



Planning Panels Victoria

Department of Environment, Land, Water and Planning

1 Spring Street
Melbourne Victoria 3000
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Melbourne, Victoria 3001
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4 April 2022

As addressed

Dear Party,

Fishermans Bend Standing Advisory Committee
Tranche 5 - Draft Amendment C195port: 240-246 Normanby Road, South Melbourne

The Fishermans Bend Standing Advisory Committee (SAC) held a Directions Hearing for the above matter on 31 March 2022 by video conference.

Please find attached:

- SAC Directions
- Distribution list
- Round table Timetable.

The following key dates apply:

Time	Date	Action	Direction
12 noon	Wednesday, 6 April 2022	Proponent to provide dimensioned plans and confirm expert details	1
12 noon	Thursday, 7 April 2022	Department of Environment, Land, Water and Planning (DELWP) must provide a 'Day 1 Roundtable version of the incorporated document'	2
12 noon	Tuesday, 12 April 2022	DELWP must provide its Part A submission	6
12 noon	Tuesday, 12 April 2022	Parties must provide Expert witness reports	10
12 noon	Thursday, 14 April 2022	All written submissions must be provided	7

If you have questions including about the distribution list or round table arrangements please contact Senior Project Officer, Amy Selvaraj on planning.panels@delwp.vic.gov.au [REDACTED].

Yours sincerely,

Tim Hellsten
Chair, Fishermans Bend Standing Advisory Committee

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Directions

Tranche 5 - Draft Amendment C195port: 240-246 Normanby Road, South Melbourne

Before the Hearing

Proponent

1. By **12.00pm, Wednesday 6 April 2022** the Proponent is to:
 - a) provide a set of architectural plans with dimensions (as a minimum with dimensioned grid lines)
 - b) confirm details of its experts.

DELWP

2. By **12.00pm, Thursday 7 April 2022** DELWP is to provide a 'Day 1 Round table version of the incorporated document' including its response to the proposed conditions of Melbourne Water and Department of Transport and any proposed conditions in response to the submissions of the Taskforce and City of Port Phillip. The version should also reconfirm the incorporated document purpose to ensure all necessary approvals under the Port Phillip Planning Scheme are included.

Arrangements for videoconference invitation links and document share platform

3. By **12.00pm on Wednesday 6 April 2022** all parties are to provide Planning Panels Victoria (PPV) with an individual email address and telephone number for each participant (including legal representatives and experts) and where relevant, observer(s), for that party. This information is required so PPV can provide the email details to DELWP so they can circulate the Zoom video conference round table invitation links and advise of the shared OneDrive document share platform details. Parties should identify which of their participants require the ability to edit or upload party documents. Where expert details are not available by this time they should be provided to PPV as soon as possible. This information is also used by PPV to provide support during the round table if required.
4. By **12.00pm on Thursday 7 April 2022**, DELWP is to circulate to the SAC and all parties:
 - a) Individual calendar invitation link for the roundtable using Zoom and instructions for using the same. Calendar links should not be shared. Parties should contact PPV to advise of additional invitations required.
 - b) Instructions for using the OneDrive document share platform including folder arrangement and file naming conventions.
5. Any documents provided for the round table including evidence must be uploaded to the OneDrive document share platform and a courtesy email provided to parties on the distribution list to advise of document uploads. Copies must also be provided electronically to PPV.

DELWP Part A submission

6. DELWP must circulate a Part A submission to all parties on the distribution list by **12 noon on Tuesday 12 April 2022** that includes:
 - a) the background chronology of the permit application and draft Amendment
 - b) include all draft Amendment documents (not provided with the referral including Map and schedule changes) as attachments
 - c) confirm its position on the key issues in dispute and summarise its proposed changes as identified in its 'Day 1 Roundtable version of the incorporated document'.

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.

