

12.6**Directorate****Director****Manager****Attachment(s)****Annual Report on Implementation of Strategic Planning Strategies**

City Futures

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1. Heritage Strategy - Implementation Status Report July 2024 [**12.6.1** - 4 pages]
2. Industrial Land Strategy - Implementation Status Report July 2024 [**12.6.2** - 10 pages]

Purpose

For Council to note the progress to implement the Brimbank Heritage Strategy 2018 - 2023 and Brimbank Industrial Land Use Strategy 2018-2030.

Officer Recommendation

That Council notes the:

- a. **Brimbank Heritage Strategy 2018-2023 - Implementation Status Report (July 2024), shown at Attachment 1.**
- b. **Brimbank Industrial Land Use Strategy 2018-2030 - Implementation Status Report (July 2024), shown at Attachment 2.**

BackgroundBrimbank Heritage Strategy

The Brimbank Heritage Strategy 2018-2023 (BHS) was adopted by Council on 11 December 2018 to replace the previous heritage strategy adopted in 2013. The BHS provides the overarching policy context for heritage protection and management, reaffirming Council's vision for heritage in the local area. Implementation of the BHS is based on 22 actions classified under four key areas comprising Knowing, Protecting, Supporting, and Communicating and Promoting.

Brimbank Industrial Land Use Strategy

The Brimbank Industrial Land Use Strategy 2018 – 2030 (BILS) was adopted by Council on 11 December 2018. The BILS provides the strategic directions for the development and management of 19 industrial precincts within the municipality with framework for encouraging and facilitating investment and renewal of existing, emerging, and transitional industrial estates. The BILS contain 49 actions under five themes of planning, environment, economic development, infrastructure and services, and compliance and enforcement.

Matters for Consideration**Options**

The following options are available to Council:

- A. That Council notes the Heritage Strategy and Industrial Land Use Strategy Implementation Status Reports, shown at **Attachment 1** and **Attachment 2**.
- B. That Council notes the Heritage Strategy and Industrial Land Use Strategy Implementation Status Reports, with changes.
- C. That Council does not note the Heritage Strategy and Industrial Land Use Strategy Implementation Status Reports.

Officers recommend Option A and highlight that considerable progress has been made to implement the BHS and BILS. Officers are reviewing the BHS and planning to bring a report to Council in 2025 regarding an extension of the current heritage program. This will provide an opportunity for Council to discuss any proposed changes to the program. Officers will also program an interim review of the BILS following the release of Plan for Victoria.

Analysis

Brimbank Heritage Strategy

The Brimbank Heritage Strategy 2018-2023 - Implementation Status Report (July 2024), shown at **Attachment 1**, contains 22 actions, where:

- 4 (18%) actions are completed
- 17 (77%) actions are ongoing
- 1 (5%) action has not commenced.

Substantial progress has been made implementing the BHS with 95% of actions either ongoing or completed.

Highlights from 2023/24 includes:

- Lodgement of a submission with Heritage Victoria to have the Former Sunshine Technical School included on the Victorian Heritage Register
- Advanced pre-construction work in relation to restoration of Robertson's Homestead
- Continued ongoing exploration of options for Arundel Bridge, after it was destroyed in the Maribyrnong River Flood in 2022
- Recontracted the Heritage Advisory Service for a further period of three years
- Revised the Heritage Advisory Committee Terms of Reference.

One action has not commenced in relation to reviewing and updating the list of heritage tradespeople. This action is considered inappropriate as it may be misconstrued as an endorsement of third-party services by Council.

Brimbank Industrial Land Strategy

The Brimbank Industrial Land Use Strategy 2018-2030 - Implementation Status Report (July 2024), shown at **Attachment 2**, contains 49 actions, where:

- 7 (14%) actions are complete
- 37 (76%) actions are ongoing
- 5 (10%) actions have not commenced.

Substantial progress has been made implementing the BILS, with 90% of actions ongoing or completed.

Highlights for 2023/2024 includes:

- Working with the Western Alliance for Greenhouse Action (WAGA) to delivery two events on sustainable businesses practices
- Initiating the formation of Business Renewables Buyer Group that is recruiting businesses to work together in purchasing renewable electricity.
- Holding several pre-application meetings to advise applicants of large industrial development, with an estimated worth of \$2 million plus.
- Promoting industrial businesses and precincts in the revised Brimbank Investment Prospectus and investment attraction videos
- Approval of Amendment C225brim to introduce the Planning Policy Framework into the Brimbank Planning Scheme to include:
 - The Western State Significant Industrial Precincts on the Economic Development Framework Plan
 - New directions/policy content that provides guidance for non-industrial and sensitive uses in industrial areas
 - New directions/policy in relation to adaptive re-use of industrial heritage buildings
 - New directions/policy to minimise off-site amenity impacts by encouraging separation distances
 - New directions/policy in relation to habitat connectivity and biodiversity
 - BILS as a Background Document.

The completion of the Brimbank Industrial Design Guidelines (Guidelines) was a key action of the BILS, which has been on hold and awaiting the approval and gazettal of Amendment C225brim. Council officers had prepared an amendment to implement the Guidelines into the Brimbank Planning Scheme, which is now scheduled to Council in 2025.

