



# Planning Panels Victoria

Department of Environment, Land, Water and Planning

1 Spring Street  
Melbourne Victoria 3000  
GPO Box 2392  
Melbourne, Victoria 3001  
Telephone (03) 8392 5115

25 March 2021

As addressed

Dear Party

## **Priority Projects Standing Advisory Committee – Referral No. 12** **Call in of VCAT Reference P1990/2019 at 1789-1811 and 1813-1839 Western Highway, Truganina**

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The Minister for Planning called in proceeding P1990/2019 relating to the proposed use and development of land for a vehicle store from the Victorian Civil and Administrative Tribunal (VCAT) on 28 February 2021 and referred it to the Priority Projects Standing Advisory Committee. You are receiving this letter because you are a party to the VCAT proceeding.

The Minister for Planning appointed the Priority Projects Standing Advisory Committee under section 151 of the *Planning and Environment Act 1987*. Committee Members Mr Geoff Underwood (Chair) and Mr Geoffrey Carruthers will consider this referral. This referral will be known as Referral No. 12.

The Minister for Planning has provided the Committee with Terms of Reference dated 14 June 2020 and Letter of Referral dated 28 February 2021 (both attached). In accordance with these documents, the purpose of the Committee is to:

- provide timely and independent advice to the Minister for Planning on projects referred by the Development Facilitation Team (DFT) (formally Building Victoria's Recovery Taskforce), and projects affected by COVID-19.
- provide advice and recommendations on whether a planning permit should be issued, and if so, the appropriate permit conditions.

### **Form of engagement**

Clause 16 of the Terms of Reference provides that the Committee is not expected to carry out a public hearing but may do so if deemed necessary. The Committee will consider Referral No. 12 by way of roundtable discussion through Microsoft Teams video conference on **Thursday 15 April 2021**. Details are provided below.

**10.00 am, Thursday 15 April 2021**

**[Click here to join the roundtable discussion](#)**

A guide to using MS Teams is available to parties on the [Planning Panels Victoria website](#).

If you wish to raise any procedural issues with the Committee, it is requested that you do so as soon as possible.

#### **Privacy Statement**

Any personal information about you or a third party in your correspondence will be protected under the provisions of the Privacy and Data Protection Act 2014. It will only be used or disclosed to appropriate Ministerial, Statutory Authority, or departmental staff in regard to the purpose for which it was provided, unless required or authorised by law. Enquiries about access to information about you held by the Department should be directed to the Privacy Coordinator, Department of Environment, Land, Water and Planning, PO Box 500, East Melbourne, Victoria 8002



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## Parties and Distribution List

It is understood there are five parties to the proceeding (listed below). This list should be used to circulate documentation as requested by the Committee. It must not be used for any other purpose.

Party	email address
Planning Panels Victoria	<a href="mailto:planning.panels@delwp.vic.gov.au">planning.panels@delwp.vic.gov.au</a>
Melton City Council	
Bestsize Pty Ltd (Applicant)	
Transport for Victoria   VicRoads	
Melbourne Water Corporation	

## Documentation

The Committee has been provided with the VCAT file and other material from Council including:

- a. Statement of Grounds from Melton City Council and the Department of Transport. As a Section 79 review the Applicant has not provided a statement of grounds.
- b. Evidence statements from:

Melton City Council

- Traffic from Hilary Marshall of Ratio Consultants
- Urban Design from Craig Czarny of Hansen Partnership

Bestsize Pty Ltd (Applicant)

- Planning from Justin Salter of Tract
- Traffic from Henry Turnbull of Traffix Group

- c. Maps
- d. Referral authority responses
- e. Application material

## The key issues

The Committee has reviewed the VCAT file and considers the key issues that it needs to address are:

### Issue 1 – Confirmation of plans

- The Committee requests Council and the Applicant to confirm which plans are before it, including access arrangements and urban design treatments.

### Issue 2 - Consistency with Mt Atkinson and Tarneit Plains Precinct Structure Plan (the PSP)

- Whether the use of land and its development for a vehicle store is consistent with the PSP.

### Issue 3 - Access to the Western Highway



- Whether the proposed access will detrimentally impact the operational efficiency and safety of the Western Highway.

#### Issue 4 - Built form and landscaping

- Whether the proposed screening and urban design treatment of the proposed development is appropriate.

#### Issue 5 – Melbourne Water Corporation requirements

- Whether the drainage issues identified by Melbourne Water Corporation have been addressed.

