

Proposed planning scheme changes for 30 Jarrah Street and 41 Pearce Street, Wodonga

Information Sheet
September 2017

Have your say on proposed planning scheme changes to 30 Jarrah Street and 41 Pearce Street, Wodonga.

The land at 30 Jarrah Street and 41 Pearce Street, Wodonga (the site) accommodated the former Wodonga South Primary School.

The site has been determined surplus to the Victorian Government's current and future requirements. The Department of Treasury and Finance (DTF) has requested that the planning provisions for the site be changed to reflect that it is no longer required for public use. The site has been nominated for the Inclusionary Housing Pilot.

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

Site details: The site has an area of approximately 1.9ha and has a frontage to Pearce Street and Jarrah Street. The site is vacant, fenced and has some mature vegetation.



Key dates

Exhibition opens	25 September 2017
Information session	Tuesday 17 October 2017, 6:30pm – 7:30pm at The Cube, 118 Hovell Street, Wodonga
Exhibition closes	5pm, 3 November 2017
Public Hearings	Week of 27 November 2017
Report to the Minister	December 2017

What is proposed to change?

DTF has requested the following changes to the planning provisions for 30 Jarrah Street and 41 Pearce Street, Wodonga:

Existing provisions	Proposed changes
Public Use Zone – Education	General Residential Zone – Schedule 1

What is the Public Use Zone?

The Public Use Zone (PUZ) reflects the site's ownership and function as providing for a public use. The PUZ 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.

What is the General Residential Zone?

The purpose of the General Residential Zone is to encourage development that respects the neighbourhood character of the area, provides a diversity of housing types and moderate housing growth in locations offering good access to services and transport. It also allows education, recreational, community and a limited range of other non-residential uses to serve local community needs.

What is the Inclusionary Housing Pilot?

The Government's housing strategy: Home for Victorians commits to undertaking an Inclusionary Housing Pilot (IHP) to deliver up to 100 new social housing homes, to be facilitated by the Fast Track Government Land Service (FTGLS). Six sites across Victoria have been nominated for the IHP, including the subject site. The IHP seeks to deliver new social housing homes by securing planning certainty through the FTGLS and establishing partnerships with private sector developers. The Government is prepared to discount the price it receives for the land, in return for a commitment to deliver a proportion of social housing on-site as part of the development. Proposals will be evaluated to make sure they deliver the best outcomes for social housing and value for money.

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.

Proposed planning scheme changes for 30 Jarrah Street and 41 Pearce Street, Wodonga

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 www.planning.vic.gov.au/ftgls.

The Advisory Committee will host a public information session on Tuesday 17 October 2017, 6:30pm – 7:30pm at The Cube, 118 Hovell Street, Wodonga. The public information session 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. **Submissions must be made by 5pm, 3 November 2017 online at: www.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 in week of 27 November 2017.

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 by 5pm, 3 November 2017. Further details regarding the public hearing will be made available after the exhibition period has finished and once scheduling has been finalised.

Where can I get more information?

You can also view online:

- A planning report which provides details on the site and why the proposed planning provisions were selected.
- 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:

- Wodonga City Council, 104 Hovell Street, Wodonga
- Wodonga Library, 126 Hovell Street, Wodonga

What are the next steps?

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.

Contact information

If you have questions about the site and the proposed planning changes, contact Department of Treasury and Finance on (03) 9651 2106 or email kerrie.scott@dtf.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.

If you have any questions about the Inclusionary Housing Pilot, contact (03) 9637 9227 or email Inclusionary.Housing@delwp.vic.gov.au.

All other questions should be directed to the Fast Track Government Land Service on (03) 8683 0949 or email ftgl.service@delwp.vic.gov.au.

© The State of Victoria Department of Environment, Land, Water and Planning 2017



This work is licensed under a Creative Commons Attribution 4.0 International licence. You are free to re-use the work under that licence, on the condition that you credit the State of Victoria as author. The licence does not apply to any images, photographs or branding, including the Victorian Coat of Arms, the Victorian Government logo and the Department of Environment, Land, Water and Planning (DELWP) logo. To view a copy of this licence, visit <http://creativecommons.org/licenses/by/4.0/>

Printed by the Department of Environment, Land, Water and Planning

ISBN 978-1-76047-721-9 (pdf/online)

Disclaimer

This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

Accessibility

If you would like to receive this publication in an alternative format, please telephone the DELWP Customer Service Centre on 136 186, email customer.service@delwp.vic.gov.au or via the National Relay Service on 133 677 www.relayservice.com.au. This document is also available on the internet at www.delwp.vic.gov.au.