

# Proposed Planning Changes for (Part) 95 Williamsons Road, South Morang

Information Sheet  
31 October 2016

Melbourne Water is the owner of 95 Williamsons Road, South Morang. Melbourne Water has determined that part of this site is now surplus to its current and future requirements. Melbourne Water intends to sell the surplus land but it is necessary to change the planning scheme provisions that apply to the site to facilitate its sale.

## What is proposed to change?

Melbourne Water has requested that the site be rezoned from **Public Use Zone 1 - Service and Utility** to **Mixed Use Zone** and apply a **Development Plan Overlay** and **Vegetation Protection Overlay**.

The Public Use Zone (PUZ) is a purpose specific zone that can only be used by State or local government to facilitate a public purpose or use. Land that is zoned PUZ cannot be sold to a private person or organisation. Melbourne Water has assessed its use of 95 Williamsons Road, and decided that a portion of the site is no longer required for service delivery. No other government body or local authority has expressed interest in purchasing the site.

By rezoning the site to Mixed Use Zone, this will enable an alternative use of the land that could include residential, commercial or industrial.

## HAVE YOUR SAY

Have your say on the proposed changes by making a submission by 5pm Friday, 9 December 2016. The proposed changes will go to an independent Advisory Committee for review, and all submitters are invited to present at a public hearing. For more information and to lodge a submission, visit: [www.delwp.vic.gov.au/fast-track-government-land](http://www.delwp.vic.gov.au/fast-track-government-land)

The Advisory Committee will also host a public information session at 6.30pm, Thursday 17 November 2016, at the Mill Park Community Centre, corner Blamey Avenue and Mill Park Drive, Mill Park.

## How will the proposal be assessed?

The Minister for Planning, the Hon Richard Wynne MP, has referred the proposal to the Government Land Standing Advisory Committee (Advisory Committee) to assess and make a recommendation on the proposed planning provision changes. The Advisory Committee is made up of planning and development experts who will provide independent advice to the Minister.

**You are invited to make a written submission so that your views on the proposed changes can be considered by the Advisory Committee. The Advisory Committee will also hold Public Hearings.** All local residents, land owners, servicing authorities, the local council and other interested parties are also able to make a submission.

## Site: (Part) 95 Williamsons Road, South Morang



## Site Details

The site is approximately 2.8ha and is generally flat. It is adjacent to four large water tanks to the west of the site. It is approximately 80m from the proposed Marymede railway station, and 500m from South Morang Station.

The site is located in an area consisting of residential and education facilities, commercial and industrial uses and the Mernda Railway Extension reserve.

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## Making changes to a planning scheme

A planning scheme is a statutory document which sets out objectives, policies and provisions for the use, development and protection of land. A planning scheme regulates the use and development of land through planning provisions to achieve those objectives and policies.

Zones indicate the primary character of the land, whether it is residential, industrial or rural, and determine the types of uses that may occur in that zone. Some local areas have special planning controls (known as overlays), to address issues such as areas of significant vegetation or special heritage significance. These controls are in addition to the zone controls and ensure that important aspects of the land are recognised.

## Requested planning scheme changes for the site

Melbourne Water has requested the following changes to the planning provisions for (part) 95 Williamsons Road, South Morang:

Site: (part) 95 Williamsons Road, South Morang		
	Current	Proposed
<b>Zoning:</b>	Public Use Zone (Service and Utility)	Mixed Use Zone
<b>Overlays and other provisions:</b>	None	Development Plan Overlay Vegetation Protection Overlay – Schedule 1

### MORE INFORMATION

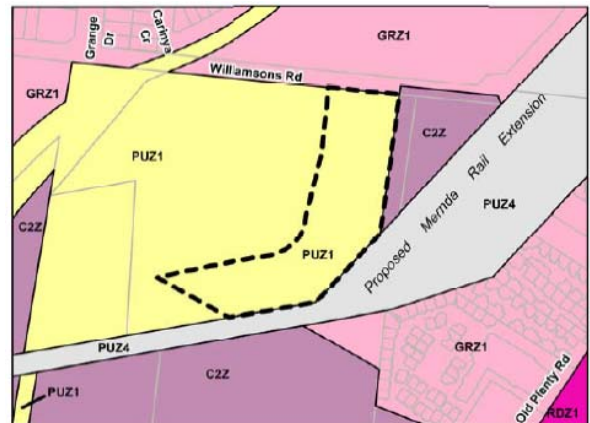
Copies of the current and proposed planning scheme provisions can be found at:  
[www.delwp.vic.gov.au/fast-track-government-land](http://www.delwp.vic.gov.au/fast-track-government-land)

## Current Zoning

### Public Use Zone 1 - Service and Utility (PUZ1)

The Public Use Zone reflects the site's ownership and function as providing for a public use. The Public Use Zone can only apply to land owned by a State or Local Government authority or utility provider and cannot apply to land owned by a private company or person.

