

Amendment C250

Exhibition Fact Sheet



Amendment C250 applies to land at 140-204 Western Avenue, 47-67 Wright Street and 69-99 Wright Street, Westmeadows.

The land is currently in the Farming Zone under the Hume Planning Scheme. The amendment proposes changes to this zoning and other planning controls in the Hume Planning Scheme to allow the land to be developed as an industrial and commercial precinct with a residential precinct that adjoins the existing Westmeadows residential area – as shown on the concept plan over page.

Council's strategic planning strategy, the Hume Corridor HIGAP Spatial Strategy (Hume City Council, 2015), identifies the land as potential employment land, for a mixture of industrial and office development to provide for future job and business opportunities.

Council has prepared the amendment following a request of MAB Corporation, the owner of the land. The amendment proposal has been informed by a series of technical studies and investigations commissioned by MAB Corporation and reviewed by Council officers, the Environment Protection Authority Victoria and State Government departments.



What is the amendment process?

The planning scheme amendment process includes a number of stages, as shown on the below diagram.

We are now at Stage 2 (Exhibition) and the amendment is now on public exhibition for a period of one month. The purpose of this stage is to provide the community and other stakeholders an opportunity to consider the amendment proposal and to make a submission. All submissions must be in writing and should indicate whether the amendment is supported, opposed or should be changed and the reasons for this – see How to Make a Submission below.

Once the public exhibition period is closed, Council will consider all submissions (Stage 3) and make a decision on how to progress the amendment further. This could include making changes to the amendment to resolve the submissions, referring the amendment to an independent Planning Panel if submissions cannot be resolved, or abandoning the amendment altogether.

If the amendment is referred to an independent Planning Panel (Stage 4), the Panel will consider submissions, potentially at a public hearing, and prepare a report with recommendations about how the amendment should be progressed. Council will then decide again how to progress the amendment further, considering the recommendation of the Planning Panel (Stage 5).



Speaking to an Officer

Council Officers are available to answer your questions about the amendment. If you'd like to discuss how the amendment might affect you please contact Council's Strategic Planning Department.

Phone: 9205 2375

Email: contactus@hume.vic.gov.au

Community information sessions

Speak to Council Officers, MAB Corporation and specialist consultants about the amendment and the proposed development of the land in person at a community information session. To ensure you can ask the questions you want and for community safety and to comply with COVIDSafe Settings, information sessions will be held in small groups where social distancing can be maintained. Registration to attend a session is essential.

When: Tuesday 25 May, 3pm – 8pm

Where: Westmeadows Tennis Club, 317 Mickleham Road, Westmeadows

Register here: <https://amendmentc250.consultation.eventbrite.com.au>

What does the amendment propose?

Rezones the land: the amendment proposes to rezone the land to allow for approximately 16 hectares of industrial and commercial development and approximately 10 hectares of residential development.

Facilitates well designed development: the amendment proposes to introduce controls that require a Development Plan to be prepared for the site. The Development Plan is like a masterplan and will guide in more detail how the land is to be developed consistent with the concept plan.

