

PSF/18/4636

20 February 2020

Panel Coordinator
Planning Panels Victoria
Via email: Planning.Panels@delwp.vic.gov.au



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Dear Panel Coordinator

Bayside Planning Scheme Amendment C160

In preparation for the Planning Panel hearing for Amendment C160, scheduled to commence on 11 March 2020, it has been brought to Council's attention that one of the conditions of authorisation has not been complied with.

From Council's investigations and conversations with the Department of Environment, Land, Water and Planning, the exhibited version of Clause 21.11 differs from the version that Council submitted to DELWP and the version that DELWP subsequently exhibited.

The condition of authorisation required by DELWP relates to the deletion of the following wording from Clause 21.11-6:

Objective 3:

To support the redevelopment of the CSIRO site for medium density residential use and a new public open space and conservation area for the community.

Strategies

Advocate for Council's adopted package of Planning Provisions for the CSIRO site to facilitate redevelopment as follows:

- Apply the Public Conservation and Resource Zone (PCRZ) to 3 hectares of land, the area of conservation value generally to the south of the site around the Highett Grassy Woodland. The exact boundary of the area should be determined following the sale of the CSIRO land. This zoning will protect the land for conservation purposes;*
- Apply the Public Park and Recreation Zone (PPRZ) to the 1ha of open space for active and passive recreation. This should be provided within the centre of the site to link with the Lyle Anderson Reserve to the east of the site and broader Highett to the west; – Apply the Residential Growth Zone to the remainder of the site;*
- Apply a Development Plan Overlay (DPO) which includes design guidelines for development form and height, including prescriptive recommendations to manage the adjoining residential interface. It allows for buildings of up to 5 storeys in the northern portion of the site, up to four storeys towards the centre of the site with*

- development immediately adjacent to the residential areas to the east and west to be 2 storeys; and*
- *Apply a Vegetation Protection Overlay (VPO) to the entire site. There are a large number of substantive, mostly native trees that provide an important landscape feature of the site. As these trees have been planted by the CSIRO they are not remnant indigenous vegetation and are not protected by the Native Vegetation Framework.*

Council submitted a compliant version of Clause 21.11 to DELWP through the Amendment Tracking System (ATS), however at some point, the content appears to have been reinserted in the exhibited documents. It was Council's intention to comply with the authorisation conditions and Council had not identified this error until recently.

Council considers that the change is relatively minor and does not prejudice any party, however Council considers it appropriate to highlight the matter now rather than through Council's Part A Submission, due on 28 February 2020, or at the Hearing.

It is possible that the corrections to this clause may be relevant to the preparation of expert evidence and as such, notice of this error is provided in advance of the deadline for the circulation of evidence statements, being 28 February 2020.

Council is proposing to prepare a revised Clause 21.11 that corrects the error as part of the material to be presented through Council's submission to the Panel.

If the Panel agrees that all parties should be provided notice of this error in advance of the 28 February deadline, Council requests that the Panel confirm this so that this letter can be circulated to all parties.

If you have any further questions, please feel free to contact me on (03) 9599 4631 or via TVercoe@Bayside.vic.gov.au

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Tom Vercoe', written in a cursive style.

Tom Vercoe
Strategic Planning Coordinator