There are five actions that have not been commenced in the BILS, including:

- Strategic work for minimum lot sizes, however, Amendment C225brim provides guidance for large industrial lots, and further work can be considered for programming in the years remaining, subject to resourcing.
- Investigation of a rolling program for public realm and streetscaping improvements, which will be subject to programming and allocation of future budget. This does not prevent individual projects being considered through the capital works program and budget process.
- Considering the open space needs of industrial and employment areas, which can be considered as part of a future open space strategy for the municipality.
- Advocating for the State Government to facilitate acquisition of private land along waterways to provide public access. Previous State Government forums on this matter have ceased and there is limited interest in acquisition of land.
- An evaluation of the BILS, which will be considered for programming following the release of the new Plan for Victoria.

Next steps

Officers will continue to implement the strategies and provide quarterly updates through the Council Plan reporting process.

Community Engagement

Council officers engage with a range of stakeholders through the delivery of the BHS and BILS. No external consultation was required in the preparation of this report.

Resource And Risk Implications

Resource requirements can be met within the Annual Budget 2024/2025.

Community: potential impact on community, including public trust and customer service impact

- Yes - The status of the BHS and BILS and considerable progress Council has made in terms of its implementation contribute to public trust in Council's ongoing commitment to recognising and protecting Brimbank's heritage and improving industrial and employment areas.

Environmental: impacts on environmental sustainability, including water/waste management, climate change, and contaminated land

- Yes - BILS seeks to promote development and management of land uses in the municipality's industrial precincts in ways that promote environment sustainability and minimise environmental risks. Council also works with businesses to reduce waste and minimise water and energy use.

Financial: significant financial impacts

- Yes - Delivery of the strategies is linked to Council's operational and capital works budget and resourcing. Council has limited resources, which can impact the prioritisation of action to implement.

Safety: health, safety or duty of care impacts

- Yes - The orderly management of industrial precincts and the prevention of non-compatible land use development should enhance safety and the perception of safety.

Legislation/Council Plan/Policy Context

This report supports the Council Plan 2021-2025 strategic direction and objective of:

1. People and Community - A welcoming, safe and supported community - An inclusive place for all

- Pride and Participation - Community and cultural connections built through social and artistic expression.

2. Places and Spaces - Liveable and connected neighbourhoods that support healthy and sustainable futures - A green place for all

- Liveable and Connected - Inviting and liveable spaces and facilities, connected so people can get around

3. Opportunity and Prosperity - A future focused, transforming city where all have opportunities to learn and earn - A prosperous place for all

- Growing and Transforming - Optimise community opportunities through infrastructure innovation and investment.

Council officers contributing to the preparation and approval of this report, have no conflicts of interests to declare.

BRIMBANK CITY COUNCIL

BRIMBANK HERITAGE STRATEGY (2018 – 2023)

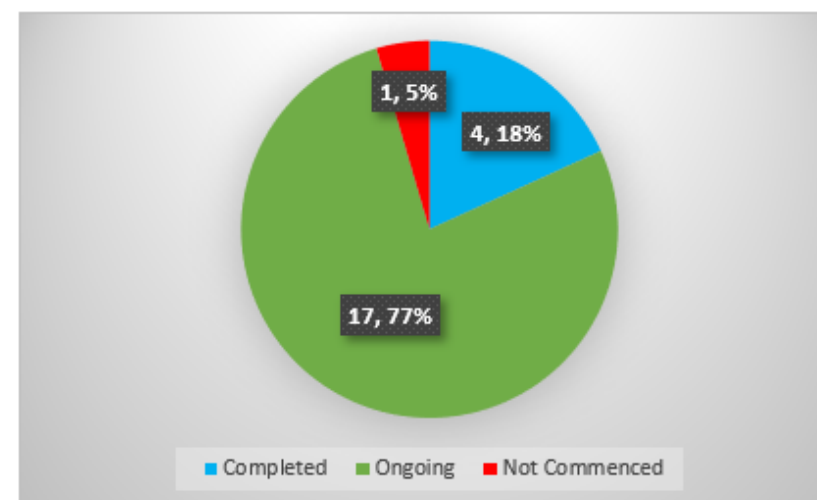
IMPLEMENTATION STATUS REPORT – JUNE 2024



Summary

A review of the implementation status of the 22 actions is summarised below:

Theme/Action Group	Completed	Ongoing	Not commenced	Total
Knowing Actions	1	3	0	4
Protecting Actions	1	4	0	5
Supporting Actions	2	4	1	7
Communicating and Promoting Actions	0	6	0	6
Total	4	17	1	22



Timeframe:

Short (to be completed within 0-2 years); Medium (to be completed within 2-4 years); Long (to be completed within 5 years); Ongoing (actions occurring through the life of Strategy)

A. 'Knowing' Actions

	Actions	Timeframe	Status	Where are we now?
1	Program regular heritage gap analyses to identify and assess properties that may warrant protection under the Heritage Overlay.	Ongoing		Council regularly conducts heritage gap analysis to identify and assess properties that may require protection under Heritage Overlay. Over the life of this strategy, the heritage gap analyses have been completed for the Sunshine Barley Terminal Silos, John Darling and Son Flour Mill Silos, Beaufort Houses and the Quonset Warehouse. Council officers also prepared a submission to the Heritage Council of Victoria to potentially list the former Sunshine Technical School on the Victorian Heritage Register. The submission was presented to Council and endorsed at the 19 March 2024 Council Meeting.
2	Review the GIS system to map places of potential heritage significance.	Short		Council's GIS system has been updated to include properties that are proposed to have the Heritage Overlay applied including: - Beaufort Houses at 52A, 1/56 and 67 Derrimut Street, 1/11 Dubbo Street and 32 Selwyn Street, Albion and 15 Servante Street, Sunshine - Sunshine Silos 2 Wright Street, Sunshine.
3	Undertake a survey of Council owned assets for potential heritage significance and conduct heritage study to verify.	Medium		Council maintains a complete register of all public assets, including information about known heritage status of assets and heritage overlays. Further investigations on heritage matters are carried out on as needs basis.
4	Develop a register of Council owned heritage collections, objects or archives (e.g., honour boards, statues) and publish on Council's website.	Long		The Arts and Culture Unit finalised a register in 2019-21 which was published on the Museums Victoria Collection website which is regularly updated.

