



# Planning Panels Victoria

Department of Transport and Planning

1 Spring Street  
Melbourne Victoria 3000  
GPO Box 2392  
Melbourne, Victoria 3001  
Telephone (03) 5381 9457

19 September 2025

Dear Submitter

## **Priority Projects Standing Advisory Committee Referral 51: Talbot Village**

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We are writing to you because you made a submission to Monash Planning Scheme draft Amendment C178mona affecting 18.8 hectares of land at 1221-1249 Centre Road, Oakleigh South. The Proponent is Sterling Global Pty Ltd.

The Minister for Planning (the Minister) has referred all submissions to the Priority Projects Standing Advisory Committee (Committee) for advice on specific issues identified in the letter of referral dated 28 August 2025 (referral letter). The referral letter is attached.

This letter:

- tells you about the Public Hearing process
- tells you what you need to do if you want to participate in the Public Hearing
- explains how we will use information we collect
- sets out draft directions for the Hearing.

### **The Committee**

The Minister appointed the Committee under section 151 of the *Planning and Environment Act 1987* (the PE Act). The Minister provided the Committee with updated Terms of Reference dated 9 September 2023.

Committee members Con Tsotsoros (Chair) and Mandy Elliott will consider this matter, which will be known as Referral 51.

### **The Amendment**

The Amendment proposes to:

- rezone the land to part Residential Growth Zone Schedule 1 and part Mixed Use Zone Schedule 3
- apply a new Development Plan Overlay Schedule 6 (DPO6) to all the land to provide a framework to guide the future use and development
- amend Clause 02.04-3 and Clause 15.01-5L to recognise the subject land
- amend the 52.02 Schedule to remove the covenant from Lot 1 TP803687U related to quarrying
- amend the Clause 53.01 Schedule to specify no public open space contribution amount
- amend Schedule 72.01 to make the Minister for Planning the responsible authority for approving or amending a development plan under DPO6.

### **The Hearing process**

The public Committee process includes a Directions Hearing and a main Hearing.

The Committee will:

#### **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 Transport and Planning, PO Box 500, East Melbourne, Victoria 8002



- consider submitters in an independent forum
- be informal and not like a court
- give fair, unbiased advice to Council and the Minister for Planning about the Amendment.

Submissions and other information presented throughout the process, including the Hearing, will be treated as public documents. Please carefully read the attached *Privacy Collection Notice*.

### Directions Hearing

At the Directions Hearing, the Committee will:

- give directions about exchanging information before the Hearing and the conduct of the Hearing
- consider Hearing times and venue and site inspections
- answer questions people have about the Committee process including the Hearing.

The Directions Hearing will be held in person:

**10:00am, Friday, 10 October 2025**

**Hearing Room 2, Planning Panels Victoria**

**Ground Floor, 1 Spring Street, Melbourne**

Alternatively, you can join online by video using MS Teams:

[Click here to join the meeting](#)

Meeting ID: 457 970 282 827 2

Passcode: WP9x2xV3

You should attend the Directions Hearing if you:

- are new to the Committee process and/or wish to participate in the Hearing
- have questions about the Committee process or wish to raise procedural issues.

The Committee proposes to issue directions after considering all requests to be heard and any additional matters raised at the Directions Hearing or in writing before the Directions Hearing.

### Hearing

The purpose of the main Hearing is:

- for people to speak to their written submission if they have raised an issue referred to the Committee by the Minister for Planning
- to hear from the Planning Authority and the Proponent.

The Hearing will start in the week of Monday 24 November 2025 and may run for up to five (5) days. The Hearing is open for anyone to attend.

The Committee will consider issues identified in the referral letter that appear in the referred written submission when preparing its report, including those from submitters who do not attend the Hearing.

### Key dates

The Key Information attached to this letter includes a list of key dates for filing information in the leadup to the Hearing. If you wish to comment on the key dates or any other matters but are unable to attend the Directions Hearing, you can provide comments in writing to [planning.panels@transport.vic.gov.au](mailto:planning.panels@transport.vic.gov.au) by Thursday, 9 October 2025.

