

# Proposed planning scheme changes for 111 – 139 Queen Street and 433 Smith Street, Fitzroy North (Former Gasworks site)

Information Sheet  
February 2018

## Have your say on proposed planning scheme changes to 111-139 Queen Street and 433 Smith Fitzroy North (Former Gasworks Site).

The land at 111 – 139 Queen Street and 433 Smith Street, Fitzroy (former Gasworks site) (the site) has been determined surplus to the Victorian Government's current and future requirements. Development Victoria on behalf of the site owner, the Department of Treasury and Finance has requested that the planning provisions for the site be changed to reflect that it is no longer required for public use.

The Minister for Planning has referred the proposal to the independent Government Land Standing Advisory Committee (Advisory Committee) for consideration and to provide recommendations on the suitability of the proposed planning scheme changes.

**Site details:** The 3.9 hectare site is bounded by Queens Parade, Smith Street, Alexandra Parade and George Street. The L-shaped portion of the site currently comprises former gasworks buildings, a heritage-listed iron shed, twentieth century brick buildings leased to a number of tenants, and both at-grade and underground car parking. The existing Yarra City Council depot also continues to operate in the north-west corner of the site.



Key dates	
Exhibition opens	26 February 2018
Information session	15 March from 6:30 – 7:30 pm
Exhibition closes	5pm, 6 April 2018
Public Hearing	23 April – 27 April 2018
GLSAC report to the Minister	June 2018

### What is proposed to change?

Development Victoria has requested the following changes to the planning provisions:

Existing provisions	Proposed changes
Public Use Zone (1and 6)	Mixed Use Zone and Public Use Zone (2)
Design and Development Plan Overlay (Schedule 2)	Retain
Heritage Overlay (HO211 and HO468)	Retain
Special Building Overlay	Retain
	Development Plan Overlay (Schedule 16)
	Environmental Audit Overlay
Yarra City Council as Responsible Authority	Minister for Planning as Responsible Authority

### Where can I view the proposal?

The following documents can be viewed online at [planning.vic.gov.au/ftgls](http://planning.vic.gov.au/ftgls):

- A planning report and supporting material which provides details on the site and why the proposed planning provisions were selected by Development Victoria.
- The planning provisions, including the current and proposed planning provisions (zones and overlays).
- A fact sheet on how this site was declared surplus.

Hard copies of this information are also available for viewing at:

- **Richmond Town Hall**  
333 Bridge Road,  
Richmond

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## What is the Government Land Standing Advisory Committee?

The Government Land Standing Advisory Committee (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.

## What will the Advisory Committee do?

The Advisory Committee will consider the proposal and any submissions made to it. The Advisory Committee will also visit the site as part of its deliberations. It is outside the scope of the Advisory Committee to consider whether the site is surplus or not.

Further detail is set out in the Advisory Committee Terms of Reference available at: [planning.vic.gov.au/ftgls](http://planning.vic.gov.au/ftgls).

The Advisory Committee will host a public information session which will provide an opportunity to ask questions about the Advisory Committee process and timing.

## Have your say – make a submission

You are invited to make a submission to the Advisory Committee on the proposed planning provision changes which must be made online at: [planning.vic.gov.au/ftgls](http://planning.vic.gov.au/ftgls).

Submissions must be directed to the Advisory Committee and 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.

All submissions must state the name and address of the person making the submission and will be treated as public documents.

Written submissions will be accepted by post in instances where internet access is not available. Written submission must be accompanied by a completed and signed submissions coversheet. Please call (03) 8392 5120 to request the coversheet.

## Can I make a presentation at the Public Hearing?

You can also make a verbal presentation at the Public Hearing to be held by the Advisory Committee. 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.

Further details regarding the public hearing will be made available after the exhibition period has finished and once scheduling has been finalised.

## How can I find out about the final outcome?

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.

The final decision and relevant documents will be available online at: [planning.vic.gov.au/ftgls](http://planning.vic.gov.au/ftgls).

## Contact information

If you have questions about the site and the proposed planning changes, contact Development Victoria on (03) 9651 2106 or email

[Sandy.Ribic@development.vic.gov.au](mailto:Sandy.Ribic@development.vic.gov.au)

If you have questions about the Advisory Committee process, contact Planning Panels Victoria on (03) 8392 5120 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 0950 or email [ftgl.service@delwp.vic.gov.au](mailto:ftgl.service@delwp.vic.gov.au).

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