



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:

- *31 Radford Road, Reservoir (Tranche 2)*
- *74-76 Glasgow Avenue, Reservoir (Tranche 2)*
- *Herman Street Reserve, Rosebud (Tranche 4)*
- *Part 95 Williamsons Road, South Morang (Tranche 4)*
- *145 Studley Road, Heidelberg (Tranche 4)*

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 2 Report (29 July 2016) and Tranche 4 Report (17 March 2017)

Tranche 2***For 31 Radford Road, Reservoir***

A planning scheme amendment be prepared and approved to:

- a) Rezone the site from Public Use Zone – Schedule 2 to the Industrial 1 Zone
- b) Apply a Development Plan Overlay that provides for:
 - Protection of the Merri Creek Environs
 - Prevents development within the area abutting Merri Creek (approximately 1.9 hectares).

Accept in part.

Since undertaking consultation, Darebin City Council has agreed with the Department of Education and Training to purchase 1.88 hectares of the site along the Merri Creek.

Following consultation with Council and Department of Education and Training, I have decided to rezone the land purchased by Darebin City Council to the Public Park and Recreation Zone.

The remainder of the site will be rezoned to the Industrial 1 Zone.

Further detail can be found in Amendment GC64 to the Darebin Planning Scheme.

For 74-76 Glasgow Avenue, Reservoir

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

Do not accept.

Darebin City Council has agreed to purchase the entire site. In consultation with Council and Department of Education and Training, I have decided to rezone the site to the Public Park and Recreation Zone.

Further detail can be found in Amendment GC64 to the Darebin Planning Scheme.

Tranche 4***For Herman Street Reserve, Rosebud***

A planning scheme amendment be prepared and approved to:

- a) Rezone Herman Street Reserve, Rosebud from Public Use Zone (PUZ1) to General Residential Zone 1 (except for land to be retained by Melbourne Water as reserves).

Accept in part.

Following consultation and further investigation, Melbourne Water has advised that a reduced portion of the site is now considered surplus to operational requirements. I have decided to rezone the reduced portion of land, described as the Herman Street Reserve, to the General Residential Zone – Schedule 1. The remaining area of the site will be retained as the Public Use Zone 1.

Further detail can be found in Amendment GC64 to the Mornington Peninsula Planning Scheme.

For part 95 Williamsons Road, South Morang

1. A planning scheme amendment be prepared and approved to:

- a) Rezone the subject site to the Mixed Use Zone
- b) Apply the Vegetation Overlay
- c) Apply the Development Plan Overlay.
- d) Include the following wording in the Development Plan Overlay:

2.1 If Amendment C197 is not approved before the rezoning of this site, include the following wording in the Development Plan Overlay:

Requirements for the development plan

- A Housing Diversity Statement that explains the proposed mix of housing on the site including the provision of social and affordable housing. The statement is to demonstrate how it is proposed to address Council's aim to achieve the inclusion of 5 per cent social housing and 10 per cent affordable housing in the structure planning of any established or greenfield housing development.

2.2 If Amendment C197 is approved before the rezoning of this site, include the following wording in the Development Plan Overlay:

Condition and requirements for permits

- An agreement under section 173 of the *Planning and Environment Act 1987*, or as otherwise agreed in writing, is to be entered into between the applicant and the Responsible Authority, to the satisfaction of the Responsible Authority that the owners will:
 - provide for construction of road, bicycle and pedestrian connections from the site to the future Marymede Train Station
 - provide for 5 per cent the total number of dwellings for the purpose of social housing developed in association with an accredited housing association, to the satisfaction of the Responsible Authority.

Requirements for the development plan

- A Housing Diversity Statement that explains the proposed mix of housing on the site including the provision of social and affordable housing. The statement is to demonstrate how it is proposed to provide 5 per cent of the overall housing stock as social housing and 10 per cent of the overall housing stock as affordable housing.

Accept in part.

I accept the recommendation to rezone the land to Mixed Use Zone (MUZ) and apply a Vegetation Protection Overlay and a Development Plan Overlay. Both overlays will apply to the same land as covered by the MUZ.

Amendment C197 to the Whittlesea Planning Scheme was approved prior to the consideration of this amendment and has been considered in forming my view. The additional requirements proposed by the Advisory Committee for to be included in the Development Plan Overlay are not accepted as they will create uncertainty in the Development Overlay and how to comply with those requirements. Further work is being undertaken through the Inclusionary Housing Pilot that will provide a clear framework for the delivery of social housing on surplus government land.

Further detail can be found in Amendment GC64 to the Whittlesea Planning Scheme.

For 145 Studley Road, Heidelberg

A planning scheme amendment be prepared and approved to:

- a) Reduce the extent of Heritage Overlay Schedule 62 and 63.
- b) Amend the relevant entries in Schedule 62 and 63 of the Heritage Overlay to update the description to identify the places of significance more accurately and delete the external paint control
- c) The amendment to only be approved after a full archival record of the Davies and Bowen Buildings is prepared by an appropriately qualified person.

Accept in part.

I accept the Committee's recommendation to reduce the extent of Heritage Overlay Schedule 62 and 63 and amend the relevant entries in Schedule 62 and 63 of the Heritage Overlay to update the description to identify the places of significance more accurately and delete the external paint control.

Schedule 62 will be amended to include the former Edward Wilson Nurses' Home and Schedule 63 will be amended to include Zeltner Hall.

In approving the amendment I have asked Department of Health and Human Services to undertake the archival record within 3 months of gazettal of Amendment GC64.

Further detail can be found in Amendment GC64 to the Banyule 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

22.6.17



Environment,
Land, Water
and Planning