

Government Land Standing Advisory Committee

Information Sheet – 15 February 2016

Site: 8-20 & 22-28 Phillip Street, Dallas

Melbourne Water is the owner of the Broadmeadows Service Reservoir Site at Phillip Street, Dallas. Melbourne Water have determined that a portion of the site is now surplus to their current and future operational 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.

Melbourne Water has requested that the site be rezoned from **Public Use Zone 1 (Service and Utility)** to **Mixed Use Zone** and that a **Development Plan Overlay** be applied. The Minister for Planning 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 for Planning.

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 Details

The site is approximately 1.15ha with mature trees and shrubs scattered throughout the site. The site is undeveloped and has cyclone fencing around the perimeter. It is located in a mostly residential area adjoining the Dallas activity centre.

KEY DATES

Exhibition starts: 15 February 2016

Information Session: 6.30pm, 29 February 2016, Hume Global Learning Centre, 1093 Pascoe Vale Road, Broadmeadows

Exhibition closes: 5pm, 25 March 2016

Public Hearings: week of 18 April 2016

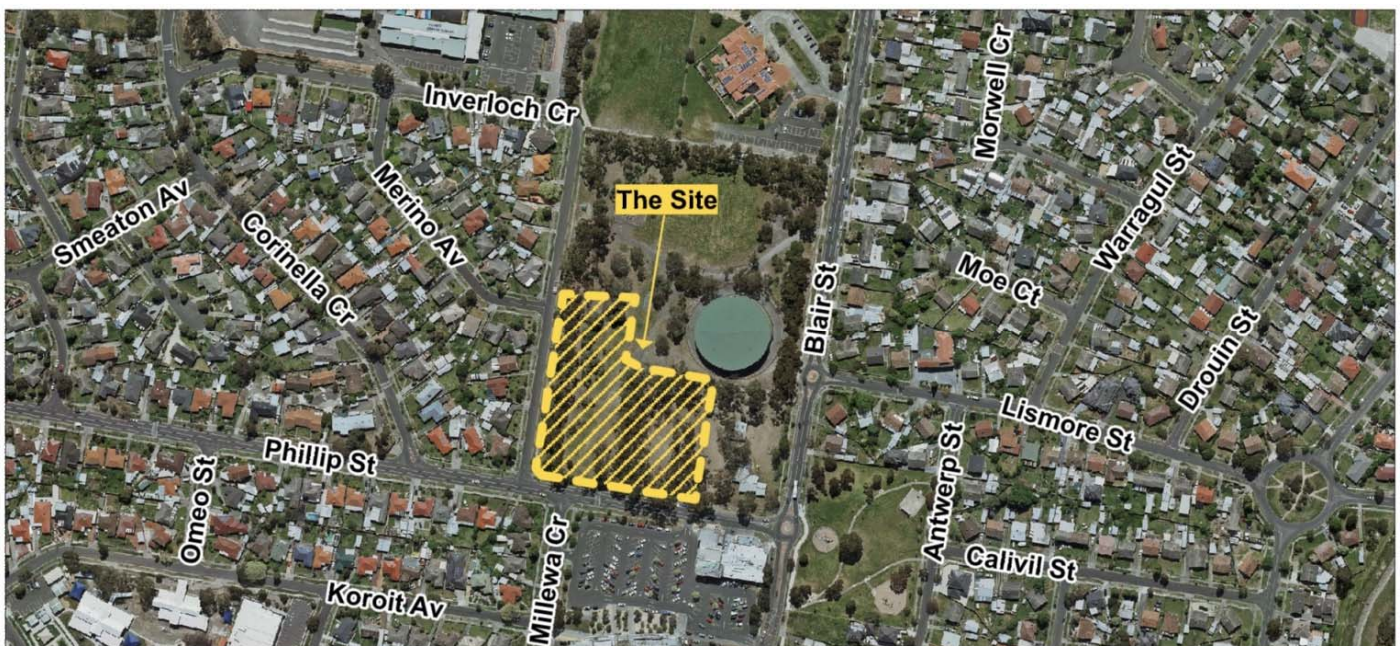
Advisory Committee report submitted to

Minister for Planning: Early June 2016

MORE INFORMATION

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

Site: 8-20 & 22-28 Phillip Street, Dallas



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 objectives and policies.

