

Proposed Planning Changes for Blue Rock Road, Willow Grove

Information Sheet

6 February 2017

SITE: BLUE ROCK ROAD, WILLOW GROVE

Southern Rural Water (SRW) is the owner of property at Blue Rock Road, Willow Grove. SRW has determined that part of this land is now surplus to its current and future requirements. SRW intends to sell the surplus land but 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?

Over many years, SRW has leased a number of parcels to adjoining landowners along Blue Rock Road. These parcels have typically been cleared and used for agricultural purposes such as grazing. SRW have determined that they no longer need to own these sites and have determined them surplus. No other government agency or department has expressed interest in purchasing these properties.

Proposal: SRW has requested that the land be rezoned from **Public Use Zone – Service and Utility** to **Farming Zone**.

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, **Monday 20 February 2017**, at the Willow Grove Community Centre, 12 Moe-Willowgrove Road, Willow Grove.

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.

Site: Blue Rock Road, Willow Grove



Site Details

Blue Rock Dam is a water supply reservoir that lies on the north side of the Willow Grove Township and south of the Moondarra State Park. The surplus land is made up of multiple parcels that surround the perimeter of the Blue Rock Lake, mostly on the south and western sides which are all currently vacant.

The surplus land is 202.97 hectares in size and is predominantly vacant pasture with little native vegetation.

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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

SRW has requested the following changes to the planning provisions for Blue Rock Road, Willow Grove.

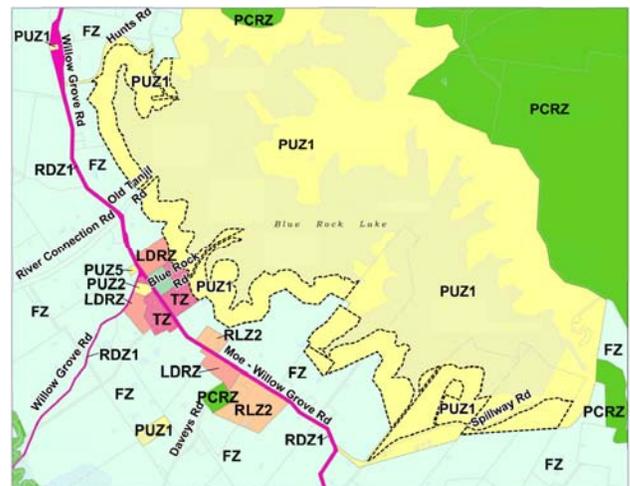
	Current	Proposed
Zoning:	Public Use Zone – Service and Utility	Farming Zone
Overlays and other provisions:	Environmental Significance Overlay – Schedule 2	Retain existing overlays

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)

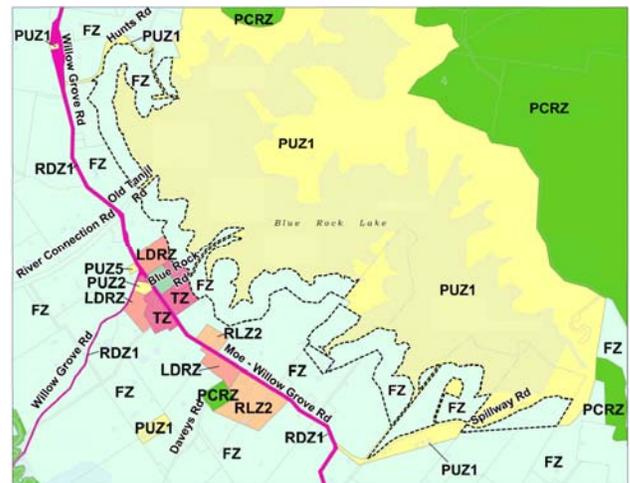
The Public Use Zone reflects the site's ownership and function as providing for a public use. The Public Use Zone can only apply to land owned by a State or local government authority or utility provider and cannot apply to land owned by a private company or person.



Proposed Zoning

Farming Zone (FZ)

The purpose of the Farming Zone is to provide for the use and development of land for agriculture. This includes limiting non-agricultural uses to ensure that the productive use of the land is not adversely affected.



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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 6.30 – 7:30 pm, Monday 20 February 2017, at the Willow Grove Community Centre, 12 Moe-Willowgrove Road, Willow Grove.

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 Southern Rural 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 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 – 20 February 2017
6.30-7.30pm at the Willow Grove Community Centre, 12 Moe-Willowgrove Road, Willow Grove.

Step 4: Exhibition Closes – 17 March 2017

Step 5: Public Hearing – April 2017

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

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Surplus Government Land

Why does government-owned land become surplus?

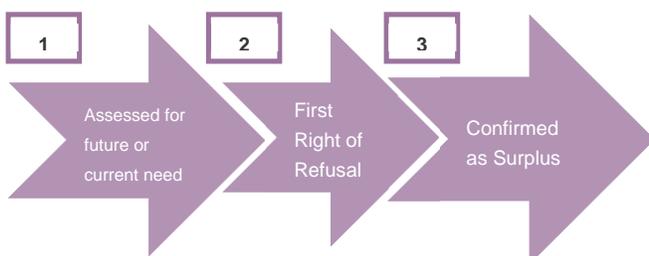
The Victorian Government is a major land holder in the state. Its significant portfolio of land assets, including schools and health facilities, is regularly reviewed as part of the efficient delivery of services to communities. Any land that is no longer required for current or future service delivery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

- Drouin Civic Centre, 33 Young Street, Drouin
- Warragul Civic Centre, 1 Civic Place, Warragul
- Willow Grove General Store, 8 Main Road Willow Grove

Contact Information

If you have questions about the site and the selection of the **proposed planning provisions**, please contact **Joey Whitehead** on 0407 849 744 or email jw.planning@bigpond.com.

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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