

Government Land Standing Advisory Committee

Tranche 21 Report

15A Camp Street, Daylesford

23 July 2018

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List of Abbreviations

BMO	Bushfire Management Overlay
BPA	Bushfire Prone Area
The Council	Hepburn Shire Council
DPO	Development Plan Overlay
DTF	Department of Treasury and Finance
ESO	Environmental Significance Overlay
GRZ	General Residential Zone
HO	Heritage Overlay
PPRZ	Public Park and Recreation Zone
PUZ	Public Use Zone
PV	Parks Victoria

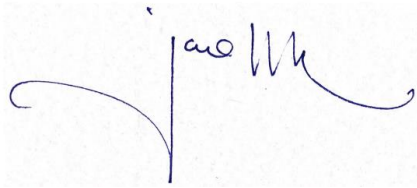
About this report

On 18 March 2018, the Minister for Planning referred the following sites to the Government Land Standing Advisory Committee as Tranche 21:

- 15A Camp Street, Daylesford
- 49A Drummond Street, Creswick.

This is the report under Section 151 of the *Planning and Environment Act 1987* of the Government Land Standing Advisory Committee for 15A Camp Street, Daylesford.

Jane Monk, Chair

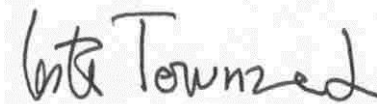


Jennifer Fraser, Member



23 July 2018

The Committee's Terms of Reference require that a report be endorsed by the Chair or the Deputy Chair of the Government Land Standing Advisory Committee.



Lester Townsend

Chair of the Government Land Standing Advisory Committee

1 Summary and recommendation

1.1 The site

Figure 1: Site location



The site is located at 15A Camp Street, Daylesford, on the east side of Camp Street between Albert Street and Central Springs Road. The site is of a regular shape and has a frontage to Camp Street of approximately 41 metres and an area of 0.25 ha. The site was formerly used as the Daylesford Police Station.

On its northern side, the site comprises a double storey brick building (the former police station), and includes a concrete driveway along the length of its northern boundary. On its southern side, towards the centre of the site, there is a single storey brick dwelling, being the former police residence. Existing semi-mature trees and planted vegetation extends across the frontage of the residence.

1.2 Issues raised in submissions

The Committee considered all written submissions as well as submissions presented to it during the Hearing. In addressing the issues raised in those submissions, the Committee has been assisted by the information provided to it as well as its observations from inspections of the site.

Apart from the Department of Treasury and Finance (DTF), which is responsible for disposing of the site, Hepburn Shire Council (Council) made the only submission in relation to this site.

Whilst generally supportive, Council was concerned about access to buildings on land managed by Parks Victoria (PV) to the north-east and east of the site.

1.3 Committee conclusion

DTF proposes rezoning the site from Public Use Zone – Schedule 1 to General Residential Zone – Schedule 1. The Committee agrees that this is an appropriate zone if the land is to be sold.

The proposed planning provisions make proper use of the Victoria Planning Provisions and are prepared and presented in accordance with the *Ministerial Direction on The Form and Content of Planning Schemes*.

Table 1: Existing and proposed controls

Current planning scheme controls	Proposed planning scheme controls	Advisory Recommendation	Committee Recommendation
Public Use Zone – Schedule 1	General Residential Zone – Schedule 1	General Residential Zone – Schedule 1	
Environmental Significance Overlay – Schedule 1	Retain	Retain	
Environmental Significance Overlay – Schedule 2	Retain	Retain	
Heritage Overlay – HO695	Retain	Retain	

1.4 Recommendation

The Committee recommends that:

A planning scheme amendment be prepared and approved to rezone 15A Camp Street, Daylesford to the General Residential Zone – Schedule 1.

2 Process issues for this site

2.1 Process summary

The following tables set out the relevant facts and process details for this matter.

Table 2: Proposal summary

Proposal summary	
Tranche and site reference	Tranche 21: site reference GL119
Site address	15A Camp Street, Daylesford
Previous use	Former Daylesford Police Station
Site owner	Department of Treasury and Finance on behalf of Department of Justice and Regulation
Council	Hepburn Shire Council
Exhibition	30 April – 8 June 2018
Submissions received	Two (2)

Table 3: Proposed planning scheme changes

Existing controls	Proposed changes
Public Use Zone – Schedule 1	General Residential Zone – Schedule 1
Environmental Significance Overlay – Schedule 1	Retain
Environmental Significance Overlay – Schedule 2	Retain
Heritage Overlay – HO695	Retain

Table 4: Committee process

Committee process	
Members	Jane Monk (Chair) and Jennifer Fraser
Information session	Creswick Town Hall, 8 May 2018
Hearing	The Warehouse, Clunes, 27 June 2018
Site inspections	8 May, 26 and 27 June 2018
Appearances	Ms McRae for DTF, Mr Aikman for Hepburn Shire Council
Date of this Report	23 July 2018

2.2 Process issues

There were no process issues for this site.

