

# Proposed Planning Changes for 119 & 123 Curlewis Street, Swan Hill

Information Sheet

6 February 2017

## 119 & 123 Curlewis Street, Swan Hill

The Department of Justice and Regulation (DOJR) is the owner of 119 & 123 Curlewis Street, Swan Hill. DOJR has determined that both sites are now surplus to its current and future requirements. It is necessary to change the planning scheme provisions of the sites to facilitate their sale.

### What is proposed to change?

DOJR has constructed a new police station in Swan Hill, replacing the original station located in Curlewis Street. It has also relocated the Community Correctional Services Office. Both sites have been determined surplus to DOJR requirements.

The Department of Treasury and Finance (DTF) is managing the rezoning proposal on behalf of the DOJR.

**Proposal:** DTF has been requested that 119 and 123 Curlewis Street, Swan Hill be rezoned from **Public Park and Recreation Zone (PPRZ)** to a **Commercial 1 Zone (C1Z)** and apply an **Environmental Audit Overlay (EAO)** to 119 Curlewis Street.

## HAVE YOUR SAY

To **make a submission**, visit our website at [www.delwp.vic.gov.au/fast-track-government-land](http://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:**

6.30 – 7:30 pm, **Thursday 23 February 2017**, at the Swan Hill Town Hall Performing Arts and Conference Centre, 53-57 McCullum Street, Swan Hill.

## 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: 119 & 123 Curlewis Street, Swan Hill



### Site Details

**119 Curlewis Street, Swan Hill** - The former Police Station site is 1039 square metres in size and contains a purpose built structure and a partially fenced/paved car parking area. An underground disused petrol tank is located on the site. The site contains no vegetation. No other government body or local authority has expressed interest in purchasing 119 Curlewis St.

**123 Curlewis St, Swan Hill** - The former Community Correctional Services Office site is 664 square metres in size and contains a building which was used for office purposes, a garage/outbuildings and landscaping, including a number of mature exotic trees.

VicRoads is currently in the process of acquiring the 123 Curlewis Street. This land has been identified as being required for a future bridge over the Murray River.

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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

The following changes to the planning provisions for 119 and 123 Curlew Street, Swan Hill have been requested.

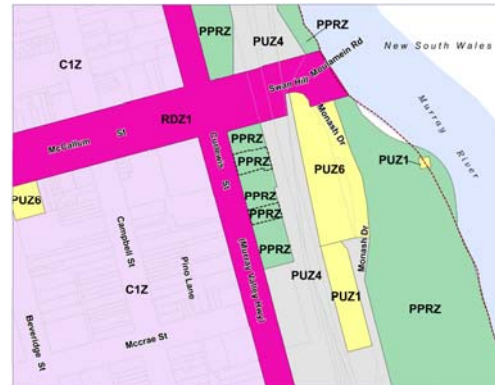
|                                       | Current   | Proposed   |
|---------------------------------------|---|--|
| <b>Zoning:</b>                        | Public Park and Recreation Zone (PPRZ)  | Commercial 1 Zone (C1Z)  |
| <b>Overlays and other provisions:</b> | Design and Development Overlay – Schedule 2 (DDO2)<br><br>Public Acquisition Overlay – Schedule 3 (PAO3) for 123 Curlew Street only | Retain existing overlays<br><br>Apply an Environmental Audit Overlay (EAO) to 119 Curlew Street only |

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

## Current Zoning

### Public Park and Recreation Zone (PPRZ)

The purpose of the Public Park and Recreation Zone is to recognise areas that provide public recreation and open space and to protect and conserve areas of significance where appropriate. Traditionally, sites used for a police station or correctional facility would be zoned Public Use Zone, not PPRZ.



## Proposed Zoning

### Commercial 1 Zone (C1Z)

The purpose of the Commercial 1 Zone is to create vibrant mixed use commercial centres for retail, office, business, entertainment and community uses. It also provides for residential uses at densities complementary to the role and scale of the commercial centres.



## Proposed Overlay

### Environmental Audit Overlay (EAO)

The Environmental Audit Overlay ensures that for land which may be potentially contaminated, further investigation is undertaken prior to a sensitive use starting for example residential use or child care centre. The EAO will only apply to 119 Curlew Street.



# Proposed Planning Changes for 119 & 123 Curlewis Street, Swan Hill

## 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, Thursday 23 February 2017, at the Swan Hill Town Hall Performing Arts and Conference Centre, 53-57 McCullum Street, Swan Hill.**

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 DOJR sites 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](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 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 early 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 – 23 February 2017**  
6.30-7.30pm at the Swan Hill Town Hall Performing Arts and Conference Centre, 53-57 McCullum Street, Swan Hill.

**Step 4: Exhibition Closes – 17 March 2017**

**Step 5: Public Hearing – Early April 2017**

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

# Proposed Planning Changes for 119 & 123 Curlewis Street, Swan Hill

## Surplus Government Land

### Why does government-owned land become surplus?

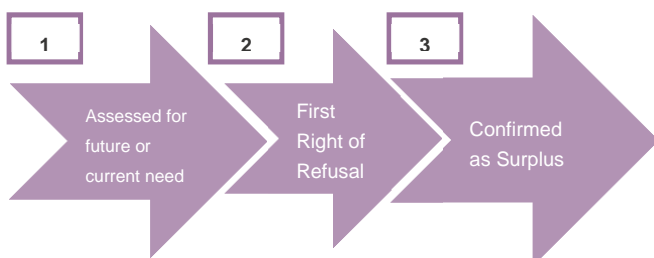
The Victorian Government is a major land holder in the state. Its significant portfolio of land assets, including schools and health facilities, is regularly reviewed as part of the efficient delivery of services to communities. Any land that is no longer required for current or future service delivery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

The information pack is available on our website.

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

- Swan Hill Rural City Council, 45 Splatt Street, Swan Hill

## Contact Information

If you have questions about the site and the selection of the **proposed planning provisions**, please contact Ms Kerrie Scott at the **Department of Treasury and Finance** on (03) 9651 2106 or email [kerrie.scott@dtf.vic.gov.au](mailto:kerrie.scott@dtf.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](mailto: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](mailto:ftgl.service@delwp.vic.gov.au).

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