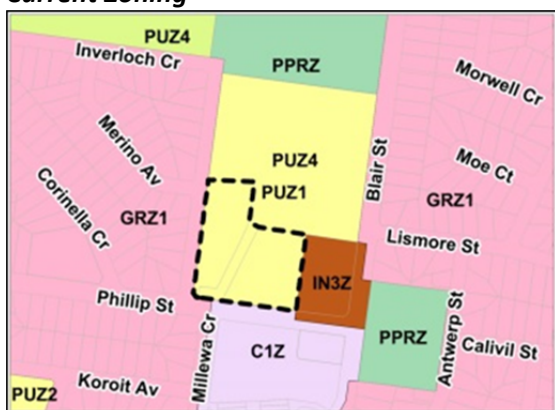
Zones indicate the primary character of the land, whether it is residential, industrial or rural, and determine the types of uses that may occur in that zone. Some local areas have special planning controls (known as overlays), such as areas of significant vegetation or special heritage significance. 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 8-20 & 22-28 Phillip Street, Dallas:

Site: 8-20 & 22-28 Phillip Street, Dallas		
	Current	Proposed
Zoning:	- Public Use Zone 1 (Service and Utility)	- Mixed Use Zone
Overlays and other provisions:	- Melbourne Airport Environs Overlay (Schedule 2)	- Melbourne Airport Environs Overlay (Schedule 2) - Development Plan Overlay - Clause 52.03

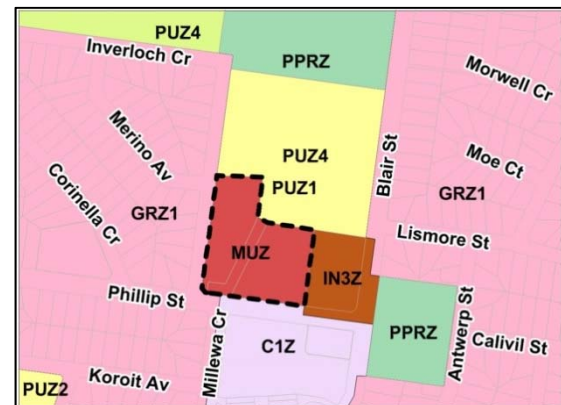
Current Zoning



Public Use Zone

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.

Proposed Zoning



Mixed Use Zone

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

Planning Scheme Overlays and other provisions

Melbourne Airport Environs Overlay: The purpose of the Melbourne Airport Environs Overlay is to ensure that land use and development are compatible with the operation of Melbourne Airport; and to assist in shielding people from the impact of aircraft noise. The proposal is to retain the existing overlay on this site.

Development Plan Overlay: The 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 fashion. The proposed overlay will also ensure that new development accords with Australian Standards for noise attenuation measures. There are no third party appeal rights for a proposal that accords with an approved development plan.

Clause 52.03: A site specific provision in the planning scheme to allow for smaller lots in accordance with the Development Plan Overlay.

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 at

www.delwp.vic.gov.au/fast-track-government-land

Referral of a site to the Advisory Committee

The Minister for Planning has referred the requested changes to the Advisory Committee for their consideration. The Advisory Committee will visit the site as part of their deliberations.

The Advisory Committee will also host a public information session on 29 February 2016, 6.30pm, at Hume Global Learning Centre, 1093 Pascoe Vale Road, Broadmeadows. 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: 25 March 2016.

