



The Hon. Dominic Perrottet MP
Minister for Finance, Services and Property

Our Ref: MC16/612

Mr Daryl Maguire MP
Member for Wagga Wagga
PO Box 2184
WAGGA WAGGA NSW 2650

Dear Mr Maguire 

Thank you for your representations on behalf of Dr Andrew R Wallace, Chair of the Riverina Conservatorium of Music (the Conservatorium), about their interest in taking occupation of 1 Simmons Street, Wagga Wagga (the property).

I have sought advice from Property NSW as owner of the site to ascertain its intentions for the property. The property has been identified as surplus to Government service delivery needs and in keeping with government policy, the sale of surplus government sites must be undertaken through an open and competitive process.

Notwithstanding, there are a number of options available to the Conservatorium to acquire or occupy the site on a long term basis. This includes:

1. **Unsolicited Proposal** – this process is designed to encourage non-government sector participants to approach government with innovative infrastructure or service delivery solutions. This is the preferred approach as this process:
 - allows the Conservatorium to demonstrate the unique benefits of its proposal, justifying a direct dealing with the Government
 - provides the opportunity for the Conservatorium to outline the net economic benefits of its proposal and therefore why Government should consider disposing of the property at less than its market value
 - includes an optional pre-lodgement meeting with the Department of Premier and Cabinet to discuss the key attributes, benefits, requirements and assumptions underpinning the Conservatorium's proposal. The Government can provide feedback on whether it considers the Conservatorium's proposal is unique and if it will be worthwhile in preparing and submitting a Stage 1 Submission.

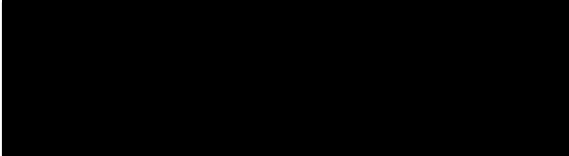
Should the Conservatorium require assistance in preparing an unsolicited proposal to acquire the property, or require information relating to the process, please contact Con Kargas (Department of Premier and Cabinet) on 9228 5407.

2. **Market process** – the Conservatorium can participate in the open market process when the property is put on the market, currently planned for early 2017. Note that the acquisition of the property will need to be at market value via this process.

3. **Direct sale or transfer of the site** - under government policy, the direct sale of surplus government sites to another party is permissible in specific circumstances such as a sale to a local Council for the site to be used for a community purpose, or the transfer to another NSW Government agency (i.e. Education). Under this option, the Conservatorium will enter into a long term lease with the new owner of the property.

If you would like to discuss this matter further please give Madeleine Tudehope in my office a call on 8574 6915.

Yours sincerely



Dominic Perrottet MP
Minister for Finance, Services and Property

13/10/16