



# Planning Panels Victoria

Department of Transport and Planning

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

24 June 2024

Dear Parties

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

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I refer to the Committee's letter dated 12 June 2024.

The Proponent requested the consultation session be deferred to 8 August 2024 to allow one of its key advisors to participate. Council advised it is able to accommodate the change of date. The EPA advised it does not intend to participate in the consultation session, but intends to provide a short submission for the Committee's consideration.

This letter contains an updated date for the consultation session, and revised Directions. Changes are highlighted in yellow.

### **Consultation session**

The consultation session will now take place in person at:

**10am, Thursday 8 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](#)

### **Directions**

#### **All parties**

The Committee directs the parties to circulate the following further information (if not already provided) to parties on the attached Distribution List by **12 noon on Thursday 27 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 25 July 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 1 August 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 **requests** the EPA to circulate the following further information to parties on the attached Distribution List by **12 noon on Thursday 25 July 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 **requests** the EPA to provide a short written submission by **12 noon on Thursday 25 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 BPEM
- 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

#### Further information

The Committee directs Council to circulate the following further information to parties on the attached Distribution List by **12 noon on Thursday 25 July 2024**:

- confirmation as to whether the assessment of geotechnical risks by Senversa for Council dated 23 December 2022 had regard to the Geotechnical Development Strategy Report (Coffey, November 2023) or the Settlement Predictions Report (Coffey, October 2023).

#### Written submission

The Committee directs Council to provide a short written submission by **12 noon on Thursday 1 August 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](mailto:planning.panels@transport.vic.gov.au) or [REDACTED] with any queries.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Sarah Carlisle', written in a cursive style.

**Sarah Carlisle**  
Committee Chair