



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

24 November 2020

As addressed

Dear Party,

Fishermans Bend Standing Advisory Committee Draft Amendment C177port: 272-280 Normanby Road, South Melbourne

The Fishermans Bend Standing Advisory Committee (SAC) held a Directions Hearing for the above matter on 23 November 2020 by video conference.

Please find attached:

- SAC Directions
- Updated version 4 distribution list
- Round table Timetable.

Please distribute any documents using the attached version 4 distribution list. Please disregard the version 3 distribution list.

The following key dates apply:

Time	Date	Action	Direction
4.00pm	Friday, 27 November 2020	Proponent must provide its affordable housing proposal <i>Note: other dates are nominated at Directions 2 and 3 for amended drawings if proposed</i>	1
4.00pm	Monday, 30 November 2020	Department of Environment, Land, Water and Planning (DELWP) must provide its Part A submission	5
4.00pm	Monday, 30 November 2020	Parties must provide Expert witness reports	7
4.00pm	Wednesday, 2 December 2020	Any addendums to expert evidence (or Part A submission) relating to the proponents affordable housing proposal (Direction 1) must be provided	1
1.00pm	Friday, 4 December 2020	All written submissions must be provided	8

In addition to circulating submissions and evidence to all parties on the distribution list all documents must be uploaded to the HubShare.


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If you have questions including about the distribution list or round table arrangements please contact Project Officer Amy Selvaraj on planning.panels@delwp.vic.gov.au or (03) 8624 5714.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'TH', with a stylized flourish extending to the right.

Tim Hellsten
Fishermans Bend Standing Advisory Committee Deputy Chair

Directions

Draft Amendment C177port: 272-280 Normanby Road, South Melbourne

Before the Hearing

Proponent

1. The Proponent is to confirm and circulate to all parties on the distribution list its affordable housing proposal by **4.00pm on Friday 27 November 2020**.

*Note: parties will be provided an opportunity to provide addendums to evidence (and DELWP's its Part A submission) if necessary to address the proponents affordable housing position if amended. Any addendums must be circulated to all parties on the distribution list / uploaded to HubShare by **4.00pm on Wednesday 2 December 2020**.*

2. The Proponent is to circulate to all parties on the distribution list any amended plans it may be currently preparing by **4.00pm on Wednesday 25 November 2020**.
3. Any further amended plans prepared by the Proponent in response to evidence are to be circulated to all parties on the distribution list by **4.00pm on Wednesday 2 December 2020**.

Circulation of documents

4. Any documents provided for the round table including evidence must be uploaded to the shared project HubShare.

DELWP Part A submission

5. DELWP must circulate a Part A submission to all parties on the distribution list by **4.00pm on Monday 30 November 2020** that includes:
 - a) the background of the Amendment
 - b) the strategic and statutory planning context
 - c) summary of key issues in dispute and its position on them
 - d) its preferred version of the incorporated document in track changes format (from the initial version) with notations as relevant to any significant additions.

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

Witness reports

6. 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) must respond to the issues in dispute by dispute issue theme (refer Direction 9).
7. Parties must circulate their witness reports to parties on the distribution list by **4.00pm on Monday 30 November 2020**.

Written submissions

8. All parties who intend to make their submissions in writing must circulate their written submissions to parties on the distribution list by **1.00pm on Friday 4 December 2020**.
9. Written submissions must be structured consistent with issues in dispute themes (as relevant) identified below and include (as relevant) comments or tracked change mark-ups of the DELWP version of the incorporated document to be included in its Part A submission.

Directions:

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Issue themes:

- a) *Building height*
 - b) *Tower setbacks*
 - c) *Design detail*
 - *Ground floor levels and activation*
 - *Podium treatment design including podium parking level treatment*
 - *External staircase*
 - *Podium communal area design*
 - *Clause 58 assessment*
 - d) *Dwelling mix and housing affordability*
 - e) *Employment uses floor area*
 - f) *Parking:*
 - *Carparking space numbers (including carshare spaces)*
 - *Design of parking areas*
 - *Bicycle parking*
 - g) *Johnson Street delivery.*
10. The Proponent's submission must include an accurate plan or drawing (updated context report plan or similar) that clearly identifies the proposed building in the context of approved tower developments. This can alternatively be included in evidence.

At the round table

Arrangements for the teleconference round table

11. DELWP will provide parties on the distribution list with MS Teams videoconference invites for the round table with appropriate instructions.

Recording proceedings and use of personal information

12. Parties must not record any part of the electronic round table by any means without permission from the SAC.
13. Parties must not to record, keep, distribute or publish contact details of any other party obtained in the course of an electronic round table session, or to use those contact details for any purpose other than for the Hearing.