### If you wish to be involved in the Hearing

Please complete the online request to be heard form by 12 noon on Thursday 9 October 2025 if:

- you wish to be involved in the Hearing
- you do not wish to speak but would like a copy of the timetable and directions.

The webpage to complete the online request to be heard form is:

<https://www.planningpanels.vic.gov.au/request-to-be-heard>

Notes on completing the online request to be heard form are attached.

## Foley's List Legal Assistance Service

The Legal Assistance Service, offered by Foley's List barristers, offers low-cost or no-cost legal support to eligible submitters in Planning Panel Victoria hearings. Available to individuals and community groups, the service offers legal advice and representation to help participants navigate PPV processes (subject to barrister availability). Assistance ranges from preliminary advice to full representation, with fees reduced or waived. To participate, submitters must meet eligibility criteria. More information about the service is available on the PPV [website](#), including information on who to contact at Foley's List to apply for the service.

## Further Information

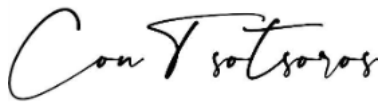
The attached *Privacy Collection Notice* explains how your submission will be used by the Committee.

Further information including the *What is a Panel?* guide, *Guide to the Public Hearing* and *Frequently Asked Questions* are available at:

[www.planningpanels.vic.gov.au/guides-and-resources](http://www.planningpanels.vic.gov.au/guides-and-resources)

If you need a paper copy of these documents or if you have any other questions, please contact the Panel Coordinator, Planning Panels Victoria on (03) 5381 9457 or [planning.panels@transport.vic.gov.au](mailto:planning.panels@transport.vic.gov.au)

Yours sincerely



**Con Tsotsoros**  
Committee Chair

# Completing the Request to be Heard Form

Priority Projects Standing Advisory Committee Referral 51: Talbot Village

When completing the online [request to be heard](#) form, please note the following details.

## **When will the Hearing be held?**

The expected hearing dates are between 24/11/2025 and 5/12/2025.

## **What if I have availability issues during the expected hearing dates?**

You can tell us when you are not available.

The Committee will accommodate your availability where possible.

## **Time required to present your submission**

You will be allocated 10 minutes for your submission if this field is left blank.

## **Expert witness details**

An expert witness gives evidence in a field of expertise and must prepare a report.

If you propose to call expert witnesses, you must:

- provide details of all expert witnesses on the request to be heard form – this includes their name, organisation, and field of expertise
- file expert witness reports at the time directed by the Committee before the Hearing.

Please note that it is critical the Committee receives this information about expert witnesses on time as it assists in planning the draft timetable for the Hearing before the Directions Hearing.

Participants in the Hearing can generally cross-examine expert witnesses.

## **What happens after I complete the form?**

If you complete this form, a letter with directions and a timetable for the Hearing will be emailed to you after the Directions Hearing. Your name and email address will be added to the Distribution List for filing information, including reports and submissions for the Hearing unless you tell us otherwise.

## **What if I do not have an email address?**

Please contact Planning Panels Victoria on (03) 5381 9457 as soon as possible if you need a form mailed to you. A paper copy of documents such as the timetable will be mailed to submitters who provide a postal address.

## **How will my contact information be used?**

We will use your contact address to contact you. We will provide your email or postal address to participants in the Hearing so that they can share reports and submissions unless you tell us otherwise.

## **Access requirements**

Please contact PPV with any access requirements. Some Hearings are at PPV, some are at other locations (for example, local Council offices) and some are held online. PPV Hearing Rooms are equipped with a hearing loop, and a laptop and projector if required. If the Hearing is held at another location, we may need to ensure access requirements can be met.

