



Planning Panels Victoria

Department of Environment, Land, Water and Planning

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4 February 2021

As addressed

Dear party,

VPA Projects Standing Advisory Committee – Referral No. 2 Draft Monash Planning Scheme Amendment C156mona, PMP Printing Precinct, Carnish Road Clayton

The VPA Project Standing Advisory Committee (SAC) held a Directions Hearing for the above matter on 4 February 2021 via video conference. Submissions will be considered through a roundtable format on the 15 and 16 March, 2021 with a reserve day on the 17 March, 2021. Please find attached:

1. SAC Directions
2. Distribution List
3. Roundtable Timetable
4. Current Document List.

The following dates apply:

Time	Date	Action	Direction
4.00pm	Monday, 1 March 2021	VPA must supply the documents specified	3
4.00pm	Friday, 5 March 2021	VPA must circulate its Part A submission	4
4.00pm	Friday, 5 March 2021	Parties must circulate Expert witness reports	5
4.00pm	Thursday, 11 March 2021	Parties must circulate their Roundtable written submissions	7
10.00am	Monday, 15 March 2021	The Roundtable starts	

Declarations

At the Directions Hearing Mr Hellsten declared he had no conflict of interest but in a former role with the City of Greater Geelong he had worked with the author of Department of Transport's submission Mr Bayley and engaged Mr Darmody's firm DARMS Property Group to undertake to provide a strategic planning project. No concerns were raised about these declarations.

Roundtable arrangements

1. Parties to the Roundtable:

- VPA represented by Mr Robert Stilling of Clayton Utz. The VPA are not intending to call evidence although will have available Background report and supplementary report authors (Urban Design and Traffic) to respond to questions
- Monash City Council represented by Ms Sherry Hopkins and Mr Sean McNamee
- Make (CRC) Pty Ltd represented by Mr Mark Naughton and Mr Paul Little of Planning and Property Partners who are calling Mr Stuart McGurn of Urbis to provide planning evidence.

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- EPA represented by Ms Trica Brice. The EPA will not be making a submission but will be attending to assist the Committee with any questions arising from the Roundtable regarding Contamination
- Mr John Darmody. Mr Darmody will not be attending the Roundtable but will make a written submission to it (refer Direction 7a)

2. Submissions:

The SAC will hear briefly from each party (as relevant) in relation to the issue themes (as set out below and in the Timetable) in the following order – VPA, Council and Make (CRC) Pty Ltd. Written submissions should be structured around the identified themes (as relevant) and identify any changes sought to amendment documents or respond to the VPA distributed tracked change documents.

3. Evidence or presentations:

Any evidence or Urban design or Traffic report author summary shall be provided during the issue theme. Evidence should be set out using issue themes where possible. Evidence in Chief should be limited to 10 minutes with cross examination limited as far as practicable and reasonable to matters of clarification. Urban design and Traffic report authors will be considered advocates and will not be cross examined but parties can ask questions of clarification in a manner which will assist the SAC. It is not intended other report authors be present at the Roundtable but may be available on call as required to respond to any emerging issues.

4. Issue themes:

Issue theme	Sub issues
Issue 1 – Urban structure, built form controls and land use	<ul style="list-style-type: none"> • Urban structure changes • Built form controls: <ul style="list-style-type: none"> o Building heights and setbacks (including precinct heights and mandatory vs discretionary controls) o Building typologies – residential interface area options and commercial building ‘fine grain forms’ o Amenity impacts – overshadowing, overlooking and privacy interface treatments, industrial - residential interface area amenity • Land Use - Residential use in commercial precincts
Issue 2 – Transport and movement	<ul style="list-style-type: none"> • Traffic impacts on local street network • Street design and pedestrian linkages • Carparking rates and adequacy of car parking provision
Issue 3 - Contamination	<ul style="list-style-type: none"> • application of contamination assessment provisions in CDZ2 • treatment of Open Space transferred to Council
Issue 4 – Open Space	<ul style="list-style-type: none"> • adequacy of open space provision • location and orientation of open space • equity of provision
Issue 5 – Vegetation	<ul style="list-style-type: none"> • tree planting requirements and retention • extent of landscaping and tree planting required • providing for native vegetation and fauna