B. 'Protecting' Actions

	Actions	Timeframe	Status	Where are we now?
1	Continue funding the current Heritage Advisory Service and undertake a review and necessary procurement arrangements to inform continuation of a service.	Medium		The service was renewed in May 2024 for a period of three years.
2	Run a targeted bi-annual heritage workshop for Council staff including inviting suitable qualified experts to facilitate workshops where necessary	Ongoing		This action is being implemented through relevant staff attendance at external forums and workshops including attendance at: - The Heritage Council's Local Government Heritage Forum in May 2024. - Training on the Aboriginal Cultural Heritage Register and Information System in May 2024. - The Planning Institute of Australia (PIA) Planet course on Infill Development in Heritage Areas.

3	Program the preparation of planning scheme amendments to add more heritage sites to the Heritage Overlay, if identified in heritage gap studies.	Ongoing		The following planning scheme amendments have progressed including: - Amendment C200 Part 2 to properties in the Grand Junction Estate and Matthew's Hill Precinct, Sunshine - Amendments C202, C234 and C240 to apply interim heritage controls to five properties Grand Junction Estate and Matthew's Hill Precinct, Sunshine - Amendment C219 to apply the Heritage Overlay on a permanent basis to five properties affected by Amendment C240, six Beaufort Homes and the Quonset Warehouse at 134 Hampshire Road, Sunshine - Amendment C227 to apply the Heritage Overlay to 2 Wright Street, Sunshine (Sunshine Silos).
4	Investigate if legislation could be strengthened to address 'demolition by neglect'.	Long		A report was presented at the Council Meeting of 18 April 2023, which explained that recent changes to the heritage provisions do not: - Impose a duty or obligation for an owner to maintain a heritage building, - Enable a Council to require property owners to carry out maintenance or repair, or - Enable Council to take planning enforcement action in relation to disrepair. A presentation on the changes was also given to the Heritage Advisory Committee at the June 2023 Meeting.
5	Continue to implement heritage management plans for Council owned assets including H.V. McKay Memorial Gardens.	Ongoing		Council continues to implement the HV McKay Memorial Gardens Management Plan 2017. In 2023/24 Council officers commenced a review and update of the Management Plan and it is anticipated this will be presented to Council in 2024/25. Council has allocated funding for preliminary works to preserve and restore Robertsons Homestead and officers are investigating opportunities for the site. Council officers have been liaising with Hume City Council and Heritage Victoria to investigate opportunities for the former Arundel Road Bridge. Council officers continue to liaise with the owner of Sydenham Railway Station to facilitate the preservation, restoration and adaptive reuse of the site.

C. 'Supporting' Actions

	Actions	Timeframe	Status	Where are we now?
1	Delivery of an annual community information session targeting owners and developers of heritage properties.	Ongoing		Strategic Planning facilitated an online community heritage forum on 4 August 2021 involving a presentation by Council's Heritage Advisor. The forum provided information about heritage places in Brimbank, and heritage resources available to the community. Since Covid there has been a decrease in community interest in these sessions. Officers are planning to trial another forum in 2024 and have engaged Council's Heritage Advisor to prepare another presentation.
2	Review and update the list of heritage tradespeople as required.	Ongoing		This action has not been implemented due to the procurement related risks associated with creating a list of qualified tradespeople, which may be seen as an endorsement by Council to use these services.
3	Investigate the potential to reduce planning application fees charged for places covered by the Heritage Overlay.	Short		The statutory fees that are charged for a planning application and set by the Victoria Government. Regulation 20 of the Planning and Environment (Fees) Regulations 2016 allows Council to waive or rebate a fee under certain circumstances. Council also engages a heritage expert to provide advice at no charge to landowners.
4	Continue to monitor heritage funding grants and other financial support.	Ongoing		In 2021, Council received a Living Heritage Grant from the Victorian Government to partly fund the restoration of the Keilor Police Hut. Council continues to monitor other grants and funding opportunities that will support heritage management.

5	Review the role and function of the Heritage Advisory Committee including its terms of reference and greater cross function engagement.	Short		The Heritage Advisory Committee's Terms of Reference was revised and endorsed at the Council meeting of 18 July 2023. The Terms of Reference are identified for review in 2027.
6	Continue to advise Local Historical Societies and community groups about funding opportunities.	Ongoing		The Heritage Advisory Committee and Library services liaise with and advises local Historical Societies about funding opportunities.
7	Program the review of the Heritage Design Guidelines and incorporate sustainable building design.	Medium		In October 2018 the ESD policy was introduced in the Brimbank Planning Scheme as a local policy at Clause 22.02 and a suite of guidance was recently published in 2023/24. The ESD policy applies to heritage applications where there are two or more dwellings and some commercial buildings. Further work may be programmed to determine if a review of the heritage design guidelines is necessary and what existing ESD guidance is required for heritage, subject to budget allocations.