Evidence and cross examination

14. Witness statements will be taken as read and evidence in chief be limited to a 5 minute overview.
15. Cross examination will be tightly regulated by the SAC. Cross examination should be limited to clarifying aspects of evidence, exploring alternative design responses or options, focused on the issues in dispute and be useful for the SAC.

Other information

16. Any other material a party wishes to present at the round table must be circulated to parties on the distribution list by **4.00pm** on the day before the party presenting the material is due to present.
17. All submissions and evidence are to be uploaded to the HubShare created by DELWP.
18. All information presented at the Hearing is a public document unless the SAC directs otherwise.

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Closing submissions

19. There will be no closing submissions.

Without prejudice discussion on incorporated document

20. This will be a without prejudice discussion based on the version of the incorporated document included in the DELWP Part A submission and the submissions of parties.

Timetable

Draft Amendment C177port: 272-280 Normanby Road, South Melbourne

Timetable Version 1 – 24 November 2020

Day 1: Monday 7 December 2020

Video conference session

Time	Party	Allocated
10.00am – 10.10am	Preliminary matters Confirmation that all material has been properly circulated and round table overview	10 mins
10.10am – 11.30am	Department of Environment, Land, Water and Planning (DELWP) represented by Mr Andrew Walker of Counsel instructed by Ms Amara Coleman of Harwood Andrews, calling the following expert evidence: - Planning from Robert Milner of Kinetica Planning	4 hours
11.30am – 11.45am	Break	15 mins
11.45am – 1.00pm	DELWP cont	
1.00pm – 2.00pm	Lunch	1 hour
2.00pm – 3.30pm	DELWP cont	
3.30pm – 3.45pm	Break	15 mins
3.45pm – 4.30pm	Office of Victorian Government Architect represented by Ms Jill Garner	45 mins
4.30pm	Day close	

Day 2: Wednesday 9 December 2020

Videoconference session

Time	Party	Allocated
10.00am – 10.10am	Preliminary matters	10 mins
10.10am – 10.40am	Melbourne Water represented by Mr Nikolas Karageorge	30 mins
10.40am – 11.30am	Fishermans Bend Taskforce represented by Mr Aidan O’Neill	1.5 hours
11.30am – 11.45am	Break	15 mins
11.45am – 12.25pm	Fishermans Bend Taskforce cont	
12.25pm – 1.25pm	Lunch	1 hour
1.25pm - 3.00pm	Port Phillip City Council represented by Mr Simon Gutteridge	1.5 hours
3.00pm – 3.15pm	Break	15 mins
3.15pm – 4.30pm	Samma Group Pty Ltd and Spec Property Developments Pty Ltd (Proponent) represented by Mr Chris Wren SC supported by Mr Sean McArdle and instructed by Mr Rory O’Connor of Hall and Wilcox, calling the following evidence:	1 day

- Residual land value analysis from Craig Yelland of Yelland Co (on Day 2)
- Project delivery and management from Michael Barlow of Urbis
- Urban design from Mr Craig Czarny of Hansen
- Planning from Mr Macro Negri of Contour
- Traffic (access and parking) from Ms Charmaine Dunstan of Traffix Group

4.30pm **Day close**

Day 3: Thursday 10 December 2020

Videoconference sessions

Time	Party	Allocated
10.00am – 10.10am	Preliminary matters	10 mins
10.10am – 11.30am	Samma Group Pty Ltd and Spec Property Developments Pty Ltd cont	
<i>11.30am – 11.45am</i>	Break	<i>15 mins</i>
11.45am – 1.15pm	Samma Group Pty Ltd and Spec Property Developments Pty Ltd cont	
<i>1.15pm – 2.15pm</i>	Lunch	<i>1 hour</i>
2.15pm – 3.45pm	Samma Group Pty Ltd and Spec Property Developments Pty Ltd cont	
3.45pm	Day close	

Day 4: Friday 11 December 2020

Videoconference sessions

Time	Party	Allocated
10.00am – 10.10am	Preliminary matters	10 mins
10.10am - 11.10am	Samma Group Pty Ltd and Spec Property Developments Pty Ltd cont	
<i>11.10am – 11.20am</i>	Break	<i>10 mins</i>
11.20am – 12.50pm	Without prejudice discussion on incorporated document	1.5 hours
12.50pm	Round table close	

Round table Timetable Notes:

1. Please log on to the video conference sessions at least 15 minutes before the scheduled commencement time.
2. If you are unable to be present at your scheduled time, or if you have any questions about the timetable, please contact Ms Amy Selvaraj at planning.panels@delwp.vic.gov.au or 03 8624 5714.