

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:

- 30 Jarrah Street and 41 Pearce Street, Wodonga (Tranche 10)

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.

Advisory Committee recommendation	Minister for Planning response
Tranche 10 Report 13 March 2018	
The Committee makes the following recommendations relating to 30 Jarrah Street and 41 Pearce Street, Wodonga:	
1. A planning scheme amendment should be prepared and approved to rezone the site to General Residential Zone Schedule 1.	Support.
2. List Lot LP82391 (41 Pearce Street) in the Schedule to Clause 52.02 to enable the removal of the existing covenant from the title.	Do not support. A competitive Expression of Interest process is underway and an IHP Evaluation Panel will select a preferred design and bidder to develop the site. Submitted designs for the site will establish whether the covenant should remain or be removed.
3. List the site in the Schedule to Clause 61.01 to specify the Minister for Planning as the responsible authority for the site.	Support.
4. Establish a formal protocol between Council and the Site owner about the development approval process for any planning permits issued for the site. This could consider the use of a section 173 agreement.	Support in part. Further work is required to identify an appropriate protocol.

5. A development Plan Overlay should not be applied to the site.

Do not support.

The site is a large redevelopment site that would benefit from 'master planning' to guide the future development of the site and allow consideration for matters such as access, traffic, interface treatments and the provision of open space.

Further detail can be found in Amendment C127 to the Wodonga Planning Scheme.

The Committee also concluded that there is merit in rezoning 24 Jarrah Street, Wodonga from Public Use 2 – Education to Public Use 3 – Health and Human Services Zone to correct the anomaly and reflect its ownership and use. This should not be done through this process but as part of a separate planning scheme amendment.

Do not support.

The land at 24 Jarrah Street, Wodonga is owned by the Department of Health and Human Services. The current Public Use Zone – Education is inappropriate as no education outcome is being delivered on the land.

The Public Use Zone – Health & Community is the appropriate zone to reflect its current ownership and use. A zone change can be included with planning provision changes for 30 Jarrah Street and 41 Pearce Street, Wodonga.

Further detail can be found in Amendment C127 to the Wodonga Planning Scheme.



HON RICHARD WYNNE MP
Minister for Planning

24/6/18