Issue 6 – Affordable housing	<ul style="list-style-type: none"> • level of contribution and collection arrangements
Issue 7 - Infrastructure	<ul style="list-style-type: none"> • additional precinct community infrastructure required • Services and utilities – recycled water, storm water management including bioretention, underground electricity cabling and waste management • DCP projects (including bioretention and Centre Road/Carinish Rd intersection), triggers and timing
Issue 8 - Other	<ul style="list-style-type: none"> • Industry transition • construction management • level of community engagement • notice and review provisions

Amendment edit and consistency check

At the Directions Hearing the SAC identified several potential inconsistencies within the draft Amendment documentation that might benefit from further review by the VPA for inclusion in its tracked change document or Part A submission. While not exhaustive the following observations are provided to assist the VPA:

- consistency of approach and clarity around mandatory and preferred heights and setbacks as expressed in Requirements and Table 1 in the Comprehensive Development Plan (CDP)
- adequacy of CDP Requirements to manage height transitions and relationship to open space within residential core sub precinct
- CDP Requirements relating to setbacks and canopy trees
- general CDP Requirement wording
- role of reference documents in the CDP
- application requirements within the CDZ2
- consistency of rates in PMPDCP and the DCPO.

Roundtable invitations

The VPA will provide invitations to parties for the Roundtable and instructions for using the MS Teams platform. This will be sent to parties on the distribution list. If parties require additional invitations, they should contact Kimberly Martin at Planning Panels Victoria. Invitations must not be forwarded to other persons.

If you have questions, please contact Kimberly Martin, Senior Project Officer, Planning Panels Victoria on (03) 8624 3266 or planning.panels@delwp.vic.gov.au.

Yours sincerely,



Tim Hellsten

Co-chair VPA Projects Standing Advisory Committee

SAC Directions

VPA Projects Standing Advisory Committee – Referral No. 2 Draft Monash Planning Scheme Amendment C156mona, PMP Printing Precinct, Carnish Road Clayton

Before the Roundtable

Shared document folder

1. The VPA to provide an on-line shared access folder for draft amendment materials and documents circulated relating to the roundtable and provide links and instructions relating to it to the parties.
2. Documents should be circulated electronically and lodged by parties on the shared drive.

Amendment document changes and supplementary reports

3. The VPA must circulate its Urban design (Tract) and Traffic (Cardno) Supplementary Reports and its 'Day 1' tracked change amendment documents which respond to submissions and any further edit and consistency checking (if possible) by **4.00pm on Issue 1 – Urban structure, built form controls and land use**

VPA Part A submission

4. The VPA must circulate a Part A submission to parties on the distribution list by **4.00pm on Issue 2 – Transport and movement** that includes:
 - a) overview of the draft Amendment
 - b) summary of strategic context
 - c) status of 29 Brown Street (former primary school site) and detail of how integration and connections will be achieved consistent with the CDP
 - d) a plan identifying land parcels, street numbers and ownership of site
 - e) any relevant block modelling or sunlight assessment undertaken by Tract not included in the Urban Context Report or its addendum
 - f) summary of Supplementary Reports and any implications on the Amendment
 - g) summary of proposed changes to the Amendment in response to submissions
 - h) any further amendment document changes in response to the VPA edit and review exercise.

Note: The VPA's Part A submission will be taken as read by the SAC at the Roundtable. The VPA should allow time for questions about its Part A submission on Day 1.

Witness reports

5. A witness report must:
 - a) comply with the Guide to Expert Evidence (<https://www.planning.vic.gov.au/panels-and-committees/planning-panel-guides>)
 - b) not refer to any individual submitter by name – if necessary, submitters should be referred to by submission number
 - c) be provided to the SAC as an unlocked document.
6. Parties must circulate their witness reports to parties on the distribution list by **4.00pm on Issue 3 - Contamination.**

Submissions and information

7. Parties should present material at the Roundtable electronically in MS Word format and in an unlocked format. Submissions prepared for the Roundtable must be:

Directions:

VPA Projects Standing Advisory Committee – Referral No. 2 Draft Monash Planning Scheme Amendment C156mona, PMP Printing Precinct, Carnish Road Clayton

- a) circulated to parties on the distribution list and uploaded to the shared drive by **4.00pm on 11 March 2021**. **This includes submissions from parties unable to attend or not attending the Roundtable.**
 - b) be structured around the 8 issue themes (as relevant) and identify changes sought to the amendment documents including those proposed by the VPA in its 'Day1' proposed changes.
8. All information presented at the Roundtable is a public document unless the SAC directs otherwise.

