

Proposed planning changes for 69B Harvey Street, Anglesea

Information Sheet
May 2017

Barwon Water owns 69B Harvey Street, Anglesea. Barwon Water has determined that this land is now surplus to its current and future requirements. Barwon 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.

Site details

The site is approximately 6,650 square metres and contains a disused water supply basin and office that formerly used for water supply infrastructure. The site is fenced and contains trees in parts.

The site



What is changing?

Barwon Water has requested the following changes to the planning provisions for 69B Harvey Street, Anglesea.

Proposed planning provision changes		
	Current	Proposed
Zoning:	Public Use Zone – Service and Utility (PUZ1)	General Residential Zone – Schedule 1 Retain PUZ1 to a portion of the land
Overlays and other provisions:	Significant Landscape Overlay – Schedule 3 (SLO3)	Retain SLO3 Design and Development Overlay – Schedule 19 Neighbourhood Character Overlay – Schedule 3

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 Design and Development Overlay and Neighbourhood Character Overlay?

The Design and Development Overlay seeks to preserve and enhance the low density coastal character of Anglesea. The Neighbourhood Character Overlay encourages development that retains a non-suburb and informal appearance.

What is the Government Land Standing Advisory Committee?

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 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.

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What will the Advisory Committee do?

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. The Advisory Committee will also visit the site as part of its deliberations.

The Advisory Committee will host a public information session on Thursday 25 May 2017, 6:30 – 7:30pm, Great Ocean Road Resort (Conference Room), 105 Great Ocean Road, Anglesea. The public information session will provide an opportunity to ask questions about the Advisory Committee process and timing.

It is outside the scope of the Advisory Committee to consider whether the site is surplus or not.

Can I make a submission?

You are invited to make a submission to the Advisory Committee on the proposed planning provision change. Submissions must be made by 5pm, 9 June 2017 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.

What other information is available?

You can also view online:

- A planning report.
- A fact sheet on how this site was declared surplus.
- The planning provisions, including the current and proposed planning provisions (zones and overlays).

Hard copies of this information are also available for viewing at Surf Coast Shire Council office, 1 Merrijig Drive, Torquay.

Can I make a presentation at the Public Hearing?

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 June 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, 9 June 2017. Further details regarding the public hearing will be made available after the exhibition period has finished and once scheduling has been finalised.

What are the next steps?

Key dates	
Exhibition opens	1 May 2017
Information session	25 May 2017, 6:30 – 7:30pm, Great Ocean Road Resort (Conference Room), 105 Great Ocean Road, Anglesea
Exhibition closes	5pm, 9 June 2017
Public Hearings	Week of 26 June 2017
Report to the Minister for consideration	August 2017

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 selection of the proposed planning provisions, please contact Barwon Water on (03) 5226 2534 or email tony.belcher@barwonwater.vic.gov.au.

If you have questions about the Advisory Committee process or timing, please contact Planning Panels Victoria on (03) 8392 5120 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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