Submissions must be made online at:

www.delwp.vic.gov.au/fast-track-government-land

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

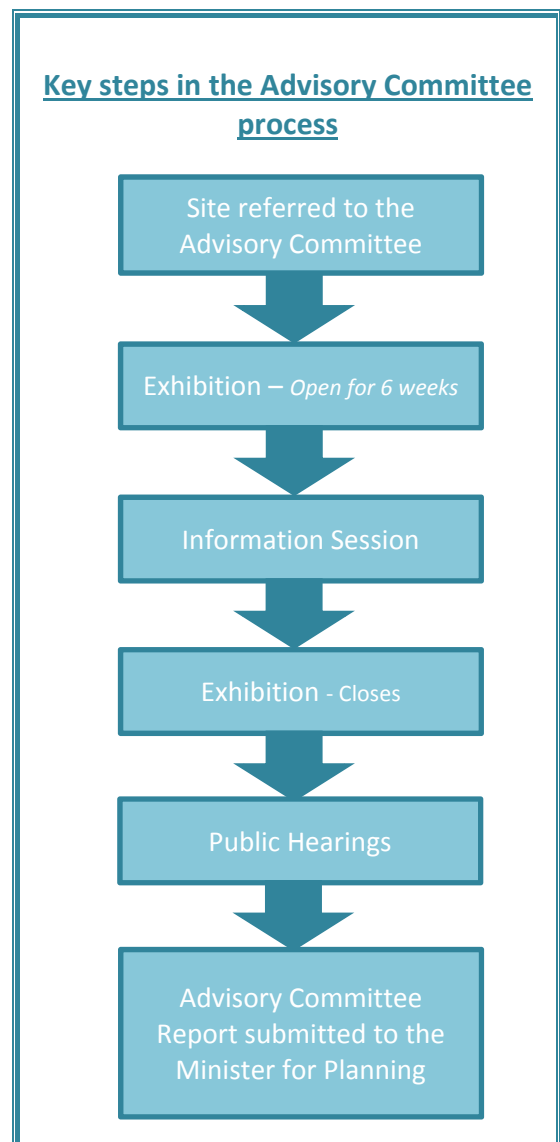
Public Hearings

You can also make a verbal presentation at the Public Hearings that will be held by the Advisory Committee. The Public Hearings will be held the week beginning 18 April 2016.

If you would like to make a presentation at the Public Hearings, you must make a written submission and complete the relevant section of the online form by 25 March 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 have 20 business days from the last day of the Public Hearings to submit their 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.

Surplus Government Land

Why does government owned land become surplus?

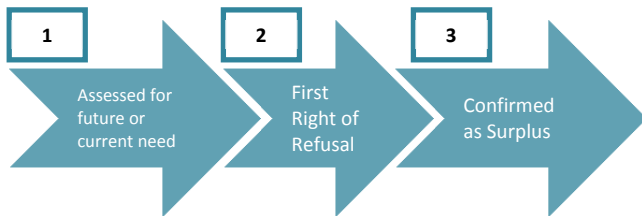
The Victorian Government is a major land holder in the state. Its significant portfolio of land assets, including schools and health facilities, is regularly reviewed as part of the efficient delivery of services to communities. Any land that is no longer required for current or future service delivery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

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 provide 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.
- Submissions - information on how to make a written submission or request to be heard at the public hearings.

The information pack is available on-line at:

www.delwp.vic.gov.au/fast-track-government-land

Hard copies of the information pack are also available for viewing at your local council offices:

- Hume City Council, Broadmeadows Office, 1079 Pascoe Vale Road, Broadmeadows
- Craigieburn Office, 75-95 Central Park Avenue, Craigieburn

Further Information

If you have questions about the site and the selection of the proposed planning provisions, please contact Melbourne Water on (03) 9679 6913 or email mary.habla@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

All other questions should be directed to the Fast Track Government Land Service on (03) 9094 8473 or email ftgl.service@delwp.vic.gov.au

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