



7 September 2016

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To: Geoffrey Mills, Project Manager, Victorian School Building Authority, Department of Education and Training

CC: Kate Stapleton, Senior Planner, Fast Track Government Land Service, Department of Environment, Land, Water and Planning

Government Land Standing Advisory Committee: 510 Swan Street, Richmond

The Minister for Planning established the Government Land Standing Advisory Committee (the Committee) to provide expert advice and recommendations on changes to planning provisions for government land.

An information session was held on 6 September 2016 at Planning Panels Victoria.

The Committee acknowledges that in response to questions and issues raised at the information session, a number of commitments were made by the Department of Education and Training (DET) to publicly release a number of documents relevant to the assessment that the site is surplus to government needs. The Committee recorded those documents as follows:

- a. The demographic analysis undertaken to inform that decision to declare the site surplus. The Committee notes it is limited by the Terms of Reference set out on its website and notes that *it is outside the scope of the Committee to review the decision that a subject site is surplus to government needs.*
- b. The time horizon of review for the demographic analysis.
- c. A statement explaining the details of the First Right of Refusal process undertaken in this case including which agencies were invited to acquire the surplus land and when.
- d. Details of the last time this parcel of land was assessed against the *Victorian Government Landholding Policy and Guidelines* (or similar as was in place at the time).

In relation to the potential land swap:

- e. Details of the DET information session on the new Richmond Secondary School and proposed netball facilities

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In response to issues raised at the information session in relation to the planning proposal for the site (and therefore to be addressed at the Hearing), the Committee directs the following information by **Monday 19 September 2016** be made available on the Fast Track Government Land website.

- f. Shadow and massing diagrams and analysis prepared by Urbis
- g. A detailed planning report/site context analysis expanding on the one in the current report on exhibition to include a broader discussion of the immediate site and surrounds

At the Hearing, DET or its representatives should address the following additional matters:

- h. Background regarding the thin parcel of land owned by VicTrack to the south and the land immediately east currently still shown as PPRZ. Discussions, any advice from Victrack and the land owner and recommendations for this land should also be provided.
- i. How the proposed amendment interacts with Design and Development Overlay Schedule 2 and Clause 22.10 Built Form and Design
- j. How the proposed Amendment is consistent with the heights contemplated in the Council adopted *Swan Street Structure Plan* (2012)
- k. How the built form provisions align with the Swan Street Structure Plan. In particular, why a setback is only contemplated from the eastern boundary but not the western boundary.

If you have any queries please contact Elissa Bell at Planning Panels Victoria on (03) 9223 5317 or elissa.bell@delwp.vic.gov.au.

Yours sincerely,



Brett Davis
Deputy Chair

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