



Planning Panels Victoria

Department of Transport and Planning

1 Spring Street
Melbourne Victoria 3000
GPO Box 2392
Melbourne, Victoria 3001
Telephone (03) 8624 5712

19 March 2024

Dear Stakeholder

Sandown Racecourse Advisory Committee – Inception Meeting Outcomes

Thank you for attending the inception meeting of the Sandown Racecourse Advisory Committee (the Committee) convened at the offices of Planning Panels Victoria on 18 March 2024. The Committee found the meeting very useful and a positive commencement milestone in this strategically important initiative.

By way of summary, and on a without prejudice basis, the Committee highlighted the following matters as some of the higher order issues it considered important from its initial review of material:

- Currency of supporting documents (and as a result of the discussion, especially planning, traffic and access, potential contamination, drainage, heritage)
- Response to State Government policy initiatives:
 - Housing Statement
 - Interface of railway stations and Activity Centres
 - Affordable housing
- Opportunity for increased density and development yields
- Selection of the planning controls
- Staging of the proposal and for each Precinct
- Potential development along the Princes Highway interface and its interface as a key point of entry
- Whole of site coordination, particularly in relation to whole of site features including Mile Creek, the racing track and the grandstand.

The Proponent (Melbourne Racing Club, represented by Urbis) provided an overview of the project that addressed the following matters:

- Project Vision
- Policy alignment
- Key features of the Proposal
- Proposed planning framework
- Future planning stages
- Development of the Amendment
- Prelodgement consultation and response to feedback
- Consideration of controls.

A copy of the presentation has been circulated to stakeholders by Planning Panels Victoria.

Following the presentation, the Committee provided an opportunity for each stakeholder present to provide an overview of issues and any other information that they considered important for the Committee and the Proponent to be aware of at this stage in the process. A number of agencies noted that they considered further work needed to be undertaken by the Proponent to enable them to be in a position to fully assess the project. Some tasks were identified as being required prior to the exhibition of the Amendment, and others suitable to be responded to during the exhibition or Hearing process.

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



OFFICIAL

In this regard, the Committee directs:

- 1. Agencies are to identify what further information they consider they require to be updated or newly prepared and when such information is required, either pre-exhibition or provided as part of the Public Hearing process. Such response is to be documented and provided to the Committee and the Proponent by 12 noon, Monday 25 March 2024.**
- 2. Following receipt of agency responses, the Proponent is to inform the Committee in writing of its consideration of the agency requests, and where agreed, their estimation of how long they will need to respond to matters identified. Such response is to be provided to the Committee by 12 noon, Thursday 28 March 2024.**

In responding to the tasks above, the Committee strongly urges agencies to be clear in the scope of further works required and limit the number of issues required for completion prior to exhibition to those that they consider are 'threshold' in nature. In noting this the Committee is keen to ensure that this matter is advanced to a Public Hearing in a timely manner.

Based on the known factors at this point in time, the following timeline is anticipated:

Date	Action / Step
25 March	Agencies provide advice on what further information they are seeking
28 March	Proponent provide advice on what they can do and in what timeframe
5 April	Committee provide direction regarding the timing and what it is seeking prior to exhibition, noting that some matters might be able to be dealt with as part of a peer review/expert evidence
3 May	Target date for further information required prior to exhibition to be prepared and Amendment documentation updated/finalised
13 May – 17 June	Exhibition period, noting 25 business days required as per Clause 20 of the Terms of Reference
Week of 1 July	Directions Hearing
Weeks of 29 July to 9 September	Estimate of Committee Hearings (up to 30 days), sitting 4 days per week
End October 2024	Advisory Committee submits report to Minister for Planning within 30 business days of Hearing concluding

Following receipt of the Proponent's response to agency requests for further information, the Committee will write to stakeholders advising next steps.

Any material received will be recorded as public documents.

Please contact Chris Brennan, Senior Project Officer, Planning Panels Victoria on [REDACTED] or planning.panels@delwp.vic.gov.au with any questions of clarification as needed.

Yours sincerely



KATHY MITCHELL AM

Sandown Racecourse Advisory Committee Chair