Current planning zone for subject site



## Proposed Zoning

### Mixed Use Zone (MUZ)

The purpose of the Mixed Use Zone is to provide for a range of residential, commercial, industrial and other uses which complement the mixed-use function of the locality. The zone provides for housing at higher densities, and encourages development that responds to the existing or preferred neighbourhood character of the area.

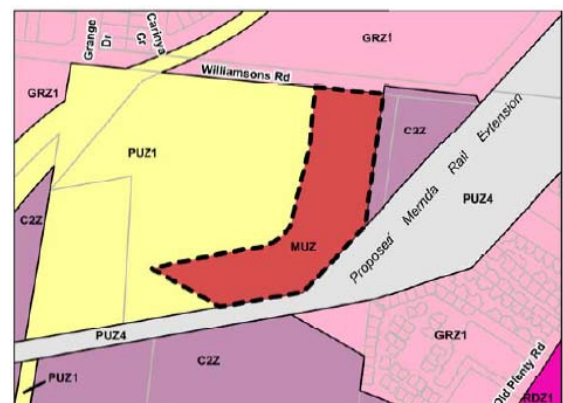
### Development Plan Overlay (DPO)

A Development Plan Overlay requires that a 'master plan' be approved for the site before a planning permit is issued. The overlay requires issues such as density, design and traffic impacts to be considered in an integrated way. There are no third party appeal rights for a proposal that accords with an approved Development Plan. The Development Plan is approved by the Responsible Authority, which is usually the local council.

### Vegetation Protection Overlay (VPO)

The Vegetation Protection Overlay – Schedule 1 recognises the significant River Red Gum Grassy Woodland and includes conditions to ensure minimal loss of native vegetation and encourage regeneration.

Proposed planning zone for subject site



# Proposed Planning Changes for (Part) 95 Williamsons Road South Morang

## Government Land Standing Advisory Committee

The Minister for Planning has established the Government Land Standing Advisory Committee (Advisory Committee) to provide expert advice and recommendations on changes to planning provisions for government land. The Advisory Committee comprises independent experts in statutory and strategic planning, land development, economics and social and environmental issues. The aim of the Advisory Committee is to provide a consistent, transparent and timely process for the consideration of changes to planning scheme provisions of government land. The matters that must be addressed by the Advisory Committee in its report to the Minister for Planning are set out in the Terms of Reference, which can be found on our website.

## Referral of a site to the Advisory Committee

The Minister for Planning has referred the proposed planning provision changes to the Advisory Committee for its consideration. The Advisory Committee will visit the site as part of its deliberations.

**The Advisory Committee will also host a public information session at 6.30pm, 17 November 2016, at the Mill Park Community Centre, corner Blamey Avenue and Mill Park Drive, Mill Park.** The public information session will provide an opportunity to ask questions about the Advisory Committee process and timing.

## Have your say

The proposed changes for the Melbourne Water site are now open for public comment. All land owners, occupiers and other interested stakeholders are invited to make a written submission on the proposed changes to the planning provisions for the site. **Written submissions are due by 5pm, 9 December 2016.**

Submissions must be made online at:

[www.delwp.vic.gov.au/fast-track-government-land](http://www.delwp.vic.gov.au/fast-track-government-land)

Submissions must be directed to the Advisory Committee through Planning Panels Victoria. All submissions are treated as public documents.

Submissions can address any matter the submitter considers relevant including whether the proposal is supported or objected to or if an alternative zone or overlay may be appropriate.

It is outside of the scope of the Advisory Committee to consider whether a site should be surplus or not. The Advisory Committee cannot consider the use of alternative public land zones, unless specifically requested by the Fast Track Government Land Service.

