



Planning Panels Victoria

Department of Transport and Planning

1 Spring Street
Melbourne Victoria 3000
GPO Box 2392
Melbourne, Victoria 3001
Telephone (03) 8624 5712

13 August 2024

Dear Party

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

Please see below the final consultation session agenda for Priority Projects Standing Advisory Committee Referral 41, relating to 1221-1249 Centre Road, Oakleigh South (Talbot Village).

As advised by email on 5 August 2024, the consultation session will take place:

10am, Wednesday 14 August 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 Committee would prefer that advocates and experts attend in person unless they are unwell.

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

Yours sincerely

Sarah Carlisle
Committee Chair

Location and attendees

Date, time:	14 August 2024, 10:00 AM – 5:00 PM
Location:	Hearing Room 2, Planning Panels Victoria (Ground Floor, 1 Spring Street) or join online via MS Teams: Click here to join the meeting
Committee:	<ul style="list-style-type: none"> - Sarah Carlisle, Committee Chair - Mandy Elliott, Committee Member
Sterling Global (Proponent):	<ul style="list-style-type: none"> - Alexandra Guild, barrister - Lloyd Elliott, Town Planner - Kim Ly, Senior Development Manager at Sterling Global (landowner) - David Morgan, Development Director at Sterling Global - Roger Gibbs, Principal Consultant at Tetra Tech (site assessment and remediation) - Ian Pedlar, Senior Principal Geotechnical Engineer at Tetra Tech - Ray Verratti, project management and civil engineering at Verve Projects (project management and civil engineering advice)
City of Monash:	<ul style="list-style-type: none"> - Louise Hicks, barrister - Sherry Hopkins, Coordinator Strategic Planning - Daniel Borton, Senior Strategic Planner - Andrew Green, WSP
DTP (observing):	<ul style="list-style-type: none"> - Huw Wilson, Senior Planner, Development Facilitation - Lachlan Forsyth, Manager Development Facilitation

Agenda

Time	Party	Sub No	Allocated
10.00 am – 10.10 am	Preliminary matters and introduction		15 mins
10.10 am – 10.20 am	Sterling Global (Proponent) – High level project overview and staging, by reference to Figure 5 (Development Plan) and Figure 42 (indicative Staging Plan) in the draft Development Plan		10 mins
10.20 am – 10.30 am	Sterling Global (Proponent) – High level overview of proposed Environmental Management Strategy (EMS), by reference to Figure 46 (EMS process diagram) in the draft Development Plan		10 mins
10.30 am – 10.40 am	Sterling Global (Proponent) – High level overview of proposed Geotechnical Development Strategy (GDS), by reference to the figure on pdf page 12 in the GDS		10 mins
10.40 am – 12.30 pm	<p>Landfill gas (LFG) risks</p> <p>The Committee would like to explore:</p> <ul style="list-style-type: none"> - the interaction between LFG and geotechnical risks - the level of conservatism or redundancy in the proposed LFG protection measures - LFG monitoring undertaken to date, by reference to a map of LFG monitoring locations 		1.5 hours

	- proposed LFG management/monitoring during and post construction	
11.00 am – 11.15 am	Break	15 mins
12.30 pm – 1.30 pm	Lunch break	1 hour
1.30 pm – 3.00 pm	Geotechnical risks The Committee would like to explore: <ul style="list-style-type: none"> - the geotechnical challenges for the development and proposed measures for these to be resolved - the relationship between the GDS and the EMS - proposed strategies for implementation of the GDS 	1.5 hours
3.00 pm – 3.15 pm	Break	15 mins
3.15 pm – 3.45 pm	Soil and groundwater contamination risks The Committee would like to explore: <ul style="list-style-type: none"> - monitoring and remediation of soil and groundwater contamination undertaken to date, by reference to suitable maps or plans - proposed soil and groundwater management/monitoring during and post construction - what, if any, further soil or groundwater remediation could be undertaken if required (noting the EPA considers the groundwater contamination has been ‘cleaned up to the extent practical’) - options for prevention of future offsite migration of contaminated groundwater, if required 	30 mins
3.45 pm – 4.15pm	Implementation and enforcement issues The Committee would like to explore: <ul style="list-style-type: none"> - roles and responsibilities for future monitoring/management measures - the level of technical advice and support occupants and the Owners Corporation are likely to need to implement the measures - the level of technical advice and support Council is likely to need to enforce the measures (via section 173 agreements) 	30 mins
4.15 pm – 4.30 pm	Closing comments	15 mins
4.30 pm	Day close	