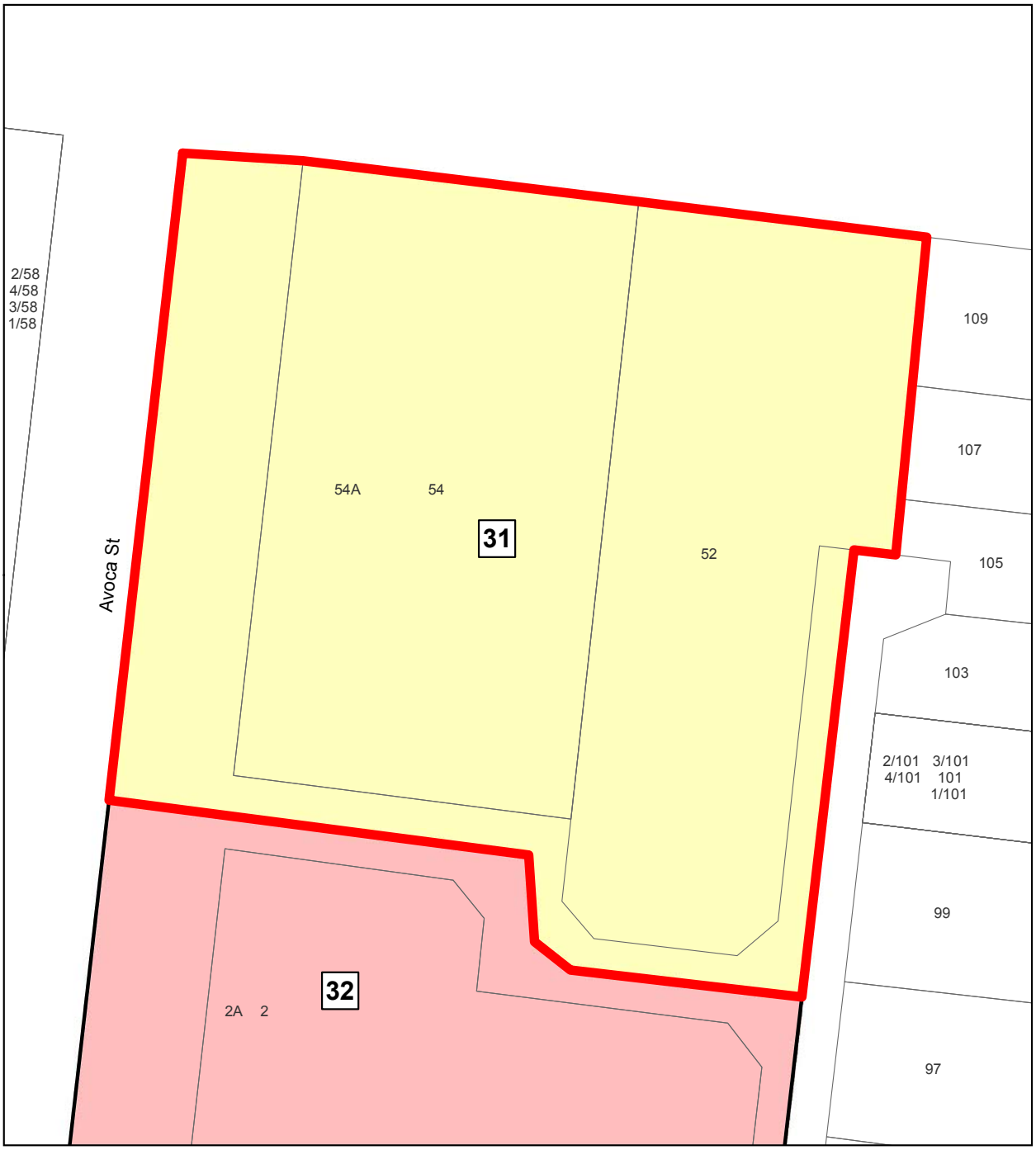



**Legend**

- MILS Area 31

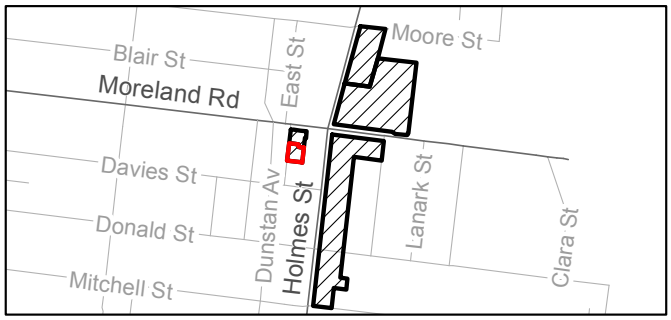
**MILS Category**

- 1 - Core Industry and Employment Areas
- 2 - Employment Areas
- 3 - Transition-Residential Areas



## Moreland Industrial Land Strategy 2015-2030
## MILS Area: 32

### Precinct: Moreland Road/Nicholson Street

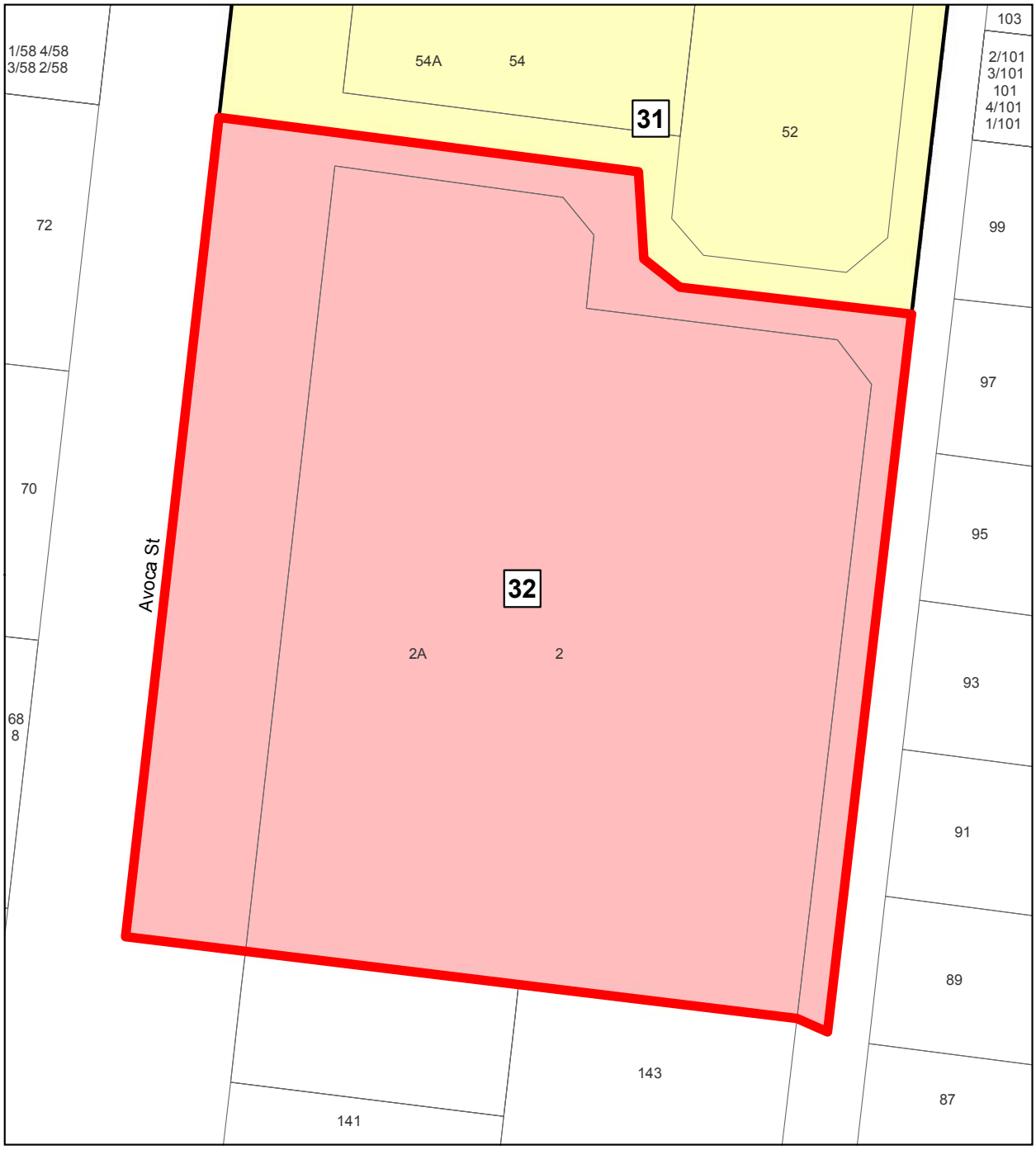



**Legend**

- MILS Area 32

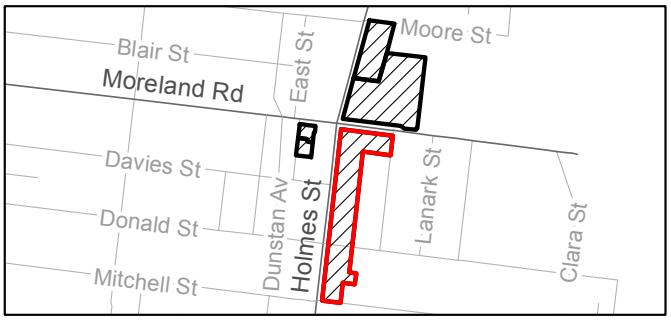
**MILS Category**

- 1 - Core Industry and Employment Areas
- 2 - Employment Areas
- 3 - Transition-Residential Areas



## Moreland Industrial Land Strategy 2015-2030
## MILS Area: 33

### Precinct: Moreland Road/Nicholson Street

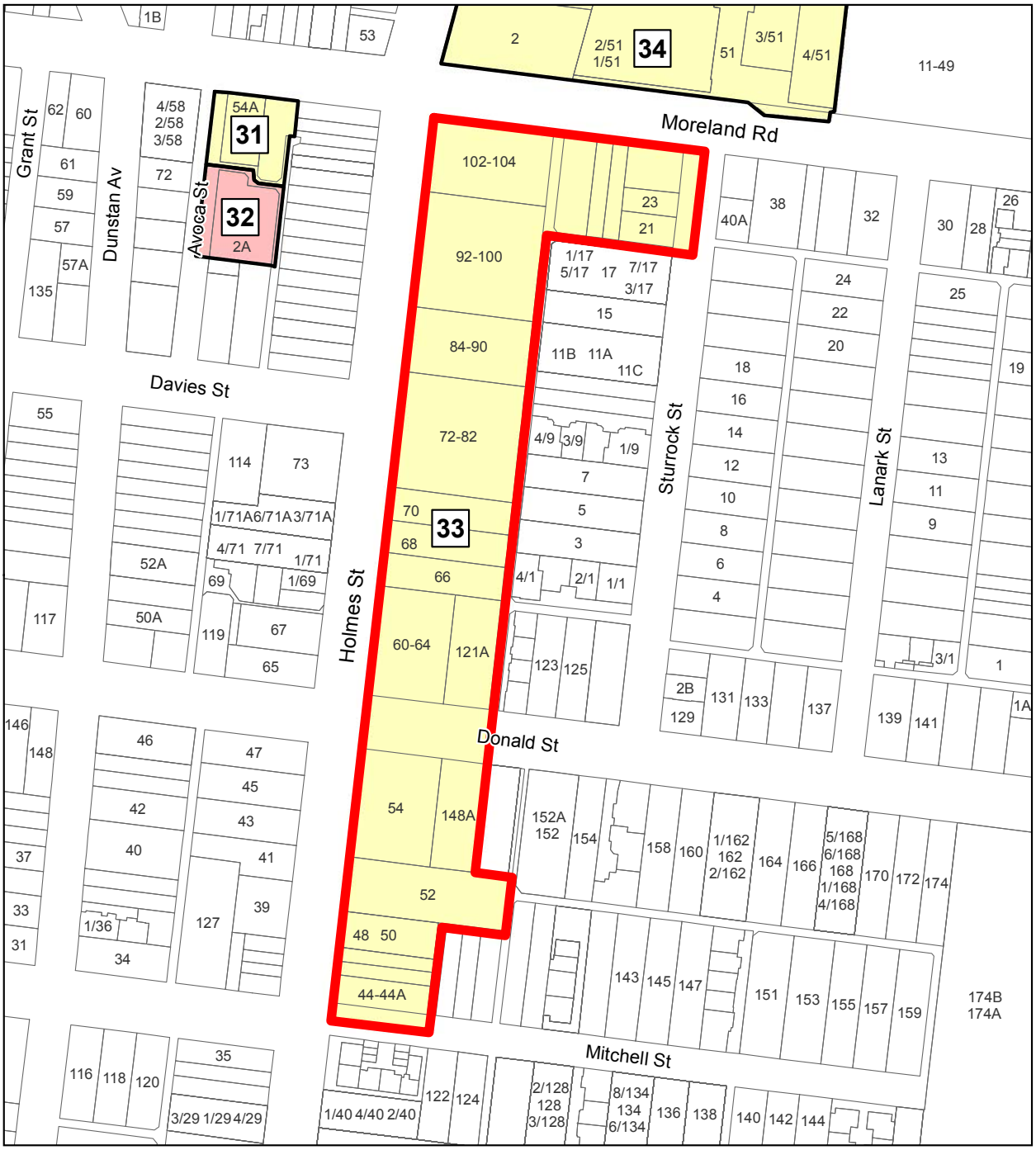



**Legend**

- MILS Area 33

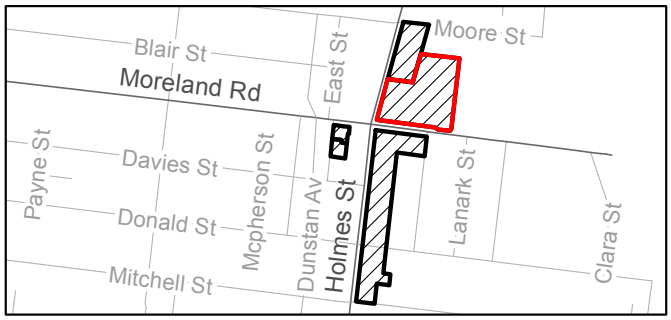
**MILS Category**

- 1 - Core Industry and Employment Areas
- 2 - Employment Areas
- 3 - Transition-Residential Areas



## Moreland Industrial Land Strategy 2015-2030
## MILS Area: 34

### Precinct: Moreland Road/Nicholson Street




**Legend**

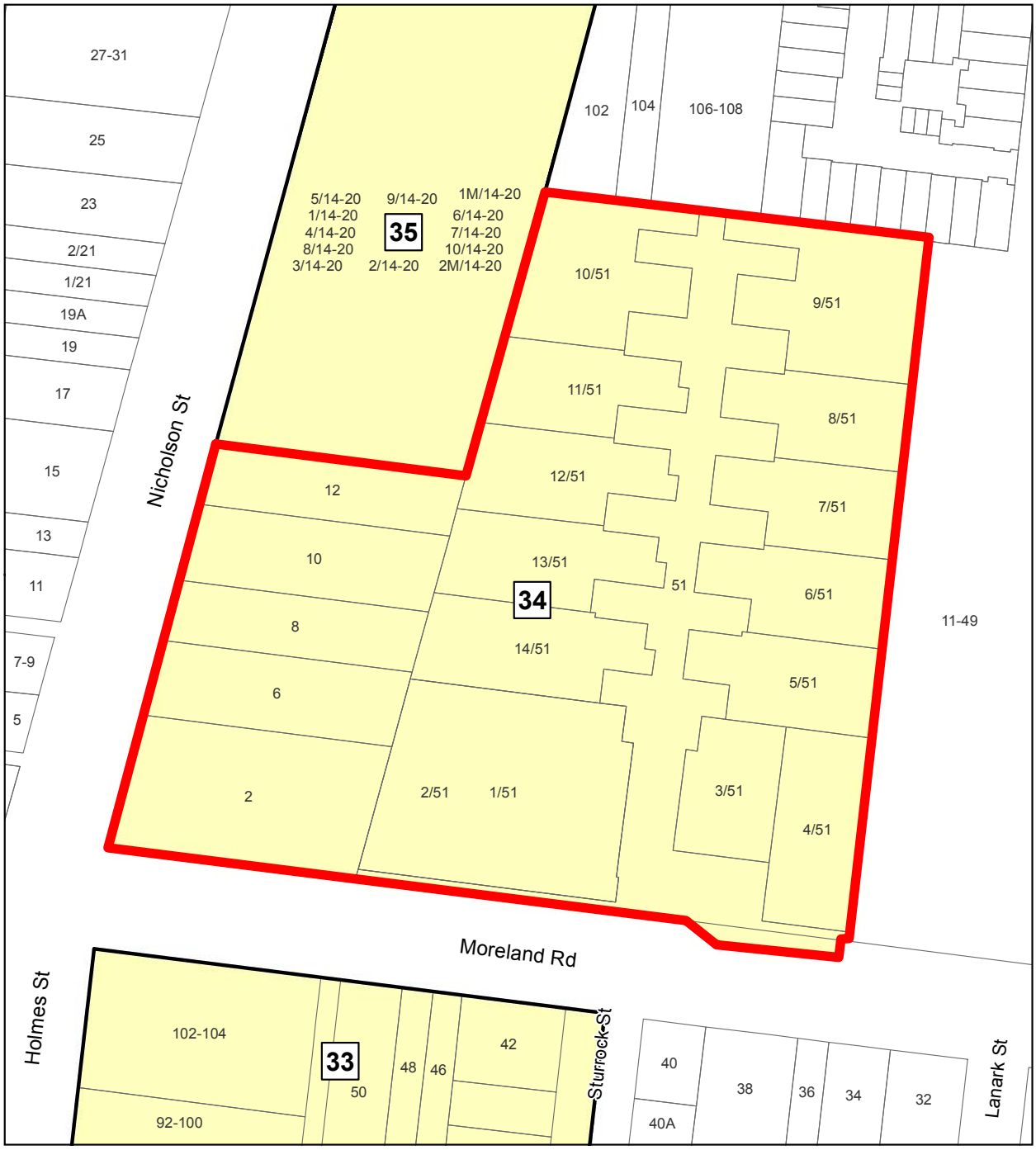
MILS Area 34

**MILS Category**

1 - Core Industry and Employment Areas

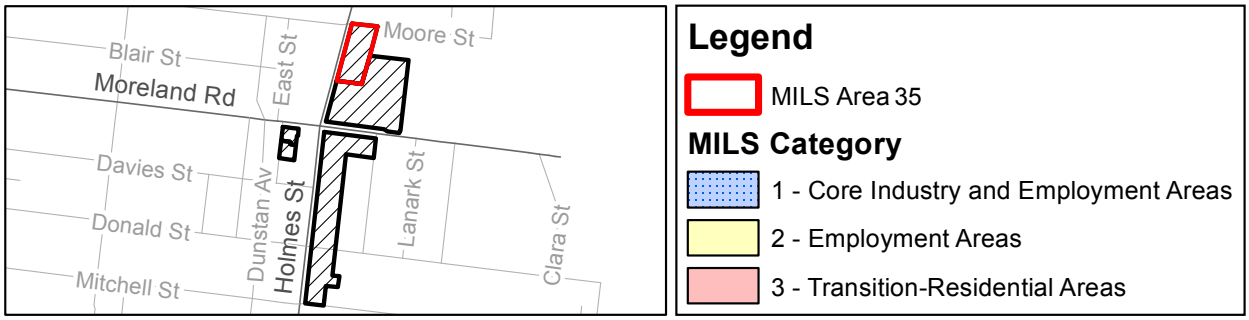
2 - Employment Areas

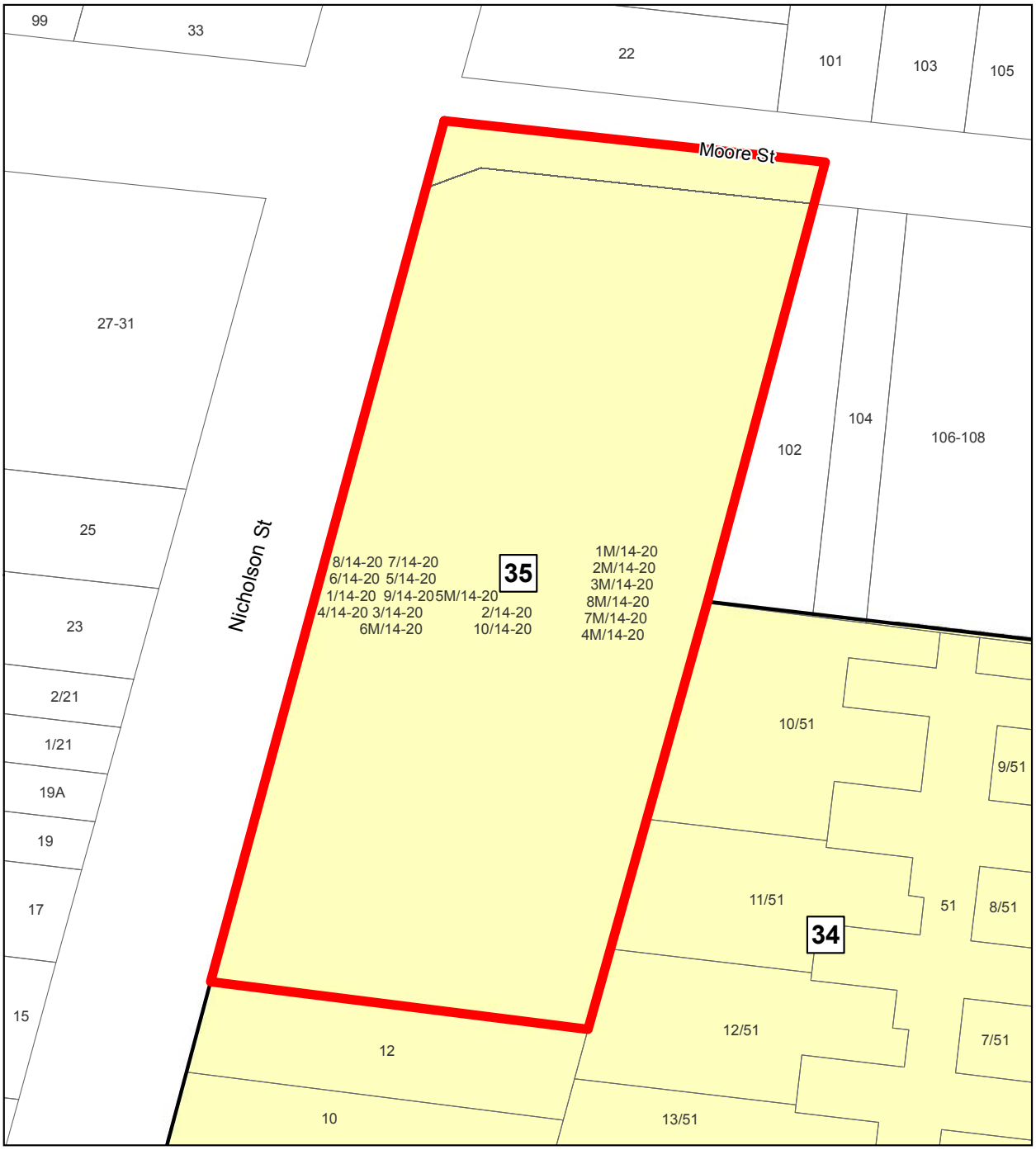
3 - Transition-Residential Areas



## Moreland Industrial Land Strategy 2015-2030
## MILS Area: 35

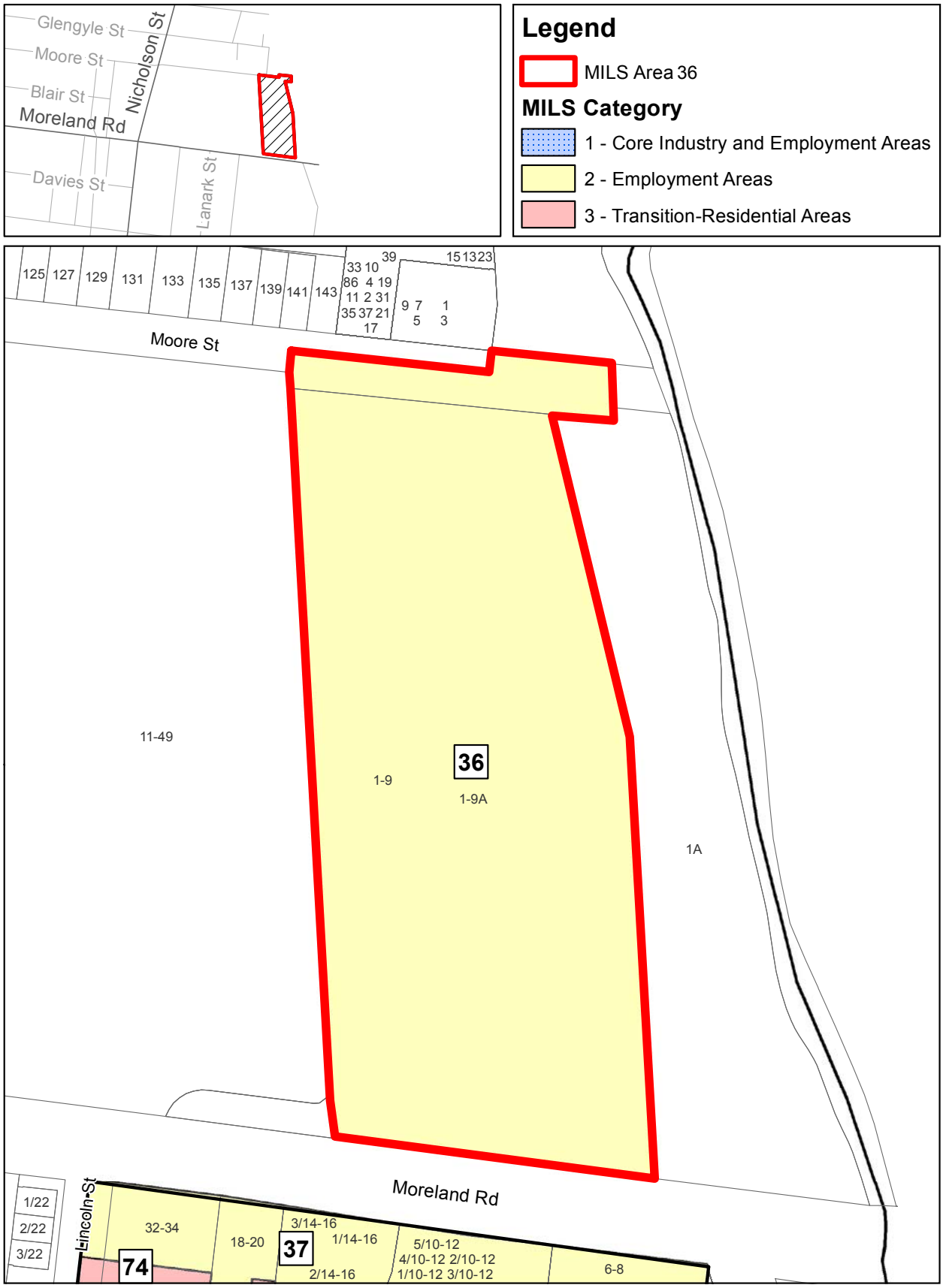
### Precinct: Moreland Road/Nicholson Street