# Key information

Priority Projects Standing Advisory Committee Referral 51: Talbot Village

## Preliminary list of issues

The Minister has sought advice on the following issues from submissions:

- 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

## Preliminary directions

Based on the Hearing starting on 24 November 2025, the following dates are proposed:

Direction	Direction deadline	
<b>Statement of issues</b> If you seek to be heard at the Hearing, you must file a statement outlining which of the key issues listed above you intend to rely on at the Hearing.  The statement must be no more than two pages and will be discussed at the Directions Hearing. Statements must be emailed to <a href="mailto:planning.panels@transport.vic.gov.au">planning.panels@transport.vic.gov.au</a> or mailed to Planning Panels Victoria, GPO Box 2392, Melbourne, Victoria 3001.	12 noon	Thursday, 9 October 2025
<b>Representative and expert witness details</b>	12 noon	Thursday, 9 October 2025
<b>Procedural matters</b> Please advise the Committee in writing if you have any procedural or timing matters that you wish to raise at the Directions Hearing	12 noon	Thursday, 9 October 2025
<b>Proponent background submission</b>	12 noon	Monday, 17 November 2025
<b>Expert witness reports</b>	12 noon	Monday, 17 November 2025
<b>Council Version 1 of the Amendment documentation</b>	12 noon	Friday, 21 November 2025
<b>Proponent Version 1 of the Project documentation</b>	12 noon	Friday, 21 November 2025
<b>Documents or material to be presented on the first day of the Hearing</b>	12 noon	Friday, 21 November 2025
<b>Hearing starts</b>	10:00am	Monday, 24 November 2025

# Planning Panels Victoria Privacy Notice

Your personal information will be collected during this Committee process for the purpose of documenting your views about the Amendment, advising the Minister for Planning about the Amendment, and communicating with you throughout the Committee process.

## While the Committee process is underway

Natural justice for all participants and transparency are important parts of the Committee process. The *Planning and Environment Act 1987* requires the Committee to conduct any Hearing it holds in public, and to keep a public record of the material provided to the Committee. Planning Panels Victoria (PPV) may:

- provide a copy of your material with all contact details to the Proponent, government agencies and other parties to the Hearing
- provide a copy of your material to any other person who requests it (your personal information will be removed first)
- provide a copy of your material to the Department of Transport and Planning (DTP) if needed for preparing Ministerial briefings
- publicly display a copy of your material in the PPV Office or Hearing room
- direct that a copy of your material be publicly displayed in the relevant local council office or DTP regional office.

## Hearings

The Committee may conduct a Hearing, either in person or using video conferencing. Hearings by video conference have special privacy requirements. If you choose to participate in the Hearing, you should be aware:

- a link to the Hearing will be published on the internet, and third parties will be able to join the Hearing and observe
- the Committee may broadcast the Hearing live on the internet.

The Committee may make a recording of the Hearing and may provide a copy of any recording to any person who requests it. Where Hearings are recorded, generally audio only is recorded (not video).

The Committee can hear submissions or accept material on a confidential basis, provided this would be fair to the other parties to the Hearing. If you want to make your submissions or provide material to the Committee confidentially, you will need to ask permission from the Committee Chair and provide reasons why the Committee should treat your submissions or material confidentially.

## The Committee report

The Committee's report will include a list of parties to the process. It may also include direct quotes from submitters. The Minister may release the Committee's report publicly. The report, if publicly released, will be published on the internet.

## After the Committee has reported

When the Committee has reported, your material will be removed from public display.

## Requesting copies

If you would like a copy of any submissions or material collected by the Committee, or a copy of any recording the Committee makes of the Hearing, make a request to PPV by email at [planning.panels@transport.vic.gov.au](mailto:planning.panels@transport.vic.gov.au) before the Committee submits its report. If the Committee has reported, you should submit your request to the DTP Freedom of Information and Privacy Unit at [foi.unit@transport.vic.gov.au](mailto:foi.unit@transport.vic.gov.au)

If you have any concerns about how your submission will be used, please contact Planning Panels Victoria on (03) 8572 7999.