



21 November 2019

As addressed

Dear parties,

Fishermans Bend Standing Advisory Committee: Amendment C163port – 203-205 Normanby Road, South Melbourne (Site 6)

The Standing Advisory Committee (SAC) held a further Directions Hearing for the above matter on 19 November 2019 at Planning Panels Victoria.

The hearing listed for 25 November 2019 is adjourned. The parties have committed to convening and attending a 'without prejudice' workshop on that date to narrow issues in dispute and to seek to refine the content of the draft Incorporated Document. The SAC will not be participating in that workshop.

We now attach:

- SAC Directions
- Revised (Version 4) Distribution List.

These directions replace the earlier directions made by the SAC for this Amendment. The following key dates apply:

Time	Date	Action	Direction
4.00pm	25 November 2019	Parties to attend a 'without prejudice' workshop convened by parties	N/a
4.00pm	29 November 2019	The Proponent must make a request to the Department of Environment, Land, Water and Planning (DELWP) for Further and Better Particulars and provide a copy to the SAC and parties	1
4.00pm	6 December 2019	DELWP must respond to the request for Further and Better Particulars and provide a copy to the SAC and other parties	2
		All authorities must confirm their preferred wording of the draft Incorporated Document	3
		Melbourne Water must provide an outline of proposed precinct or sub-precinct works and any alternative condition/s to secure development contributions for this site	4

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Time	Date	Action	Direction
4.00pm	19 December 2019	The Proponent must provide an update on its position on the draft Incorporated Document and file an updated Request to be Heard Form	5
		Parties must provide updated Request to be Heard Forms	6
4.00pm	3 February 2020	Proponent to provide additional urban design/architectural response	7
4.00pm	17 February 2020	Department of Environment, Land, Water and Planning must circulate Part A submission	8
		Fishermans Bend Taskforce is requested to confirm outline submission	9
		Parties must circulate all witness reports	10
		Parties to advise of any additional vantage points for site inspection by SAC	12
10.00am	2 March 2020	Public Hearing starts	N/a

A timetable for the Public Hearing will be prepared and circulated once the SAC receives the amended Request to be Heard forms.

If you have any queries, please contact Greta Grivas, Senior Project Officer at Planning Panels Victoria on (03) 8392 5121 or planning.panels@delwp.vic.gov.au.

Yours sincerely,



Dalia Cook
Chair, Fishermans Bend Standing Advisory Committee

SAC Directions

Fishermans Bend Standing Advisory Committee: Amendment C163port – 203-205
Normanby Road, South Melbourne (Site 6)

Before the Hearing

Request for Further and Better Particulars

1. By 4.00pm on 29 November 2019, the Proponent must make a request to the Department of Environment, Land, Water and Planning (DELWP) for any Further and Better Particulars in respect of its proposed condition of the draft Incorporated Document relating to Affordable Housing and provide a copy of the request to the SAC and other parties.
2. By 4.00pm on 6 December 2019, DELWP must respond to the Proponent's request for Further and Better Particulars and provide a copy of the response to the SAC and other parties.

Wording of draft Incorporated Document

3. By 4.00pm on 6 December 2019 each authority must file and circulate to all parties, any further comments on the draft Incorporated Document for Site 6. A track changes format should be used. It is preferable for parties to generate a consolidated document with all mark ups.

Melbourne Water

4. By 4.00pm on 6 December 2019, Melbourne Water must provide:
 - a) an outline of proposed precinct or sub-precinct works or upgrades (flood mitigation and the like) relevant to the site and the broader setting
 - b) a summary explanation of the potential interaction between the proposed use and development and the works or upgrades outlined above
 - c) any alternative condition/s or mechanisms proposed to secure development contributions in respect of this Amendment that are more precise than the version currently before the SAC
 - d) an outline of estimated timeframes and mechanisms proposed to levy more formalised infrastructure contributions for the Fishermans Bend Urban Renewal Area in the future or advice on when this information will be available.