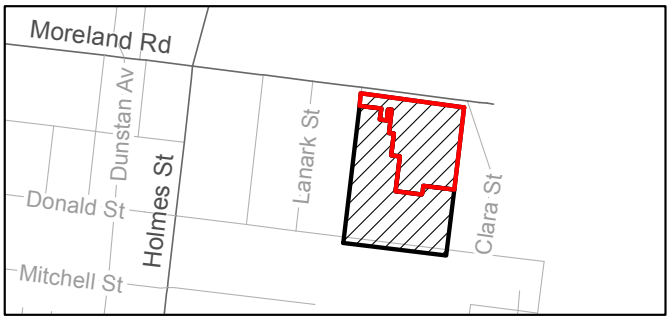
## Moreland Industrial Land Strategy 2015-2030
## MILS Area: 36

### Precinct: Moreland Road North



## Moreland Industrial Land Strategy 2015-2030
## MILS Area: 37

### Precinct: Moreland Road South

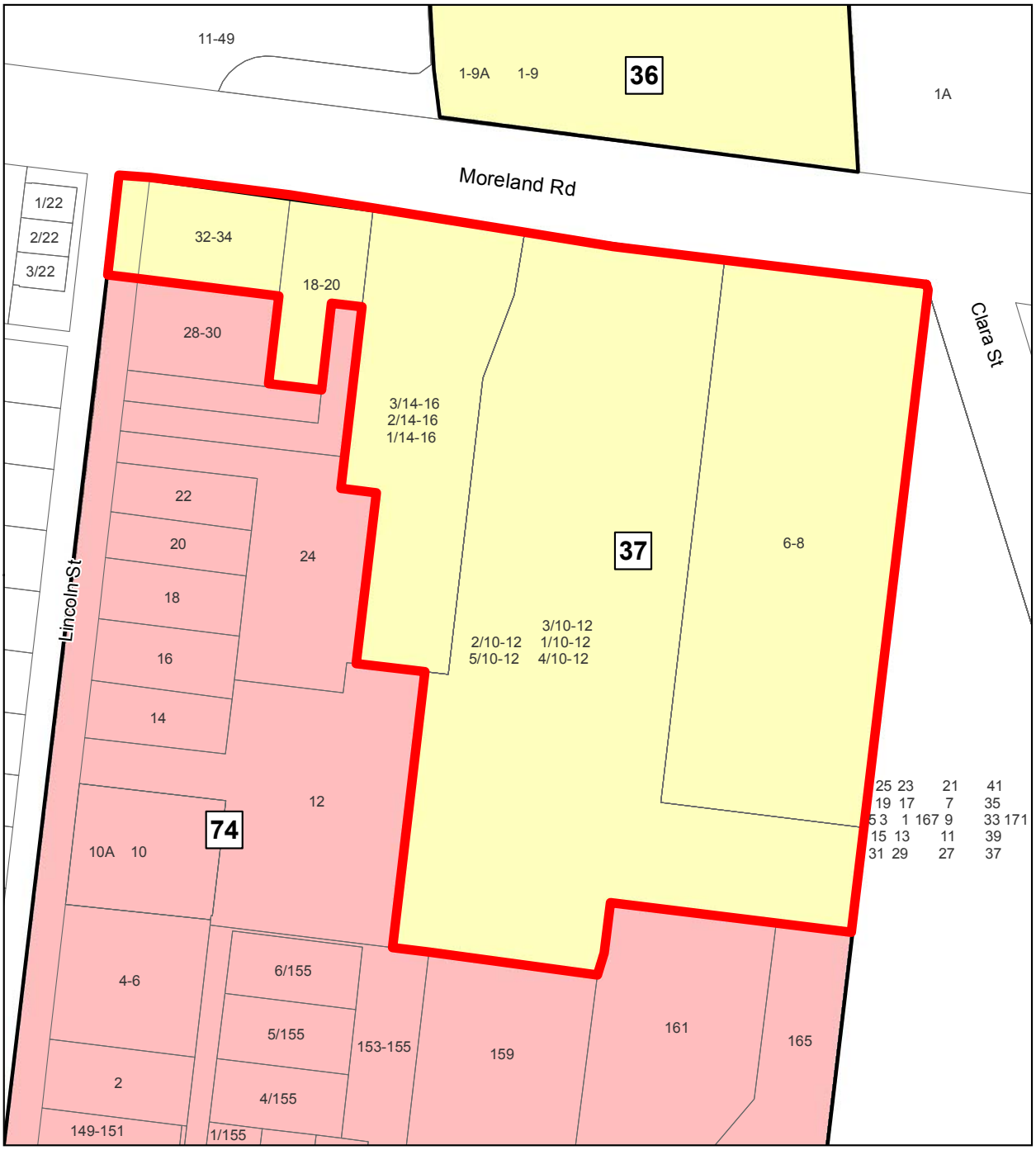



**Legend**

- MILS Area 37

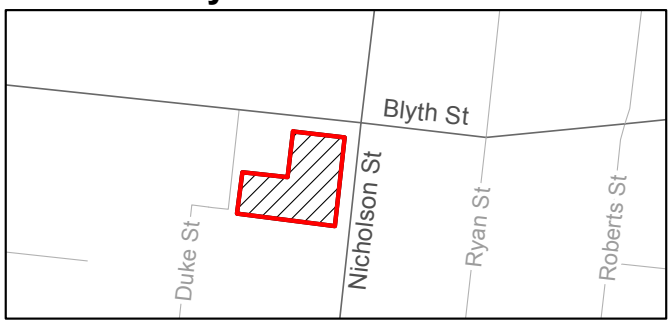
**MILS Category**

- 1 - Core Industry and Employment Areas
- 2 - Employment Areas
- 3 - Transition-Residential Areas



## Moreland Industrial Land Strategy 2015-2030
## MILS Area: 38

### Precinct: Blyth Street/Nicholson Street




**Legend**

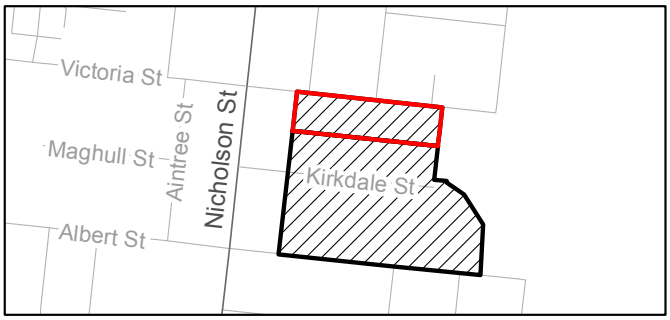
- MILS Area 38

**MILS Category**

- 1 - Core Industry and Employment Areas
- 2 - Employment Areas
- 3 - Transition-Residential Areas

## Moreland Industrial Land Strategy 2015-2030
## MILS Area: 39

### Precinct: Kirkdale Street

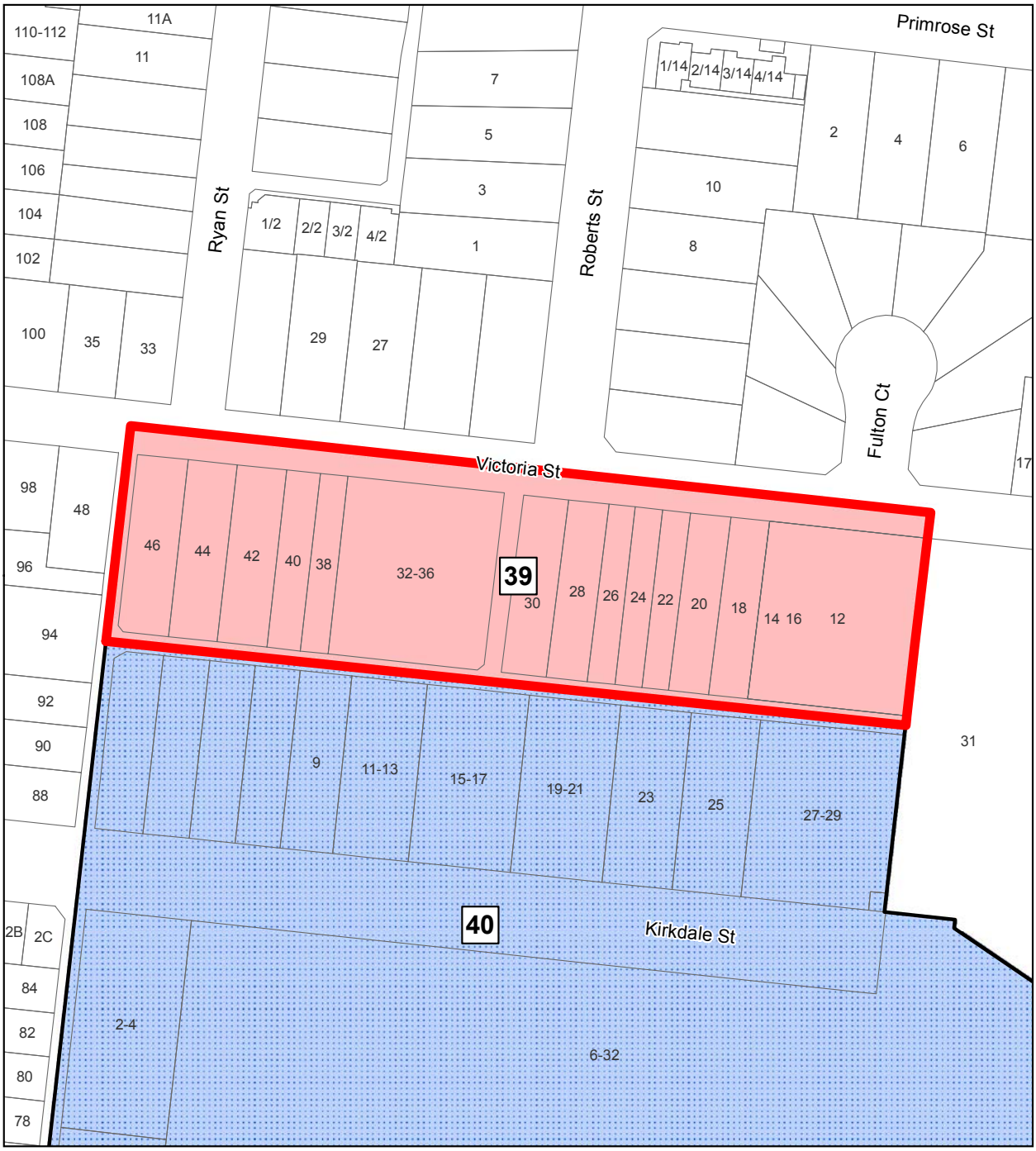



**Legend**

- MILS Area 39

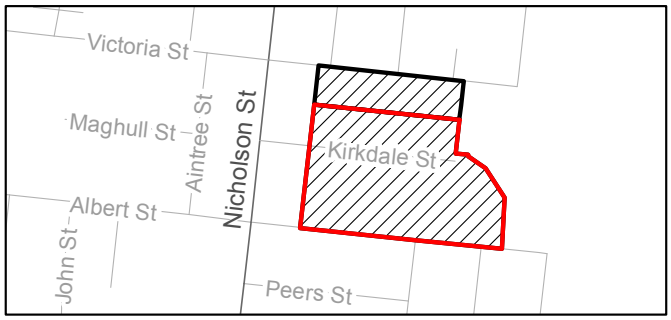
**MILS Category**

- 1 - Core Industry and Employment Areas
- 2 - Employment Areas
- 3 - Transition-Residential Areas



## Moreland Industrial Land Strategy 2015-2030
## MILS Area: 40

### Precinct: Kirkdale Street

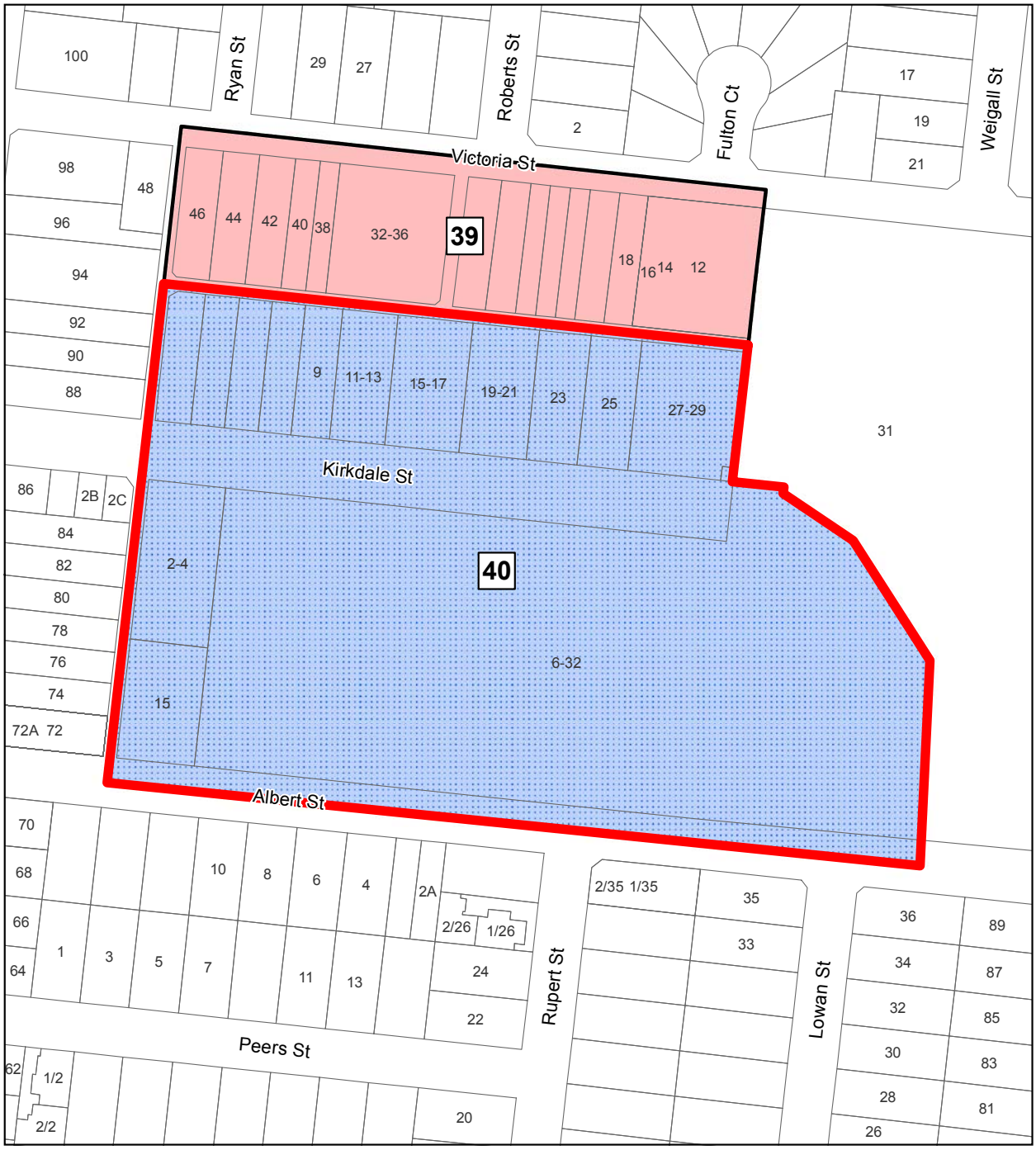



**Legend**

- MILS Area 40

**MILS Category**

- 1 - Core Industry and Employment Areas
- 2 - Employment Areas
- 3 - Transition-Residential Areas



## Moreland Industrial Land Strategy 2015-2030
## MILS Area: 41

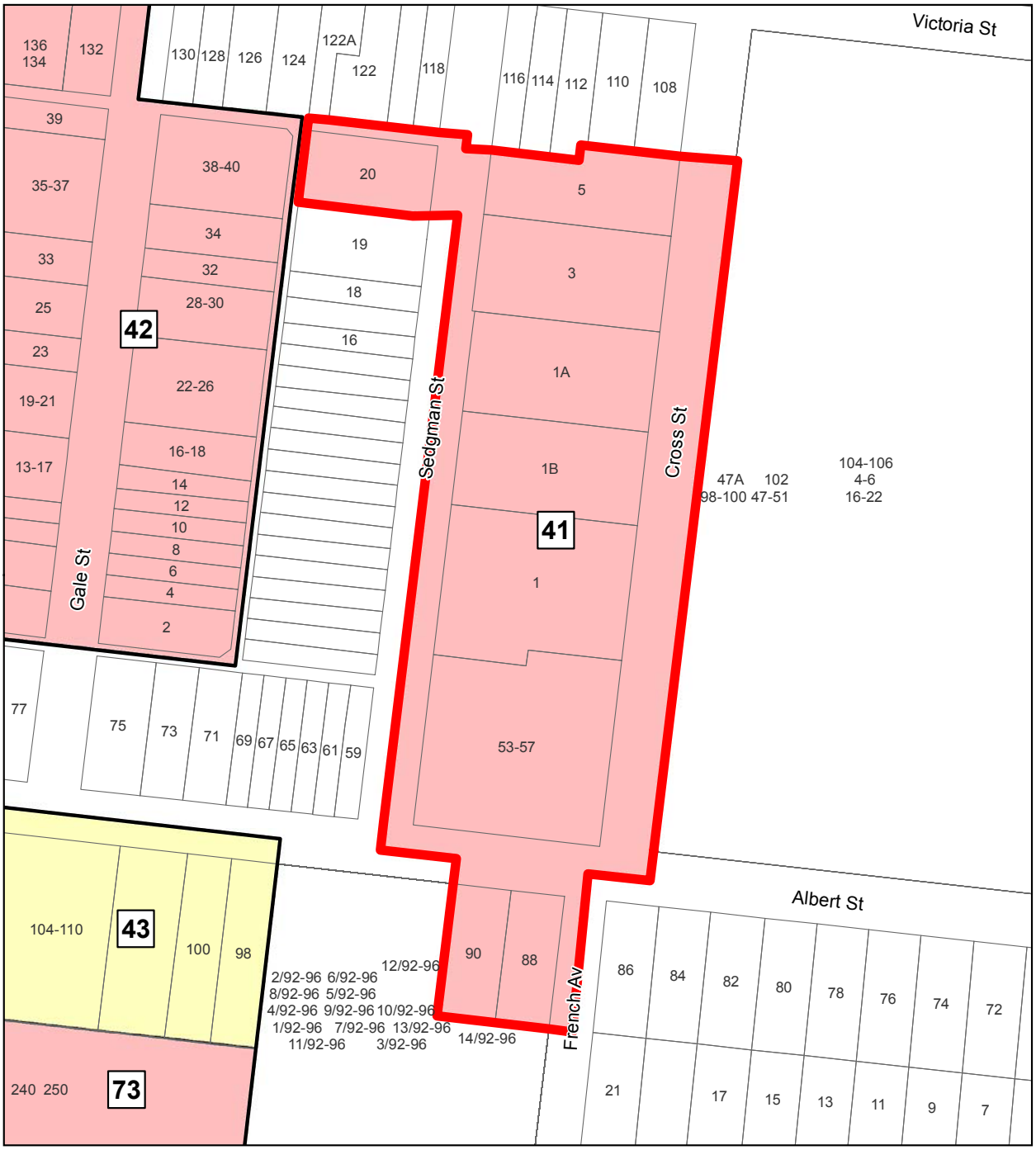
### Precinct: Victoria Street/Albert Street

**Legend**

- MILS Area 41

**MILS Category**

- 1 - Core Industry and Employment Areas
- 2 - Employment Areas
- 3 - Transition-Residential Areas



