



The Hon Sonya Kilkenny MP

Minister for Planning  
Minister for the Suburbs

1 Spring Street  
Melbourne, Victoria 3000 Australia

Ref: BMIN-1-24-1671

Ms Kathy Mitchell AM  
Chief Panel Member  
Planning Panels Victoria  
[planning.panels@delwp.vic.gov.au](mailto:planning.panels@delwp.vic.gov.au)

Dear Ms Mitchell

### **REFERRAL OF TALBOT VILLAGE PLANNING SCHEME AMENDMENT REQUEST TO THE PRIORITY PROJECTS STANDING ADVISORY COMMITTEE**

I refer to a request submitted by Urbis, on behalf of Sterling Global, that I prepare, adopt, and approve an amendment to the Monash Planning Scheme (amendment request) to facilitate residential development of the land at 1221-1249 Centre Road, Oakleigh South.

#### **What the requested draft planning scheme amendment proposes**

The draft amendment seeks to amend the Monash Planning Scheme to:

- rezone the land from the General Residential Zone, Schedule 3 (GRZ3) and the Special Use Zone, Schedule 2 (SUZ2) to a combination of the Residential Growth Zone (RGZ) and the Mixed Use Zone (MUZ);
- apply a new Schedule 6 to the Development Plan Overlay (DPO6) to the land to provide a framework to guide future use and development; and
- amend the Schedule to Clause 53.01 of the Planning Scheme to exempt future subdivisions from the requirement to pay a public open space contribution.

#### **What use and development the draft development plan proposes**

The request also seeks approval of a development plan under Clause 43.04 (DPO6) that envisages:

- development of up to 1,100 dwellings, including a commitment to deliver 10 per cent of all dwellings as affordable housing;
- building heights of between two and six storeys, with heights tapering down towards the land's more sensitive residential interfaces;
- public realm and open space areas totalling 15.3 per cent of the land, including a new 9,000 square metre wetland;

- a new road and laneway network with vehicle access from Centre Road, Huntingdale Road and Talbot Avenue;
- development of a new “village square” to the centre of the land, with opportunity for the development of neighbourhood scale office, retail, and childcare uses; and
- requirement that an environmental management strategy and geotechnical development strategy form part of any approved development plan, to ensure the land is suitably treated before development commences and is managed appropriately post-development.

### **Referral and advice**

Noting the potential soil degradation, contamination and geotechnical risks associated with the land’s historical uses as a sand quarry and landfill, I have decided to refer the amendment request to the Priority Projects Standing Advisory Committee under section 151 of the Act, for advice as to whether there is sufficient technical information for the proposal to proceed as a draft amendment to public exhibition.

To inform my consideration of the matters prescribed under section 12(2) of the Act, and to ensure the objectives specified under section 4 (1)(a), (c), (e) and (g) of the Act can be met, I seek advice and recommendations as to whether:

- the draft amendment and proposed geotechnical development strategy (GDS) and environmental management strategy (EMS) will effectively mitigate risks to human health, amenity, and the development;
- the ongoing measures required within the draft amendment and EMS and GDS will place unreasonable burden on future residents and landowners;
- the proposed geotechnical solutions within the GDS, and the subsequent settlement predictions, represent an acceptable response to the geotechnical challenges for the development;
- the proposed environmental management measures required under the EMS represent an acceptable response to the environmental challenges for the use and development;
- the potential for conflicts between measures required under the EMS and GDS have been adequately considered and addressed; and
- if and/or how the measures required under the EMS and GDS can be adequately enforced using available planning tools.

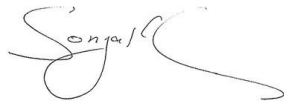
### **Method**

The committee may conduct its proceedings in line with its terms of reference, including seeking submissions from City of Monash and the Environment Protection Authority, and conducting a conclave of subject matter experts as relevant.

The draft amendment documentation, including all application and supporting documents, will be provided to the committee by the Department of Transport and Planning. The cost of the committee process will be met by the proponent, Sterling Global.

If you have any questions about this matter, please contact Adam Henson, Director Development Facilitation, DTP, via email [REDACTED]

Yours sincerely

A handwritten signature in black ink, appearing to read 'Sonya Kilkenny', with a long, sweeping flourish extending to the right.

**The Hon Sonya Kilkenny MP**  
Minister for Planning  
Minister for the Suburbs

Date:  
28/05/2024