



Planning Panels Victoria

Department of Transport and Planning

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3 April 2024

Mr Evan Granger
Director
Urbis

Dear Mr Granger

Sandown Racecourse Advisory Committee: Information Request and the Committee's Stage 1 'Initial Assessment'

Thank you for your correspondence dated 28 March 2024 provided in response to the Committee's Direction for it to be informed of the Proponent's consideration of information requests from Agencies. The Committee has reviewed the Agency requests, and your response, and advises as follows:

1. The Committee generally accepts the proposed scope of further work to be undertaken as outlined in *Table 1 – Agency Requests and Proponent Response*
2. The Committee generally accepts the scope of updates to background documents and draft exhibition documents as proposed in *Table 2 – Proposed Updates to Documents Prior to Exhibition*
3. Following completion of the above tasks, and in accordance with Clause 17 of the Committee's Terms of Reference, the Committee considers there will be sufficient information before it to enable public consultation, including exhibition of draft Greater Dandenong Planning Scheme Amendment C229gdan (the draft Amendment).

Please find attached the Committee's Stage 1 Initial Assessment as required by Clause 15 of its Terms of Reference. As stated in the Initial Assessment, it is provided on a without prejudice basis to the final considerations and recommendations of the Committee. The Proponent and other stakeholders should not assume the issues raised in this Initial Assessment are the only issues of interest to the Committee, nor that the Committee has concerns about these issues. The Committee reserves the right to seek further information as necessary throughout the course of the Committee process.

The Committee draws attention to matters in the Initial Assessment for the Proponent to consider that are beyond the scope of further work required to enable public consultation.

To address the suitability of the Schedule to the Comprehensive Development Zone (CDZ), the Comprehensive Development Plan (CDP) and the package of draft Amendment documents, the Committee requires that the Proponent confirm through independent legal advice, including advice from Counsel if necessary, whether:

- the proposed Schedule to the CDZ accords with the Ministerial Direction on the Form and Content of Planning Schemes
- the CDP is suitable as an Incorporated Document
- the draft Amendment documents, as a package, are fit for purpose to guide and direct development.

Alternatively, the advice may recommend changes to the planning documents to achieve the purposes.

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The Committee directs the Proponent to:

1. Continue to work with Agencies to attempt to resolve issues in a timely manner.
2. Provide the Committee and the Department of Transport and Planning (DTP, Planning) with updated draft Amendment documents including background/supporting documents by 12 noon on Friday, 3 May 2024.
3. Confirm through independent legal advice, including advice from Counsel if necessary, whether:
 - a) the proposed Schedule to the Comprehensive Development Zone accords with the Ministerial Direction on the Form and Content of Planning Schemes
 - b) the Comprehensive Development Plan is suitable as an Incorporated Document
 - c) the draft Amendment documents, as a package, are fit for purpose to guide and direct development.

Alternatively, the advice may recommend changes to the planning documents to achieve the purposes. The Proponent is to respond by 12 noon on Friday, 3 May 2024.

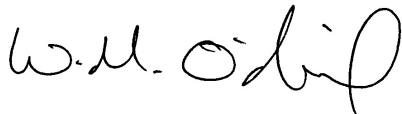
4. Consider and advise on matters set out in the Committee's Stage 1 Initial Assessment by 12 noon on Friday, 3 May 2024.
5. Liaise with DTP, Planning to facilitate the exhibition of the draft Amendment during the period of mid-May to mid-June 2024.

The Committee requests to be kept informed of progress in completing the further work, so that it can confirm with DTP, Planning that the timing for public consultation outlined in its letter on 19 March 2024 can be maintained.

This letter and the Committee's Stage 1 Initial Assessment are public documents and will be published on the [Planning Panels Victoria website](#).

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

Your sincerely,



WILLIAM O'NEIL

Sandown Racecourse Advisory Committee, Deputy Chair

Cc: Stakeholders listed in paragraphs 20a, 20d, 20e and 20f of the Committee's Terms of Reference