

# Government Land Standing Advisory Committee

Information Sheet – 18 April 2016

## Site: 95 Station Road and 814 Ballarat Road, Deer Park

The Department of Education and Training (DET) is the owner of 95 Station Road and 814 Ballarat Road, Deer Park. DET has determined that this site is now surplus to their current and future requirements. DET 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.

DET has requested that the site be rezoned from **Public Use Zone 2 (Education)** to a **Residential Growth Zone (RGZ)** and that a **Development Plan Overlay** be applied.

The Minister for Planning 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 for Planning.

**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.

### MORE INFORMATION

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

### Site: 95 Station Road and 814 Ballarat Road, Deer Park



### Site Details

The site is approximately 2.24ha and is generally flat. It has been cleared of existing structures with a number of mature trees being retained.

The site is located in a well-established mixed use area consisting of residential, recreation, business and industrial land uses. It enjoys excellent transport accessibility and options given its location opposite the Deer Park Major Activity Centre.

### KEY DATES

**Exhibition starts:** 18 April 2016

**Information Session:** 6.30pm, 5 May 2016,  
Deer Park Hunt Club, 775 Ballarat Road, Deer Park

**Exhibition closes:** 5pm, 27 May 2016

**Public Hearings:** Mid-late June 2016

**Advisory Committee report submitted to  
Minister for Planning:** August 2016

### Fast Track Government Land Service

The Fast Track Government Land Service has been established to provide a consistent and transparent process to facilitate changes to planning provisions for government land. Land owning departments and agencies can request to have changes to the planning provisions of their sites through this new service, administered by Department of Environment, Land, Water and Planning.

## 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

DET has requested the following changes to the planning provisions for 95 Station Road and 814 Ballarat Road, Deer Park:

Site: 95 Station Road and 814 Ballarat Road, Deer Park		
	Current	Proposed
<b>Zoning:</b>	Public Use Zone (Schedule 2)	Residential Growth Zone (RGZ)
<b>Overlays and other provisions:</b>	Heritage Overlay 84	Development Plan Overlay (DPO)

### Current Zoning



#### Public Use Zone 2 (Education)

The Public Use Zone reflects the site’s ownership and function as providing for a public use. The Public Use Zone 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.

### Proposed Zoning



#### Residential Growth Zone

The purpose of the Residential Growth Zone is to provide housing at increased densities up to and including four storey building. It encourages a diversity of housing types and moderate housing growth in locations offering good access to services and transport as well as a scale of development that provides a transition between areas of more intensive use and development and areas of restricted housing growth. It also allows educational, recreational, community and a limited range of other non-residential uses to serve local community needs.

### Planning Scheme Overlays

It is proposed that the existing Heritage Overlay will be removed and a new Development Plan Overlay applied on site.

**Heritage Overlay:** The Heritage Overlay is a planning tool to conserve and enhance heritage places of national or cultural significance. HO84 recognises the former Deer Park Primary School. As the site has now been cleared, it is proposed to remove the Heritage Overlay from the site.

**Development Plan Overlay:** The Development Plan Overlay (DPO) requires that a ‘master plan’ be approved for the site before a planning permit is issued. The overlay requires issues such as density, design and traffic impacts to be considered in an integrated fashion. There are no third party appeal rights for a proposal that accords with an approved Development Plan. The DPO requires that the draft Development Plan is placed on public exhibition for comment. The Development Plan is approved by the Responsibility Authority, which is usually the local council.

# Government Land Standing Advisory Committee

Department of Education and Training Site: 95 Station Road and 814 Ballarat Road, Deer Park

## 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 at:

[www.delwp.vic.gov.au/fast-track-government-land](http://www.delwp.vic.gov.au/fast-track-government-land)

### Referral of a site to the Advisory Committee

The Minister for Planning has referred the requested changes to the Advisory Committee for their consideration. The Advisory Committee will visit the site as part of their deliberations.

