



3 February 2021

As addressed

Dear Party,

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

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Parties 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 would take place on **1 February 2021** to discuss Building A (Application P1278/2020) – this has since occurred
- 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 B Roundtable Discussion**

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

**Key issues**

The following key issues were explored at the roundtable for Building A on 1 February 2021:

- 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.

While these remain key issues in the assessment of Building B, they were discussed in some detail at the roundtable for Building A. Accordingly, the Committee does not anticipate that as much time will be required in the Building B roundtable on these issues. More time has therefore been set aside in the Agenda for the Building B roundtable to discuss the built form of Building B, Council's other concerns with Building B, and the Applicant's response.

**Roundtable agenda and process**

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

**Privacy Statement**

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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.

### Directions

The Committee directs:

1. **Each party** must circulate any material it wishes to rely on to all parties on the attached distribution list by **4.00pm on Monday 15 February 2021**. This may include, but not be limited to:
  - Current/revised plans for Building B
  - Evidence.
2. Clarification must be provided on the following matters **as soon as possible**, and by no later than 4.00pm on Monday 15 February 2021. Responses are to be circulated to all parties on the distribution list:
  - a) **Council** to clarify whether it considers there are any relevant cumulative assessment matters that apply to consideration of permit issue for Buildings A and B
  - b) **Applicant** to clarify whether any heritage assessments for built form and vegetation have been prepared
3. Council must circulate without prejudice permit conditions to all parties on the attached distribution list by **4.00pm on Thursday 18 February 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 22 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](mailto: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 – 10.05am	Introductions and overview of Priority Projects Standing Advisory Committee and roundtable submission format	Committee	5 mins
10.05am – 10.30am	Introduction and description of the proposed development	Applicant	25 mins
10.30am – 11.15am	<b>Recap on key issues discussed at Building A roundtable, and how they relate to Building B</b> <ul style="list-style-type: none"><li>- Lack of an approved masterplan</li><li>- Coordinated development of Building A and Building B</li></ul>	All	45 mins
11.15am – 11.30am	<b>Break</b>		<b>15 mins</b>
11.30am – 12.30pm	<b>Key issue – Reverse amenity impacts of Building B on SMF</b> <ul style="list-style-type: none"><li>- Council to outline its concerns</li><li>- Applicant response</li><li>- general discussion/questions</li></ul>	All	1 hour
12.30pm – 1.30pm	<b>Lunch</b>		<b>1 hour</b>
1.30pm – 3.00pm	<b>Key issue – Built form</b> <ul style="list-style-type: none"><li>- Council to outline its concerns</li><li>- Applicant response</li><li>- general discussion/questions</li></ul>	All	1.5 hours
3.00pm – 3.15pm	<b>Break</b>		<b>15 mins</b>
3.15pm – 3.45pm	Council's key concerns about other issues	Council	30 mins
3.45pm – 4.15pm	Applicant's response and closing remarks	Applicant	30 mins
4.15pm – 4.20pm	Committee's closing remarks and process from here	Committee	5 mins
4.20pm	<b>Close</b>		

## 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](mailto:planning.panels@delwp.vic.gov.au).