



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

2 September 2020

As addressed

Dear Parties

**RE: Priority Projects Standing Advisory Committee, Referral No. 2
Call in of VCAT Proceeding P803/2020 – 286 Harvest Home Road, Wollert**

Thank you for your responsiveness to the Priority Projects Standing Advisory Committee (SAC) in providing relevant information, including updated plans, Council information and without prejudice draft conditions. These are noted in the attached Document List.

The Committee advised on 18 August 2020 that:

- 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 it is deemed necessary
- the Committee considered a Hearing may not be required in this case and proposed round table discussions.

The Committee asked parties to advise if they had procedural matters that they wished to raise as soon as possible. Maddocks on behalf of Council have advised:

We have been instructed to inform the Committee in advance of the round table discussion that Council ... considers that a hearing will be required in this case.

Council's concerns with the proposal are extensive and many of which are unable to be appropriately addressed through planning permit conditions. Critically, in Council's opinion the proposal is not generally in accordance with the Aurora Development Plan: Part 2 (Development Plan) which applies to the land. ...

Under the relevant provisions of the Comprehensive Development Zone Schedule 4 and DPO23, a permit may only lawfully be granted where the proposal is generally in accordance with the approved Development Plan.

Council is of the view that a hearing will be required to provide the parties with an opportunity to ventilate these and other issues associated with the proposal.

The SAC has reviewed the information provided and is confident the matters raised by Council can be adequately ventilated on the 8 September 2020.

The Committee proposes to structure the proceedings and hear submissions and conduct discussions on the issues of compliance in terms of the elements or characteristics of the proposal. The Committee proposes to deal with each issue in turn and parties will be given the opportunity to address the Committee briefly on each issue, addressing compliance with the Development Plan, policy and Clause 56 standards with respect to that issue.

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The Committee has identified the following issues:

- integration with the rest of the Town Centre and the station in terms of built form, layout or the urban landscape
- the provision of a mix of uses
- the proposed density
- the proposed development typology and whether small terrace lots are able to integrate with the surrounding urban environment
- amenity impacts on residents close to a future railway and station
- the intended use and required landscaping of the open space link
- street widths
- the L-shaped lane
- lots with sides to the conservation reserve
- (potentially) the proposed permit conditions.

It would assist the Committee if parties advise the Committee of other issues, they have identified that are not listed above.

To assist in this process, the SAC directs:

- (i) Any party who will be relying on additional written statements must table these by 12noon on 7 September 2020 and circulate to all parties on the Distribution List (attached)
- (ii) Development Victoria should prepare a track changes version of any changes it seeks to the permit conditions circulated by Council and be in a position to articulate the reasons for the changes.

As noted, the SAC will be using MS Teams to conduct this roundtable and the access details are as follows:

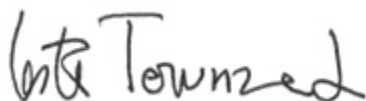
10.00am

Tuesday, 8 September 2020

[Join Microsoft Teams Meeting](#)

Please contact Ms Georgia Thomas at planning.panels@delwp.vic.gov.au if you have any further queries.

Yours sincerely,



Lester Townsend

Priority Projects SAC Chair

Distribution list

Priority Projects Standing Advisory Committee Referral No. 2 Harvest Home Road Woolert

Use this list to circulate expert witness statements and other information requested by the Panel. It must not be used for any other purpose.

Electronic documents

Party	email address
Planning Panels Victoria	planning.panels@delwp.vic.gov.au
City of Whittlesea	[REDACTED]
Development Victoria	[REDACTED]