D. 'Communicating and Promoting' Actions

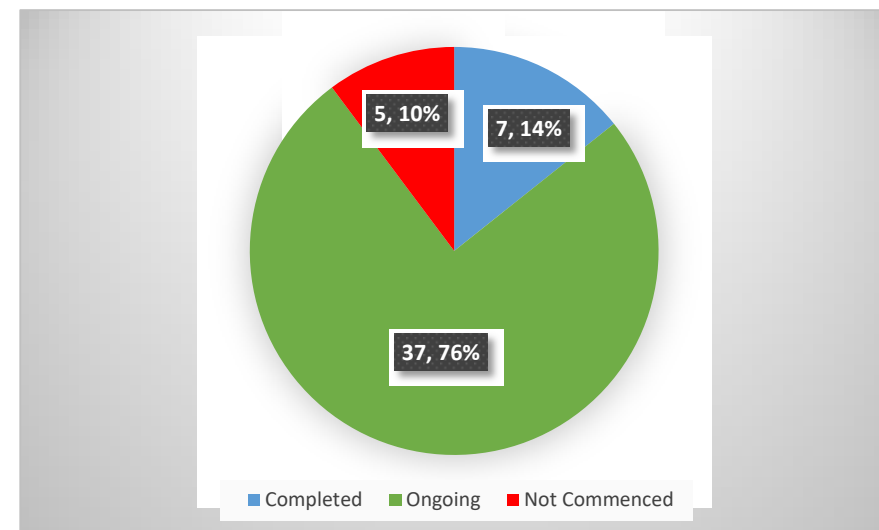
	Actions	Timeframe	Status	Where are we now?
1	Continue to update Heritage pages on Council's website as a one stop shop and promote through Council's media channels.	Ongoing		Updates continue to be made to the heritage page on Council's website on an at needs basis. Councils social media channels promote relevant heritage related planning scheme amendments and other updates.
2	Promote heritage tourism opportunities to owners, managers and heritage organisations to participate in Council's business development program and Experience Brimbank Visitor Strategy 2018 - 2023.	Ongoing		In 2021 Council created the Experience Brimbank website which is supported by marketing collateral including heritage visitor destinations that is regularly distributed across the municipality. Council seeks appropriate opportunities to promote business development opportunities to Brimbank businesses through the business eBulletin and Western Melbourne Tourism, including its PRIME Mentoring program.
3	Prepare and publish positive heritage stories through appropriate communication channels and local media.	Ongoing		Over the life of this strategy, several heritage stories have been published in the Star Weekly and promoted through Council's social media pages including the proposal to place the former Sunshine Technical School on the Victorian Heritage Register, upgrades to Harrick's Cottage and the Keilor Police Hut, as well as Brimbank's culinary heritage.
4	Continue to liaise with historical societies and community groups.	Ongoing		The Heritage Advisory Committee includes representatives from Brimbank's Historical Societies and community groups and provides an opportunity to liaise with them.
5	Investigate the extent of heritage information that is not digitised and the type of support that would be required to facilitate this.	Medium		In 2022 Council's Libraries Department purchased a scanner specifically to help heritage societies to digitise the local history collection. In February 2024, Libraries organised a discussion on a possible platform to digitally store and promote Council's heritage, art and local history collections with ongoing consideration being given to this and other platforms.
6	Continue to investigate ways to celebrate Brimbank's heritage through public art, interpretative signage, and public realm improvements.	Ongoing		A range of interpretation signage and public realm improvements have been delivered including: - Interpretative signage for the Keilor Police Hut - Interpretative signage for 47 McIntyre Road, Sunshine for the former Wunderlich Factory - The 'duplicates' installation in Hampshire Road. Work is also progressing for the design of an interpretive signage package for Yaluk barrig Park (formerly Sydenham Park).

BRIMBANK CITY COUNCIL**BRIMBANK INDUSTRIAL LAND USE STRATEGY (2018-2030)****IMPLEMENTATION STATUS REPORT – JUNE 2024****Summary**

A review of the implementation status of the 49 actions is summarised below:

Theme	Completed	Ongoing	Not commenced	Total
Planning	4	9	2	15
Environment	0	11	3	14
Economic Development	2	6	0	8
Infrastructure and Services	1	7	0	8
Compliance and Enforcement	0	4	0	4
Total	7	37	5	49

Implementation timeframe: Short (0-5 years), medium (5-7 years) and long (10-12 years)