## Moreland Industrial Land Strategy 2015-2030
## MILS Area: 42

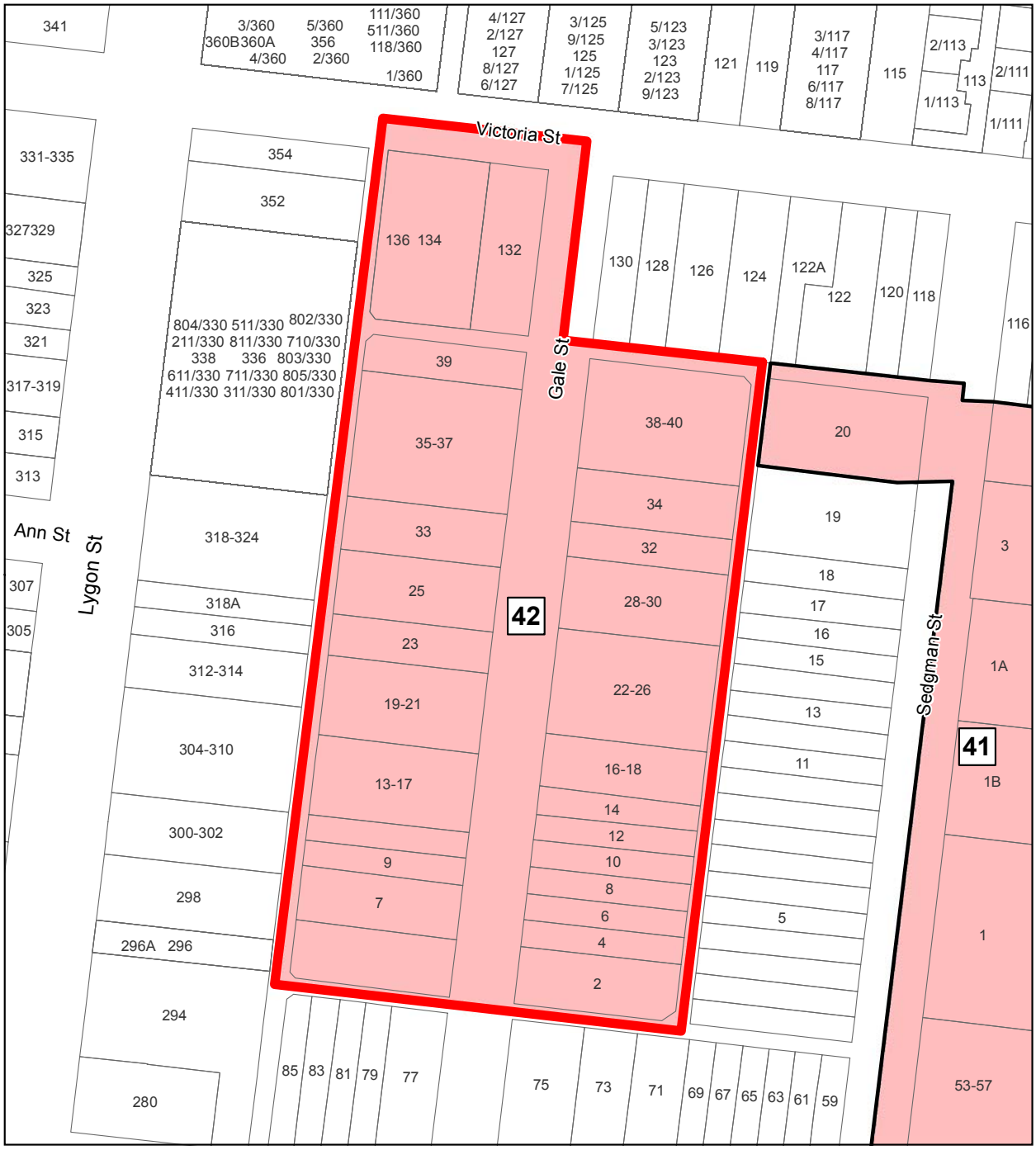
### Precinct: Victoria Street/Albert Street

**Legend**

- MILS Area 42

**MILS Category**

- 1 - Core Industry and Employment Areas
- 2 - Employment Areas
- 3 - Transition-Residential Areas



## Moreland Industrial Land Strategy 2015-2030
## MILS Area: 43

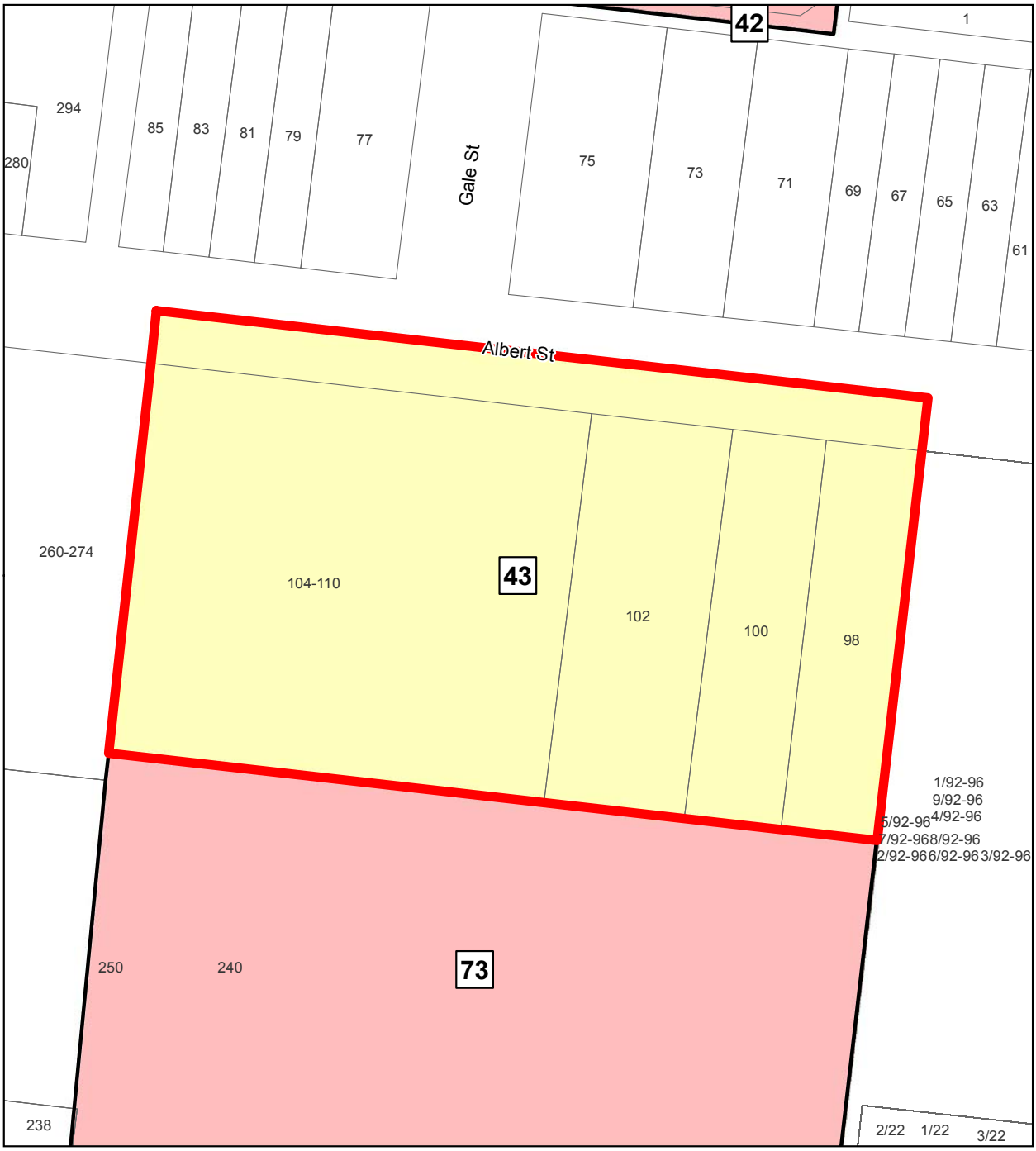
### Precinct: Victoria Street/Albert Street

**Legend**

- MILS Area 43

**MILS Category**

- 1 - Core Industry and Employment Areas
- 2 - Employment Areas
- 3 - Transition-Residential Areas



## Moreland Industrial Land Strategy 2015-2030
## MILS Area: 44

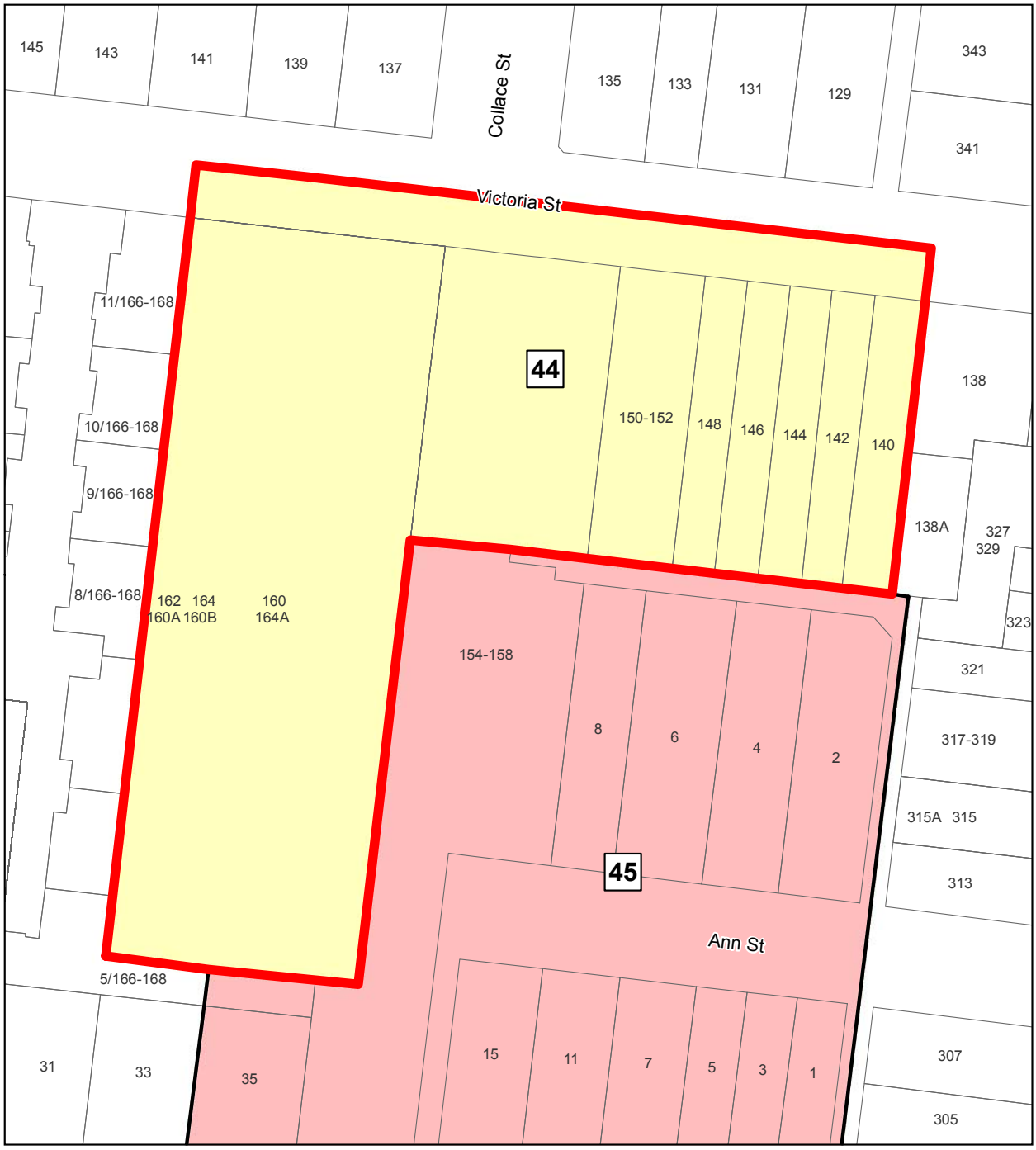
### Precinct: Victoria Street/Glenlyon Road

**Legend**

- MILS Area 44

**MILS Category**

- 1 - Core Industry and Employment Areas
- 2 - Employment Areas
- 3 - Transition-Residential Areas



## Moreland Industrial Land Strategy 2015-2030
## MILS Area: 45

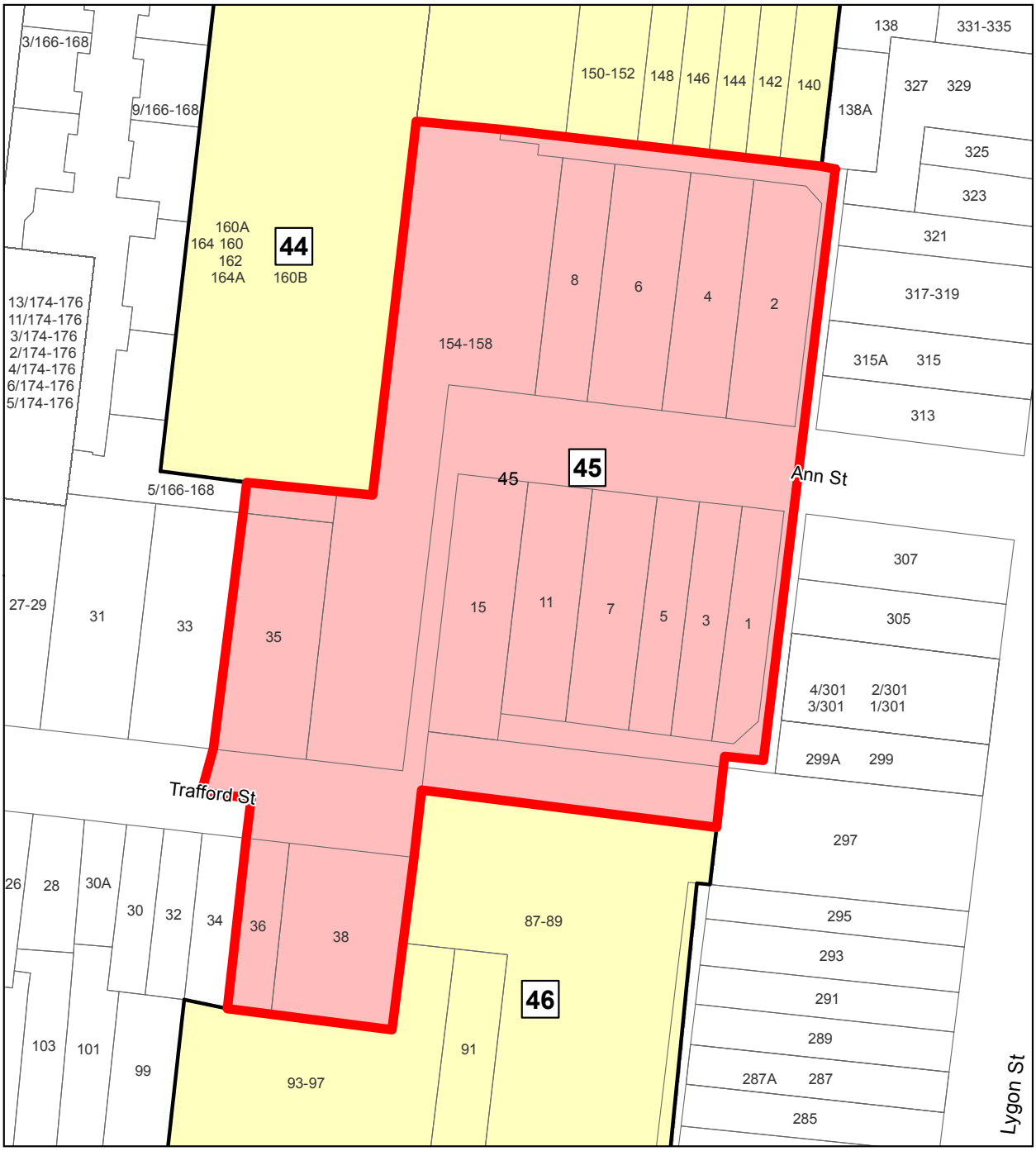
### Precinct: Victoria Street/Glenlyon Road

**Legend**

- MILS Area 45

**MILS Category**

- 1 - Core Industry and Employment Areas
- 2 - Employment Areas
- 3 - Transition-Residential Areas



## Moreland Industrial Land Strategy 2015-2030
## MILS Area: 46

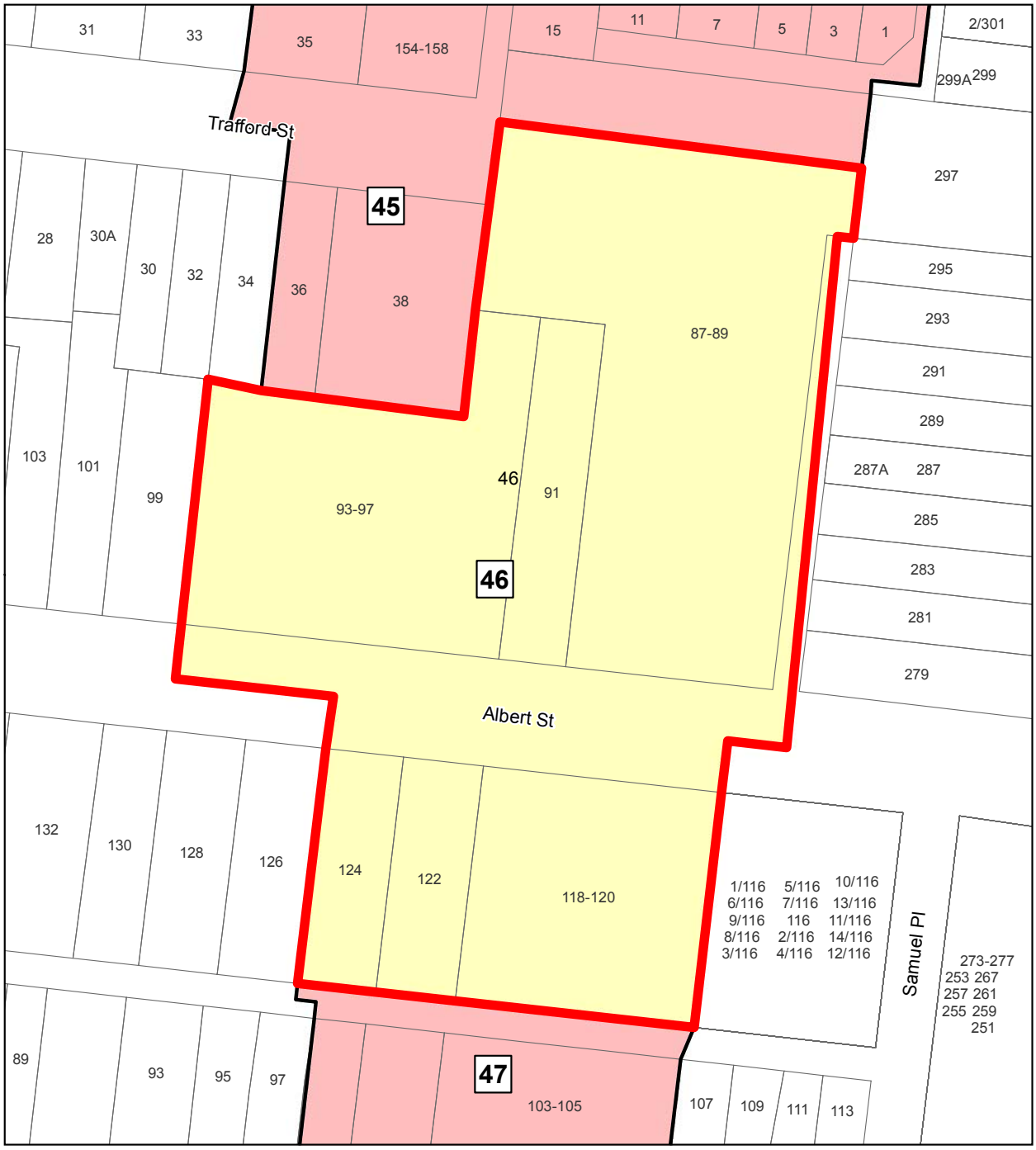
### Precinct: Victoria Street/Glenlyon Road

**Legend**

- MILS Area 46

**MILS Category**

- 1 - Core Industry and Employment Areas
- 2 - Employment Areas
- 3 - Transition-Residential Areas



## Moreland Industrial Land Strategy 2015-2030
## MILS Area: 47

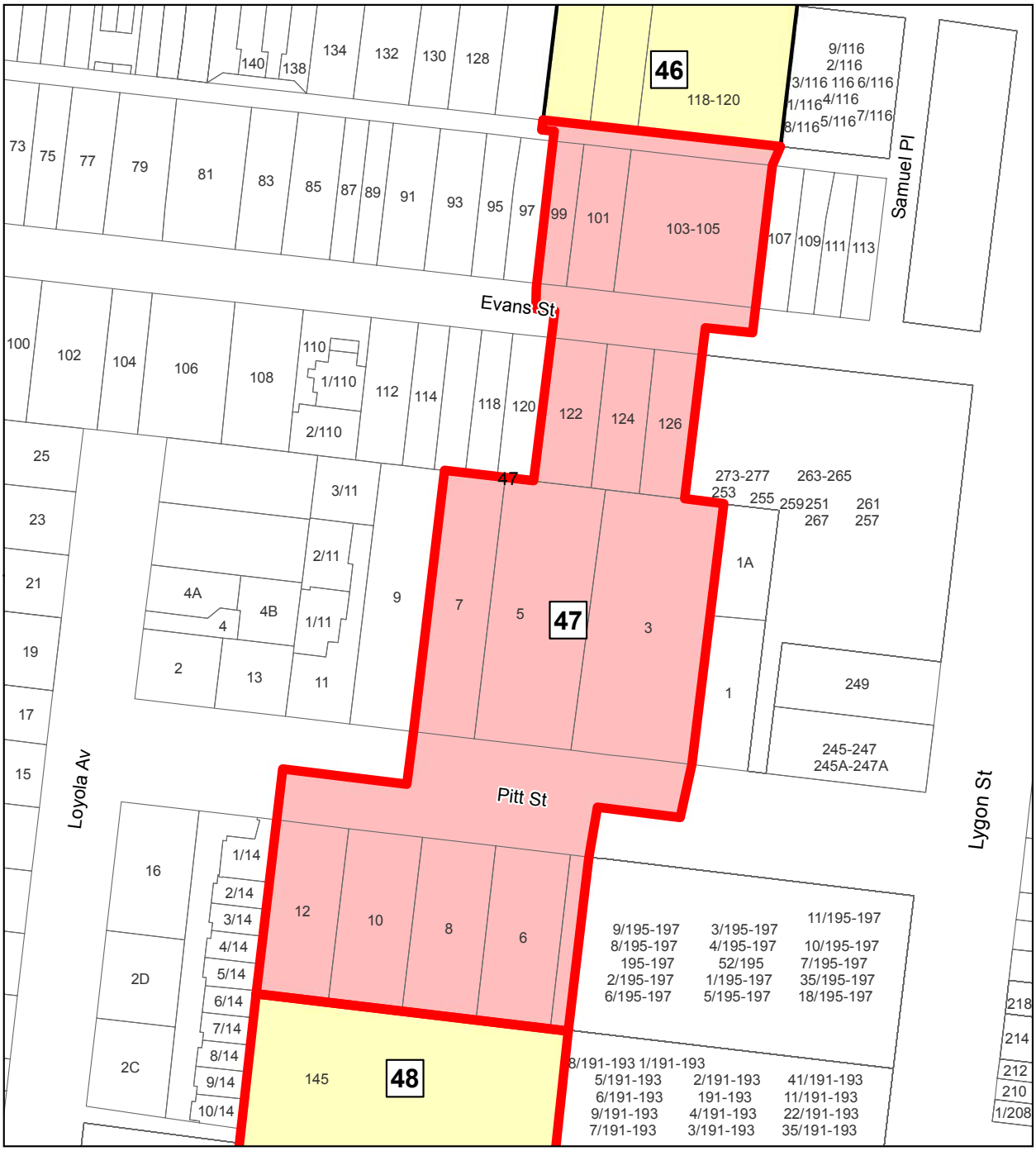
### Precinct: Victoria Street/Glenlyon Road