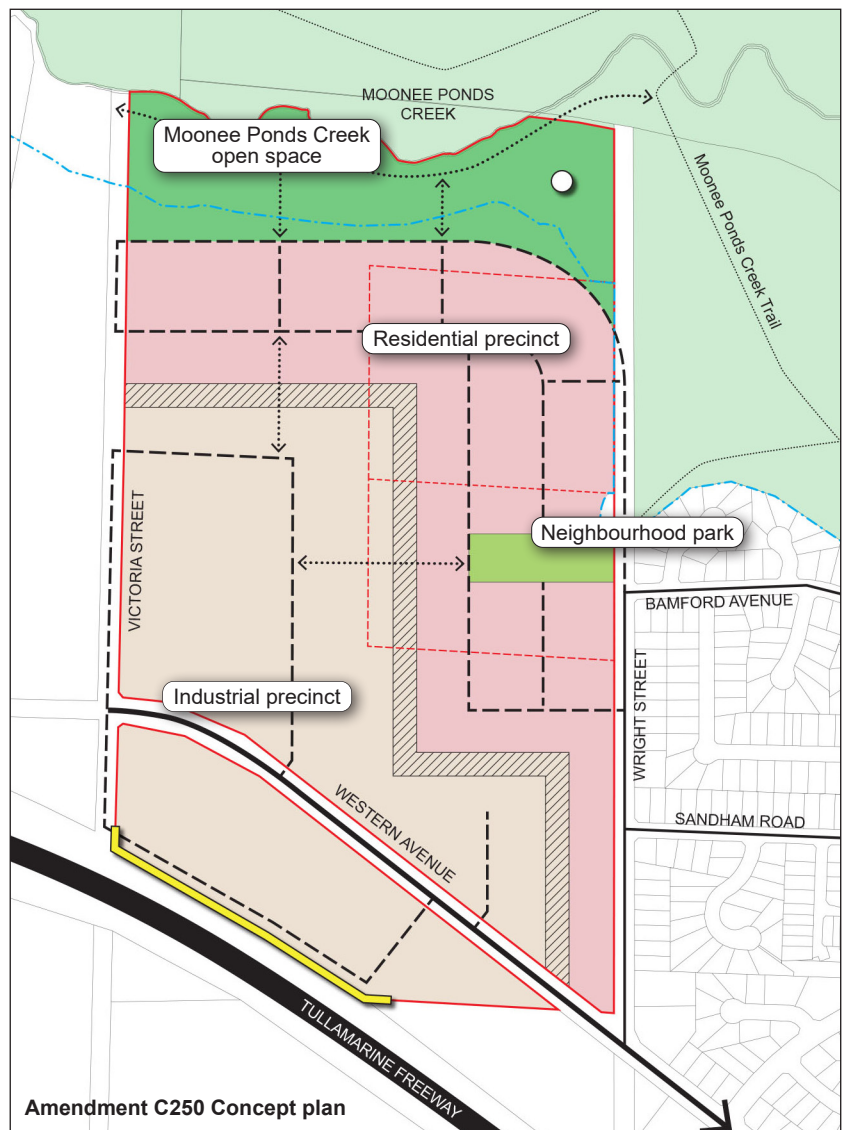
The Development Plan must be approved by Council and will set out design guidelines and requirements for future development, traffic and pedestrian/cycle access, road upgrades, open space and landscaping, stormwater and drainage infrastructure, service (i.e. water, gas and electricity), and heritage and environmental considerations.

Requires consideration of environmental conditions: the amendment proposes to introduce controls which together with the existing Environmental Audit Overlay will require full environmental assessments of the land to be undertaken before the land can be developed.

The controls also require the future Development Plan for the site to demonstrate how the ongoing monitoring obligations of landfill gas and groundwater contamination associated with the Tullamarine Closed Landfill are achieved through subdivision design and construction stages. *Further information on contamination matters can be found in a list of frequently asked questions on Council's website.*

Applies legal agreements to require important infrastructure in a timely manner: legal agreements are proposed to be applied to the land to ensure the traffic mitigation works and the provision of open space and the landscape buffer between the industrial and residential precincts is delivered concurrently with the proposed development.

Delivers benefits to the local community: the amendment proposes to provide a new neighbourhood park on Wright Street and transfer the northern section of the site along the Moonee Ponds Creek to Council for the purpose of public open space and protection of the creek. The amendment also proposes to deliver opportunities for social housing to service the Hume community.



The amendment proposes to introduce controls that require a Development Plan to be prepared for the site. These same controls turn off the need for future planning applications to be advertised or the ability for planning permits to be reviewed by VCAT at the request of a third party if the application is consistent with the approved Development Plan. This means that if the amendment is approved, there will not be another formal opportunity to comment on how the land is developed.

How to make a submission

Amendment C250 is now on public exhibition and you are welcome to make a written submission to Council to express your views. Submissions must be received by **Tuesday 15 June 2021**.

Submissions must be made in writing, giving your name and contact address and clearly stating the grounds on which the amendment is supported or opposed and indicating what changes (if any) should be made. Council must make a copy of all submissions available for any person to inspect free of charge for two months after the amendment comes into operation or lapses.

Find out more:

View the amendment documents and find out more about the proposed amendment including a list of frequently asked questions on Council's website at: www.participate.hume.vic.gov.au

Submit your views by:

Post: Hume City Council, Strategic Planning Department, PO Box 119, Dallas, VIC 3047

Email: contactus@hume.vic.gov.au, please include "Submission to Amendment C250" in the subject line.