A. Planning

Objective 1: To provide planning certainty and facilitate investment				
	Actions	Timeframe	Status	Where are we now?
1.1	Include the Western State Significant Industrial Precinct and Employment Areas as Strategic Sites within the Brimbank Planning Scheme.	Short		The Western State Significant Industrial Precinct and Employment Areas were included on the Economic Development Framework in the Brimbank Planning Scheme on 27 June 2024 as part of Amendment C225brim.
1.2	When requested, provide guidance to land owners on the preparation of Development Plans / Master Plans for Industrial and Employment areas identified in the Industrial Precinct Reports.	Short		The preparation of Development and Master Plans are generally proponent or applicant led. Council officers conducted a preliminary assessment on the Orica Precinct Development Plan which was placed on advertising on 20 June 2024. Officers have also been working with the State Government on the McIntyre Road Precinct as part of Precinct Planning for land around Albion Quarter which has included preparation of a submission for the July 2024 Council Meeting.
1.3	Apply appropriate planning tools / controls to sites where a Development Plan / Master Plan has been submitted to Council or strategic work has been prepared for industrial land in the City (such as the Development Plan Overlay).	Medium		Council officers have: • Provided feedback on the Orica Development Plan • Conducted a preliminary assessment of the Jonesfield Corner Development Plan in Ardeer • Worked with the State Government in their planning for the Albion Quarter.
1.4	Undertake strategic work to review, update and prepare new Industrial Precinct Design Guidelines as directed in the Strategy. Program the preparation of Design and Development Overlays to implement these Guidelines into the Brimbank Planning Scheme.	Short		Council adopted the Brimbank Industrial Design Guidelines (BIDG) in August 2021, which consolidated separate design guidelines for industrial areas within the municipality. Council officers have prepared draft Planning Scheme Amendment C231brim to include the BIDG in the Brimbank Planning Scheme, subject to Council approval. It is anticipated that Amendment C231 will be presented to Council in 2025 and was delayed until the Planning Minister gazetted Amendment C225, which occurred in June 2024.
1.5	Continue to provide a pre-planning application service for developments greater than \$2 million to identify issues and facilitate a streamlined planning permit process.	Ongoing		Council officers provide pre-application meetings as requested by applicants. In 2023/24, officers held meetings for several industrial projects in Deer Park, Tullamarine, Brooklyn, and Ardeer.
1.6	Undertake an evaluation of the BILS every five years and comprehensively review the BILS in 2030.	Ongoing		A review of BILS has not commenced and is subject to future budget allocation. In late 2023 the Victorian Government commenced discussions regarding a new Plan for Victoria to guide future growth and development to 2050. In the context of a new Plan for Victoria a review of BILS was considered premature and will be considered for programming after it has been released. Officers prepared an initial submission to Plan for Victoria and presented this to council at the 18 June 2024 Council Meeting.

Objective 1: To provide planning certainty and facilitate investment				
	Actions	Timeframe	Status	Where are we now?
1.7	Consider planning controls for areas around Major Hazard Facilities.	Short		The State Government is working with Council officers and WorkSafe to finalise the application of the Buffer Area Overlay for Major Hazard Facilities. Council's new Housing Strategy adopted 16 April 2024 proposes to rezone areas surrounding the Major Hazards facilities to restrict development intensity and include minimum lot size controls.

Objective 2: To promote development of Industrial and Employment Areas.				
	Actions	Timeframe	Status	Where are we now?
2.1	Maintain existing industrial zonings in Western State Significant Industrial Precinct (WSSIP).	Ongoing		Council reaffirmed its position regarding these areas as industrial precincts by including the Western State Significant Industrial Precinct (WSSIP) on the Economic Development Framework in the Brimbank Planning Scheme as part of Amendment C225brim. Amendment C225brim was gazetted on 27 June 2024. Although this action has been classified as 'ongoing', it is considered 'complete' as any proposal to rezone the land contravenes local and State policy and would not be supported.
2.2	Update the Brimbank Planning Scheme to: - include decision guidelines for: - non-industrial uses in industrial areas - sensitive uses in Industrial Areas (i.e. Caretakers residence and Childcare centre) - encouraging restricted retail uses to locate on main roads - include the BIL's as a reference document.	Short		Decision guidelines are no longer permissible under the Planning Policy Framework however, Amendment C225brim (approved 27 June 2024) included: - New strategic directions/policy content that provides guidance for non-industrial and sensitive uses in industrial areas - Incorporates BILs as a reference document in the Brimbank Planning Scheme.
2.3	Undertake further strategic work to determine the preferred minimum lot size for new subdivisions within the WSSIP and Industrial and Employment Areas, and prepare an amendment the Brimbank Planning Scheme to include decision guidelines for preferred minimum lot sizes in these areas.	Short		Amendment C225brim included local policy that seeks to support the retention and creation of large industrial lots to maintain land supply for large scale operations. Precinct specific work for preferred minimum lot sizes for new subdivisions has not yet been programmed, and if still required, is likely to require consultancy expertise and would form part of a future budget submission.

Objective 3: To encourage a transition from industrial uses.				
	Actions	Timeframe	Status	Where are we now?

3.1	Provide guidance to property owners who are interested in redeveloping their sites listed as transitional areas in the Strategy (where strategic work has justified the transition).	Ongoing		Council officers provide pre-application meetings as requested by applicants. In 2023/24 guidance was provided regarding the redevelopment of transitional sites in St Albans and Sunshine North.
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Objective 4: To persevere places of heritage significance in Industrial and Employment Areas.

	Actions	Timeframe	Status	Where are we now?
4.1	Undertake strategic work to identify preferred outcomes for places of heritage significance in Industrial and Employment Areas, including how surrounding development responds to the heritage significance of the place and prepare an update the Local Heritage Policy.	Short		Amendment C225brim included new local policies that relate to adaptive re-use of industrial heritage buildings for non- industrial uses and to support demolition/removal of relevant heritage fabric to enable continued operation of historically significant uses. The Brimbank Industrial Design Guidelines (BIDG) also provide guidance on: • Alterations and additions to heritage buildings • New buildings adjacent heritage buildings • Subdivision (in relation to heritage places). Council officers have prepared draft Planning Scheme Amendment C231brim to include the BIDG in the Brimbank Planning scheme subject to Council approval. It is anticipated Amendment C231 will be presented to Council in 2025.
4.2	Update the Heritage Overlay to include places of Aboriginal cultural heritage significance.	Short		Strategic Planning work was undertaken to examine the use of the Heritage Overlay (HO) in relation to protecting Aboriginal cultural significance. This work identified that HO is not appropriate and that the <i>Aboriginal Heritage Act 2006</i> provides the highest form of protection for Aboriginal cultural heritage. A Briefing Note was provided in the 2023/24 about this matter.
4.3	Continue to identify places of industrial heritage significance and include them within the Heritage Overlay as recommended.	Ongoing		Council has identified places of industrial heritage significance and progressed two planning scheme amendments to apply the Heritage Overlay to the Sunshine Silos, 2 Wright Street, Sunshine (Amendment C227brim) and Quonset Warehouse, 134 Hampshire Road, Sunshine (Amendment C219brim).

