

# The Hon Richard Wynne MP, Minister for Planning

## Response to the Government Land Standing Advisory Committee

I referred the proposed planning provision changes to the following site to the Government Land Standing Advisory Committee (Advisory Committee) for review and consideration:

- 510 Swan Street, Richmond

To inform the Advisory Committee's deliberations, consultation with key stakeholders, residents, landowners and other Victorian Government bodies was undertaken. The Advisory Committee has now submitted its recommendations and I have considered the issues raised.

### Tranche 3 Report (29 November 2016)

| Advisory Committee recommendation   | Minister for Planning response  |
|---|---|
| a) <i>Rezone the Department of Education and Training land to Commercial 1 Zone.</i>  | <b>Accept.</b>  |
| b) <i>Rezone the southern adjacent parcel of land owned by VicTrack to Public Use Zone (Schedule 4 Transport).</i>                          | <b>Accept.</b>  |
| c) <i>Apply the Development Plan Overlay Schedule 13 (as revised by the Committee recommendations, included as Appendix E) to the Site.</i> | <b>Partially accept</b><br><br>The Development Plan Overlay as amended by the Advisory Committee has been largely accepted. Further changes were made to improve clarity and ensure compliance with the Minister's Direction on the Form and Content of Planning Schemes.<br><br>The height limit of 9 storeys (29 metres) for the site has been implemented to provide certainty for the landowner and the community, given the exemption from third party notice and review rights which is inherent in development plan provisions. It is difficult to provide this certainty where strategic justification is lacking; there is a degree of uncertainty in the Development Plan Overlay and how to comply with those requirements. An ambiguous height limit as recommended by the Advisory Committee is not appropriate. |

Further information on the Fast Track Government Land Service can be found at [www.delwp.vic.gov.au/fast-track-government-land](http://www.delwp.vic.gov.au/fast-track-government-land).



HON RICHARD WYNNE MP

Minister for Planning

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Land, Water  
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