## Public Hearings

You can also make a verbal presentation at the Public Hearing that will be held by the Advisory Committee. The Public Hearings will be held in February 2017.

**If you would like to make a presentation at the Public Hearing, you must make a written submission and complete the relevant section of the online form by 9 December 2016.**

## What will the Advisory Committee do?

The Advisory Committee will take into account all submissions (written and verbal) before making a recommendation to the Minister for Planning. The Advisory Committee has 20 business days from the last day of the Public Hearing to submit its report and recommendations to the Minister.

## After the Advisory Committee reports

The Minister for Planning will consider the recommendations of the Advisory Committee and will make the final decision on the proposed changes to the planning provisions for the site.

### Key Steps in Advisory Committee Process

**Step 1: Site is referred to the Advisory Committee**

**Step 2: Exhibition starts –**  
31 October 2016

**Step 3: Information Session –**  
17 November 2016

**Step 4: Exhibition Closes –**  
9 December 2016

**Step 5: Public Hearing –**  
February 2017

**Step 6: Advisory Committee Report submitted to Minister for Planning –**  
April 2017

# Proposed Planning Changes for (Part) 95 Williamsons Road South Morang

## Surplus Government Land

### Why does government owned land become surplus?

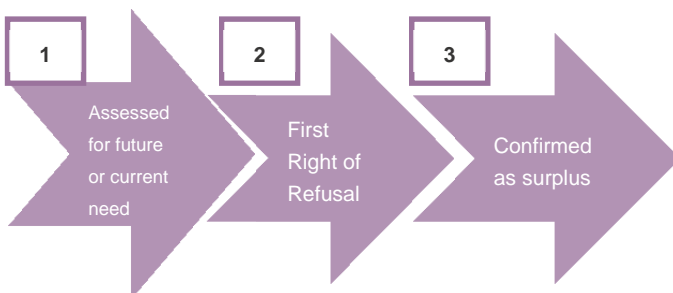
The Victorian Government is a major land holder in the state. Its significant portfolio of land assets, including schools and health facilities, is regularly reviewed as part of the efficient delivery of services to communities. Any land that is no longer required for current or future service delivery must be sold.

The benefits of government agencies selling land are that additional funds are generated to:

- Reinvest in new infrastructure such as schools, hospitals and public transport.
- Reduce the cost of government services and deliver more services.
- Eliminate unnecessary expenditure on maintenance and security services on vacated sites.
- Provide for the renewal of sites which are no longer required.

## Sale of Government Land

There is a three step process to be followed for potentially surplus land:



Each government land holding agency is required to regularly review its land holdings to determine whether the land is required for future or current need. Land that is no longer required by the landholding body is first offered to other State, local and Commonwealth government authorities who are given a first right of refusal to purchase the land for a government or community purpose.

If no purchaser is identified as part of this 'first right of refusal process' the site is determined to be surplus and will be sold. For more information, see the *Victorian Government Landholding Policy and Guidelines* section at [www.delwp.vic.gov.au/fast-track-government-land](http://www.delwp.vic.gov.au/fast-track-government-land)

## Information Pack

An information pack has been prepared that provides more detailed information about the proposed changes to the planning provisions on the site. The information pack includes:

- A planning report which provides details on the site and why the proposed planning provisions were selected.
- Planning provisions - which provide information on the current and proposed planning provisions (zones and overlays).
- Background reports - that helped inform the preparation of the planning report.

The information pack is available on our website. Hard copies of the information pack are also available for viewing at your local council office:

- City of Whittlesea Civic Centre, 25 Ferres Boulevard, South Morang.

## Contact Information

If you have questions about the site and the selection of the **proposed planning provisions**, please contact **Melbourne Water** on (03) 9679 7136 or email [robert.white@melbournewater.com.au](mailto:robert.white@melbournewater.com.au)

If you have questions about the **Advisory Committee process or timing**, please contact **Planning Panels Victoria** on (03) 9223 5317 or email [planning.panels@delwp.vic.gov.au](mailto:planning.panels@delwp.vic.gov.au)

**All other questions** should be directed to the **Fast Track Government Land Service** on (03) 8683 0901 or email [ftgl.service@delwp.vic.gov.au](mailto:ftgl.service@delwp.vic.gov.au)

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