Objective 5: To encourage appropriate change in transitional areas.

	Actions	Timeframe	Status	Where are we now?
5.1	Apply the Development Plan Overlay or Design and Development Overlay to guide the future development of transitional areas.	Ongoing		The application of the Development Plan Overlay or Design and Development Overlay is generally proponent or applicant led as part of a Planning Scheme Amendment application.

B. Environment

Objective 6: To improve the environmental performance of Brimbank's Industrial and Employment areas.				
	Actions	Timeframe	Status	Where are we now?
6.1	Identify recommended separation distances around facilities with the potential to cause off site risk or amenity impacts including a risk matrix to inform the potential application of the Environment Significance Overlay and decision guidelines for the assessment of uses within the buffer areas.	Short		Council officers continue to work with the Victorian Government to address issues of risk and adverse amenity potential from industrial operations. In February 2023, Council made a submission towards the EPA's new draft Separation Distance Guideline and Landfill Buffer Guideline, which is currently in draft stage. Amendment C225brim included new strategic directions/policy content that relate to minimising off-site amenity impacts by encouraging separation distances and was gazetted in June 2024.
6.2	Continue to work with the Victorian Government on the proposed reforms to the VPPs to address issues of risk and adverse amenity potential from industrial operations.	Ongoing		Council officers continue to engage with the State Government and provide feedback about planning controls to manage risk. In June 2024, Council made a submission to Plan for Victoria which called for a regional approach to managing risks and adverse amenity from industrial operations.

Objective 7: To ensure that industry doesn't adversely impact the health, safety and amenity of the community.				
	Actions	Timeframe	Status	Where are we now?
7.1	Promote education and other programs including Light\$smart to encourage energy and water efficient practices.	Ongoing		Council's work has included: - Ongoing promotion of the Environmental Upgrade Agreements, which has led to over \$1.9 million in sustainable upgrade investments and over \$7 million in operational savings for businesses in Brimbank, including in the industrial precincts. - Development of a data dashboard in 2023/24 for energy use at Brimbank Aquatic and Wellness Centre (BAWC), which will be promoted to industrial business in the future.
7.2	Ensure the inclusion of environmental sustainability design outcomes including off site water capture, storage and treatment in industrial precinct design guidelines and development plans / master plans.	Short		The Brimbank Industrial Design Guidelines include ESD objectives around water capture, storage, and treatment for individual sites as well as large-scale developments or master planned areas. In 23/24 Council officers also prepared a suite of ESD guidance for the assessment of major projects and development plans, which are generally proponent or applicant led.

7.3	Promote industry environmental best practice through: - environmental fact sheets - promotion of sustainability events and sustainability champions - information of government grants.	Ongoing		In 2023/24, Council delivered promoted industry best practice through: - Work associated with the Business Renewables Buying Group - Working with WAGA to promote two events on sustainable businesses practice - Promotion of case studies about environmental upgrades and funding opportunities through the Brimbank Business e-bulletin and the Sunshine Rising and GO St Albans newsletters - Promotion of the 100% Renewable Brimbank page on Council's website.
7.4	Work with asset and service authorities and local land owners to identify and pursue opportunities for precinct wide sustainable water and energy projects.	Ongoing		Council has undertaken work to identify and pursue sustainable water and energy projects including: - Working with the Maribyrnong and Werribee Integrated Water Management Forums, which comprise DEECA, Melbourne Water, Greater Western Water, Wurundjeri, Bunurong and the relevant LGAs. - Working with DTP through participation in the Stony Creek working group. - Developing a business case to examine solar plus and a battery at Sunshine Energy Park. - Developing work that examines the potential for a community battery project in Sunshine.
7.5	Review the application of Environmental Significance Overlays (ESOs) along waterways in industrial areas and identify gaps where new ESOs may be required.	Short		Officers presented a review of the Brimbank Biodiversity Strategy and Brimbank Habitat Connectivity Plan to Council at the 18 June 2024 Council Meeting. The review of ESOs will be considered as part of a new Biodiversity Strategy, which is being developed for presentation to Council in 2025.
7.6	Continue to monitor funding opportunities to address reuse of landfills where possible.	Ongoing		Council continues to monitor funding opportunities to address landfill reuse, including the Sunshine Energy Park. In 2022, Council was awarded a grant by Sustainability Victoria to create a feasibility plan for the construction of a new Resource Recovery Centre located at Sunshine Energy Park.
7.7	Consider the Brimbank Habitat Connectivity Corridors when assessing permit applications and developing landscaping requirements for industrial precincts.	Ongoing		The Brimbank Habitat Connectivity Corridors (BHCC) were considered during development of the Brimbank Industrial Design Guidelines. Amendment C225brim included new strategic directions/policy content in relation to habitat connectivity and biodiversity in the Brimbank Planning Scheme.

