



27 December 2019

Lucienne Harrison  
Acting Executive Director  
Planning Implementation

**Ask for:** Jessica Leane  
**Phone:** 9932 1088  
**Our Ref:** A32398701

Dear Lucienne

**Hobsons Bay City Council submission – Draft Melbourne Industrial and Commercial Land Use Plan**

Hobsons Bay City Council welcomes the opportunity to provide feedback on the *Draft Melbourne Industrial and Commercial Land Use Plan*. The draft plan identifies that Hobsons Bay will continue to be a primary location for industries of state significance in particular the Altona and Altona North petroleum complexes.

In support of the objectives of the draft plan to protect industry and encourage growth in local employment Council advocates for the state government to review the Employment Population Density Controls (EPDCs) within Altona that restrict employment numbers on land surrounding petrochemical complexes.

EPDCs were first introduced by state government in the 1980s to minimise risks to people within proximity to Major Hazard Facilities (MHF).

- Despite their intention, the application of the control is haphazard and does not reflect proximity to MHFs or respond to changes in industrial operations on land zoned Special Use Zone 3 and 4.
- The EPDCs are a barrier to implementation of the plan as they actively discourage the location of manufacturing industries within this State-Significant Industrial Precinct.
- A review of the EPDCs will be essential to facilitate the type of employment and investment outcomes sought by the draft plan.

If you wish to discuss the submission please contact Jessica Leane, Coordinator of Strategic Planning on 9932 1088 or [jleane@hobsonsbay.vic.gov.au](mailto:jleane@hobsonsbay.vic.gov.au).

Yours sincerely

Pene Winslade  
**Director Sustainable Communities**