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Roundtable submissions

7. Submissions to the round table from the proponent and other parties should be circulated by **12 noon Thursday 14 April 2022** and include:
 - a) positions on issues in dispute using the issue themes below as relevant:
 - Theme 1 Building height and tower setbacks
 - Theme 2 - Building design:
 - (i) Podium and tower architectural treatments
 - (ii) Ground level floor area use, detail and activation
 - Theme 3 - Design detail:
 - (i) communal amenities
 - (ii) floor levels (flooding)
 - (iii) Clause 58 compliance including storage, communal open space, access to natural light, solar access and energy efficiency (issue to be dealt with 'on the papers')
 - Theme 4 - Car and bicycle parking:
 - (i) design detail of car stackers and bay widths and access ramp angle
 - (ii) EV charging point access
 - (iii) bicycle maintenance facilities
 - (iv) vehicle crossing location design details
 - (v) Green Travel Plan
 - Theme 5 - role of serviced apartments in meeting non-residential (employment floor area) floorspace targets
 - Theme 6 - Affordable Housing bedroom mix.
 - b) Identify any proposed additional conditions and include a table of requested changes to the Day 1 Round table version of the Incorporated document.
8. The Proponent's submission should also include a response to the OVGGA Design Report and issues in contention and include details of:
 - a) Response to Clause 58 provisions regarding on site amenity and facilities
 - b) Detail of basement storage provision for residential apartments
 - c) Car parking space height clearances, any provisions for disabled bays, stacker details (on plan and written detail)
 - d) Impacts of any DDA requirements on floor templates or building detail
 - e) Drawing or illustrative responses to submissions that it accepts or is able to address
 - f) Loading bay turntable detail.

Witness reports

9. 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).
10. Parties must circulate their witness reports to parties on the distribution list and upload the documents to the OneDrive document share platform by **12 noon on Tuesday 12 April 2022**.

At the round table

Recording proceedings and use of personal information

11. Parties must not record any part of the electronic round table by any means without permission from the SAC.

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12. 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

13. Witness statements will be taken as read. Evidence in chief is to be limited to a 20 minute overview unless evidence (planning evidence) is presented in separate parts aligned to issue theme discussions, in which case the evidence in chief shall be limited to 5-10 minutes per theme issue as required.
14. 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.

Closing submissions

15. There will be no closing submissions.

Without prejudice discussion on incorporated document

16. DELWP is to provide a Final Hearing version of the Incorporated Document at the conclusion of the round table (date to be confirmed at the round table). Parties must respond to the Final version via tracked changes and summary comment by the date confirmed by the SAC at the conclusion of the round table.

Timetable

Tranche 5 - Draft Amendment C195port: 240-246 Normanby Road, South Melbourne

Timetable Version 1 – 4 April 2022

Day 1: Tuesday 19 April 2022

Video conference session

Time	Party	Allocated
10.00am – 10.10am	Preliminary matters	10 mins
10.10am – 10.40am	Proposal overview - Proponent (Manors Gate Group Pty Ltd) represented by Barnaby McIlrath of Align Law and Johan Moylan of Planning and Property Partners, including architect overview of building design (TBC). Time allocated includes 10 minute of SAC questions	30 mins
10.40am – 11:00am	Amendment overview - Department of Environment, Land, Water and Planning (DELWP) represented by Kate Morris of Harwood Andrews and including 3D modelling presentation (TBC)	20 mins
11.00am – 11.30am	Position summaries: <ul style="list-style-type: none">- Port Phillip Council (represented by Simon Gutteridge)- Fishermans Bend Taskforce (represented by Aiden O'Neill)- Melbourne Water (represented by Andrew Grant)	30 mins
11.30am – 11.45am	Break	15 mins
11.45am – 11:55am	Office of Victorian Government Architect – Design Report overview represented by Jill Garner	10 mins
11:55am – 1.00pm	Issue theme 1 - Building height and tower setbacks round table discussion Includes the Proponent's urban design evidence of (TBC) and planning evidence of TBC. Planning evidence to be limited to the theme	
1.00pm – 2.00pm	Lunch	1 hour
2.00pm – 3.30pm	Issue theme 1 cont'd Issue theme 2 – Building detail Issue theme 3 – Design detail Issue theme 4 – Car and bicycle parking Includes the Proponent's planning evidence of TBC to be introduced with each issue theme (2-6) discussion (depending on availability)	
3.30pm – 3.45pm	Break	15 mins
3.45pm – 4.30pm	Issue theme round table discussions cont'd	
4.30pm	Day close	

Timetable Version 1 – 4 April 2022:

Tranche 5 - Draft Amendment C195port: 240-246 Normanby Road, South Melbourne

Day 2: Wednesday 20 April 2022

Videoconference session

Time	Party	Allocated
10.00am – 10.10am	Preliminary matters	10 mins
10.10am – 11.30am	Issue theme round table discussions cont'd Issue theme 5 – Non-residential floorspace Issue theme 6 – Affordable Housing	
11.30am – 11.45am	Break	15 mins
11.45am – 1.00pm	Issue theme round table discussions cont'd	
1.00pm – 2.00pm	Lunch	1 hour
2.00pm - 4.30pm	Issue theme round table discussions cont'd Approach to 'without prejudice' changes to Incorporated Document	2 hours
4.30pm	Hearing 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 Senior Project Officer, Ms Amy Selvaraj at planning.panels@delwp.vic.gov.au
[REDACTED]