Objective 8: To improve the appearance of Industrial and Employment areas.				
	Actions	Timeframe	Status	Where are we now?
8.1	Investigate the development of a rolling program for public realm and streetscape improvements.	Ongoing		A rolling program for public realm and streetscape improvements around industrial areas is yet to be developed and has not yet been programmed due to financial constraints. This doesn't prevent individual projects from being considered through the capital works and budget process for site specific improvements.
8.2	Consider how precincts can be branded through signage and other mechanisms.	Short		The BIDGs seek to improve the existing conditions and branding over time. A background audit is being undertaken as part of preparation for a municipality-wide signage strategy and will identify opportunities to improve the appearance of industrial areas.

8.3	Consider the need for open space in industrial and employment areas as part of the next review of the Open Space Strategy.	Ongoing		The preparation of a new Open Space Strategy has been identified as future work and will inform the provision of open space in industrial and employment areas.
8.4	Advocate to State Government to implement the Maribyrnong River Valley Design Guidelines and the Kororoit Creek Regional Strategy 2005 – 2030 to facilitate the acquisition of private land along waterways where this is required to provide public access and connectivity.	Ongoing		Council officers monitor funding opportunities and negotiate with owners developing land along the Maribyrnong River to improve access and connectivity. Officers have previously been involved in the trial of the State Governments Maribyrnong River Valley Coordinating Committee back in 2010 however this has been inactive for a number of years. Council officers have previously formed part of the Victorian Governments, now defunct, Maribyrnong River Valley Coordinating Committee where key tasks included: - planning and prioritise capital works and land acquisition along the Maribyrnong River - investigating mechanisms to protect remaining, undeveloped Brimbank escarpment land including seeking funds for acquisition for public open space. It is noted that the Committee was established prior to the adoption of the Brimbank Industrial Strategy and ran for a trial period of two years.
8.5	Continue to monitor the need for cleaning, maintenance and compliance in relation to rubbish dumping.	Ongoing		Council continues to monitor cleaning, maintenance and compliance of rubbish dumping through: - Reactive work by the Cleansing Team, who respond to reports to collect dumped rubbish across the municipality including industrial estates. - Investigation by Local Laws Litter Prevention Officers into incidents of dumped rubbish to identify and prosecute offenders where possible. - Proactive inspections by Council's Road Asset Inspector undertakes of the road network including industrial estates.

C. Economic Development

Objective 9: To encourage the growth of existing business in Industrial and Employment areas.				
	Actions	Timeframe	Status	Where are we now?
9.1	Review and update Positioning Brimbank branding and marketing material.	Short		Council prepared the Brimbank Investment Prospectus in 2021 and updated it in 2023/24, which included production of five marketing videos across industrial areas in Brimbank.
9.2	Maintain updated investment material.	Ongoing		Council regularly updates its investment collateral and publishes on the Brimbank website.
9.3	Develop and implement a business and industry visitation program.	Short		Council maintains a regular business visitation program and continually updates its business information.
9.4	Develop a strategy to promote existing and emerging clusters including materials recycling (Brooklyn), food manufacturing (Tullamarine), and data centres (Derrimut).	Short		Council completed a Municipal Industry Analysis and Cluster Development Plan in 2019 and also identified existing and emerging industrial clusters in the adopted Brimbank Economic Development Strategy (2022 – 2027).

9.5	Continue to support the implementation of the Brooklyn Evolution Work Program and the Brooklyn Industrial Precinct Committee (BIPC).	Ongoing		Council maintains the Brooklyn Industrial Precinct Committee and reports annually to the group about the Brooklyn Implementation Strategy.
9.6	Develop and maintain a register of vacant or underdeveloped sites within Industrial and Employment Areas to provide development facilitation and assist business development, relocation and expansion.	Short		Work has commenced to identify sites across the municipality and officers are working to develop this register on Council's GIS platform.

Objective 10: To build the capacity and economic resilience of business in Brimbank.

	Actions	Timeframe	Status	Where are we now?
10.1	Deliver a program of business development and events.	Ongoing		Council delivers an annual program of business development and networking which is promoted to the Brimbank business community. In 2023/24 the program included 17 business development workshops, two sustainable business practices events, two Brimbank Business Breakfasts, one Women in Leadership Luncheon, and monthly Brimbank Business Link Meetups that is available to all businesses in Brimbank.
10.2	Promote relevant business networking and engagement events being held by other relevant organisations.	Ongoing		Council promotes a range of networking and engagement events through the 41 editions of business ebuletin include those held by third parties such as Melbourne's North Food Group, Business Victoria, Industry Capability Network and the Aussie – Filo Business Group.

D. Infrastructure and Services
Objective 11: To enhance freight access to and within Industrial and Employment Areas.

	Actions	Timeframe	Status	Where are we now?
11.1	Advocate to the Victorian government for improvements to the Principal Freight Network that benefit Brimbank and the western region.	Ongoing		In 2020 the former Department of Transport undertook a review of the Principal Freight network and Council provided comments as part of the consultation process. Council adopted the Brimbank Transport Priorities Paper on 19 April 2022, which includes advocacy for the prioritisation of the Western Intermodal Freight Terminal (WIFT).
11.2	Engage with the Victorian government regarding the alignment, timing and mitigation options for the Western Goods Line (WGL).	Ongoing		Discussions are held periodically with relevant State Government departments and agencies regarding the planning and progress of several State Government infrastructure projects including updates on the WIFT and Western Goods Line.
11.3	Prepare local area traffic management plans as required to address and manage the conflict between freight vehicle movement and pedestrian movement.	Ongoing		Council continues to prepare and require the preparation of Local Area Traffic Management Plans as required.
11.4	Consider the car parking needs in the development of the Brimbank Car Parking Strategy.	Short		Council prepared and adopted the Brimbank Parking Strategy 2019-2029.