**Legend**

- MILS Area 47

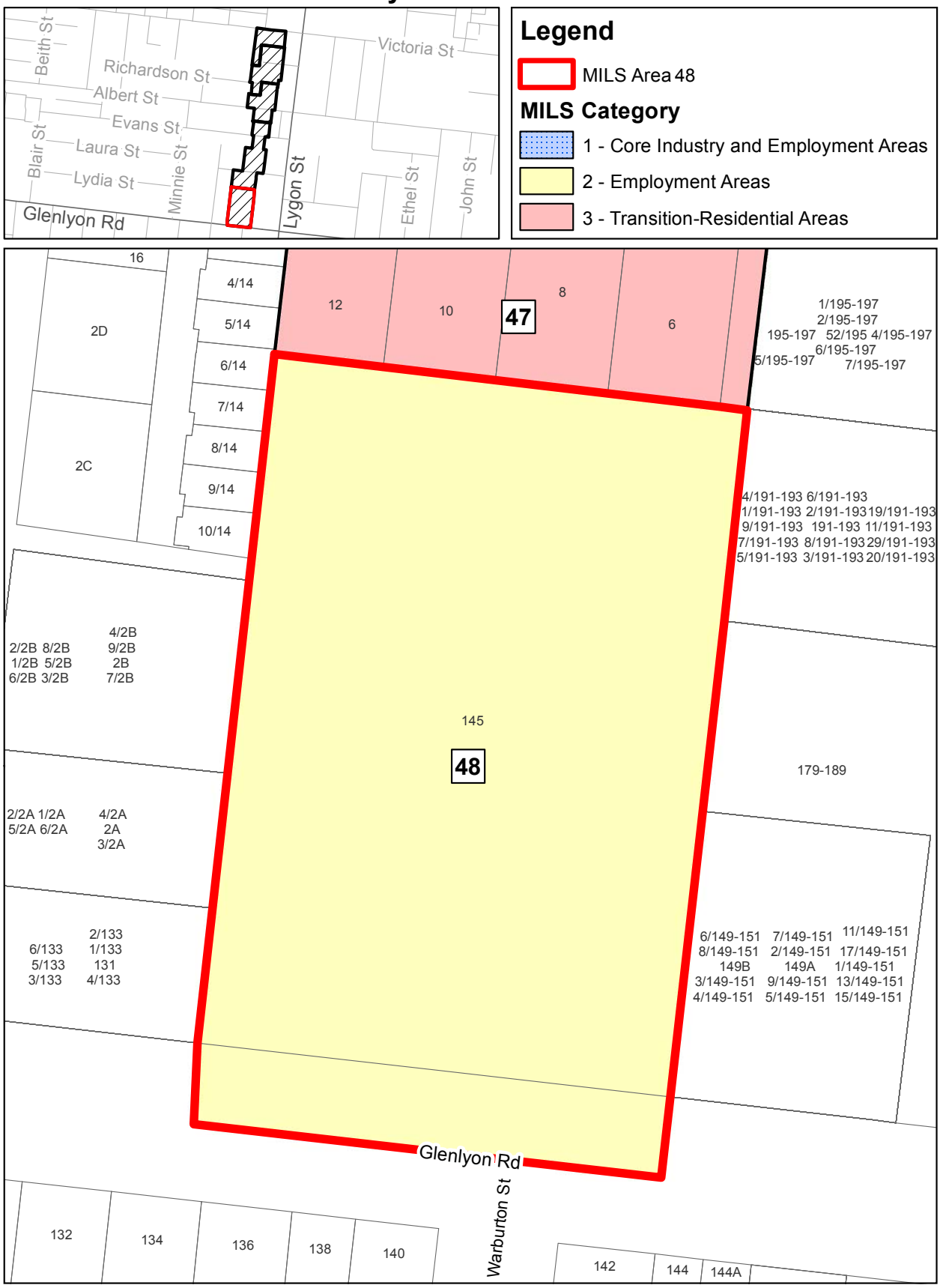
**MILS Category**

- 1 - Core Industry and Employment Areas
- 2 - Employment Areas
- 3 - Transition-Residential Areas



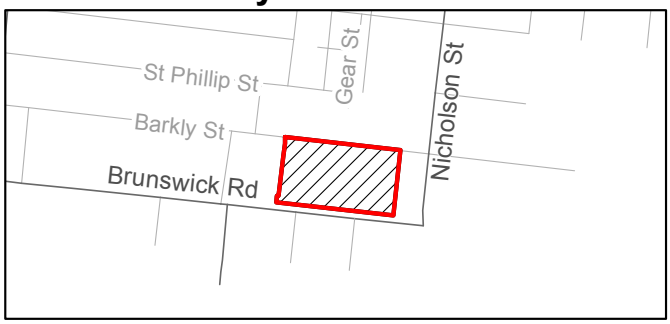
## Moreland Industrial Land Strategy 2015-2030
## MILS Area: 48

### Precinct: Victoria Street/Glenlyon Road



## Moreland Industrial Land Strategy 2015-2030
## MILS Area: 49

### Precinct: Barkly Street

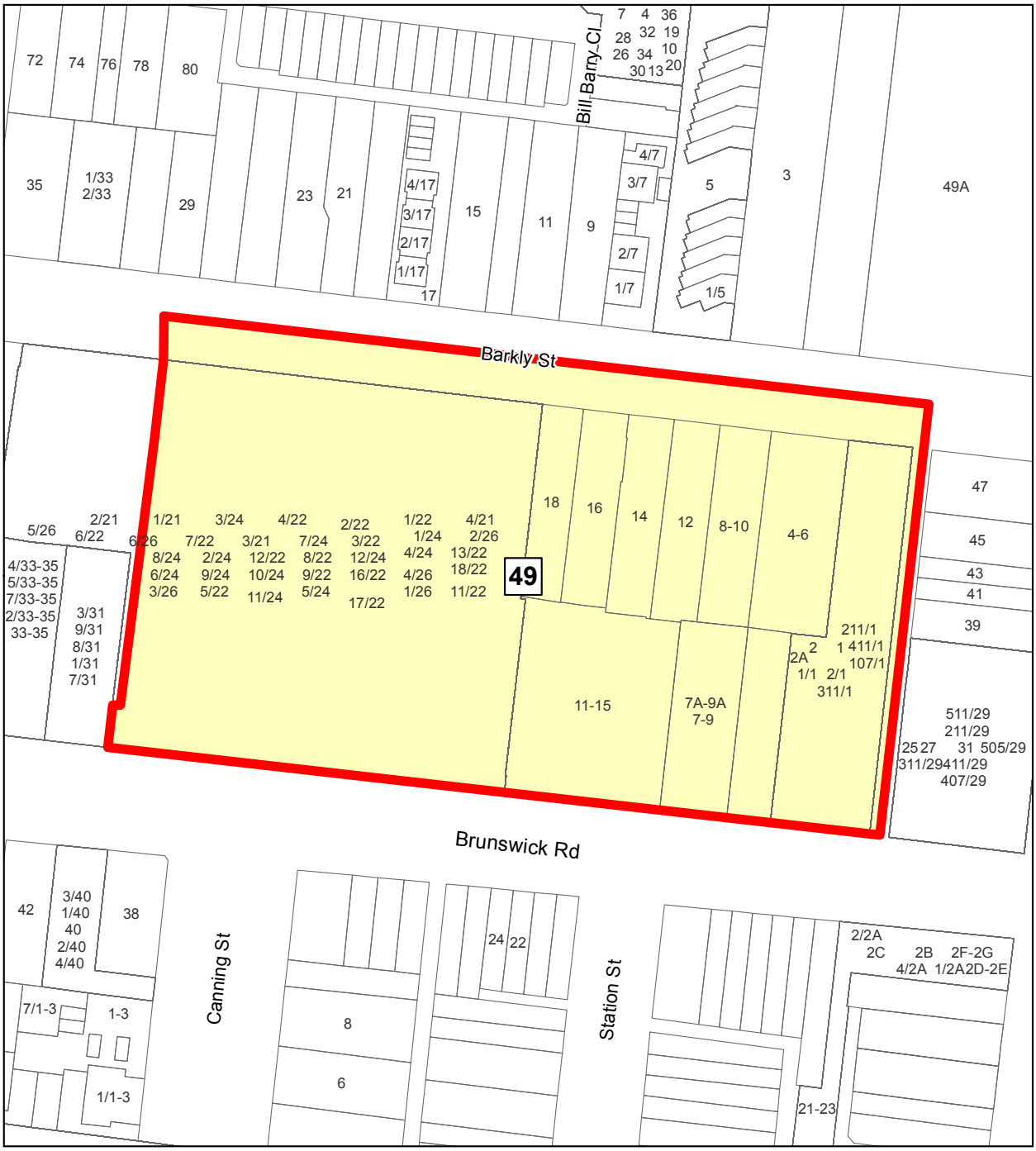



**Legend**

- MILS Area 49

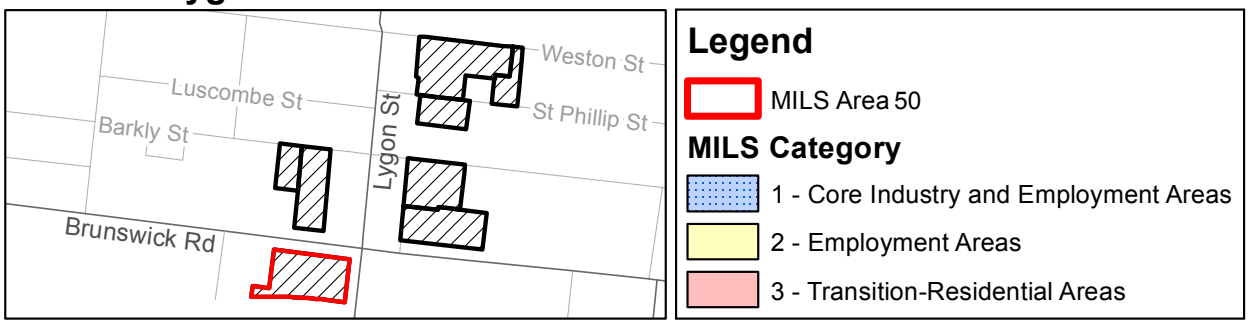
**MILS Category**

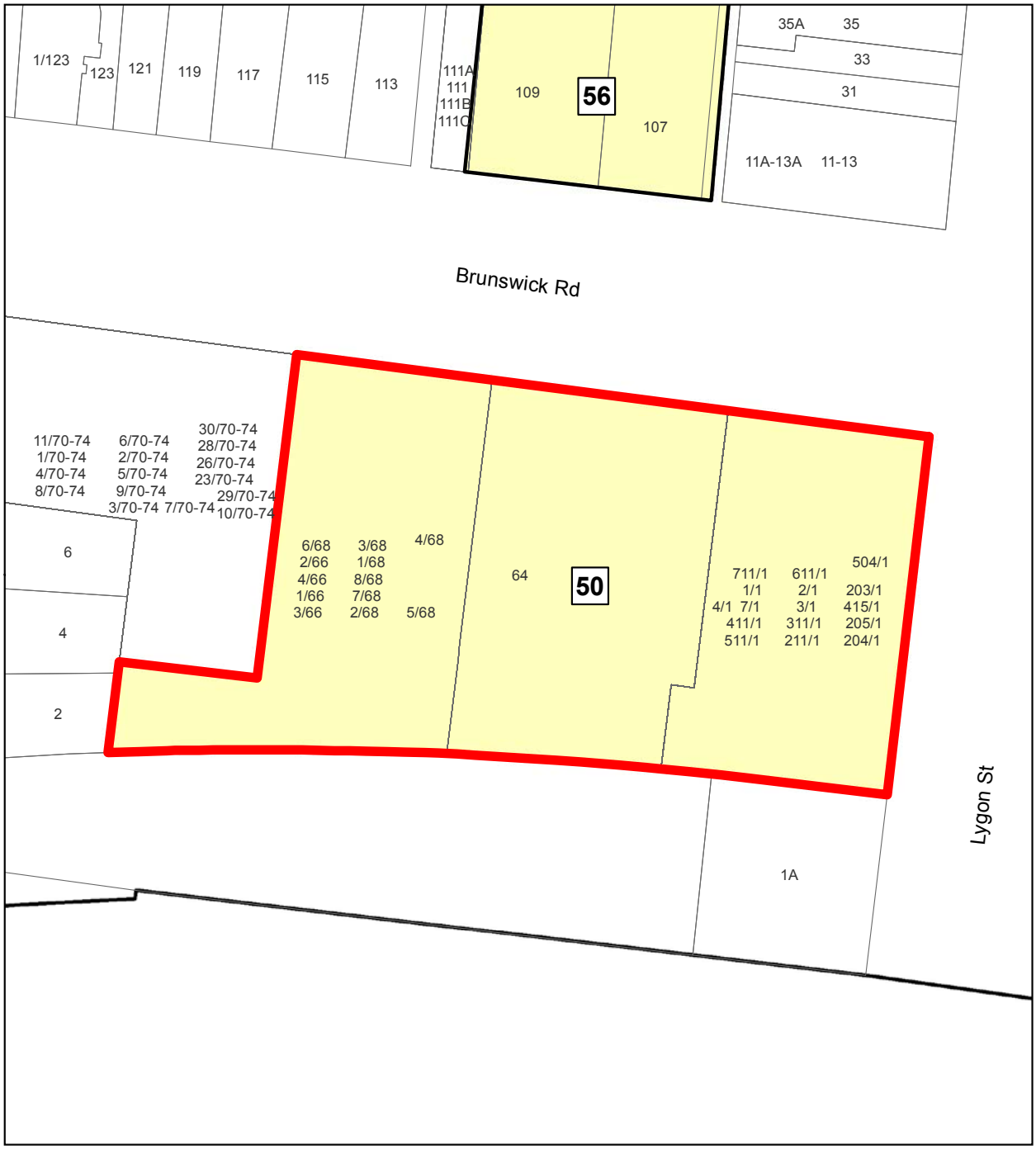
- 1 - Core Industry and Employment Areas
- 2 - Employment Areas
- 3 - Transition-Residential Areas



## Moreland Industrial Land Strategy 2015-2030
## MILS Area: 50

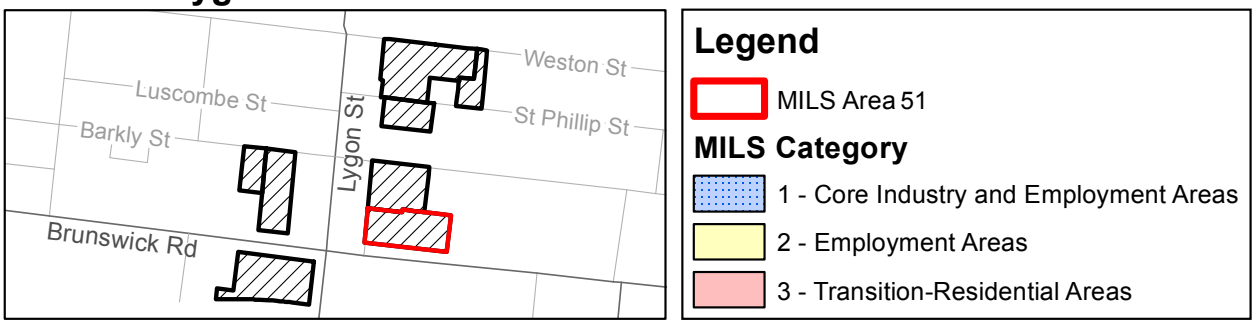
### Precinct: Lygon Street South

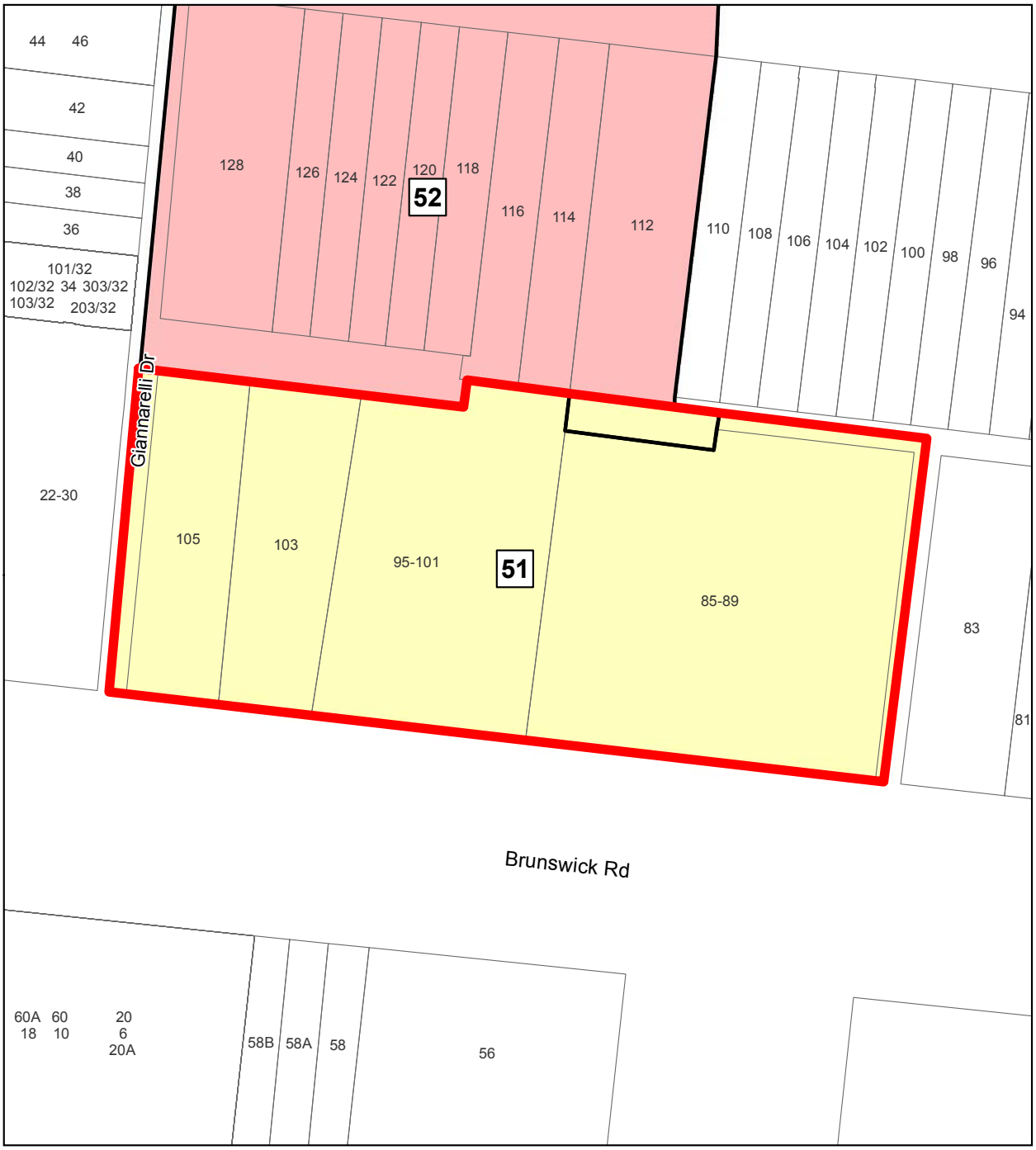


## Moreland Industrial Land Strategy 2015-2030
## MILS Area: 51

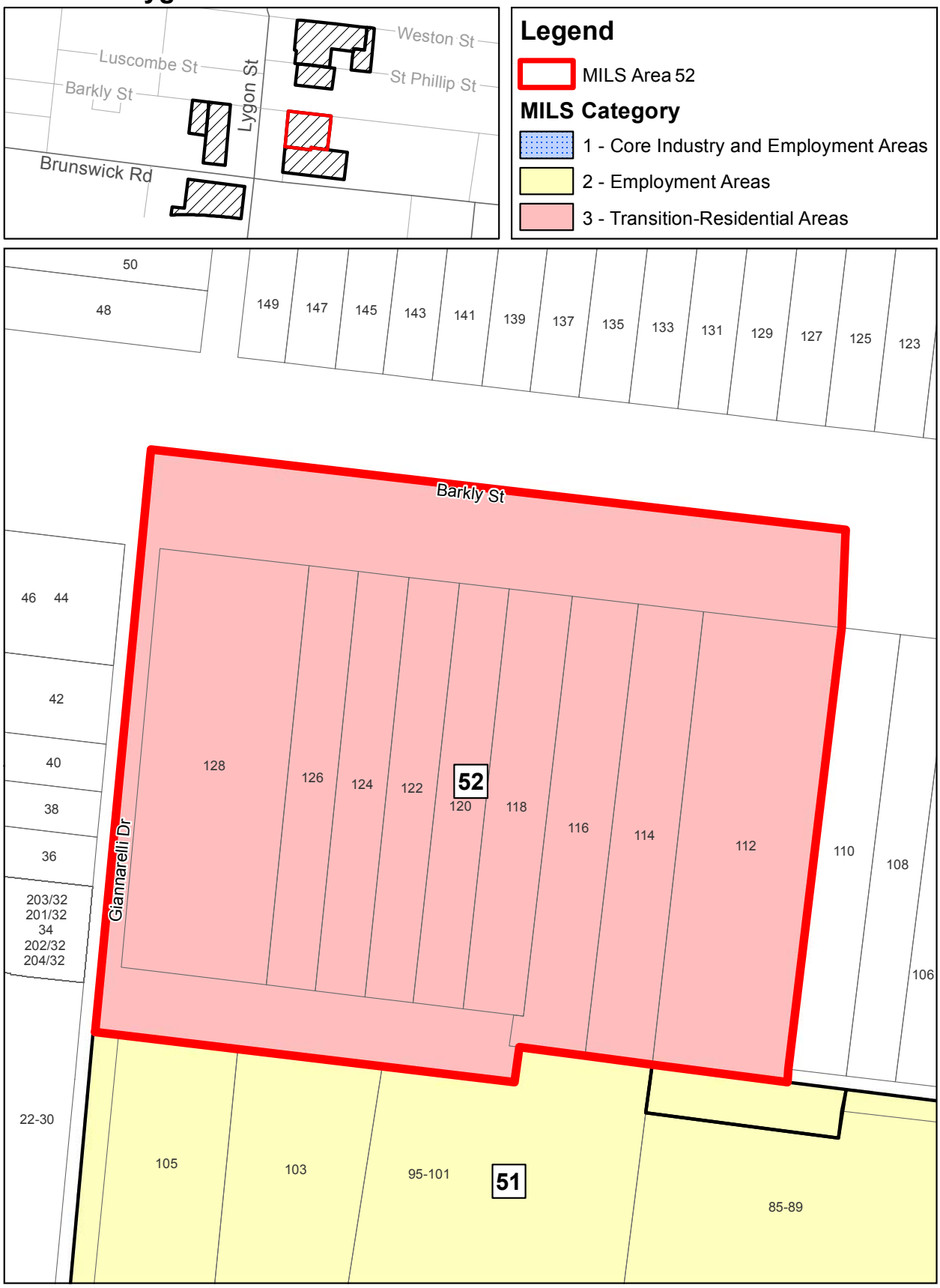
### Precinct: Lygon Street South



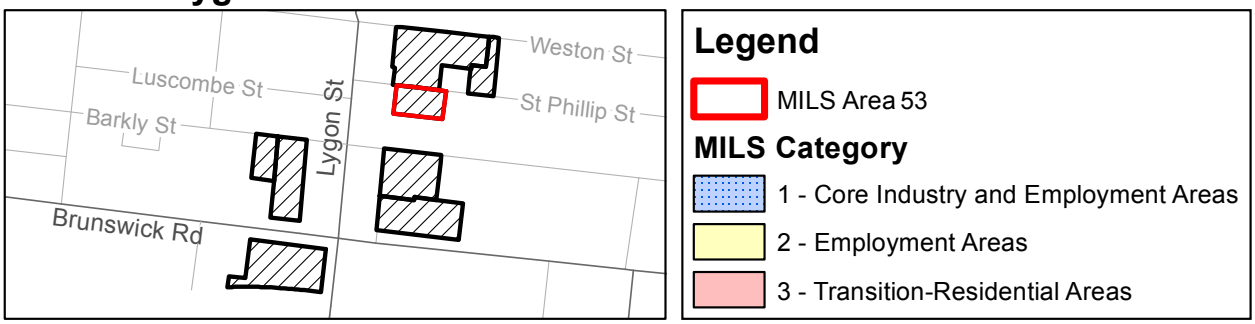
## Moreland Industrial Land Strategy 2015-2030
## MILS Area: 52

