

Proposed Planning Changes for 200 Shaws Road, Ballan

Information Sheet

6 February 2017

SITE: 200 SHAWS ROAD, BALLAN

Barwon Water is the owner of 200 Shaws Road, Ballan, which is part of the Bostock Reservoir. Barwon Water has determined that approximately 52 hectares of this land is now surplus to its current and future requirements and are preparing the site for disposal. To sell the surplus land, it is necessary to change the planning scheme provisions that apply to the site to reflect that it is no longer required for a public purpose.

What is proposed to change?

Barwon Water undertook a range of studies and expert reviews to understand the options for the future use of the land. A tourism assessment concluded that there is potential for new tourism uses, such as a mineral spa and wellness retreat or adventure training camp for schools and adults.

Proposal: Barwon Water has requested that the surplus land be rezoned from **Public Use Zone – Service and Utility** to the **Special Use Zone** to enable a range of tourism uses.

HAVE YOUR SAY

To **make a submission**, visit our website at www.delwp.vic.gov.au/fast-track-government-land and lodge your submission by **5pm Friday 17 March 2017**.

The Advisory Committee will host a **public information session** at 6.30 – 7:30 pm, **Wednesday 22 February 2017**, at the Mechanics Institute Reserve and Community House, 143 Inglis Street, Ballan

How will the proposal be assessed?

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.

All local residents, land owners, servicing authorities, the local council and other interested parties are invited to make a submission on the proposal.

Site: 200 Shaws Road, Ballan



Site Details

The site is 52 hectares in size and is mostly vacant land that is heavily treed. There is a large grouping of pine species located in the central southern part of the subject site, while other vegetated areas are comprised predominantly of native species.

The land is located approximately 3.5km south-west of the Ballan Town Centre. The surrounding area is primarily agricultural in nature. However, there are several forested areas and water bodies including the Moorabool River and Bostock Reservoir.

No other government body or local authority has expressed interest in purchasing the site and therefore it has been determined surplus.

Proposed Planning Changes for 200 Shaws Road, Ballan

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

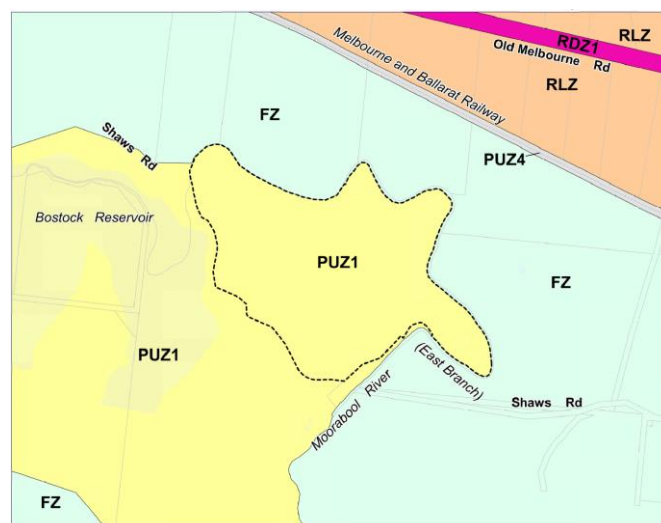
Barwon Water has requested the following changes to the planning provisions for 200 Shaws Road, Ballan.

	Current	Proposed
Zoning:	Public Use Zone – Service and Utility	Special Use Zone
Overlays and other provisions:	Environmental Significance Overlay – Schedule 1 Design and Development Overlay – Schedule 2 Bushfire Management Overlay	Retain existing overlays

More Information including copies of the current and proposed planning scheme provisions can be found at:

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

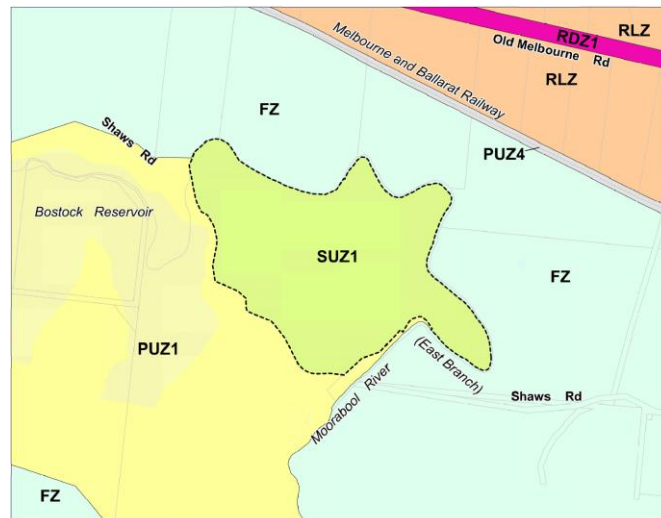
Current Zoning



Public Use Zone – Service and Utility (PUZ1)

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



Special Use Zone (SUZ)

The Special Use Zone recognises or provides for the use and development of land for specific purposes as identified in a schedule in this zone. In this case, it is intended to encourage tourism related use and development.

Proposed Planning Changes for 200 Shaws Road, Ballan

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 6.30 – 7:30 pm, Wednesday 22 February 2016, at the Mechanics Institute Reserve and Community House - 143 Inglis Street, Ballan.

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 Barwon 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, Friday 17 March 2017.**

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 cannot 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 April 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 17 March 2017.

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.

Timeframe and next steps

Step 1: Site is referred to the Advisory Committee

Step 2: Exhibition starts – 6 February 2017

Step 3: Information Session – 22 February 2017
6.30-7.30pm at Mechanics Institute Reserve and Community House - 143 Inglis Street, Ballan

Step 4: Exhibition Closes – 17 March 2017

Step 5: Public Hearing – April 2017
at Mechanics Institute Reserve and Community House - 143 Inglis Street, Ballan

Step 6: Advisory Committee Report submitted to Minister for Planning – May 2017

Proposed Planning Changes for 200 Shaws Road, Ballan

Surplus Government Land

Why does government-owned land become surplus?

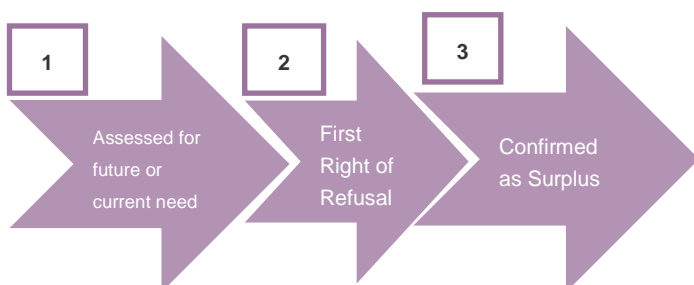
The Victorian Government is a major land holder in the state. Its significant portfolio of land assets, including schools and health facilities, is regularly reviewed as part of the efficient delivery of services to communities. Any land that is no longer required for current or future service delivery 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.
- Background reports that helped inform the preparation of the planning report.
- 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:

- Moorabool Shire Council, 182 Halletts Way, Darley
- Moorabool Shire Council, 15 Stead Street, Ballan
- Lerderderg Library, 215 Main Street, Bacchus Marsh

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.

© 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/>

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 136186, 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.