Other matters

5. By 4.00pm on 19 December 2019 the Proponent must:
 - a) provide an update on its preferred wording of the draft Incorporated Document
 - b) submit an updated Request to be Heard form to the SAC. This document can be found at <https://www.planning.vic.gov.au/panels-and-committees/request-to-be-heard-form>.
6. By 4.00pm on 19 December 2019:
 - a) Each other party wishing to be heard must submit an updated Request to be Heard form to the SAC.
 - b) The parties must provide an agreed statement referencing the matters in Clause 20 of the SAC Terms of Reference indicating which matters have been resolved and which matters remain in dispute.
7. By 4.00pm on 3 February 2020 the Proponent must file and circulate (if available):
 - a) aerial views of a 3D (timber render) model showing the allowable neighbouring building envelope (207-217 Normanby Road)
 - b) 3D model views of the proposal in context at pedestrian level (1600mm eye height) from the west on Normanby Road (at minimum corners Normanby-Montague and Normanby-

Boundary looking back at the subject site) with and without 207-217 maximum building envelope

- c) revised shadow studies with correct shadows for 22 September at 3pm
- d) how the revised Sustainability Management Plan would comply with applicable objectives and targets of planning policies and controls including the *Fishermans Bend Framework 2018* (which seeks a 5 Star Green Star rating) and whether any further changes may be proposed that may affect the layout or design of the building.

Part A submission

- 8. DELWP must file and circulate a Part A submission to parties on the Distribution List by 17 February 2020 that includes:
 - a) strategic context and policy assessment, including an assessment of the proposals against the content and purposes of the planning controls introduced by Amendment GC81 and the objectives of the *Fishermans Bend Framework, September 2018*.
 - b) issues identified in submissions
 - c) any suggested changes to the Amendment in response to submissions
 - d) commentary on the appropriateness of proposed development contributions and the method/s proposed to secure them.

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

- 9. The Fishermans Bend Taskforce is requested to file and circulate an updated outline of its submissions by 17 February 2020 if this varies from the version provided to the SAC.

Witness reports

- 10. Parties must file and circulate all witness reports (expert and lay) by 17 February 2020.
- 11. An expert 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.

Vantage points for site inspection

- 12. By 17 February 2020 the parties must advise the SAC if there are any additional vantage points, sites or surrounding features they wish to point out to the SAC. Photographic and map references are preferred.

For the Hearing

Submissions and information

- 13. If electronic information is to be presented at the Hearing, all files must be:
 - a) circulated to parties on the Distribution List by 9.00am on the morning the information is to be presented
 - b) brought to the Hearing Room on a USB stick half an hour before the start of the day's hearing, to allow it to be uploaded for display.
 - 14. If a paper copy is presented at the Hearing, at least six (6) copies must be provided, two-hole punched and stapled (not bound).
 - 15. After presenting to the SAC, submissions (preferably in MS Word, unlocked) must be emailed to planning.panels@delwp.vic.gov.au.
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16. All information presented at the Hearing will be public documents unless the SAC directs otherwise.

DELWP Part B submission

17. At the Hearing, DELWP must provide a Part B submission that includes:

- a) its response to submissions and evidence
- b) its preferred wording for the Incorporated Document on a “without prejudice basis” (if different from the version circulated in accordance with Direction 3)

Proponent submission and evidence

18. At the Hearing, in addition to indicating why the Amendment is appropriate, the Proponent must address the following issues through submissions or evidence:

- a) The proposed operation of the draft condition requiring a section 173 agreement for the provision of Affordable housing in respect of the proposal and the outcomes of discussions with relevant Affordable Housing Providers.
- b) A detailed assessment of the proposal relative to the provisions of the Design and Development Overlay (Schedule 30) including the potential cumulative impact as referred to in Clause 6.0 and the potential for equitable development.
- c) How the design response addresses the vision for Fishermans Bend as depicted in the *Fishermans Bend Framework 2018* and current planning policies and controls as well as the immediate context of the subject land.
- d) How the design response, building systems and strategies aim to achieve the environmental objectives and targets in the *Fishermans Bend Framework 2018* and current planning policies and controls. The commitment to respective Green Star and NatHERS targets should be explained.
- e) An outline of the traffic and transport impacts of the proposal including potential cumulative impacts for the precinct or sub-precinct.

Aerials and maps

19. At the Hearing, DELWP should arrange for:

- a) appropriate aerials at large scale
 - b) access to a GIS mapping system if convenient.
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