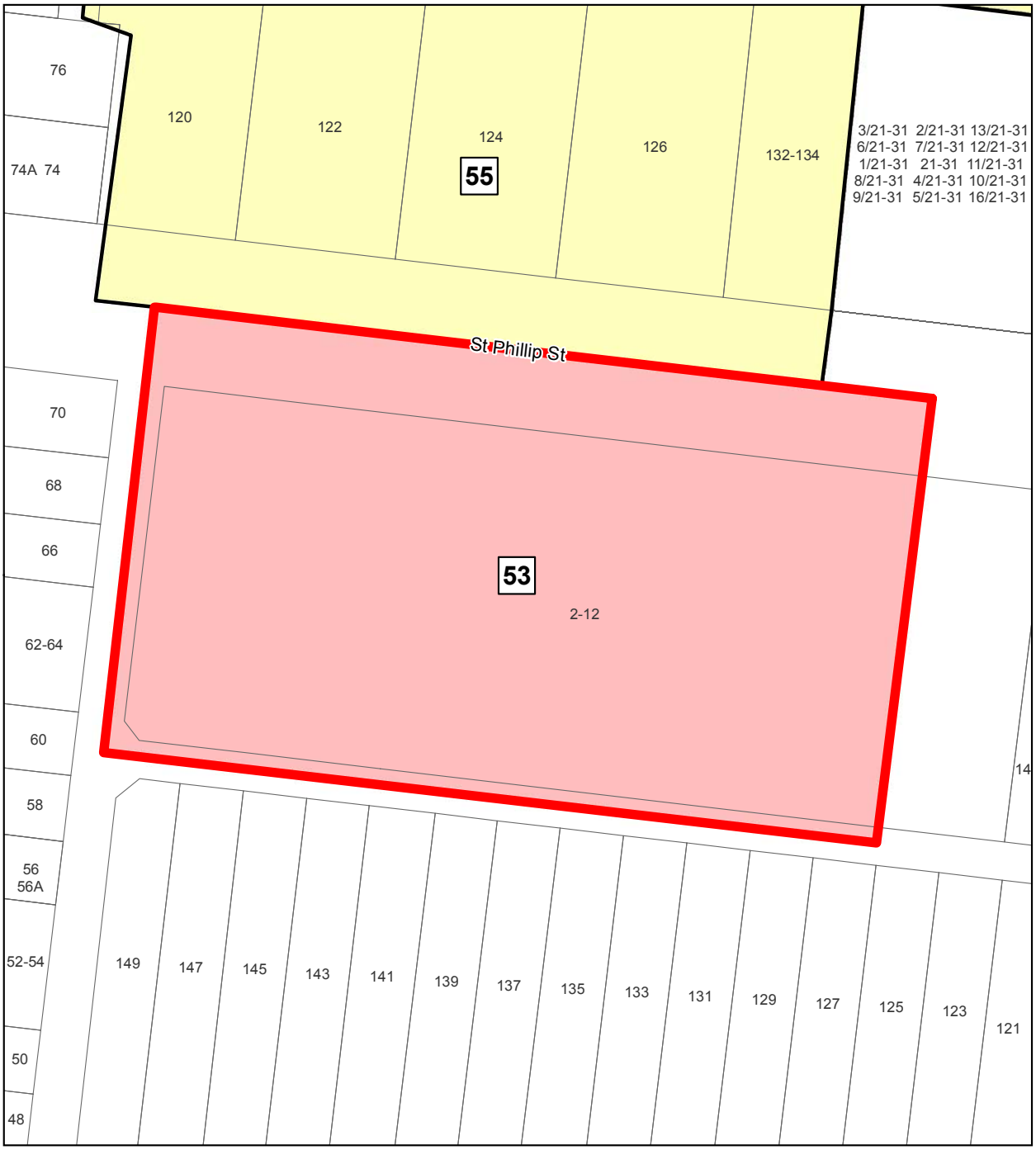
### Precinct: Lygon Street South



## Moreland Industrial Land Strategy 2015-2030
## MILS Area: 53

### Precinct: Lygon Street South



## Moreland Industrial Land Strategy 2015-2030
## MILS Area: 54

### Precinct: Lygon Street South

**Legend**

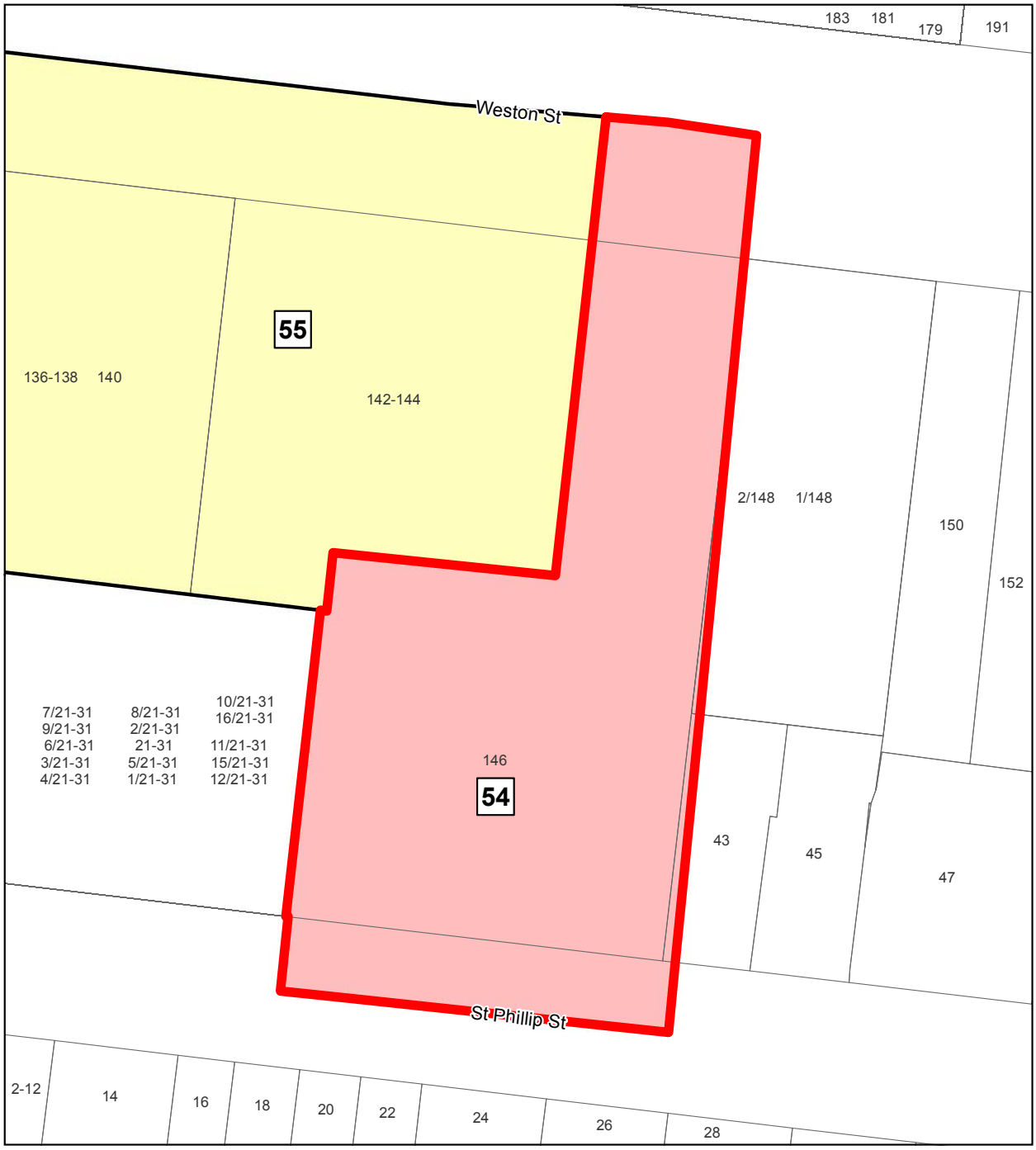
MILS Area 54

**MILS Category**

1 - Core Industry and Employment Areas

2 - Employment Areas

3 - Transition-Residential Areas



# Moreland Industrial Land Strategy 2015-2030
# MILS Area: 55

## Precinct: Lygon Street South

**Legend**

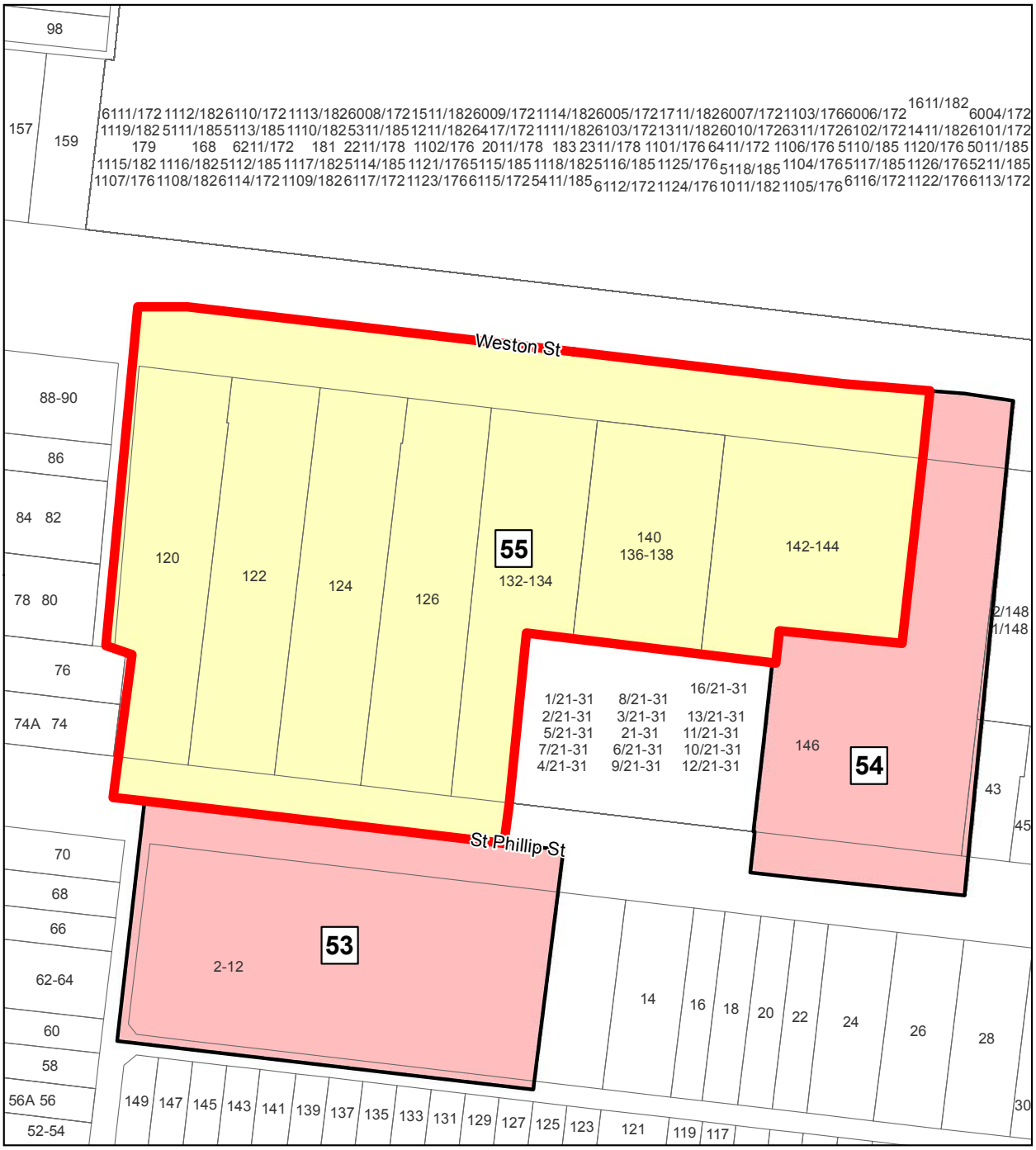
MILS Area 55

**MILS Category**

1 - Core Industry and Employment Areas

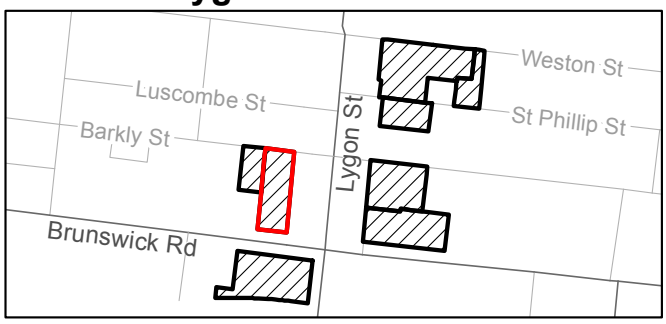
2 - Employment Areas

3 - Transition-Residential Areas



## Moreland Industrial Land Strategy 2015-2030
## MILS Area: 56

### Precinct: Lygon Street South

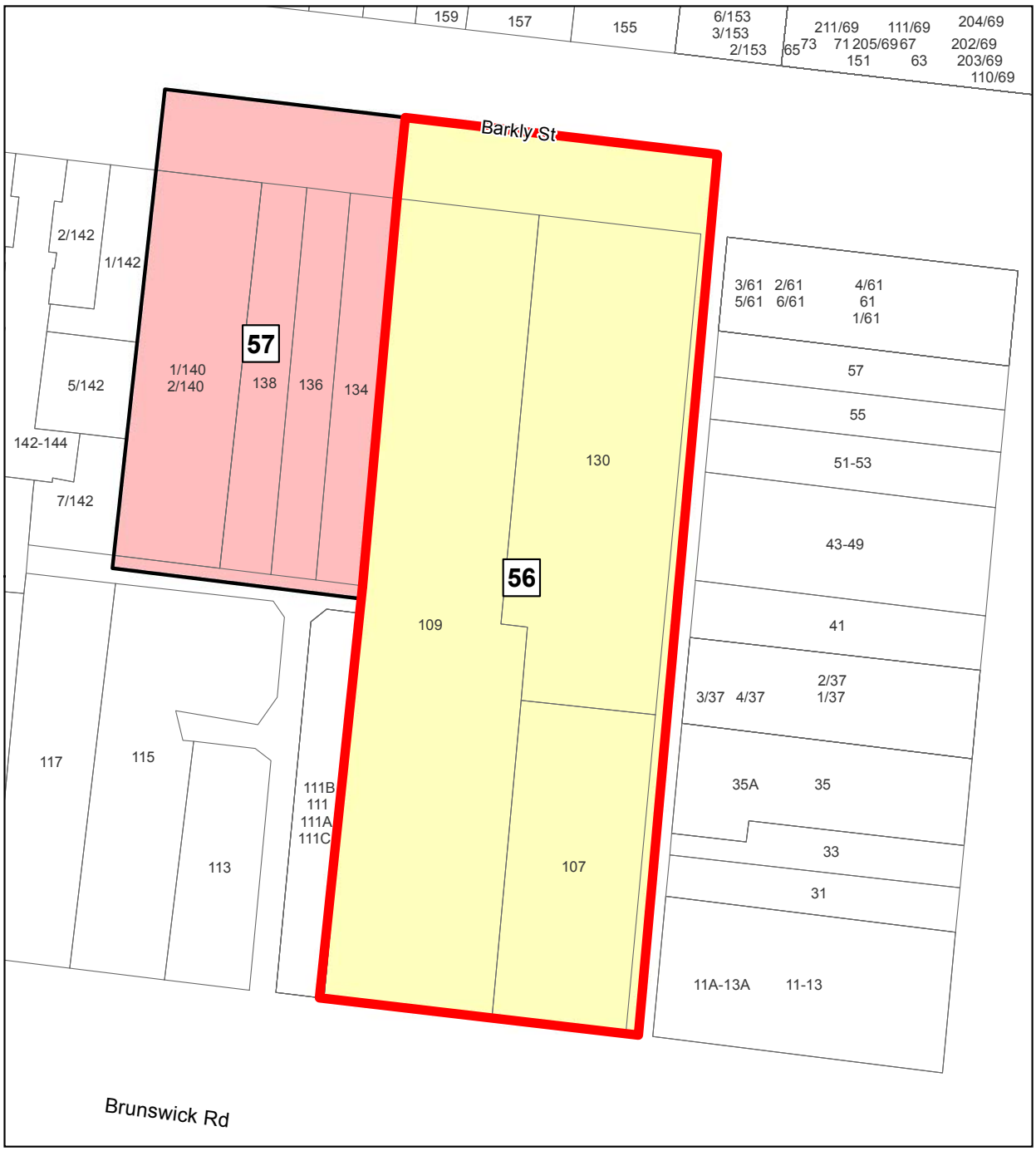



**Legend**

- MILS Area 56

**MILS Category**

- 1 - Core Industry and Employment Areas
- 2 - Employment Areas
- 3 - Transition-Residential Areas



## Moreland Industrial Land Strategy 2015-2030
## MILS Area: 57

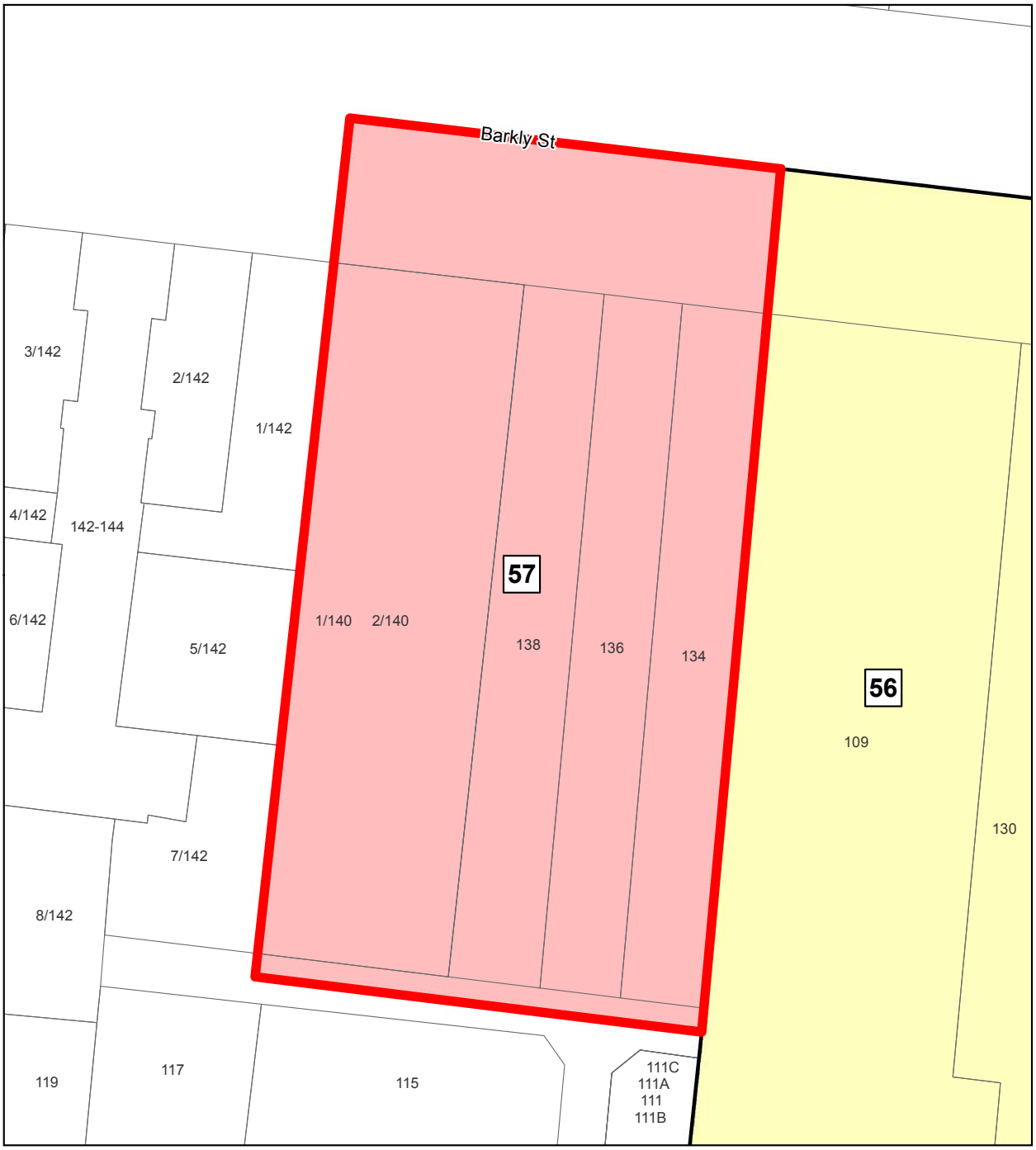
### Precinct: Lygon Street South

**Legend**

- MILS Area 57

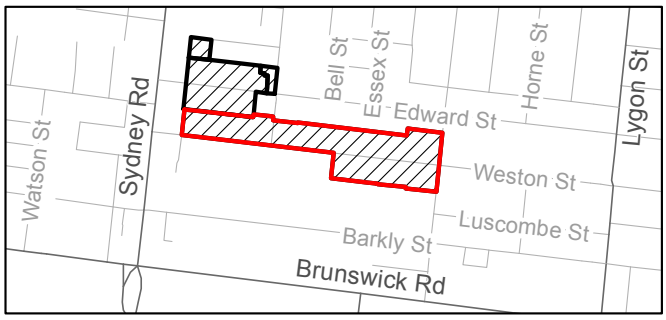
**MILS Category**

- 1 - Core Industry and Employment Areas
- 2 - Employment Areas
- 3 - Transition-Residential Areas



