

Proposed planning changes for 22 Paynters Road, Hill End

Information Sheet
May 2017

The Department of Education and Training (DET) owns 22 Paynters Road, Hill End. DET has determined that this land is now surplus to its current and future requirements. The Department of Treasury and Finance (DTF) intends to sell the surplus land on behalf of DET, but it is necessary to change the planning scheme provisions that apply to the site to facilitate its sale.

Site details

The site is regular shaped and has a total area of approximately 0.83 hectares located on Paynters Road, Hill End. It comprises a school classroom block, the original single school classroom building, teacher's residence and several outbuildings.



The site

What is changing?

DTF has requested the following changes to the planning provisions for 22 Paynters Road, Hill End.

Proposed planning provision changes		
	Current	Proposed
Zoning:	Public Use Zone – Education	Rural Living Zone – Schedule 1
Overlays and other provisions:	Development Contributions Plan Overlay – Schedule 1 (DCPO1) Heritage Overlay (HO273)	Retain DCPO1 Amendment to schedule HO273 to allow prohibited uses.

What is the Public Use Zone?

The Public Use Zone (PUZ) reflects the site's ownership and function as providing for a public use. The PUZ can only apply to land owned by a State or Local Government authority or utility provider and cannot apply to land owned by a private company or person.

What is the Rural Living Zone?

The Rural Living Zone provides for residential use in a rural environment. It recognises agricultural land uses which do not adversely affect the amenity of surrounding land uses and enhances the natural resources, biodiversity and landscape and heritage values of the area.

Why is it proposed to change the Heritage Overlay?

The proposed change to the Schedule to HO273 will allow a permit application to be made for a use which would be otherwise be prohibited. This will allow for future tourism related uses to be considered and potentially enable adaptive reuse of existing buildings.

What is the Government Land Standing Advisory Committee?

The Minister for Planning, the Hon Richard Wynne MP, has referred the proposal to the Government Land Standing Advisory Committee (Advisory Committee) to assess and make a recommendation on the proposed planning provision changes.

The Advisory Committee comprises independent experts in statutory and strategic planning, land development, economics and social and environmental issues. The aim of the Advisory Committee is to provide a consistent, transparent and timely process for the consideration of changes to planning scheme provisions of government land.

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What will the Advisory Committee do?

The matters that must be addressed by the Advisory Committee in its report to the Minister for Planning are set out in the Terms of Reference. The Advisory Committee will also visit the site as part of its deliberations.

The Advisory Committee will host a public information session on Tuesday 23 May 2017, 6:30 – 7:30pm, Trafalgar Business Centre, Council Chambers, 107 Princess Highway Trafalgar. The public information session will provide an opportunity to ask questions about the Advisory Committee process and timing.

It is outside the scope of the Advisory Committee to consider whether the site is surplus or not.

Can I make a submission?

You are invited to make a submission to the Advisory Committee on the proposed planning provision change. Submissions must be made by 5pm, 9 June 2017 online at: www.delwp.vic.gov.au/fast-track-government-land.

Submissions must be directed to the Advisory Committee through Planning Panels Victoria. All submissions are treated as public documents.

Submissions can address any matter the submitter considers relevant including whether the proposal is supported or objected to or if an alternative zone or overlay may be appropriate.

What other information is available?

You can also view online:

- A planning report.
- A fact sheet on how this site was declared surplus.
- The planning provisions, including the current and proposed planning provisions (zones and overlays).

Hard copies of this information are also available for viewing at Baw Baw Shire Council offices, Drouin Civic Centre, 33 Young Street, Drouin, and Warragul Civic Centre, Annex Building access via Smith Street, Warragul.

Can I make a presentation at the Public Hearing?

You can also make a verbal presentation at the Public Hearing that will be held by the Advisory Committee. The Public Hearings will be held in June 2017.

If you would like to make a presentation at the Public Hearing, you must make a written submission and complete the relevant section of the online form by 5pm, 9 June 2017. Further details regarding the public hearing will be made available after the exhibition period has finished and once scheduling has been finalised.

What are the next steps?

Key dates	
Exhibition opens	1 May 2017
Information session	23 May 2017, 6:30 – 7:30pm, Trafalgar Business Centre, Council Chambers, 107 Princess Highway Trafalgar
Exhibition closes	5pm, 9 June 2017
Public Hearings	Week of 26 June 2017
Report to the Minister for consideration	August 2017

The Minister for Planning will consider the recommendations of the Advisory Committee and will make the final decision on the proposed changes to the planning provisions for the site.

Contact information

If you have questions about the site and the selection of the proposed planning provisions, please contact DTF on behalf of DET on (03) 9651 2106 or email kerrie.scott@dtf.vic.gov.au.

If you have questions about the Advisory Committee process or timing, please contact Planning Panels Victoria on (03) 8392 5120 or email planning.panels@delwp.vic.gov.au.

All other questions should be directed to the Fast Track Government Land Service on (03) 8683 0901 or email ftgl.service@delwp.vic.gov.au.

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