



The Hon Sonya Kilkeny MP

Minister for Planning

GPO Box 4356

Melbourne, Victoria 3001 Australia

Ref: BMIN-1-25-2587

Ms Sarah Raso
Lead Chair
Priority Projects Standing Advisory Committee
Planning Panels Victoria
planning.panels@transport.vic.gov.au

Dear Ms Raso

REFERRAL OF DRAFT PLANNING SCHEME AMENDMENT C178MONA TALBOT VILLAGE TO THE PRIORITY PROJECTS STANDING ADVISORY COMMITTEE

I refer to draft Monash Planning Scheme Amendment C178mona, requested by Urbis on behalf of Sterling Global Pty Ltd, the proponent. I am considering whether to prepare, adopt and approve the draft amendment and the draft Talbot Village Development Plan. This would facilitate the development of 18.8 hectares of vacant land at 1221-1249 Centre Road, Oakleigh South.

The draft amendment proposes to:

- Rezone the land to part Residential Growth Zone Schedule 1 (RGZ1) and part Mixed Use Zone Schedule 3 (MUZ3).
- Apply a Development Plan Overlay Schedule 6 (DPO6) to the entire site to provide a framework to guide the future use and development of the land.
- Amend Clause 02.04-3 (Residential Development Plan) and Clause 15.01-5L (Monash Preferred Neighbourhood Character).
- Amend Schedule 52.02 (Easements, Restrictions and Reserves) to remove the covenant from Lot 1 TP803687U that relates to quarrying.
- Amend Schedule to Clause 53.01 (Public Open Space Contribution and Subdivision).
- Amend Schedule 72.01 to make the Minister for Planning the responsible authority for the approval or amendment of a development plan under Clause 43.04 (DPO6).

The request also seeks approval for the Draft Talbot Village Development Plan, prepared by Hatch Roberts Day (January 2024). This proposes up to 1,100 dwellings including 10 per cent as affordable housing.

Consultation under section 20(5) of the *Planning and Environment Act 1987* was undertaken, resulting in 92 submissions to the draft amendment.

I have decided to refer all submissions to the Priority Projects Standing Advisory Committee under section 151 of the Act for advice on the draft amendment and draft development plan. The issues arising from submissions that I seek the committee's advice on are:

- Environmental risks, including landfill gas migration and geotechnical risk (excluding matters previously addressed in Referral 41).
- Open space provision.
- Traffic and access.
- Flora and fauna impacts.
- Social and physical infrastructure.

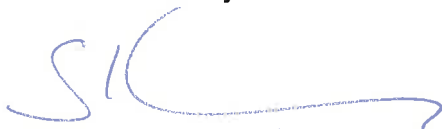
I request that the committee's advice be confined to the matters outlined above. To the extent that the referred submissions raise issues beyond the matters outlined above, the committee is not required to consider or report on those issues.

The land is within the Suburban Rail Loop Authority Planning Areas Declaration for Clayton. I request that the committee provide advice on any matters relating to this designation.

The draft amendment and development plan, including the supporting documents, and the submissions will be provided to the advisory committee. The cost of the committee process will be met by the proponent, Sterling Global Pty Ltd.

If you have any questions about this matter, please email Matt Cohen, Director, Development Assessment, Department of Transport and Planning, at development.assessment@transport.vic.gov.au.

Yours sincerely



The Hon Sonya Kilkenny MP
Minister for Planning

Date: 28/8/2025