



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

22 January 2021

As addressed

Dear Party,

Priority Projects Standing Advisory Committee Referral No. 9A 571-589 Melbourne Road, Spotswood

You will have received a letter from the Priority Projects Standing Advisory Committee (Committee) on 18 January 2021 advising that:

- VCAT Applications P1278/2020 and P1751/2020 have been called in by the Minister for Planning at the recommendation of the Building Victoria's Recovery Taskforce, and referred to the Committee
- a roundtable discussion will take place on **1 February 2021** to discuss Building A (Application P1278/2020)
- a roundtable discussion will take place on **22 February 2021** to discuss Building B (Application P1751/2020).

Procedural issues

The Committee asked parties to advise if they had procedural matters that they wished to raise as soon as possible. None were raised.

Participants for the Building A roundtable

Parties were requested to confirm attendance at the roundtable for Building A by 22 January 2021.

The following parties have confirmed they will attend:

- Applicant – John Cicero and Eliza Minney from Best Hooper
- Council – Adeline Lane and Simon D'Angelo from Marcus Lane Group
- Mobil – Brad Frick, Pipeline Interface Co-ordinator
- VicTrack – Kate Kraft, Planning Manager
- Rosa McKenna

Key issues

Based on the Minister's letter of referral and the Committee's review of the material so far, the Committee has identified the following key issues which it wishes to explore at the roundtable:

- the lack of an approved master plan for the whole of the site
- ensuring the coordinated development of the Building A and Building B development stages
- reverse amenity impacts on the Spotswood Maintenance Facility (SMF) – in particular noise and impacts on the SMF's ability to meet SEPP N1.

The Committee proposes to structure the roundtable discussion around these key issues. Time will also be set aside for parties to raise other issues relating to the Application, if time permits. Issues that the Committee is keen to explore, should time permit, include how the amended plans have addressed internal amenity of the apartments, and affordable housing contributions.

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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Roundtable agenda and process

The roundtable discussion will be conducted generally in accordance with the attached Agenda.

Parties may provide a written summary of their position if they wish (in Microsoft Word format).

The Committee may ask questions to clarify positions.

The discussion will be conducted on a 'without prejudice' basis.

Clarifications

It would assist the Committee if certain matters could be clarified prior to the roundtable. Directions are set out below.

Draft permit conditions

It would assist the Committee if Council could provide draft permit conditions on a without prejudice basis to the Committee in advance of the roundtable discussion. Directions are set out below.

Circulation of documents

To ensure procedural fairness and that all parties have access to all documentation provided to the Committee, parties will need to circulate all material they have provided to the Committee to the other parties prior to the roundtable discussion. A distribution list is attached. Material does not need to be provided to the Committee again.

Directions

The Committee directs:

1. **All parties** must by **4.00pm on Monday 25 January 2021** circulate any material already provided to the Standing Advisory Committee to any party on the attached distribution list who has not yet been provided with the material.
2. Clarification must be provided on the following matters **as soon as possible**, and by no later than 4.00pm on Thursday 28 January 2021. Responses are to be circulated to all parties on the distribution list:
 - a) **Council** to clarify whether any material has been received in response to the Application from the EPA or Energy Safe Victoria (if so, please provide copies)
 - b) **Council** to clarify referral authorities for the Application, including whether they are determining or recommending
 - c) **Applicant** to clarify that the latest plans on which it seeks to rely are:
 - (i) architectural plans and renders by CHT Architects dated 9 December 2020
 - (ii) Clause 55 assessment plans by CHT Architects dated 17 December 2020
 - (iii) Landscape Report and plans by Tract dated 9 December 2020.
 - d) **Applicant** to clarify whether the Acoustic Report provided in support of the Application was peer reviewed (if so please provide a copy)
 - e) **Applicant** to clarify whether it undertook site wide assessments of traffic and stormwater (if so please provide copies).
3. Council must circulate without prejudice permit conditions to all parties on the attached distribution list by **4.00pm on Thursday 28 January 2021**.
4. Parties who intend to make a written submission or present any additional material at the roundtable discussion must circulate the submission or material to all parties on the attached distribution list by **9.00am on Monday 1 February 2021**.

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

Yours sincerely,



Sarah Carlisle

Chair, Priority Projects Standing Advisory Committee

Agenda

Priority Projects Standing Advisory Committee Referral No. 9A

Monday 1 February 2021

Video conference session – [Click here to join the meeting](#)

Time	Agenda item	Party	Allocated
10.00am – 10.10am	Introductions and overview of Priority Projects Standing Advisory Committee and roundtable submission format	Committee	10 mins
10.10am – 10.30am	Introduction and description of the proposed development	Applicant	20 mins
10.30am – 11.15am	Key issue 1 - Masterplan <ul style="list-style-type: none">- Council to explain why a Masterplan is considered necessary- Applicant to explain the Masterplan provided with the permit application- Better West to outline key concerns in relation to master planning (if required)- general discussion/questions	All	45 mins
11.15am – 11.30am	Break		15 mins
11.30am – 12.00pm	Key issue 2 – Coordinated development of Building A and Building B <ul style="list-style-type: none">- Applicant to outline how the developments will be coordinated, including proposed staging- Council response- Better West response (if required)- general discussion/questions	All	30 mins
12.00pm – 1.00pm	Key issue 3 – Reverse amenity impacts on SMF <ul style="list-style-type: none">- VicTrack to outline its concerns- Council to outline its concerns- Applicant response- Better West response (if required)- general discussion/questions	All	1 hr
1.00pm – 2.00pm	Lunch		1 hour
2.00pm – 3.00pm	Council's key concerns about other issues	Council	1 hour
3.00pm – 3.15pm	Break		15 mins
3.15pm – 4.15pm	Better West's key concerns about other issues/general discussion of other issues	Better West/Committee	1 hour
4.15pm – 4.35pm	Applicant's reply	Applicant	20 mins

**Priority Projects Standing Advisory Committee – Referral No. 9A
Timetable**

4.35pm – 4.55pm	Council’s reply	Council	20 mins
4.55pm – 5.00pm	Committee’s closing remarks and process from here	Committee	5 mins
5.00pm	Close		

Roundtable Discussion Notes:

1. Please log on to the video conference at least 15 minutes before the scheduled commencement time.
2. Start and finish times in the agenda may be amended without notice.
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.