VPA Part B submission

9. The VPA must provide a Part B submission by **4.00pm on 11 March 2021** that includes:
- a) its response to all submissions and evidence
 - b) its final position on the Amendment.

Council submission

10. The Council submission to include an overview of the Clayton Activity Centre Precinct Plan and directions, its status and elements relevant to the PMP Printing Comprehensive Development Plan.

At the Roundtable

11. The VPA to provide a written response to any new or further matters raised in submission from parties made in accordance with Direction 7.

Timetable

VPA Projects Standing Advisory Committee – Referral No. 2 Draft Monash Planning Scheme
Amendment C156mona, PMP Printing Precinct, Carnish Road Clayton

Timetable Version 1

Day 1: Monday 15 March 2021		
Venue: By video conference		
Time	Issue	Allocated
10.00am – 10.15am	Preliminary matters Confirmation that all material has been properly circulated	15 mins
10.15am – 10.35am	VPA Draft Amendment overview and summary of position	20 mins
10.35am – 11.35am	<ul style="list-style-type: none">Issue 1 – Urban structure, built form controls and land use <p><i>Note: Includes presentation from Tract on urban design if required on its Urban Context Report and supplementary report and the planning evidence of Mr Stuart McGurn of Urbis</i></p>	
11.35am – 11.50am	Break	15 mins
11.50am – 1.00pm	<ul style="list-style-type: none">Issue 1 continuedIssue 2 - Transport and movement <p><i>Note: Issue 2 may include a presentation or response to questions from Cardno on its Traffic and transport report and supplementary report</i></p>	
1.00pm – 1.45pm	Lunch Break	45 mins
1.45pm – 3.15pm	<ul style="list-style-type: none">Issue 2 continuedIssue 3 – Contamination <p><i>Note: EPA is intending to be available to respond to questions from the SAC or other parties</i></p>	
3.15pm – 3.30pm	Break	15 mins
3.30pm – 4.30pm	<ul style="list-style-type: none">Issue 4 – Open spaceIssue 5 – VegetationIssue 6 – Affordable HousingIssue 7 – InfrastructureIssue 8 – Other <p><i>Note: These issues will be discussed in the order appearing in the Timetable and any issues not addressed on Day 1 will be discussed on Day 2</i></p>	
4.30pm	Day close	

Timetable Version 1:

VPA Projects Standing Advisory Committee – Referral No. 2 Draft Monash Planning Scheme Amendment
C156mona, PMP Printing Precinct, Carnish Road Clayton

Day 2: Tuesday 16 March 2021

Venue: By videoconference

Time	Party	Allocated
10.00am – 10.15am	Preliminary matters	15 mins
10.15am – 11.15am	• Issues 3 to 8 continued	
11.30am – 11.45am	Break	15 mins
11.45am – 1.00pm	• Issues 3 to 8 continued	
1.00pm – 1.45pm	Lunch Break	45 mins
1.45pm – 3.15pm	• Issues 3 to 8 continued	
3.15pm – 3.30pm	Break	15 mins
3.30pm – 4.30pm	Without prejudice discussion on Amendment document drafting	1 hour
4.30pm	Roundtable close	

Day 3: Wednesday 17 March 2021

Venue: By video conference

Time	Issues
	RESERVE DAY

Hearing Timetable Notes:

1. The SAC may amend the timetable without notice.
2. Please arrive at least 15 minutes before your scheduled commencement time.
3. Time will be made for morning and afternoon breaks each day.
4. If you are unable to be present at your scheduled time or have questions about the Timetable, please contact Planning Panels Victoria as soon as possible on (03) 8624 3266.