**The Advisory Committee will also host a public information session at 6.30pm, 5 May 2016, at the Deer Park Hunt Club, 775 Ballarat Road, Deer Park.** 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 DET 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 27 May 2016.**

Submissions must be made online at:

[www.delwp.vic.gov.au/fast-track-government-land](http://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

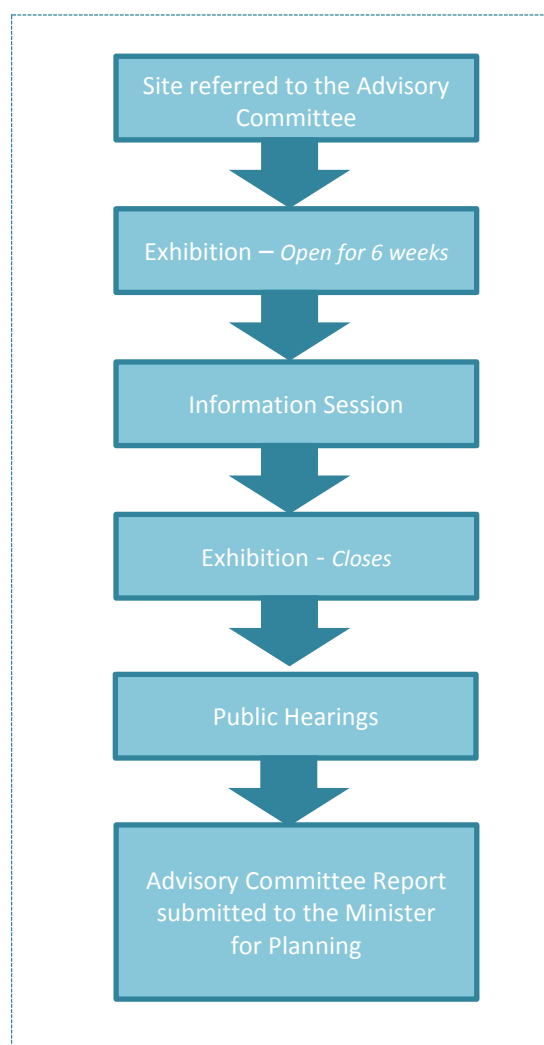
You can also make a verbal presentation at the Public Hearing that will be held by the Advisory Committee. The Public Hearings will be held in mid-late June 2016.

**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 27 May 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 their report and recommendations to the Minister.

### Key steps in the Advisory Committee process



### 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.

## Surplus Government Land

### Why does government owned land become surplus?

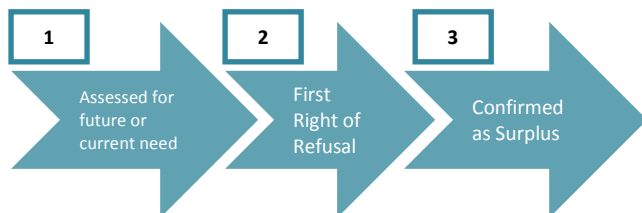
The Victorian Government is a major land holder in the state. Its significant portfolio of land assets, including schools and health facilities, is regularly reviewed as part of the efficient delivery of services to communities. Any land that is no longer required for current or future service delivery 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](http://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).
- Background reports - that helped inform the preparation of the planning report.
- Submissions - information on how to make a written submission or request to be heard at the Public Hearings.

The information pack is available on-line at:

[www.delwp.vic.gov.au/fast-track-government-land](http://www.delwp.vic.gov.au/fast-track-government-land)

Hard copies of the information pack are also available for viewing at your local council offices:

- Brimbank City Council (Keilor Municipal Offices) - 704B Old Calder Highway, Keilor
- Sydenham Library (Customer Service Centre) – 1 Station St, Taylors Lakes
- Deer Park Hunt Club (Community Arts Centre) – 755 Ballarat Rd, Deer Park

## Further Information

**If you have questions about the site and the selection of the proposed planning provisions, please contact DET on (03) 9637 3096 or email [mills.geoffrey.f@edumail.vic.gov.au](mailto:mills.geoffrey.f@edumail.vic.gov.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](mailto:planning.panels@delwp.vic.gov.au)**

**All other questions should be directed to the Fast Track Government Land Service on (03) 9094 8473 or email [ftgl.service@delwp.vic.gov.au](mailto:ftgl.service@delwp.vic.gov.au)**

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