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**
- Corner Wills and Brudenell Street, St Arnaud

**Tranche 2 sites**
- 95 Station Road and 814 Ballarat Road, Deer Park
- 27 Driscoll’s Road, Kealba
- 46 Eliza Street, Kilor Park
- 18-24 Robertsons Road and 16-28 McCubbin Drive, Taylors Lakes
- 430-436 Blackshaws Road, Altona North

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.

**Tranche 1 site**

<table>
<thead>
<tr>
<th>Advisory Committee recommendation</th>
<th>Minister for Planning response</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>For Corner Wills Street and Brudenell Street, St Arnaud</strong></td>
<td>Accept.</td>
</tr>
<tr>
<td>• A planning scheme amendment be prepared and approved to:</td>
<td>Further detail can be found in Amendment GC51 to the Northern Grampians Planning Scheme.</td>
</tr>
<tr>
<td>a) Rezone the subject site to the Industrial 3 Zone</td>
<td></td>
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<tr>
<td>b) Apply a Design and Development Overlay Schedule that provides for:</td>
<td></td>
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<tr>
<td>c) A 3 metre wide landscape and vegetation buffer at the south (Sawbench Lane), west (Wills Street) and eastern boundaries to screen the site from residential neighbours and retain as many of the mature gum trees as possible.</td>
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</tr>
<tr>
<td>d) The main vehicle access to the site from Brudenell Street to minimise disturbance to residential neighbours.</td>
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</tbody>
</table>
### Tranche 2 sites

<table>
<thead>
<tr>
<th>Advisory Committee Recommendation</th>
<th>Minister for Planning response</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>For 95 Station Road and 814 Ballarat Road, Deer Park</strong></td>
<td><strong>Accept in part.</strong></td>
</tr>
</tbody>
</table>
| • A planning scheme amendment be prepared and approved to:  
  a) Rezone the site to the Residential Growth Zone and apply the existing Schedule 1.  
  b) Apply a Development Plan Overlay as shown in Appendix C.  
  c) Reduce the area of the Heritage Overlay as exhibited.  
  • Consider preparing an amendment to rezone the Council owned land at 812 Ballarat Road from Public Use Zone 2 – Education to Public Use Zone 6 – Local Government to reflect its ownership and use. | **The Residential Growth Zone – Schedule 1, amendments to the Development Plan Overlay and a reduction in the extent of the Heritage Overlay have been approved.**  
**As the Department of Education and Training is the owner of 812 Ballarat Road, it is appropriate for this site to remain in Public Use Zone 2 – Education.**  
**Further detail can be found in Amendment GC51 to the Brimbank Planning Scheme.** |
| **For 27 Driscolls Road, Kealba** | **Accept in part.** |
| • A planning scheme amendment be prepared and approved to:  
  a) Rezone the site to the General Residential Zone, Schedule 1.  
  b) Apply a Development Plan Overlay as shown in Appendix C. | **The General Residential Zone – Schedule 1 and amendments to the Development Plan Overlay have been approved.**  
**Further detail can be found in Amendment GC51 to the Brimbank Planning Scheme.** |
| **For 46 Eliza Street, Keilor Park** | **Accept in part.** |
| • A planning scheme amendment be prepared and approved to:  
  a) Rezone the site to the Neighbourhood Residential Zone, Schedule 1.  
  b) Require current and future owners enter into a Section 173 Agreement to:  
  o Require any dwellings constructed be compliant with AS2021-2015 – Acoustic – Aircraft Noise Intrusion – Building Siting and Construction.  
  o Specify that the land is subject to aircraft noise.  
  o Consolidate the three lots on the southwestern corner of the site, comprising the following parcels Vol 8689 Fol 984 Lot No 40 LP77823; Vol 8689 Fol 985 Lot No 41 LP77823; and Vol 8689 Fol 986 Lot No 42 LP77823 and specify a minimum lot size of 1,800 square metres on the consolidated lot.  
  o Specify a minimum lot size of 300 square metres per lot on all other lots. | **The Neighbourhood Residential Zone – Schedule 1 has been approved. The recommendation to enter in a Section 173 Agreement has not been supported as there are sufficient protections available under the Melbourne Airport Environ’s Overlay – Schedule 2.**  
**Further detail can be found in Amendment GC51 to the Brimbank Planning Scheme.** |
For 18-24 Robertsons Road and 16-28 McCubbin Drive, Taylors Lakes

- A planning scheme amendment be prepared and approved to:
  a) Rezone the site to the General Residential Zone, Schedule 1.
  b) Apply a Development Plan Overlay as shown in Appendix C.

Accept in part.

The General Residential Zone – Schedule 1 and amendments to the Development Plan Overlay have been approved.

Further detail can be found in Amendment GC51 to the Brimbank Planning Scheme.

For 430-436 Blackshaws Road, Altona North

- A planning scheme amendment be prepared and approved to:
  a) Rezone the site to the General Residential Zone Schedule 4, (as exhibited for 103A Grieve Parade).
  b) Apply a Development Plan Overlay, as shown in Appendix C.

Do not accept.

I have determined that an appropriate zone for the site is Residential Growth Zone – Schedule 1 and an amended Development Plan Overlay. The site represents a significant opportunity for urban renewal and development in a location well serviced by infrastructure and services.

Further detail can be found in Amendment GC51 to the Hobsons Bay Planning Scheme.


HON RICHARD WYNNE MP
Minister for Planning

21/12/16