#### **The order of the roundtable discussion**

The roundtable discussion will be conducted generally in accordance with the attached Timetable in the following order for each issue (as appropriate):

- Melton City Council (Council)
- Department of Transport (DoT)
- Applicant (Bestsize Pty Ltd)

#### **Directions**

To assist in the roundtable discussion the Committee makes the following directions:

1. Council must circulate the application plans, the statement of grounds, evidence statements and 'without prejudice' permit conditions to all parties on the distribution list by **3.00pm on Tuesday 6 April 2021**. Other parties must circulate any variations to the draft conditions by **12 noon on Monday 11 April 2021**.
2. Parties wishing to participate in the roundtable discussion must confirm attendance by **12 noon on Thursday 8 April 2021** by emailing [planning.panels@delwp.vic.gov.au](mailto:planning.panels@delwp.vic.gov.au).
3. Parties are to advise the Committee, and other parties on the distribution list, of any key issues additional to those listed in this letter by **12 noon on Thursday 8 April 2021**.
4. Parties filing expert witness statements must advise the Committee and all parties on the distribution list of any addendums to their statements by **12 noon on Monday 11 April 2021**.
5. All parties must confirm whether they intend to call the experts of the tabled evidence statements at the roundtable discussion by **12 noon on Monday 11 April 2021**.
6. The expert witness statements that have been filed will be taken as read at the roundtable discussion.
7. Cross examination of witnesses will be restricted to 10 minutes per party. The Committee will not allow questions that do not assist the roundtable process.

#### **How will my contact information be used?**

We will use your email address to contact you. We will provide your email to other parties so that they can share documentation unless you tell us otherwise.

#### **Privacy**

The standard *Privacy Collection Notice* and other information is attached for your convenience.

<https://www.planning.vic.gov.au/panels-and-committees/planning-panel-guides>

If you have any queries, please contact Georgia Thomas, Project Officer at Planning Panels Victoria on (03) 8624 5717 or [planning.panels@delwp.vic.gov.au](mailto:planning.panels@delwp.vic.gov.au).

Yours sincerely,



**Geoff Underwood**  
Committee Chair

- Attachment 1: Terms of Reference, dated 14 June 2020
- Attachment 2: Letter of Referral, dated 28 February 2021
- Attachment 3: Timetable Version 1

# Timetable

Priority Projects Standing Advisory Committee Referral 12 – Western Highway, Truganina

## Timetable Version 1

**Day 1: Thursday 15 April 2021**

**Video conference – [Click here to join the roundtable discussion](#)**

Time	Party	Allocated
10.00am – 10.15am	Preliminary matters	15 mins
10.15am – 10.30am	Issue 1 – Confirmation of plans	15 mins
10.30am – 11.30am	Issue 2 – Consistency with Mt Atkinson and Tarneit Plains Precinct Structure Plan (the PSP)	1 hour
11.30am – 11.45am	<b>Break</b>	<b>15 mins</b>
11.45am – 1.00pm	Issue 3 - Access to the Western Highway	1.25 hours
1.00pm – 2.00pm	<b>Lunch</b>	<b>1 hour</b>
2.00pm – 2.30pm	Issue 4 - Built form and landscaping	30 mins
2.30pm – 3.00pm	Issue 5 – Melbourne Water Corporation requirements	30 mins
3.00pm – 4.00pm	‘without prejudice discussion’ on the permit conditions	1 hour
4.00pm	<b>Close</b>	

### Roundtable Discussion Notes:

1. The Committee may change the timetable at any time.
2. Please log on to the video conference sessions at least 15 minutes before the scheduled commencement time.
3. If you are unable to be present at your scheduled time, or if you have any questions about the timetable, please contact Georgia Thomas at [planning.panels@delwp.vic.gov.au](mailto:planning.panels@delwp.vic.gov.au).

# Privacy Collection Notice

Natural justice for all participants and transparency are important parts of the Panel process. In meeting its legislative requirements, the Panel may:

- provide a copy of your submission with all contact details to the Proponent, Local Council, Government Agencies and other parties to the Hearing
- provide a copy of your submission to the Department of Environment, Land, Water and Planning if needed for preparing Ministerial briefings
- display a copy of your submission in the Planning Panels Victoria Office or Hearing room.
- display a copy of your submission in the relevant Local Council Office or Regional Government Office as appropriate.

The Panel does not propose to display your full submission on a website unless this is necessary, and you have given your consent. However, your name and other personal information may be published on the internet as detailed below.

## **Publication of your personal information on the internet**

A Panel Report will be published on the internet and may include:

- each submitter's name
- direct quotes from submissions
- submitter addresses, if required.

Please note that even when your personal information is removed from the internet, it may remain on external servers indefinitely.

## **After the Panel has reported**

When the Panel has reported to the Planning Authority, your submission will be removed from public display.

Your original submission and any additional material provided will be held at Planning Panels Victoria for two years and then sent to the Public Record Office Victoria. All additional copies of the submission and other material held by Planning Panels Victoria will be securely destroyed.

If you have any concerns about how your submission will be used, please contact Planning Panels Victoria on (03) 8392 5114.