

Proposed planning scheme changes for 2-16 Nicholas Street, Broadmeadows

Information Sheet
November 2017

Have your say on proposed planning scheme changes to 2-16 Nicholas Street, Broadmeadows.

The land at 2-16 Nicholas Street, Broadmeadows (the site) accommodated the former Broadmeadows Primary School.

The site has been determined surplus to the Victorian Government's current and future requirements. The Department of Treasury and Finance (DTF) has requested that the planning provisions for the site be changed to reflect that it is no longer required for public use. The site has been nominated for the Inclusionary Housing Pilot.

The Minister for Planning has referred the proposal to the independent Government Land Standing Advisory Committee for consideration and to provide recommendations on the suitability of the proposed planning scheme changes.

Site details: The site has an area of approximately 2.16ha and contains a number of mature trees which are predominantly located towards the boundaries. The school buildings associated with its former use have been demolished and the site is currently vacant.



Key dates

Exhibition opens	13 November 2017
Information session	14 December 2017, 6:30pm-7:30pm at the Hume Global Learning Centre, 1093 Pascoe Vale Road, Broadmeadows
Exhibition closes	5pm, 22 December 2017
Public Hearings	Early February 2018
Report to the Minister	Mid March 2018

What is proposed to change?

DTF has requested the following changes to the planning provisions for 2-16 Nicholas Street, Broadmeadows:

Existing provisions	Proposed changes
Part Public Use Zone – Education and part General Residential Zone Schedule 1	Residential Growth Zone
	Development Plan Overlay
	Environmental Audit Overlay
Minister for Planning is the responsible authority	Retain

Copies of the current and proposed planning scheme provisions can be found at planning.vic.gov.au/ftgls

What is the Inclusionary Housing Pilot?

The Government's housing strategy *Home for Victorians* commits to undertaking an Inclusionary Housing Pilot (IHP) to be facilitated by the Fast Track Government Land Service (FTGLS).

Six sites across Victoria have been nominated for the IHP, including the subject site. The IHP seeks to deliver new social housing homes as part of an overall development on surplus government land. Planning certainty will be secured and private sector partnerships established to ensure an overall high quality built form outcome.

The IHP aims to deliver up to 100 new social housing homes across the six sites, but it is yet to be determined how many dwellings will be delivered on each site.

Proposals will be evaluated to make sure they deliver the best outcomes for social housing and investment by government.

What is the Government Land Standing Advisory Committee?

The Government Land Standing Advisory Committee (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 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 Advisory Committee will consider the proposal and any submissions made to it. The Advisory Committee will also visit the site as part of its deliberations. It is outside the scope of the Advisory Committee to consider whether the site is surplus or not.

Further detail is set out in the Advisory Committee Terms of Reference available at planning.vic.gov.au/ftgls.

The Advisory Committee will host a public information session on **Thursday 14 December 2017, 6:30pm – 7:30pm at the Hume Global Learning Centre, 1093 Pascoe Vale Road, Broadmeadows**. The public information session will provide an opportunity to ask questions about the Advisory Committee process and timing.

Have your say – make a submission

You are invited to make a submission to the Advisory Committee on the proposed planning provision changes. Submissions must be made by **5pm, 22 December 2017** online at planning.vic.gov.au/ftgls. Submissions must be directed to the Advisory Committee and 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.

All submissions must state the name and address of the person making the submission and will be treated as public documents. Written submissions will be accepted by post in instances where internet access is not available. Written submission must be accompanied by a completed and signed submissions coversheet. Please call (03) 8392 5120 to request the coversheet.

Can I make a presentation at the Public Hearing?

You can also make a verbal presentation at the Public Hearing to be held by the Advisory Committee in early February 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, 22 December 2017. Further details regarding the public hearing will be made available after the exhibition period has finished and once scheduling has been finalised.

Where can I get more information?

You can also view online:

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

Hard copies of this information are also available for viewing at:

- Hume City Council, 1079 Pascoe Vale Road, Broadmeadows
- Hume Global Learning Centre, 1093 Pascoe Vale Road, Broadmeadows
- Broadmeadows Community Hub, 182 Widford Road, Broadmeadows

What are the next steps?

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 proposed planning changes, contact Department of Treasury and Finance on (03) 9651 2106 or email kerrie.scott@dtf.vic.gov.au.

If you have questions about the Advisory Committee process, contact Planning Panels Victoria on (03) 8392 5120 or email planning.panels@delwp.vic.gov.au.

If you have any questions about the Inclusionary Housing Pilot, contact (03) 9637 9227 or email inclusionary.housing@delwp.vic.gov.au.

All other questions should be directed to the Fast Track Government Land Service on (03) 8683 0949 or email ftgl.service@delwp.vic.gov.au.

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