



Planning Panels Victoria

Department of Transport and Planning

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12 June 2024

Dear Parties

Priority Projects Standing Advisory Committee Referral 41: Talbot Village 1221-1249 Centre Road, Oakleigh South

I am writing to you in relation to the request from Urbis (on behalf of the Proponent, Sterling Global) for a planning scheme amendment to facilitate residential development of Talbot Village, on land at 1221-1249 Centre Road, Oakleigh South (the amendment request). The amendment request also seeks approval of a development plan under the proposed Development Plan Overlay Schedule 6 in the Monash Planning Scheme.

The Committee's task

On 28 May 2024, the Minister referred the amendment request and the accompanying development plan to the Priority Projects Standing Advisory Committee (the Committee), seeking the Committee's advice as to whether there is sufficient technical information for the proposal to proceed as a draft amendment to public exhibition. Sarah Carlisle and Mandy Elliott have been appointed as the Committee to consider this referral.

Specifically, the Minister is seeking 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
- if and/or how the measures required under the EMS and GDS can be adequately enforced using available planning tools.

Information received to date

All information referred to the Committee can be found in the following OneDrive folder:

<https://1drv.ms/f/s!Agj9N2J8-J0wqXy2uIP4BmhqW6h?e=K5dv0s>

Consultation session

To inform its advice and recommendations, the Committee proposes to hold a one-day consultation session to allow the Committee to explore the technical issues on which it has been asked to advise with the Proponent, its experts, and other relevant parties.

The Committee requests that the parties attend in person, although the hearing room has video conferencing technology that allows online participation where in person attendance is not possible (for example, due to illness). The consultation session will take place in person at:

10am, Thursday 11 July 2024
Planning Panels Victoria, Hearing Room 2
Ground floor, 1 Spring Street Melbourne

Or join online via MS Teams: [Click here to join the meeting](#)

The consultation session will focus on the technical issues on which the Minister seeks the Committee's advice. The Committee will not be inquiring into the broader planning issues except to the extent that they impact the technical issues outlined above.

Participants

The Committee invites the following parties to participate in the consultation session:

- the Proponent, its representatives and the experts responsible for preparing the EMS and the GDS and any technical studies on which the EMS and GDS relied
- the City of Monash (Council) together with any technical advisors
- the Environment Protection Authority Victoria (EPA).

Directions

All parties

The Committee directs the parties to circulate the following further information to parties on the attached Distribution List by **12 noon on Thursday 20 June 2024**:

- confirmation of who will be attending the consultation session on behalf of the relevant party (name, title and involvement in the project or the site to date)
- any additional parties it considers should be invited to the consultation session.

Proponent

Further information

The Committee directs the Proponent to circulate the following further information to parties on the attached Distribution List by **12 noon on Thursday 27 June 2024**:

- a copy of *53X Environmental Audit of Land at 1221-1249 Centre Road and 22 Talbot Avenue, Oakleigh South*, dated 13 May 2020 prepared by EHS Support Pty Ltd (web link is sufficient)
- details of what (if any) consultation the Proponent has undertaken to date, in addition to that noted in:
 - the *Talbot Village Master Plan Engagement Summary Report, May to September 2021* prepared by Capire
 - the preliminary responses from Council, EPA and the Department of Transport and Planning (Transport).

Written submission

The Committee directs the Proponent to provide a short written submission by **12 noon on Thursday 4 July 2024** addressing the following:

- whether the site has been subject to any additional landfill gas risk assessments apart from:
 - the Environmental Audit dated 14 May 2020 by EHS Support Pty Ltd
 - the assessment dated 9 January 2023 by Senversa for Council (if so, please provide copies)
- how the Proponent has responded to the matters raised in the Preliminary Stakeholder responses from the EPA and Council

- the technical matters on which the Committee has been asked to advise.

The EPA

Further information

The Committee directs the EPA to circulate the following further information to parties on the attached Distribution List by **12 noon on Thursday 27 June 2024**:

- copies of Notices EAN-00002878 and EAN-00002879 dated 16 August 2022, along with details of which (if any) conditions on the Notices have been complied with, and which (if any) remain outstanding.

Written submission

The Committee directs the EPA to provide a short written submission by **12 noon on Thursday 4 July 2024** addressing the following:

- whether the proposed amendment and development plan meet the requirements of Section 8 of EPA Publication 788.3 (the Landfill BEPM)
- whether the assessments of landfill gas risk undertaken to date meet relevant EPA requirements, including EPA Publication 1642 and the Landfill BEPM
- any concerns the EPA may have in relation to the proposed layout of the uses and elements of the development including the proposed wetland
- whether the draft development plan, EMS and GDS, if complied with, would enable the Proponent to meet its General Environmental Duty
- the technical matters on which the Committee has been asked to advise.

Council

Written submission

The Committee directs Council to provide a short written submission by **12 noon on Thursday 4 July 2024** addressing the following:

- details (if known) of:
 - when the former quarry on the site ceased operating
 - when the former landfill on the site started and ceased operating
 - any rehabilitation plans or requirements associated with either the quarry or the landfill
- the technical matters on which the Committee has been asked to advise.

Next steps

The Committee will shortly circulate an agenda for the consultation session which will provide more detail on how the session will be conducted. If considered appropriate, the Committee may also circulate a list of issues or questions for discussion in advance of the consultation session.

Please contact Gabrielle Trowse, Project Officer at Planning Panels Victoria on planning.panels@transport.vic.gov.au [REDACTED] with any queries.

Yours sincerely



Sarah Carlisle
Committee Chair