## Moreland Industrial Land Strategy 2015-2030
## MILS Area: 58

### Precinct: Weston Street

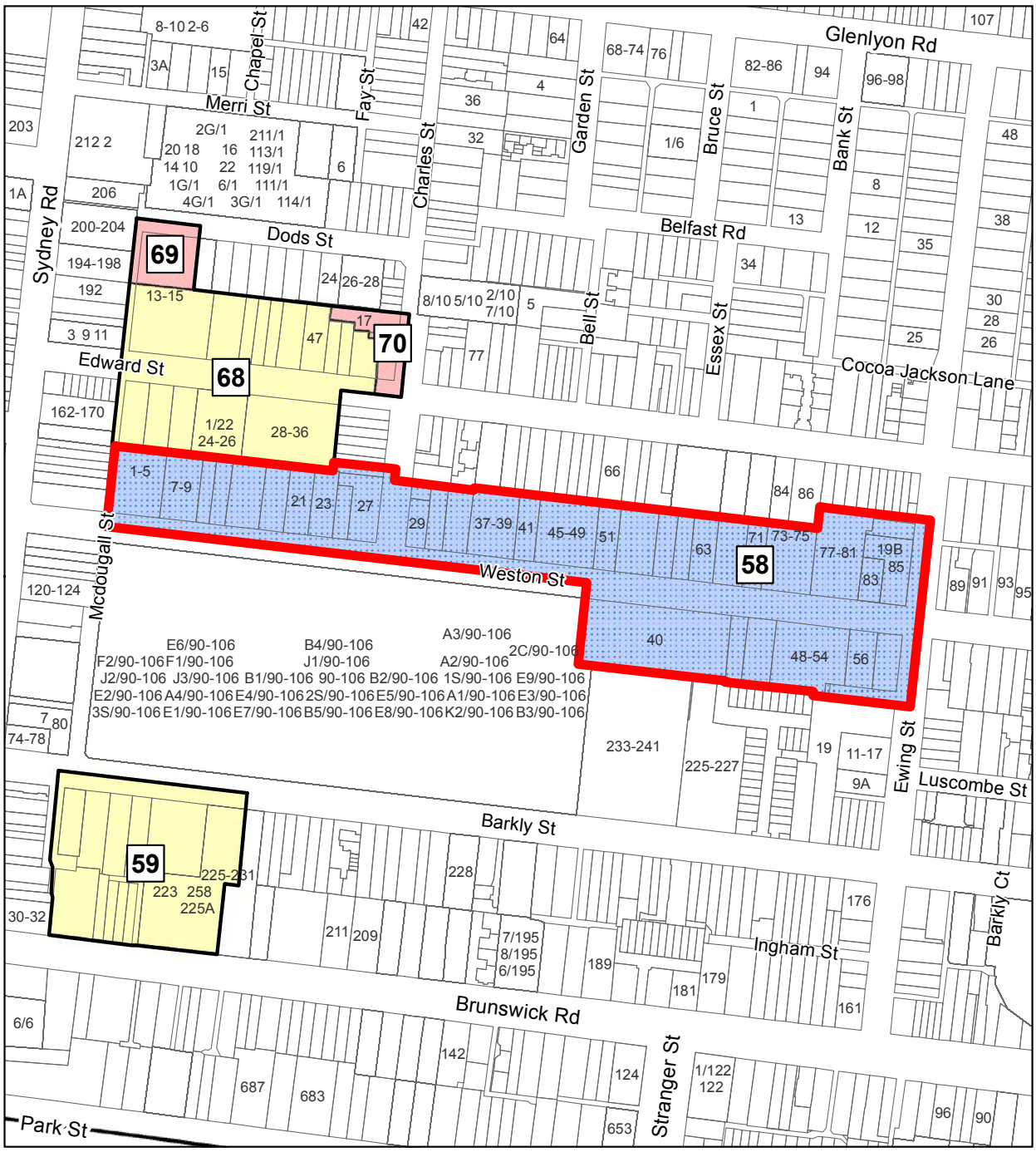



**Legend**

- MILS Area 58

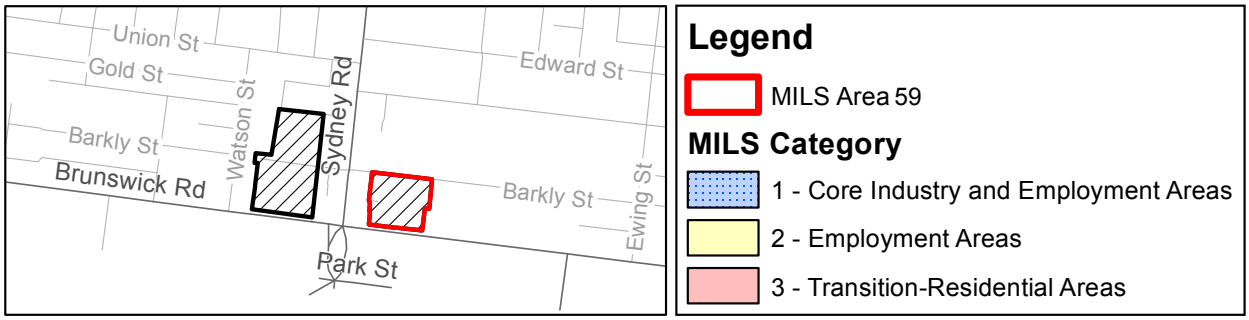
**MILS Category**

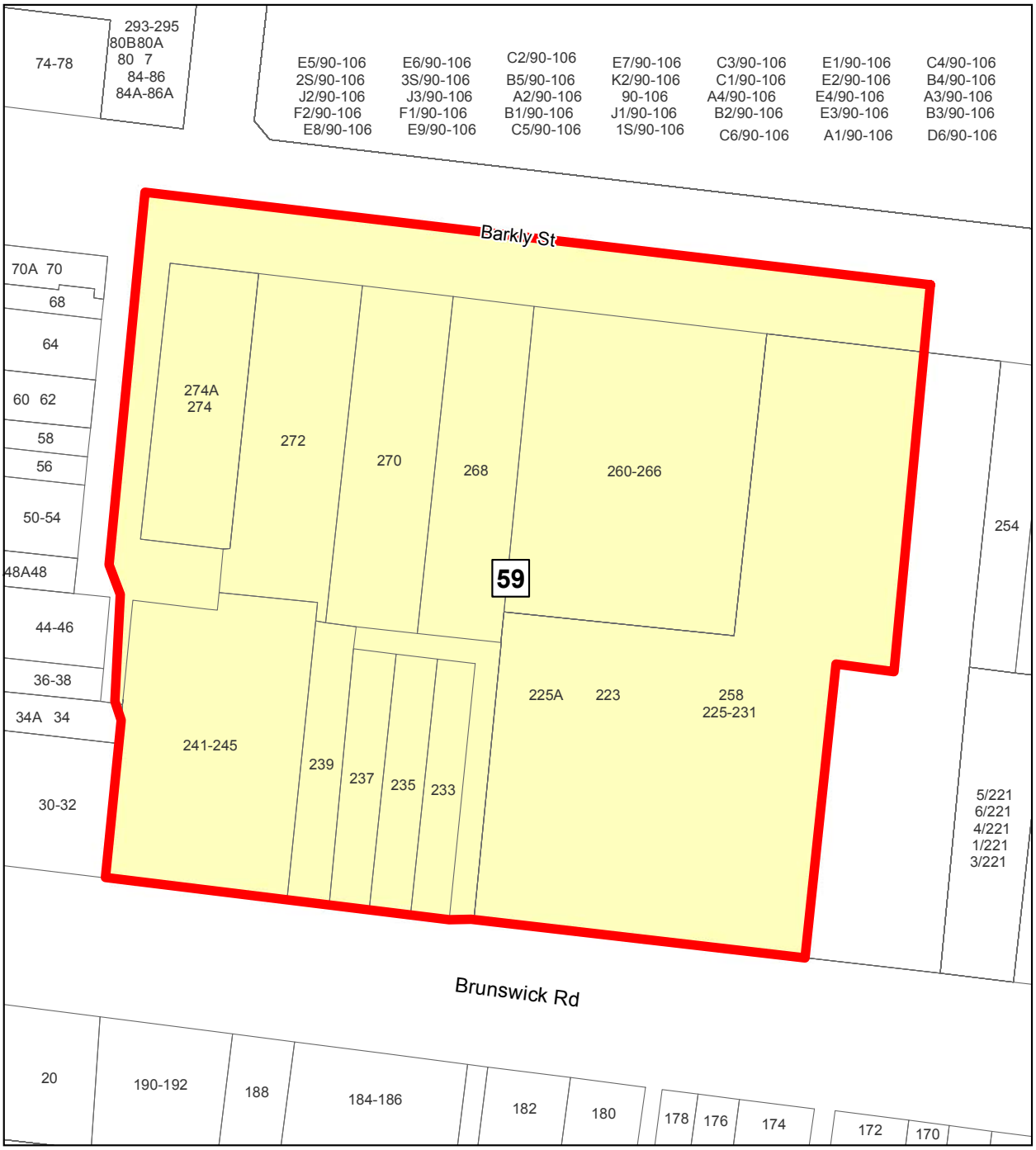
- 1 - Core Industry and Employment Areas
- 2 - Employment Areas
- 3 - Transition-Residential Areas



## Moreland Industrial Land Strategy 2015-2030
## MILS Area: 59

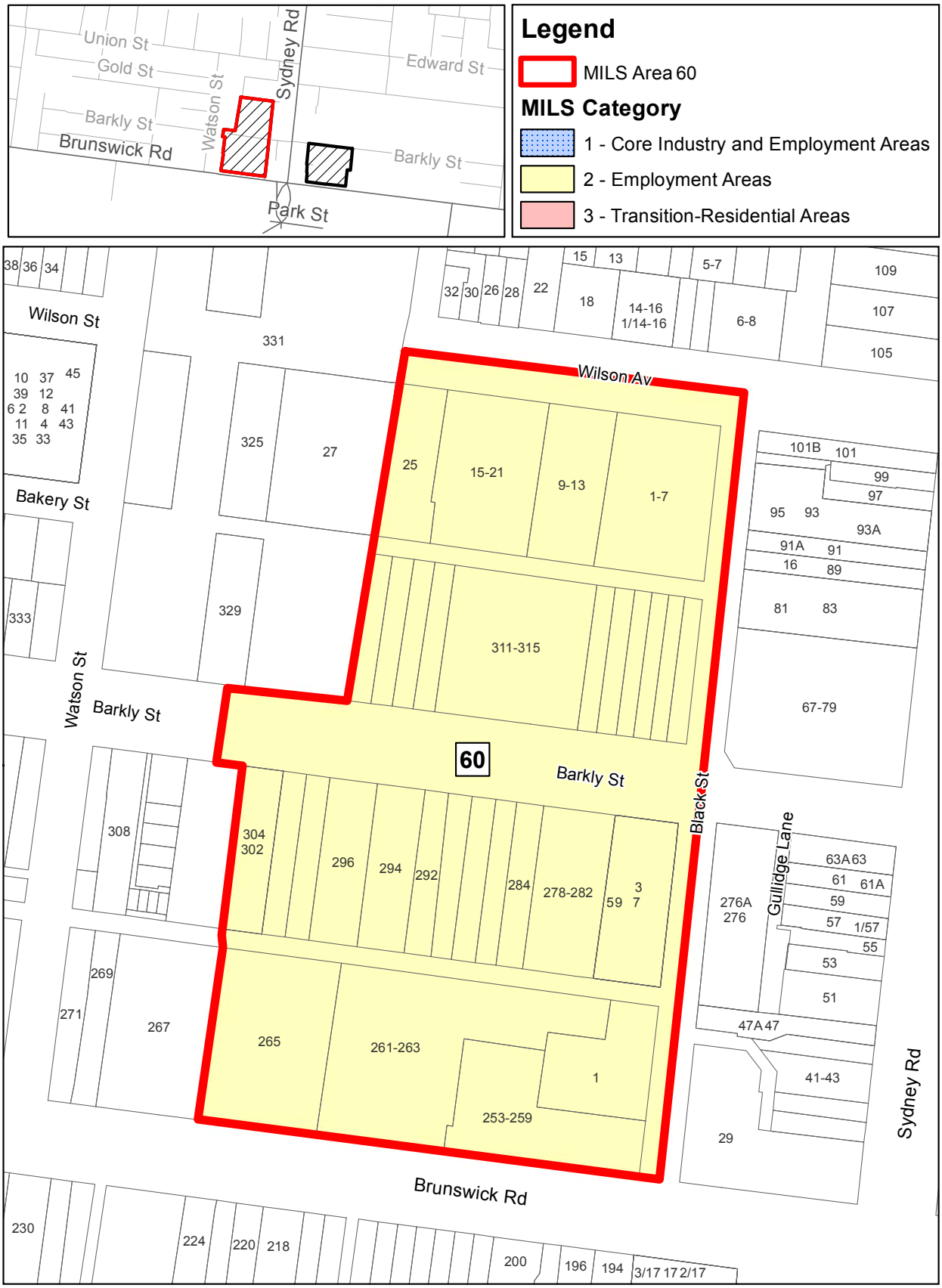
### Precinct: Brunswick Road



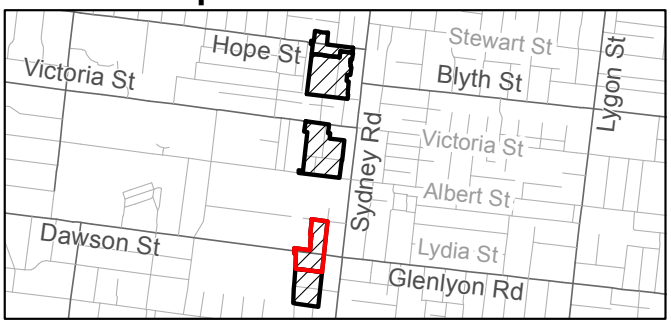
## Moreland Industrial Land Strategy 2015-2030
## MILS Area: 60

### Precinct: Brunswick Road



## Moreland Industrial Land Strategy 2015-2030
## MILS Area: 61

### Precinct: Upfield Corridor




**Legend**

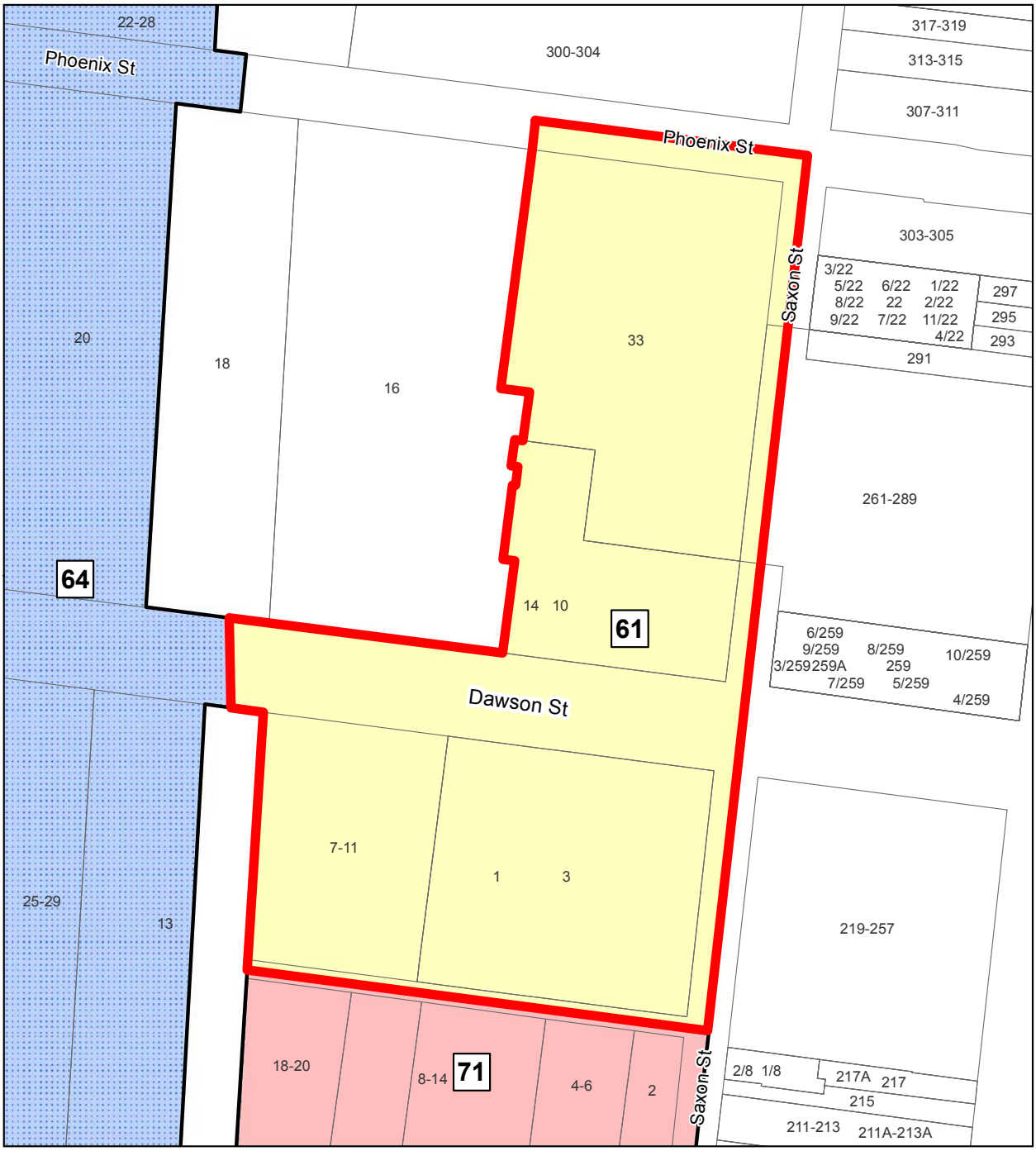
MILS Area 61

**MILS Category**

1 - Core Industry and Employment Areas

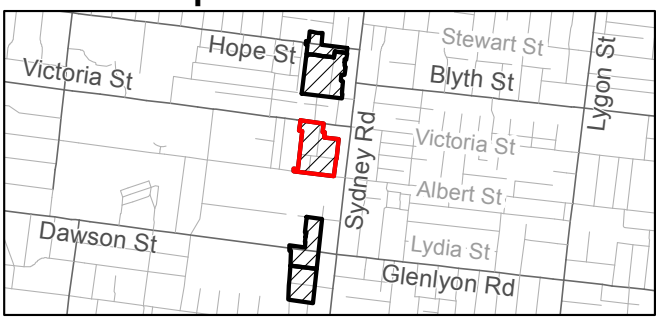
2 - Employment Areas

3 - Transition-Residential Areas



## Moreland Industrial Land Strategy 2015-2030
## MILS Area: 62

### Precinct: Upfield Corridor

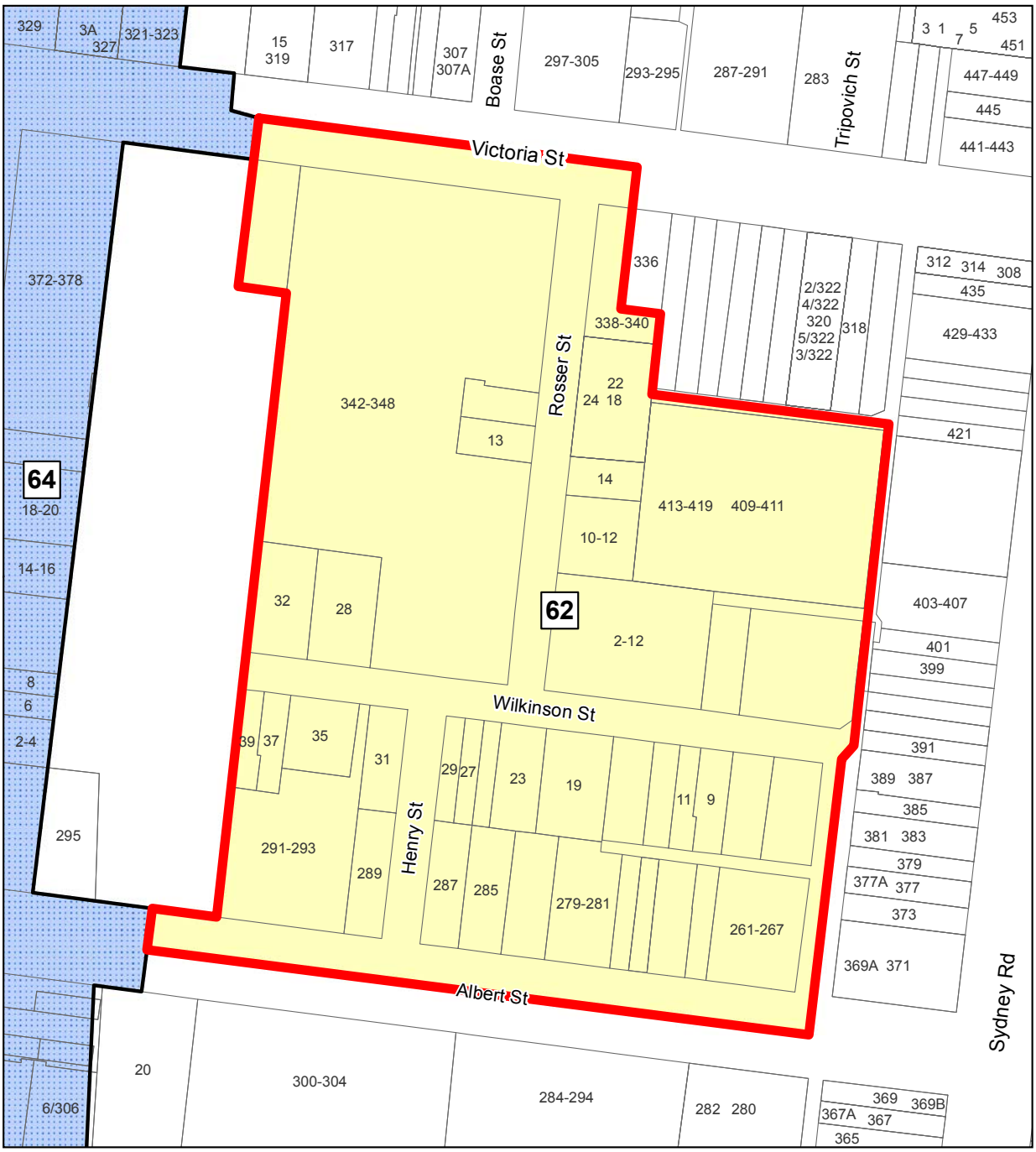



**Legend**

- MILS Area 62

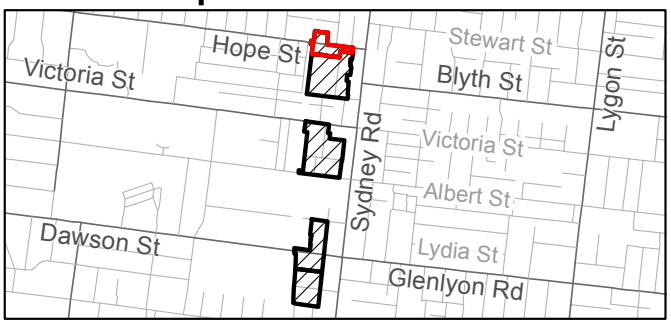
**MILS Category**

- 1 - Core Industry and Employment Areas
- 2 - Employment Areas
- 3 - Transition-Residential Areas



## Moreland Industrial Land Strategy 2015-2030
## MILS Area: 63

### Precinct: Upfield Corridor




**Legend**

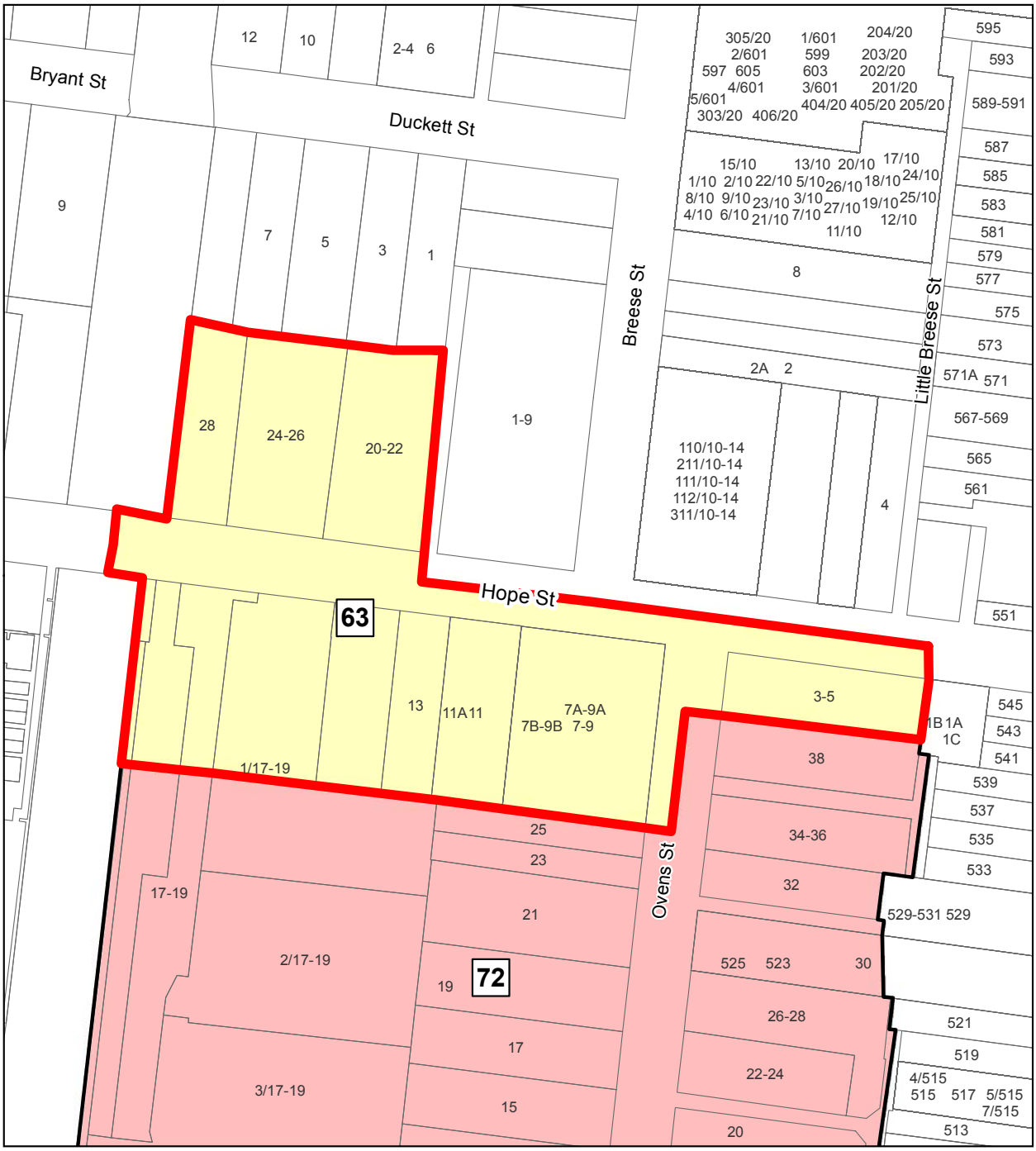
MILS Area 63

**MILS Category**

1 - Core Industry and Employment Areas

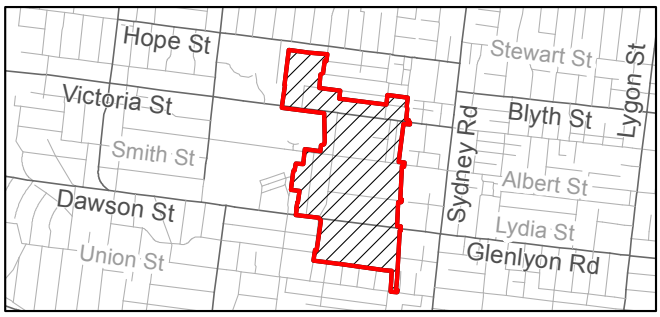
2 - Employment Areas

3 - Transition-Residential Areas



## Moreland Industrial Land Strategy 2015-2030
## MILS Area: 64

### Precinct: Brunswick




**Legend**

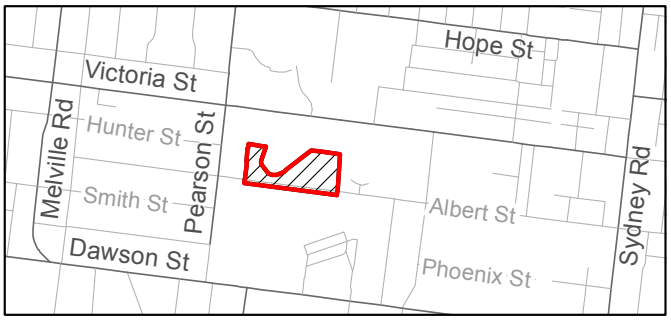
- MILS Area 64

**MILS Category**

- 1 - Core Industry and Employment Areas
- 2 - Employment Areas
- 3 - Transition-Residential Areas