Objective 12: To improve public and active transport options to Industrial and Employment Areas.

	Actions	Timeframe	Status	Where are we now?
12.1	Advocate to the Victorian government for improvements to public transport in and around Industrial and Employment Areas including bus network improvements, a new commuter station at Calder Park and a light rail service along Ballarat Road to Deer Park.	Ongoing		Council has undertaken a range of advocacy work in relation to public transport in and around Industrial and Employment Areas which has been identified in the Transport Priorities Paper 2022 and Sunshine Priority Precinct Vision 2050 including the need for: • An improved Bus Network to enhance connectivity and accessibility to key employment/industrial areas • Upgrades to rail networks and train stations (including Sunshine Super Hub/Station and Albion Station) • Provision of new stations that improves access to industrial precincts in Deer Park and Keilor Park • Electrification of the Ballarat train line to Melton / Bacchus Marsh • Active transport (missing links and connections, bicycle parking at railway stations, off road bike paths) • A new light rail service.
12.2	Consider active transport linkages that better connect industrial and employment areas with the surrounding network through implementation of the Brimbank Cycling and Walking Strategy 2016.	Short		Council continues to implement the Brimbank Cycling and Walking Strategy 2016 by seeking opportunities to create active transport linkages that better connect industrial and employment areas with the surrounding network. While primarily focusing on residential areas, the following projects funded through the 2023/24 budget improve active transport access to employment areas: • Berry Street upgrades, Sunshine North • Foleys Road upgrades, Derrimut • George Street upgrades, Sunshine, and • St Leonards Avenue upgrades, Derrimut.

Objective 13: To encourage the delivery of services and infrastructure to support the viability of Industrial and Employment Areas.

	Actions	Timeframe	Status	Where are we now?
13.1	Develop local area infrastructure plans for undeveloped industrial precincts to inform infrastructure and service requirements.	Long		The preparation of service and infrastructure plans generally occurs as part of a future development proposals/subdivisions and therefore are proponent or applicant led. Council officers assess the Engineering Infrastructure and Services Report (the Report) submitted as part of a Development Plans, such as the plans for the former Orica site which is currently on advertising. The Report examines existing conditions in relation to roads, drainage and utility services and responds to the conditions on the site and application.
13.2	Continue to monitor funding opportunities to upgrade existing or provide for new local infrastructure, where required.	Ongoing		Council continues to monitor funding opportunities. Council was recently awarded a \$1.67 million grant to construct and seal the western end of Old Geelong Road in Brooklyn. Works are expected to be completed in the 2024/25 financial year.

E. Compliance and Enforcement

Objective 14: To improve the amenity of Industrial and Employment Areas through compliance and enforcement.				
	Actions	Timeframe	Status	Where are we now?
14.1	Continue to work with the Environment Protection Authority and business owners to ensure permit conditions and recommended separation distances between sensitive and industrial uses are complied with.	Ongoing		Planning Compliance regularly liaises with the EPA, businesses and individuals regarding compliance with planning permits and licences, including undertaking joint inspections throughout a number of industrial areas. Planning Compliance actively participates in the Waste Intelligence Network (WIN) & the Local Intelligence Network (LIN) which membership includes various councils, EPA, WorkSafe, Fire Rescue Victoria (FRV), Sustainability Victoria (SV), Department of Energy, Environment and Climate Action (DEECA) and Victoria Police.
14.2	Prepare an Industrial and Employment Land Compliance Action Plan to ensure regular and prioritised enforcement within industrial estates across the municipality. (Include liaison with Environment Protection Authority, Victoria Police and opportunities to increase covert surveillance).	Short		Planning Compliance regularly works with State Government agencies such as the EPA, Victoria Police and WorkSafe on various matters and undertakes joint investigations and sharing of intelligence. Planning Compliance has introduced various proactive programs including: - Establishing and implementing the Coordinated Prevention Response Framework and subsequently the Capacity Building Program for High Risk and Hazardous Waste program - Implementation of a 'Dust Management' compliance program on known emitters - Development of a proactive 'Precinct Enhancement Program' between Planning, Assets, City Laws, Victoria Police and EPA.
14.3	Seek input from EPA on the update of Council's "Guidance about Site Redevelopment" and make available to land owners.	Ongoing		The update to this guidance was delayed due to changes to the <i>Environment Protection Act 2017</i> and Victoria Planning Provisions introduced on 1 July 2021 when Victoria's new environmental regulatory regime came into effect. Council officers have commenced work to understand the above regulatory changes in the broader Brimbank context including ongoing liaison with relevant stakeholders, such as the EPA, and potentially seeking expert advice. The implementation of these changes in the relevant guidance is ongoing and will include input from the stakeholders.
14.4	Review standard permit conditions for industrial uses to ensure conditions are enforceable and address on-site storm water retention, water quality treatment and adverse amenity impacts.	Ongoing		Planning Permit conditions are regularly reviewed as required. Council officers undertook a major review of standard permit conditions in 2021 to ensure they are enforceable and address the water management and amenity issues. Work has also commenced to review and standardise ESD conditions and is expected to be completed in 2024/25.