

File: PDP 05/10

AS ADDRESSED

**Re: VCAT application for review P754/2005,
Multi storey development at 132-172 Smith Street, Collingwood and
Yarra City Council's request for an interim amendment (Amendment C76)
to the Yarra Planning Scheme – Smith Street/Wellington Street Precinct
Structure Plan.**

I am writing to you as either a party to the application for review referred to above or a person who has provided written comments to Yarra City Council in relation to the Structure Plan.

You may be aware that the Minister for Planning has called in the application for review. This means that VCAT will not be hearing and deciding the application.

The Minister has instead referred the application to the Priority Development Panel. The Priority Development Panel is an Advisory Committee appointed under Section 151 of the Planning and Environment Act 1987 to give expert advice to the Minister, at his request. The Panel comprises members with a diverse range of skills and expertise, including urban design and architecture, urban and regional planning, social research and planning, transport planning, engineering and traffic management. A copy of the Minister's letter to the Panel's Chair, setting out the matters to be addressed by the Panel, is attached.

The Minister has also requested the Priority Development Panel's advice in relation to Yarra City Council's request for an interim planning scheme amendment for the Smith Street/Wellington Street precinct.

The Panel's inquiry into these two matters will be conducted primarily by way of consideration of written material and will include an opportunity for you to provide your own written comments and produce supporting professional reports about the matters referred to the Panel. The process will also provide an opportunity to make a closing address in reply to the comments of others.

Privacy Statement

*Any personal information about you or a third party in your correspondence will be protected under the provisions of the **Information Privacy Act 2000**. 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 Manager Privacy, Department of Sustainability & Environment, PO Box 500, East Melbourne, 3002.*

The Panel's inquiry will include a special Opening Meeting. At the meeting the inquiry process will be explained, questions of clarification answered, and the timetable will be discussed and settled.

The Opening Meeting of the Panel will take place at 10.00am Wednesday 31 August 2005 in Hearing Room 1, 11th floor, 80 Collins Street, Melbourne.

If you wish to attend or be represented at the meeting, or if you cannot attend but wish to provide written material as provided for in the timetable, you should complete the attached participation sheet and send it in by **Monday 29 August 2005**.

You are not obliged to attend the meeting. If you were a party to the VCAT application your statement of grounds in relation to that application will be taken into consideration by the Panel. In the case of the interim amendment, if you made a submission to Yarra City Council, this will also be taken into consideration by the Panel.

A suggested timetable for the Panel's inquiry is included on the attached participation sheet. The timetable will be confirmed at the Opening Meeting and you will be advised of any changes. Requirements for making professional reports and written comments available to others will also be confirmed. You should note that it provides for the provision and circulation of any professional reports, other supporting documents or visual aids at least two weeks prior to the provision and circulation of written comments. This is so that others will be able to refer to these reports etc in their final written comments.

Once all documents have been received the Panel will conduct a site visit with the itinerary to be discussed at the Opening Meeting. You will be able to attend the visit, although some restrictions about access to private properties may be required. Before the meeting you should give some consideration to the places that you believe should be included in the itinerary.

The Panel's Final Meeting will be held at 10.00am Wednesday 5 October 2005 in Hearing Room 1, 11th floor, 80 Collins Street, Melbourne. Again you are not obliged to attend. At the meeting an opportunity will be provided for you to make a brief closing statement to the panel, addressing any relevant issues raised by others. Following this final meeting the Panel will proceed to consider all the material supplied to it.

Unless the Panel decides that it needs to inform itself further, it is anticipated that a written report, setting out the Panel's advice to the Minister and with specific reference to the matters raised in his letter of request, will be provided to the Minister within approximately one month of the final meeting.

The Panel can be contacted by phone through the Panel's Executive Assistant, Ms Lyn Mitchell on 03 9655 8787 or by email on lyn.mitchell@dse.vic.gov.au.

Yours sincerely

Jane Monk
Chair, Priority Development Panel

Attachment 1

Notice of Intention to Participate Priority Development Panel Inquiry

VCAT application for review P754/3005,
Multi storey development at 132-172 Smith Street, Collingwood and
Yarra City Council's request for an interim amendment (Amendment C76) to the
Yarra Planning Scheme – Smith Street/Wellington Street Precinct.

I intend to participate in the inquiry in relation to the above matters:

NAME/S	Ian Quick
POSTAL ADDRESS	PO Box 2233, Richmond South 3121
DAYTIME CONTACT NO	9421 2373
FAX NO	
E-MAIL NO	Ian.quick@yarra.net
WILL YOU BE ATTENDING THE MEETING OR BE REPRESENTED BY ANYONE? If yes please name your representative(s)	I will be attending the meeting
DO YOU INTEND TO PROVIDE WRITTEN COMMENTS TO THE PANEL?	Yes
DO YOU INTEND TO RELY ON A PROFESSIONAL REPORT? If so please nominate author/s and subject.	No
Suggested Timetable for Persons Wishing to Participate – To be Confirmed at Opening Meeting.	31 August 2005 for Opening Meeting 9 September 2005 for Provision of Professional Reports or other documents/visual aids 23 September 2005 for Provision of Written Comments 28 September 2005 for Site Visit 5 October 2005 for Final Meeting

Please return this form by close of business on 29 August 2005 to Priority Development Panel, Level 21, 80 Collins Street, Melbourne 3000 or you may fax it to 9655 8873.

If you require any further information please contact Lyn Mitchell on 9655 8787.

List of Documents Already Held By Priority Development Panel

The following Documents, which the Priority Development Panel believes are relevant to its inquiry are already held by the Panel or are able to be accessed by the Panel:

1. Application Plans, as amended by VCAT being:
 - Design Response drawings 0251 TP2.00 (VCAT) – TP2.19 (VCAT)
 - Planning Application drawings 0251 TP3.00(VCAT) – TP3.31 (VCAT)
2. Permit application form, accompanying reports, officers report and other material including original plans provided to VCAT, as required by VCAT Practice Note PN2 – Requirements for Responsible Authorities,
3. Notice of application for review, including grounds for review;
4. Statements of grounds for contesting the application for review;
5. Yarra Planning Scheme;
6. Melbourne 2030 – Planning for Sustainable Growth, October 2002;
7. Proposed Interim Amendment C76 documentation;
8. Submissions to Yarra City Council on the Interim Structure Plan;
9. Smith St/Wellington St Mixed Use Precinct Urban Design Framework Plan – draft working document for discussion, March 2005;
10. Yarra City Council’s request to Minister for approval of amendment, February 2005;
11. DSE Melbourne 2030 Activity Centres – Interim Structure Plans advisory note, December 2004;
12. DSE General Practice Note – Structure Planning for Activity Centres, December 2003;
13. DSE Guidelines for Higher Density Residential Development, November 2004
14. DSE Activity Centre Guidelines, April 2005;
15. Draft Inner Regional Housing Statement, May 2005.