## Moreland Industrial Land Strategy 2015-2030
## MILS Area: 65

### Precinct: Albert Street




**Legend**

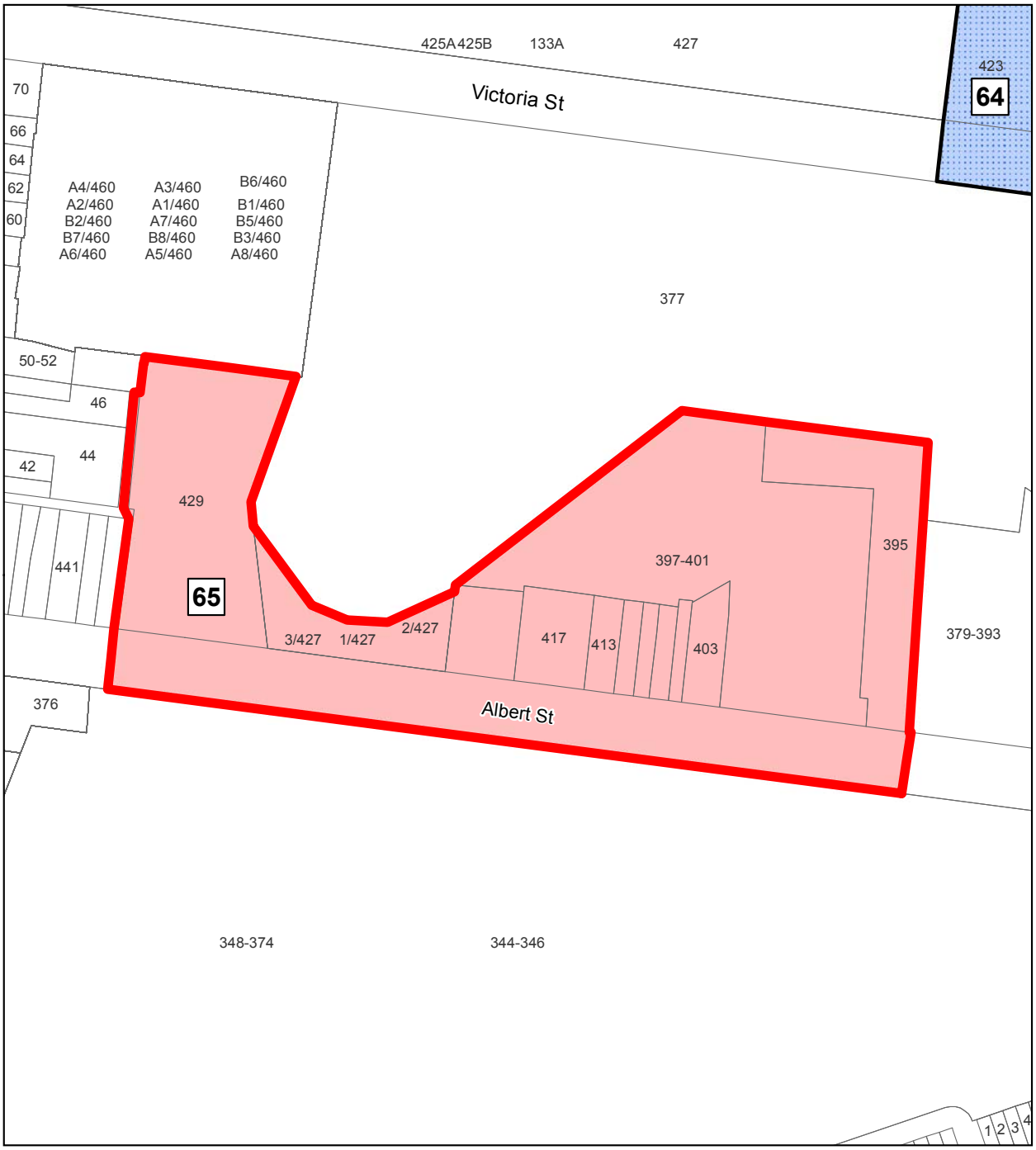
MILS Area 65

**MILS Category**

1 - Core Industry and Employment Areas

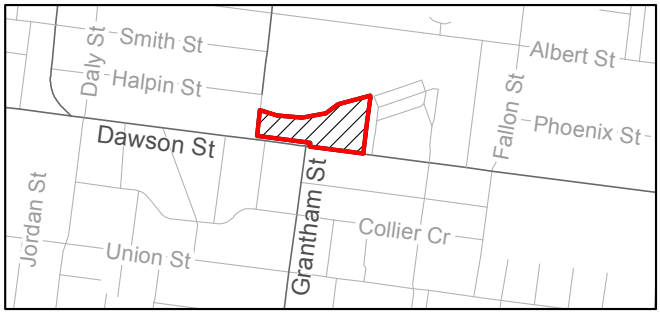
2 - Employment Areas

3 - Transition-Residential Areas



## Moreland Industrial Land Strategy 2015-2030
## MILS Area: 66

### Precinct: Dawson Street

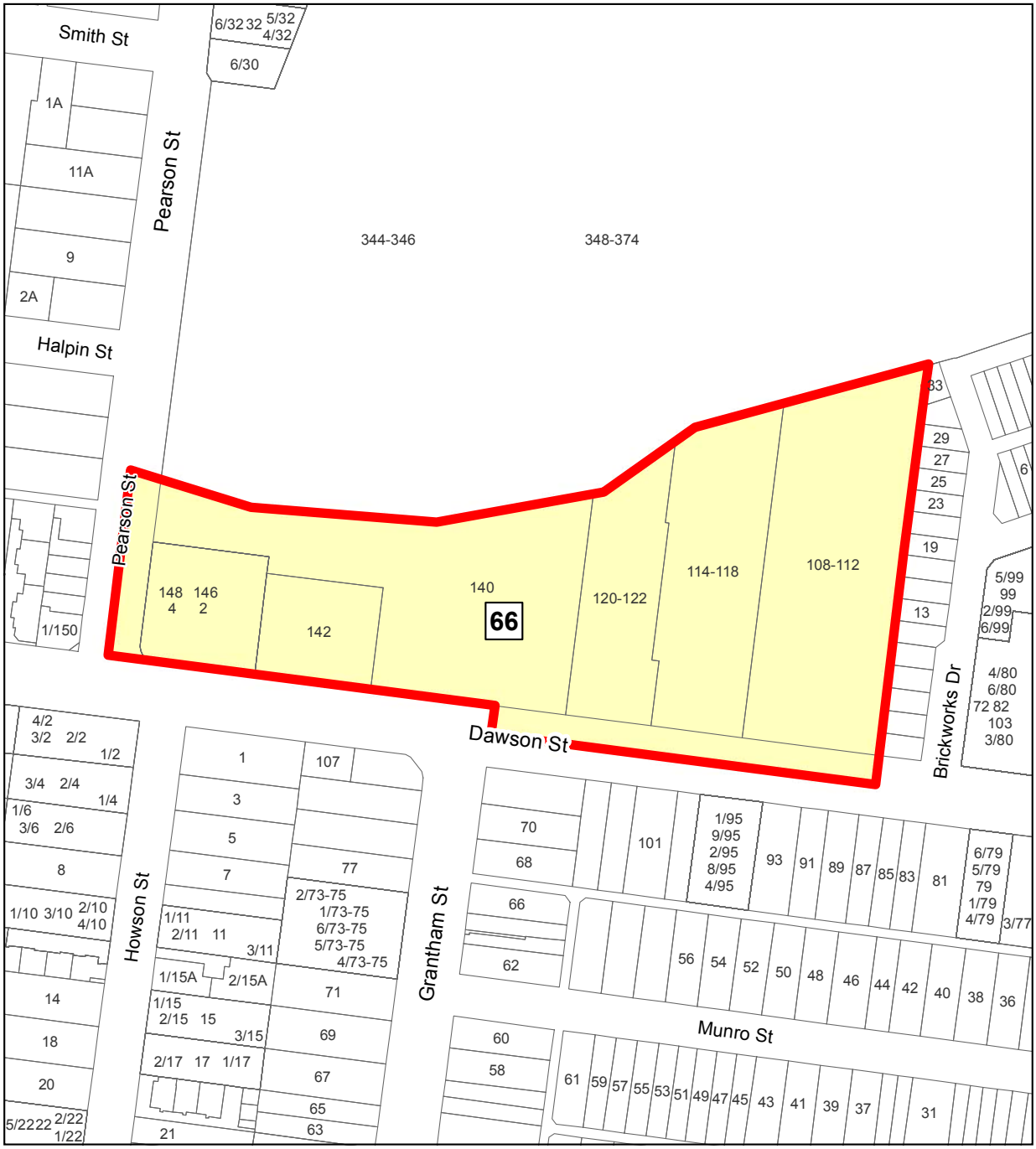



**Legend**

- MILS Area 66

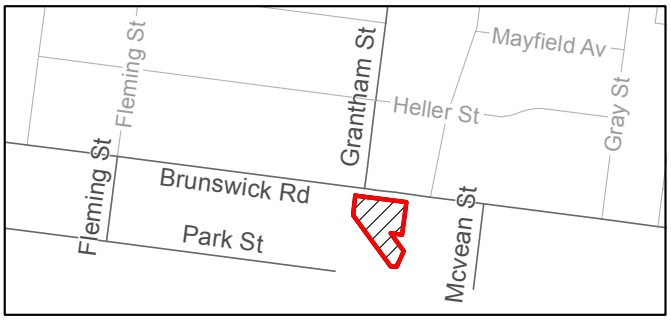
**MILS Category**

- 1 - Core Industry and Employment Areas
- 2 - Employment Areas
- 3 - Transition-Residential Areas



## Moreland Industrial Land Strategy 2015-2030
## MILS Area: 67

### Precinct: Grantham Street

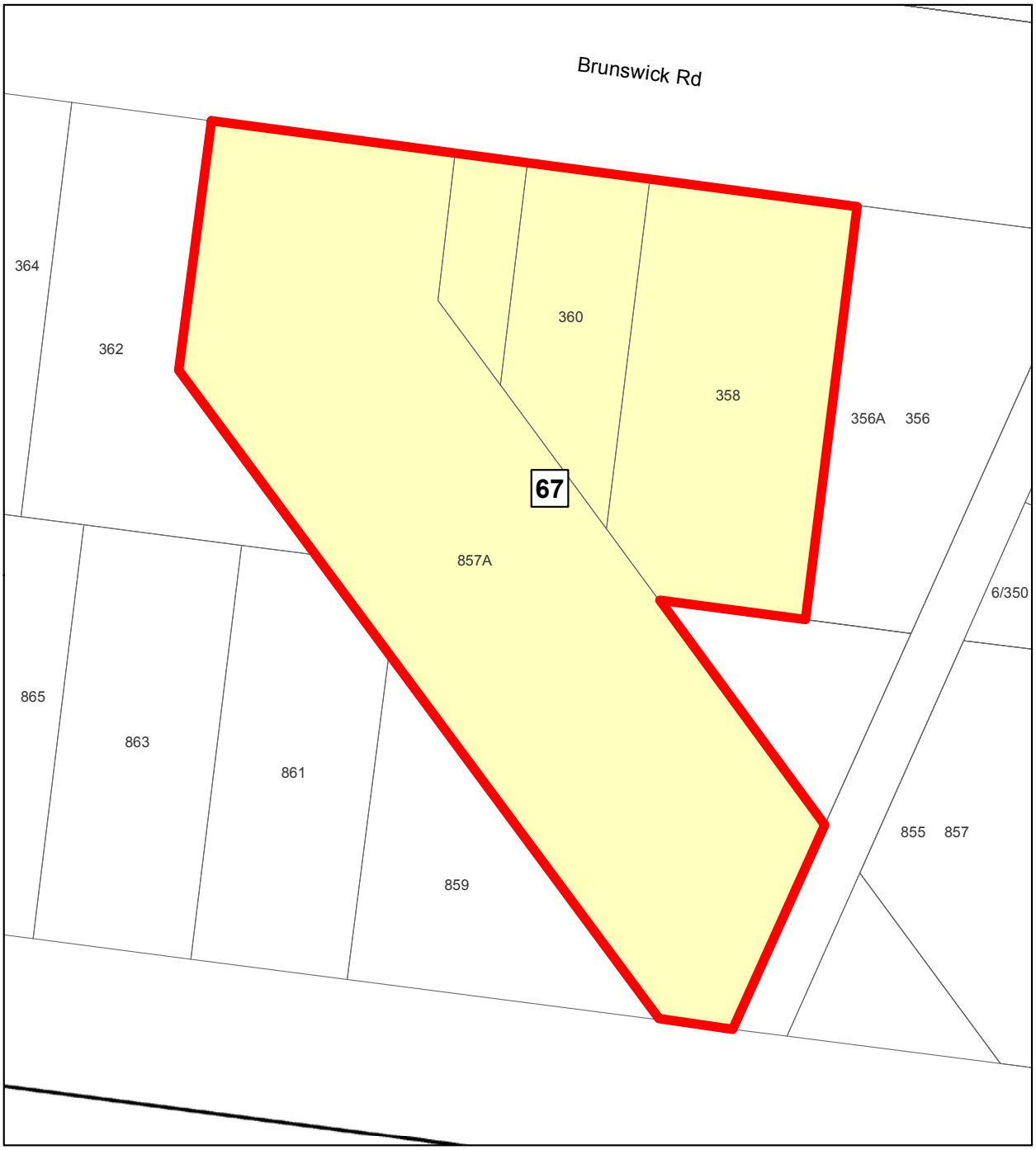



**Legend**

- MILS Area 67

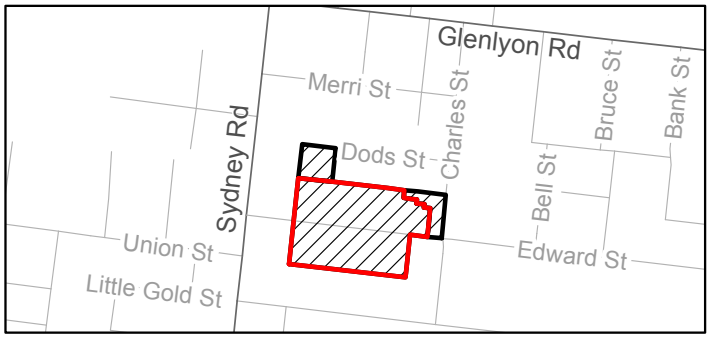
**MILS Category**

- 1 - Core Industry and Employment Areas
- 2 - Employment Areas
- 3 - Transition-Residential Areas



# Moreland Industrial Land Strategy 2015-2030
# MILS Area: 68

## Precinct: Edward Street

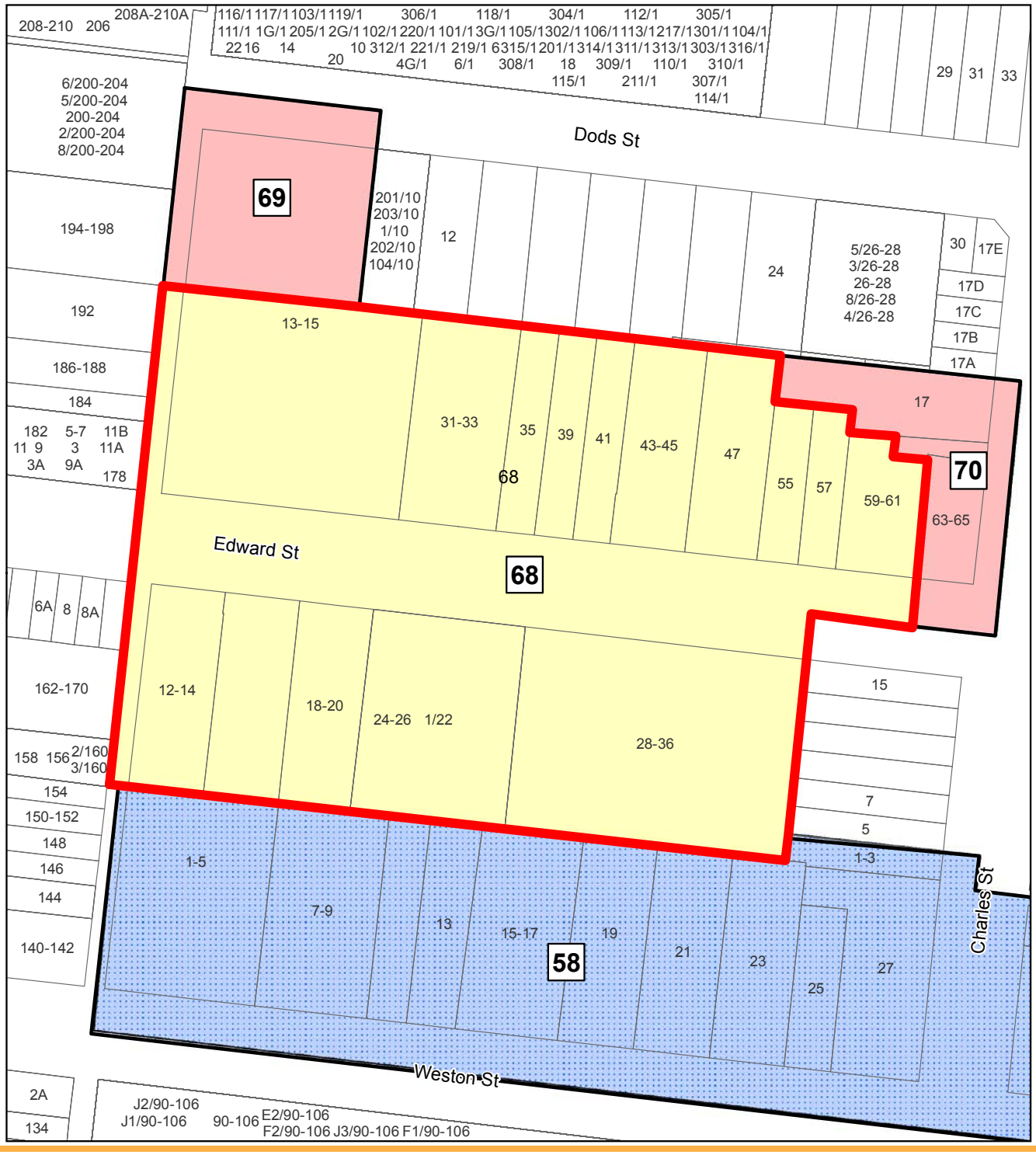



**Legend**

- MILS Area 68

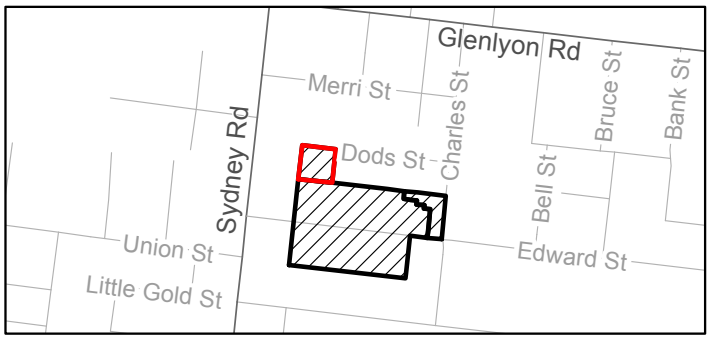
**MILS Category**

- 1 - Core Industry and Employment Areas
- 2 - Employment Areas
- 3 - Transition-Residential Areas



# Moreland Industrial Land Strategy 2015-2030
# MILS Area: 69

## Precinct: Edward Street

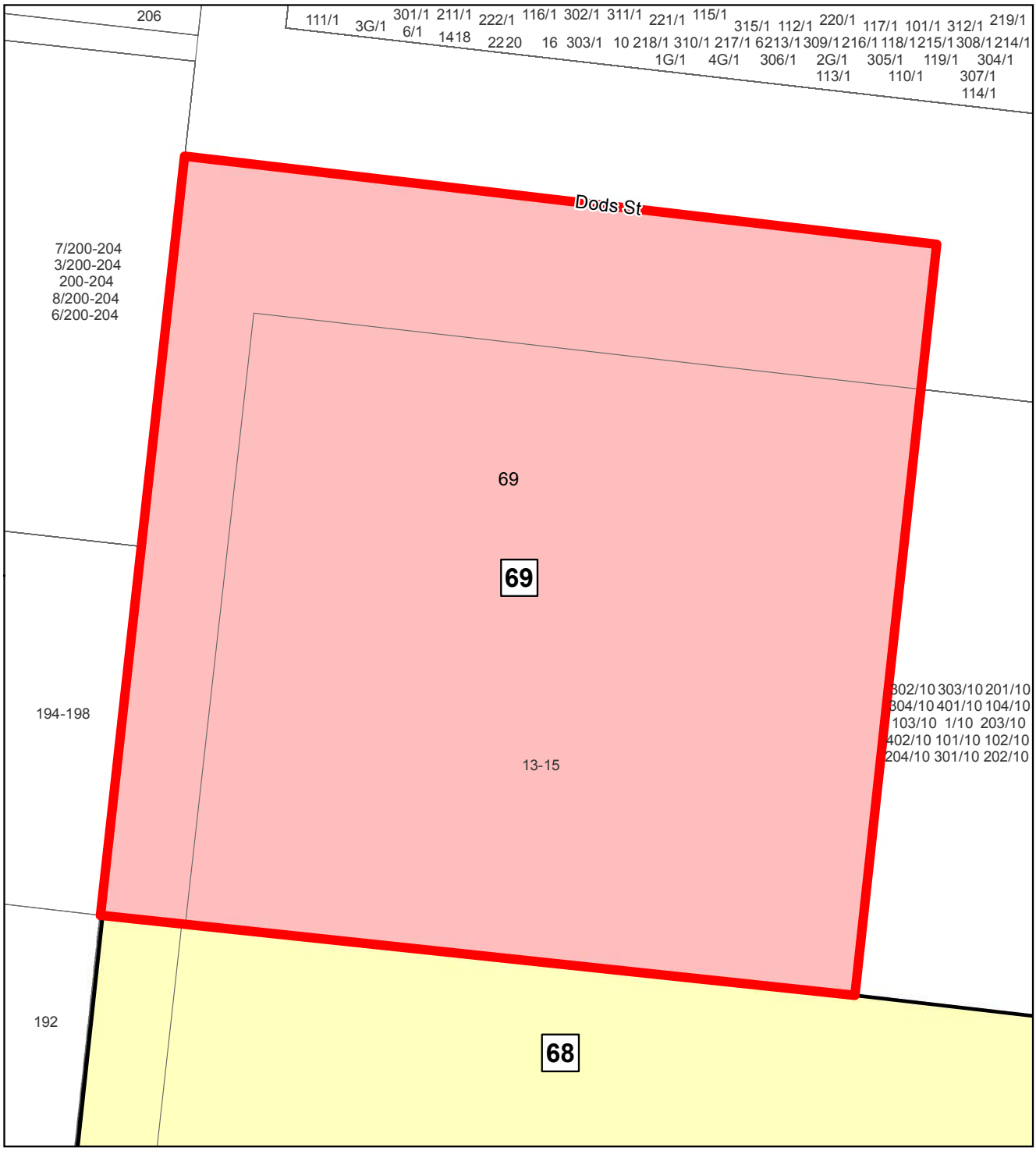



**Legend**

- MILS Area 69

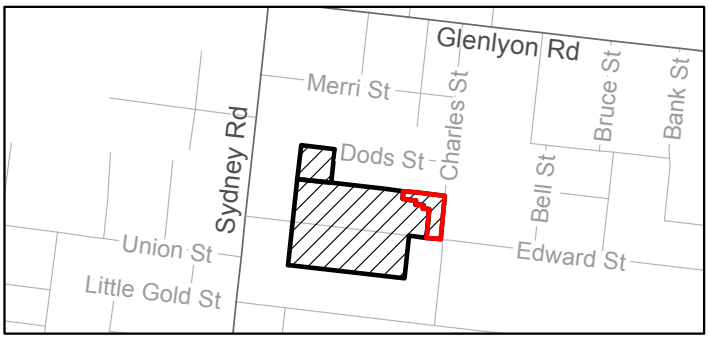
**MILS Category**

- 1 - Core Industry and Employment Areas
- 2 - Employment Areas
- 3 - Transition-Residential Areas



