

The Hon Richard Wynne MP, Minister for Planning

Response to the Government Land Standing Advisory Committee

I referred the proposed planning provision changes to the following sites to the Government Land Standing Advisory Committee (Advisory Committee) for review and consideration:

Tranche 1 site

- 8-20 and 22-28 Phillip Street, Dallas

Tranche 2 site

- 32A Green Gully Road, Keilor

To inform the Advisory Committee's deliberations, consultation with key stakeholders, residents, landowners and other Victorian Government bodies was undertaken. The Advisory Committee has now submitted its recommendations and I have considered the issues raised.

Advisory Committee recommendation

For 8-20 and part 22-28 Phillip Street, Dallas

- In the absence of a specific development proposal for the subject site, a planning scheme amendment be prepared and approved to rezone the subject site and adjoining Industrial 3 Zone land to the Commercial 2 Zone.

Minister for Planning response

Do not accept.

I have determined that an appropriate zone for the site is General Residential Zone – Schedule 1.

The site represents an opportunity for urban renewal and development in a location well serviced by infrastructure and services. As the site is located within the Melbourne Airports Environs Overlay – Schedule 2 (MAEO2), additional safeguarding will be required through the application of a Section 173 Agreement on the site to ensure that future owners are aware of the MAEO2 and the necessary mitigation measures required for future use and development.

The rezoning of the adjoining Industrial 3 Zone site is not supported as it was not part of the consultation undertaken.

Further detail can be found in Amendment GC46 to the Hume Planning Scheme.

For 32A Green Gully Road, Keilor:

- The proposed rezoning to General Residential Zone and the introduction of a Development Plan Overlay not be progressed.
- In the absence of a specific development proposal for the subject site, a planning scheme amendment be prepared and approved to:
 - a) Rezone the bulk of the site currently in the site owner ownership to the Commercial 2 Zone.
- Consider rezoning the small part of the site to the west in VicRoads ownership to Road Zone 1.
- Consider preparing an amendment to rezone the land at 25A Watsons Drive to Public Park and Recreation Zone to reflect its use as an open space link.

Accept in part.

I have determined that an appropriate zone for the site is Neighbourhood Residential Zone – Schedule 1 and that Development Plan Overlay Schedule 17 be applied to the site.

The site is located within an existing residential area and offers an opportunity for new development. As the site is included within the Melbourne Airports Environs Overlay – Schedule 2 (MAEO2) additional safeguarding will be required through the application of a Section 173 Agreement on the site to ensure that future owners are aware of the MAEO and the required mitigation measures for future use and development.

I have agreed to rezone the small parcel of land owned by VicRoads as it is an anomaly. However, requests to rezone other land, such as 25A Watsons Drive, is not supported as it was not part of the consultation undertaken.

Further detail can be found in Amendment GC46 to the Brimbank Planning Scheme.

Further information on the Fast Track Government Land Service can be found at www.delwp.vic.gov.au/fast-track-government-land.



HON RICHARD WYNNE MP

Minister for Planning

19/3/17



Environment,
Land, Water
and Planning