3 Introduction

3.1 Zoning context

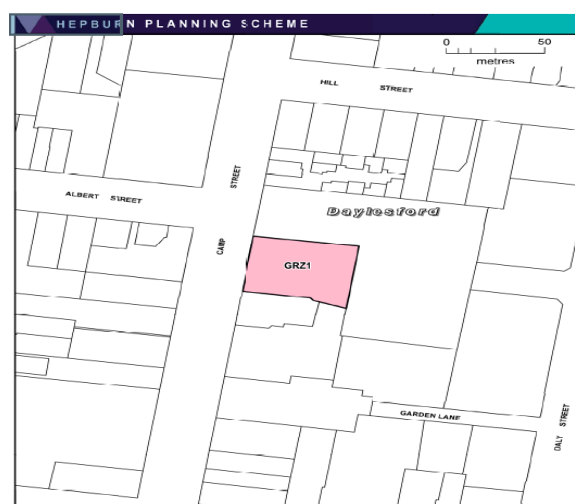
The site is the location of Daylesford’s former police station and residence and is currently zoned Public Use Zone – Schedule 1. It is located within the existing urban, historically significant, area of Daylesford.

Figures 2 and 3 show the current and proposed zonings.

Figure 2: Current zoning



Figure 3: Proposed zoning



The following overlays apply to the site:

- Environmental Significance Overlay (Schedule 1 – Proclaimed Catchment Protection)
- Environmental Significance Overlay (Schedule 2 – Mineral Springs and Groundwater Protection)
- Heritage Overlay (HO695 – Albert Street, Daylesford Heritage Precinct, Daylesford).

There is no proposal to remove or amend the overlays, so they are not dealt with further in this report.

3.2 Physical constraints

(i) History of the site

The site was used as the former Daylesford police station and police residence. A new police station has been constructed at 12 Vincent Street, Daylesford, and the original site is no longer required. It has been declared surplus to government requirements.

(ii) Heritage

The site is within a historically significant precinct with buildings dating from the mid-19th Century. Buildings in the precinct include the former Courthouse, the Albert Hotel, and dwellings dating from the Victorian era through to the post-war period.

The two buildings on the site do not appear to have heritage value.

Heritage Overlay (HO679) 'Daylesford Courthouse, Former Police Quarters and Lock-up' applies to the former courthouse building to the north of the site and two extant structures in the Reserve to the north-east and east of the site. These buildings are all identified on the Victorian Heritage Register.

Heritage Overlay (HO442) former Receipt and Pay Office, 17 Camp Street, Daylesford applies to the land immediately to the south of the site.

Other land in the surrounding area is affected by Heritage Overlay (HO695) 'Albert Street Daylesford Heritage Precinct, Daylesford' or other site specific Heritage Overlays.

(iii) Current site conditions

A preliminary investigation of environmental contamination has been undertaken and indicates that the land is suitable for residential use. The land, as well as much of the Daylesford township, is within a designated bushfire prone area. However, a Bushfire Management Overlay (BMO) does not apply to either the site or its surrounds.

(iv) Interface with surrounds

The site is located within an established residential area and immediately adjoins the Town Centre to the west. The Wombat Hill Botanical Gardens are approximately 300 metres to the east of the site. Lake Daylesford and its surrounding gardens and reserves are located approximately 1,000 metres to the south-west of the site.

Camp Street, abutting to the west of the site, runs in a north-south direction and provides access to the Midland Highway.

To the north and east of the site is a large area of reserved land (the Reserve) managed by Parks Victoria (PV). The former Daylesford Courthouse occupies its western edge, with access from Camp Street. This building is currently used as the Daylesford Neighbourhood House operated by Hepburn Shire Council. The remainder of the Reserve includes the historically significant, old police lock-up, and police quarters, the latter now used as a community radio station.

(v) Access

Access to the site is by way of a steep concrete paved driveway to Camp Street. Car access to the old lock-up and police quarters is also via this driveway. The Courthouse/neighbourhood house has its own driveway. Access to the two rear buildings, and the Reserve was raised by Council as an issue.