# Moreland Industrial Land Strategy 2015-2030
# MILS Area: 70

## Precinct: Edward Street

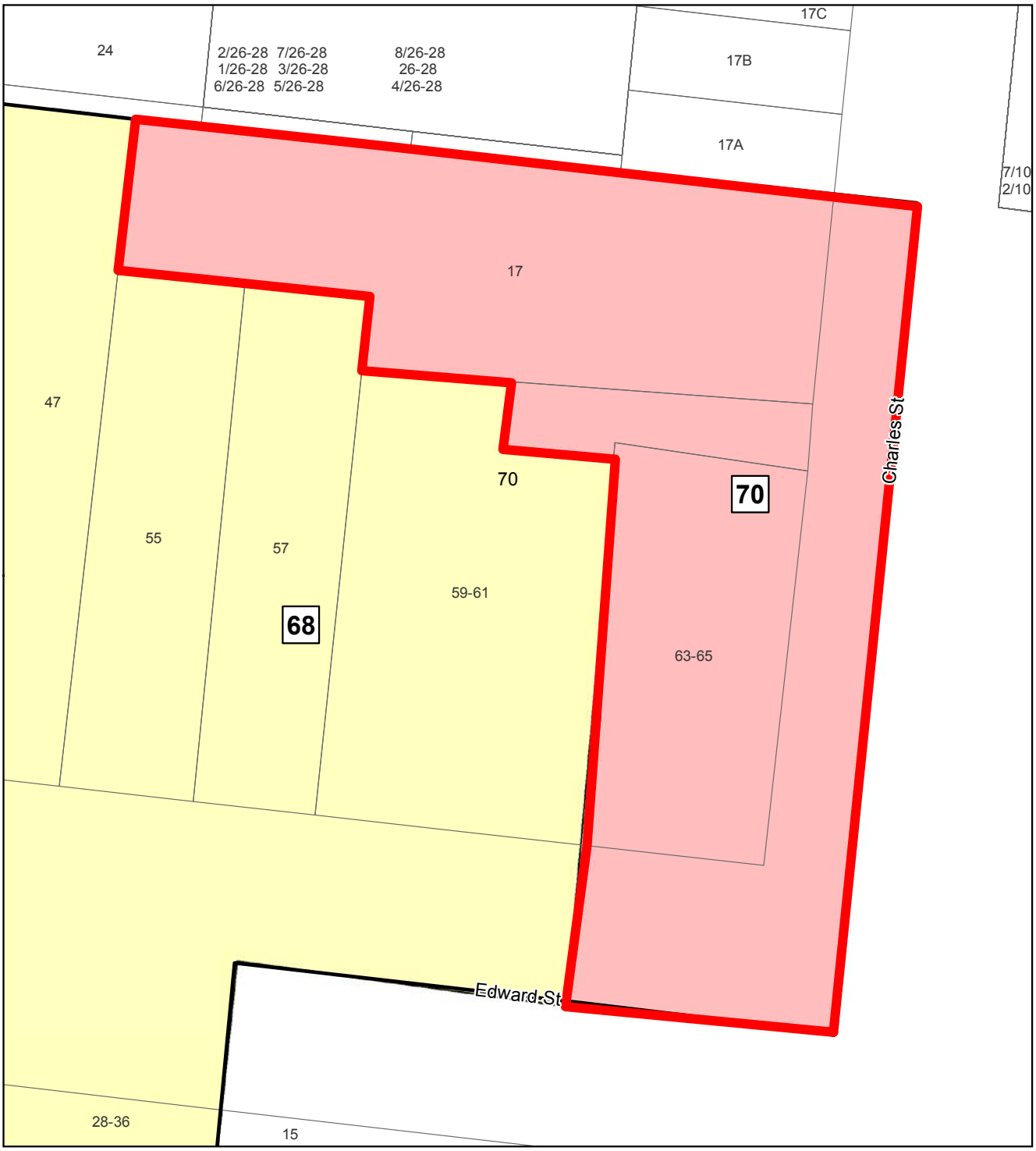



**Legend**

- MILS Area 70

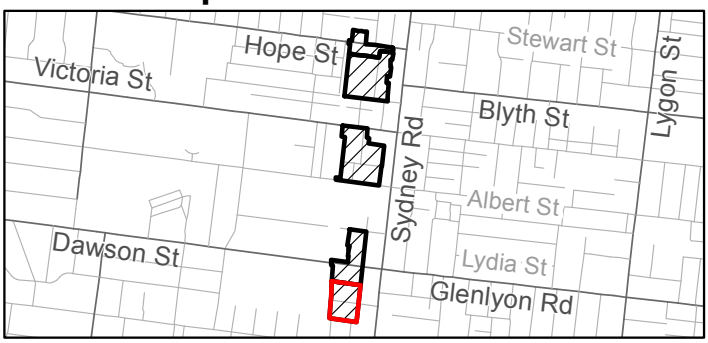
**MILS Category**

- 1 - Core Industry and Employment Areas
- 2 - Employment Areas
- 3 - Transition-Residential Areas



# Moreland Industrial Land Strategy 2015-2030
# MILS Area: 71

## Precinct: Upfield Corridor

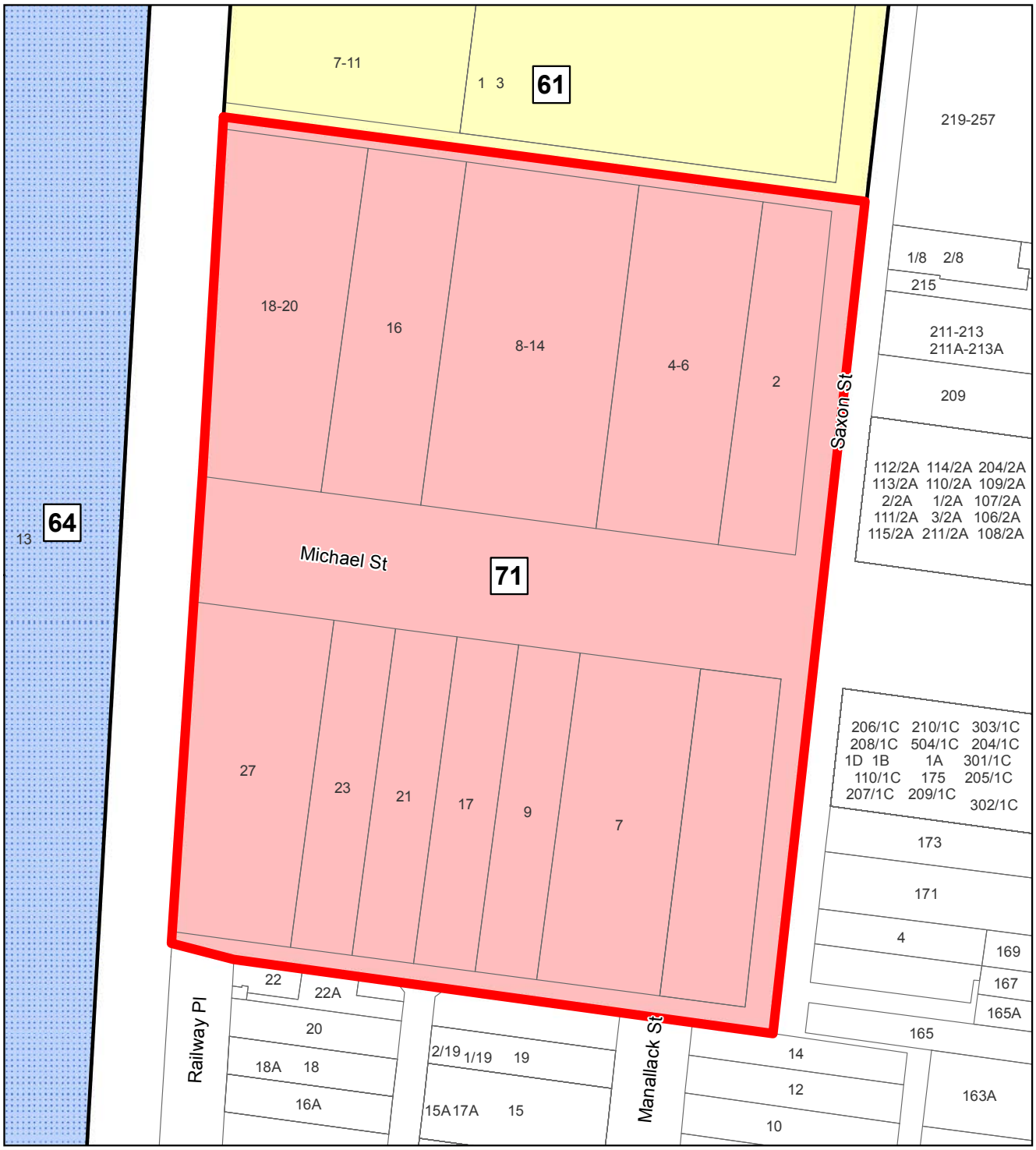



**Legend**

- MILS Area 71

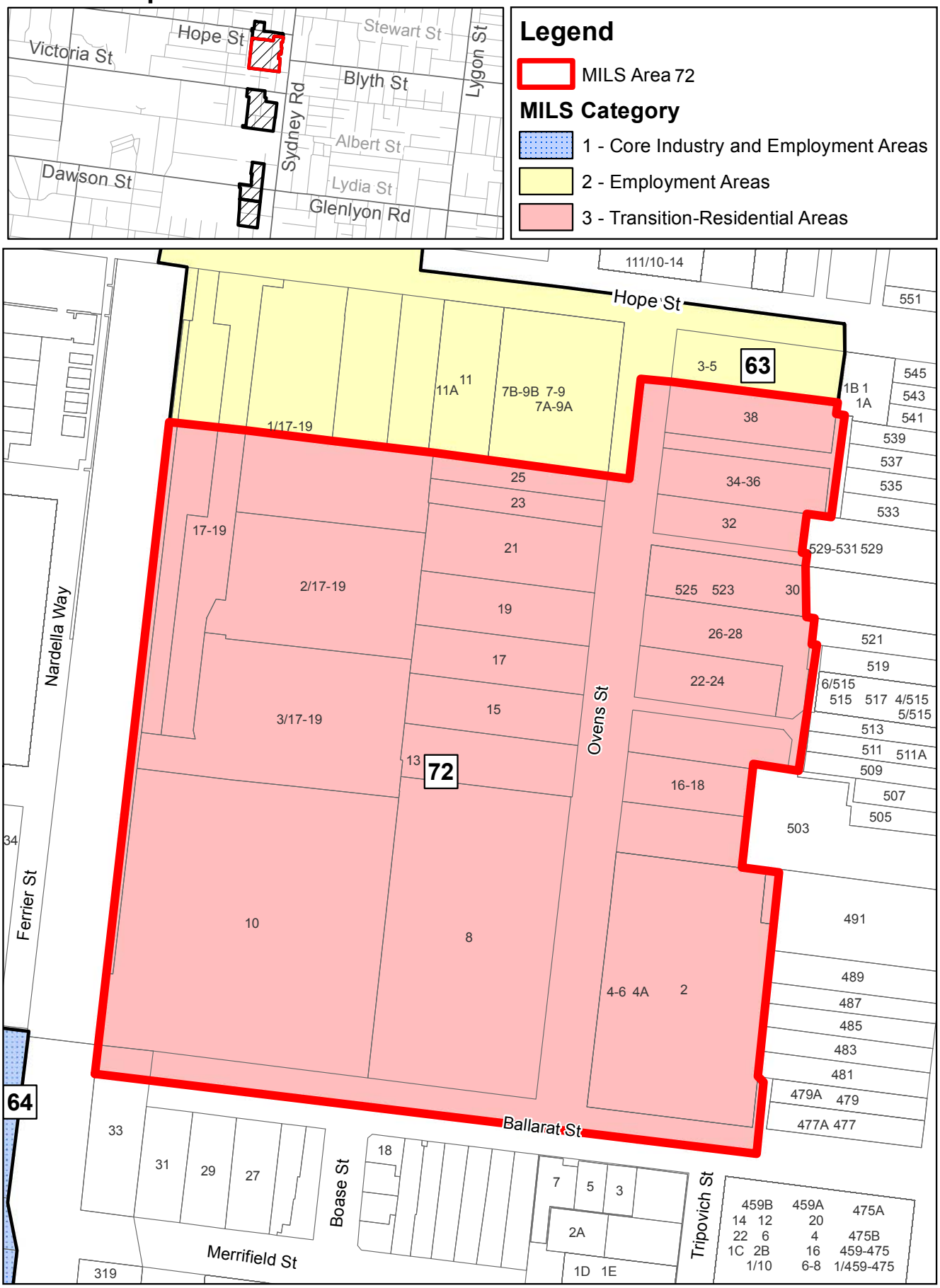
**MILS Category**

- 1 - Core Industry and Employment Areas
- 2 - Employment Areas
- 3 - Transition-Residential Areas



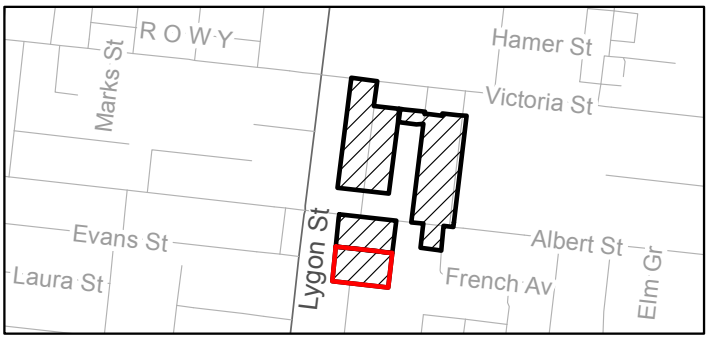
# Moreland Industrial Land Strategy 2015-2030
# MILS Area: 72

## Precinct: Upfield Corridor



# Moreland Industrial Land Strategy 2015-2030
# MILS Area: 73

## Precinct: Victoria Street/Albert Street

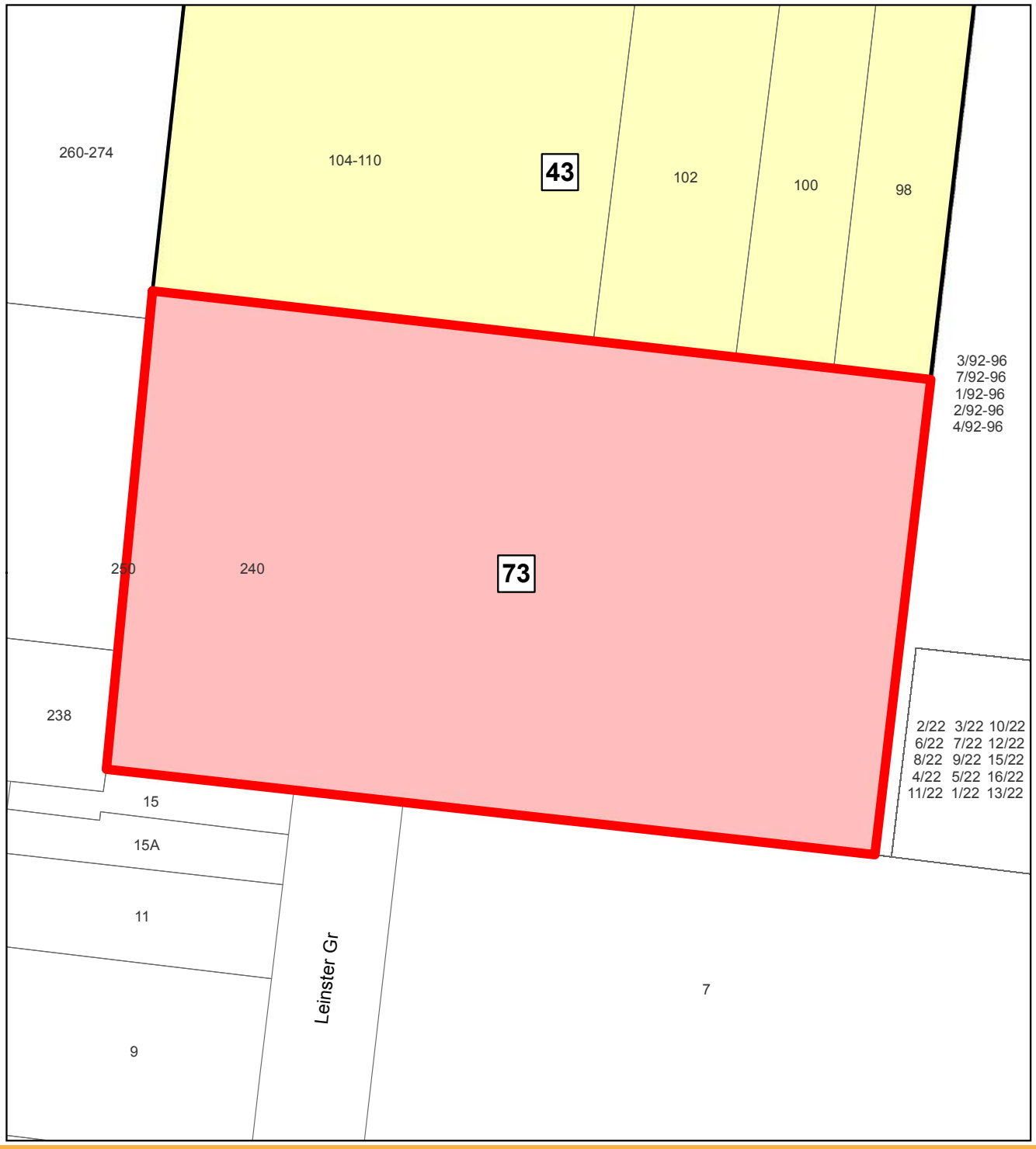



**Legend**

- MILS Area 73

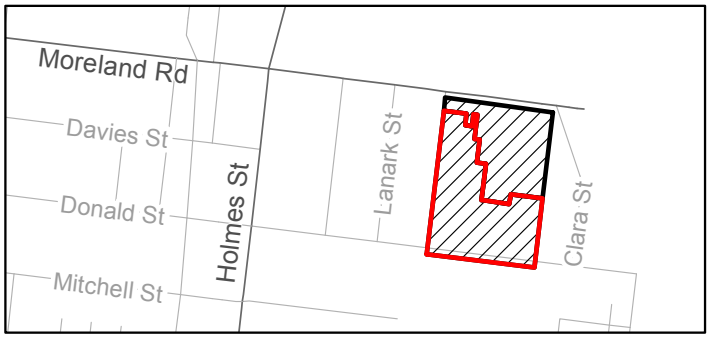
**MILS Category**

- 1 - Core Industry and Employment Areas
- 2 - Employment Areas
- 3 - Transition-Residential Areas



# Moreland Industrial Land Strategy 2015-2030
# MILS Area: 74

## Precinct: Moreland Road South

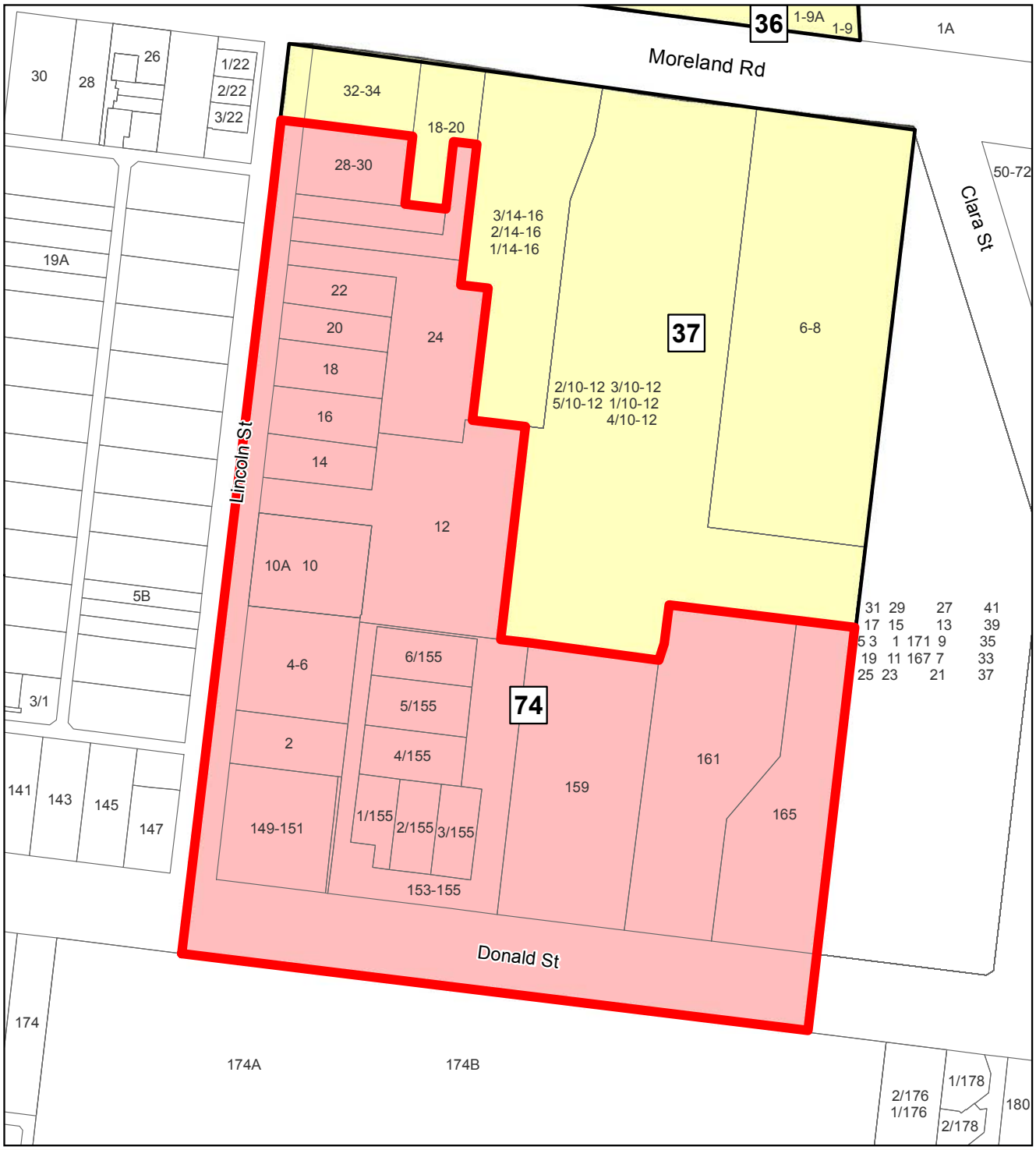



**Legend**

- MILS Area 74

**MILS Category**

- 1 - Core Industry and Employment Areas
- 2 - Employment Areas
- 3 - Transition-Residential Areas



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## GET IN CONTACT


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**F:** (03) 9240 1212

**E:** info@moreland.vic.gov.au

**A:** 90 Bell Street, Coburg

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### Moreland Language Link

| | |
|---|---|
| 有關摩爾蘭德市政廳的詳情請致電 | 9280 1910 |
| Per informazioni sul Comune di Moreland telefonare a | 9280 1911 |
| Για πληροφορίες σχετικά με το Δήμο Moreland τηλεφωνήστε στο | 9280 1912 |
| للحصول على معلومات عن بلدية مورلاند اتصلوا على الرقم | 9280 1913 |
| Moreland Belediyesi hakkında bilgi almak için aranabilecek telefon | 9280 1914 |
| Nếu muốn biết thêm chi tiết về Hội đồng Thành phố Moreland, xin quý vị gọi số | 9280 1915 |
| मोरलैंड सिटी काउंसिल के बारे में जानकारी प्राप्त करने के लिए फोन करें | 9280 1918 |
| 要进一步了解Moreland市政府的信息，请拨打 | 9280 0750 |
| ਮੋਰਲੈਂਡ ਸਿਟੀ ਕੌਂਸਲ ਬਾਰੇ ਵਧੇਰੀ ਜਾਣਕਾਰੀ ਲਈ ਕ੍ਰਿਪਾ ਕਰਕੇ ਫੋਨ ਕਰੋ | 9280 0751 |

### All other languages

including هەڤدەم , Croatian, Tagalog, Indonesia, Polski, සිංහල, Español, ትግርኛ, اردو 9280 1919

2016/JULY16/DED51/16

Moreland City Council