

What is the Industrial Land Gateway Service?

The Industrial Land Gateway Service (ILGS) is a coordinated service to consider proponent requests to bring forward preparation of Horizon 2, 3 or unprogrammed Industrial PSPs.

What land is eligible?

Land in Horizon 2, Horizon 3, or unprogrammed in A 10-year plan for Melbourne's greenfields will be considered.

Is pre-application advice available?

Yes, pre-application advice can be requested by contacting the VPA at program@vpa.vic.gov.au

Can I apply for part of a PSP?

Yes, Part of a PSP is allowed, however smaller land areas and greater numbers of landowners are considered less favorably.

What is the process?

The ILGS is a two-step process.

Initial Assessment

- Verifies feasibility
- Requires a strategic level of information and technical work
- Involves targeted engagement with key stakeholders
- Determines whether a proposal meets the threshold requirements to progress to a full assessment

Full Assessment

- Seeks to determine if a PSP will come forward
- Requires a detailed level of information and technical work
- Confirms feasibility
- Broad engagement across government and stakeholders
- VPA provides advice to the Minister for Planning regarding the suitability of a change to the planned timing of an industrial PSP or part PSP (either within or between horizons).

How long does it take?

The timeframe will vary depending on the complexity of the application and feedback from various stakeholders.

Who can apply?

Landowners, consultants, developers and consortiums are welcome to apply.

How do I apply?

You can request pre-application advice by contacting us at program@vpa.vic.gov.au.

Who do I need to engage with prior to lodging?

While it is not compulsory your application will be better supported if you have engaged with:

- Council
- Relevant State Government Departments (such as EPA, DEECA, etc.,)
- Relevant Agencies/Authorities (such as Water Authorities)
- Other landowners in the proposed rezoning area.

Can I propose innovative solutions to strengthen my application?

Yes, resolution of known constraints is encouraged, and innovative solutions may be considered where they meet the requirements of government.

Can I resubmit if my proposal has previously been rejected?

Yes. You must address all previous feedback before resubmitting.

Who decides my application?

Where a request is successful the VPA will provide advice to the Minister for Planning regarding the suitability of a change to the planned timing of an industrial PSP or part PSP (either within or between horizons).

Where a request is not successful the VPA CEO will write to the proponent advising the requested change is not suitable and provide reasons.