

Proposed Planning Changes for 1 Hopetoun Avenue, Brunswick West

Information Sheet
31 October 2016

Melbourne Water is the owner of 1 Hopetoun Avenue, Brunswick West. Melbourne Water has determined that this site is now surplus to its current and future 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.

What is proposed to change?

Melbourne Water has requested that the site be rezoned from **Public Park and Recreation Zone** to **Neighbourhood Residential Zone – Schedule 1** and to apply an **Environmental Audit Overlay**.

The Public Park and Recreation Zone (PPRZ) is a purpose specific zone that can only be used by State and local government to facilitate a public purpose or use. Land that is zoned PPRZ cannot be sold to a private person or organisation.

Melbourne Water has assessed its land assets at 1 Hopetoun Avenue, Brunswick West and determined that 1,531m² of its land is surplus to its operational requirements. As part of the First Right of Refusal process, Moreland Council expressed interest to purchase 956m² of the site that was adjoining the Moonee Ponds Creek – this site will remain zoned PPRZ. The remaining 575 m² which directly abuts Hopetoun Avenue has now been determined surplus and is subject to this rezoning proposal.

HAVE YOUR SAY

Have your say on the proposed changes by making a submission by 5pm Friday, 9 December 2016. The proposed changes will go to an independent Advisory Committee for review, and all submitters are invited to present at a public hearing. For more information and to lodge a submission, visit: www.delwp.vic.gov.au/fast-track-government-land

The Advisory Committee will also host a public information session at 6.30pm, Tuesday 15 November 2016, at the Van Raay Centre, CERES, corner Stewart and Roberts streets, East Brunswick.

The Minister for Planning, the Hon Richard Wynne MP, 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.

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: 1 Hopetoun Avenue, Brunswick West



Site Details

The site proposed to be rezoned is approximately 575m², and is predominantly clear and flat. The site is located in a well-established residential area. It is within close proximity to community infrastructure and open space, as well as the Moonee Ponds and Essendon Activity Centres.



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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 those 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), to address issues 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 1 Hopetoun Avenue, Brunswick West:

Site: 1 Hopetoun Avenue, Brunswick West

	Current	Proposed
Zoning:	Public Park and Recreation Zone	Neighbourhood Residential Zone – Schedule 1 (<i>new</i>)
Overlays and other provisions:	Development Contributions Plan Overlay - Schedule 1 Environmental Significance Overlay – Schedule 2 (ESO2) Erosion Management Overlay (EMO)	Retain all existing overlays Environmental Audit Overlay (<i>new</i>)

MORE INFORMATION

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

Current Zoning

Public Park and Recreation Zone (PPRZ)

The purpose of the PPRZ is to recognise areas that provide public recreation and open space and to protect and conserve areas of significance where appropriate.



Proposed Zoning



Neighbourhood Residential Zone (NRZ1)

The purpose of the NRZ is to recognise areas of predominantly single and double storey residential dwellings and limit opportunities for increased residential development. The zone is intended to ensure that development respects the identified neighbourhood character, heritage, environmental or landscape characteristics. The zone allows for a limited range of non-residential uses to serve the local community needs, including educational and community uses.

Environmental Audit Overlay (EAO)

The EAO ensures that potentially contaminated land is suitable for a use which could be adversely affected by any contamination. Before a sensitive use, such as residential or educational facilities, commences either a certificate of environmental audit must be issued, or an environmental auditor must make a statement that the conditions are suitable for the sensitive use.

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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 on our website.

Referral of a site to the Advisory Committee

The Minister for Planning has referred the proposed planning provision changes to the Advisory Committee for its consideration. The Advisory Committee will visit the site as part of its deliberations.

The Advisory Committee will also host a public information session at 6.30pm, 15 November 2016, at the Van Raay Centre, CERES, corner Stewart and Roberts streets, East Brunswick. 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 5pm, 9 December 2016.**

Submissions must be made online at:

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

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

Submissions 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.

It is outside of the scope of the Advisory Committee to consider whether a site should be surplus or not. The Advisory Committee can not consider the use of alternative public land zones, unless specifically requested by the Fast Track Government Land Service.

Public Hearings

You can also make a verbal presentation at the Public Hearing that will be held by the Advisory Committee. The Public Hearings will be held in February 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 9 December 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 has 20 business days from the last day of the Public Hearing to submit its 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.

Key Steps in Advisory Committee Process

Step 1: Site is referred to the Advisory Committee

Step 2: Exhibition starts –

31 October 2016

Step 3: Information Session –

15 November 2016

Step 4: Exhibition Closes –

9 December 2016

Step 5: Public Hearing –

February 2017

Step 6: Advisory Committee Report submitted to Minister for Planning –

April 2017

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Surplus Government Land

Why does government owned land become surplus?

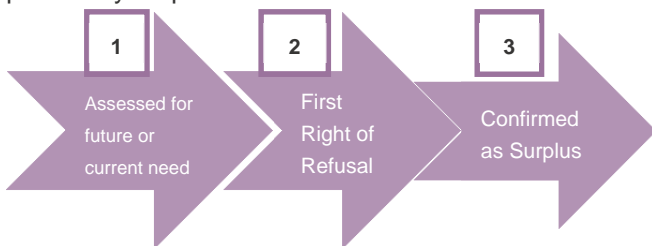
The Victorian Government is a major land holder in the state. Its significant portfolio of land assets, including schools and health facilities, is regularly reviewed as part of the efficient delivery of services to communities. Any land that is no longer required for current or future service delivery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

The information pack is available on our website. Hard copies of the information pack are also available for viewing at your local council offices:

- Moreland Civic Centre, 90 Bell Street Coburg
- Brunswick Citizens Service Centre, 233 Sydney Road Brunswick
- Glenroy Citizens Service Centre, 796N Pascoe Vale Road Glenroy

Contact Information

If you have questions about the site and the selection of the **proposed planning provisions**, please contact **Melbourne Water** on (03) 9679 7136 or email robert.white@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) 8683 0901 or email ftgl.service@delwp.vic.gov.au

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