4 Issues with the proposed changes

4.1 What zone is suitable

(i) Evidence and submissions

Ms McRae for DTF made submissions in respect of its proposal that GRZ1 would be an appropriate zone for the site.

Mr Aikman for Council agreed with the proposed zone but raised the issue of access to the buildings on the PV managed land to the east of the site.

In respect to access to the PV site via the driveway from Camp Street, Ms McRae advised that the Neighbourhood House had its own driveway from Camp Street and that there was an unmade road from Daly Street, further to the east, which could provide access to the remainder of the Reserve. Crown Folio Statement Volume 11794 Folio 979 was provided to the Committee as part of Document 2. It shows the existence of the unmade road. Upon further inspection the Committee noted the unmade road is currently used for informal access to the Reserve and has the capacity to be upgraded should that be considered necessary.

Council acknowledged the existence of the unmade road and advised the Committee that the process, should it be decided to upgrade the unmade road which is on Crown Land, would include seeking a Land Use Activity Agreement under the *Traditional Owner Settlement Act 2010*.

Figure 4: Unmade road from Daly Street into PV reserve



(ii) Discussion

The site is in a residential area, close to the centre of town. The Central Highlands Regional Growth Plan identifies that future residential growth in Daylesford should be provided through infill housing. Rezoning the site to GRZ1 is consistent with this.

In relation to access to the buildings at the rear of the Reserve, the Committee notes that there is currently informal access along unmade paths. Should a decision be made to upgrade the access and make the road, the degree of complexity that may be involved in this process is not an impediment to the rezoning of the land. The Committee also notes that PV, the land manager, chose not to make any submission in respect of the proposed rezoning. Neither did it seek to enter into negotiations during the process of the site being declared surplus to government needs.

(iii) Conclusion

The Committee concludes that GRZ1 is an appropriate zone for the site if it is to be sold.

Appendix A: About the Government Land Standing Advisory Committee

The Government Land Planning Service is a 2015 initiative to deliver changes to planning provisions or correct planning scheme anomalies for land owned by the Victorian Government. The Government Land Standing Advisory Committee (the Committee) was appointed under Part 7, section 151 of the *Planning and Environment Act 1987* in July 2015.

A revised Terms of Reference for the Committee was approved in April 2018.

The Committee consists of:

- Chair: Lester Townsend
- Deputy Chairs: Trevor McCullough and Mandy Elliott
- Members: Gordon Anderson, Elissa Bell, Alan Chuck, Jennifer Fraser, Prue Mansfield, Jane Monk, Rachael O’Neill, John Ostroff, Tania Quick, Cazz Redding and Lynn Sweeney.

The Committee is assisted by Ms Greta Grivas, Senior Project Officer with Planning Panels Victoria.

The Committee’s Terms of Reference state that the purpose of the Advisory Committee is to:

- advise the Minister for Planning on the suitability of new changes to planning provisions for land owned, proposed to be acquired or to land required to facilitate the delivery of priority projects by the Victorian Government, and*
- provide a timely, transparent and consultative process to facilitate proposed changes to land owned or proposed to be acquired; or to support delivery of priority projects by the Victorian Government.*

The Advisory Committee must produce a written report for the Minister for Planning providing:

- an assessment of the appropriateness of any changes of planning provisions in the context of the relevant planning scheme and State and Local Planning Policy Frameworks,*
- consideration of whether the proposed planning provisions make proper use of the Victoria Planning Provisions and are prepared and presented in accordance with the Ministerial Direction on The Form and Content of Planning Schemes,*
- an assessment of whether planning scheme amendments could be prepared and adopted for each proposal, including the recommended planning provisions,*
- an assessment of submissions to the Advisory Committee,*
- any other relevant matters raised during the hearing(s),*
- a list of persons who made submissions considered by the Advisory Committee,*
- a list of persons consulted or heard,*
- endorsement by the Chair or the Deputy Chair.*

Appendix B: List of Submitters

No.	Submitter
1	Ms Kerrie Scott, DTF
2	Mr Nathan Aikman, Hepburn Shire Council

Appendix C: Document list

Documents Presented to Hearing (No.)	Description	Presented By
1	Submission from DTF	Ms McRae
2	Documentation in support of DTF submission	Ms McRae
3	Clause 21.05 Hepburn Planning Scheme as proposed by Amendment C54	Ms McRae
4	Submission from Hepburn Shire Council	Mr Aikman
5	Clause 13.05 Hepburn Planning Scheme	Mr Aikman