

7.1.4 MONASH PLANNING SCHEME AMENDMENT C178MONA

Responsible Manager:	Sean McNamee, Manager Strategic Planning
Responsible Director:	Peter Panagakos, Director City Development

RECOMMENDATION

That Council

1. Notes the Minister for Planning has approved Amendment C178mona to the Monash Planning Scheme, rezoning the former Talbot Quarry at 1221–1249 Centre Road, Oakleigh South, to facilitate residential development;
2. Notes the Amendment makes the Minister for Planning the responsible authority for administering and enforcing the Monash Planning Scheme in relation to the site;
3. Notes the Amendment:
 - a) reduces the public open space contribution requirement from 7.61 per cent to 2.71 per cent;
 - b) defers the resolution of the geotechnical development strategy, gas-venting areas, community infrastructure requirements and environmental management strategy to the development plan and planning permit stages;
 - c) applies Development Plan Overlay Schedule 6, which establishes the overall development framework and technical requirements for the site; and
 - d) requires the Minister for Planning to approve a detailed development plan before planning permit applications can be considered;
 - e) exempts the detailed development plan, technical reports and planning permits from notification and consultation requirements;
4. Notes that significant site-preparation works remain, including the installation of gas interception trenches, and are likely to take several years to complete; and
5. Notes Council will likely need to continue monitoring the development plan and planning permit processes and advocate for clearly defined technical, infrastructure, funding and ongoing management arrangements.
6. Notes that following its resolution at the Council meeting held on 27 January 2026 Council wrote to the Minister for Planning outlining concerns process and the lack of resolution of many issues. (Attachment 6 “Letter to Minister for Planning – Talbot Quarry Development Facilitation Process”)
7. Notes that the Minister for Planning responded by letter of 19 March 2026 (Attachment 7 “CMI N-1-26-1513 – SIGNED”), and the response of the Minister: “I have publicly released the Advisory Committee report and note that this recommends that the proponent undertake further work on this complex site. This work will be required prior to my decision on whether to prepare, adopt and approve an amendment for this site.
8. Notes that some issues identified by SAC51 (Advisory Committee report) have been addressed or partially addressed. Others remain unresolved and have been deferred to later approval stages through requirements in DPO6.

INTRODUCTION

The purpose of this report is to update Council on the Minister for Planning's approval of Amendment C178mona (the Amendment) to the Monash Planning Scheme.

The Amendment applies to the former Talbot Quarry at 1221–1249 Centre Road, Oakleigh South.

The approval transfers planning responsibility for the site to the Minister, reduces the public open space contribution and defers several significant geotechnical and infrastructure matters to later approval stages. These matters may create future financial, operational and community impacts for Council.

A copy of the approval letter is provided at Attachment 1 "C178mona Approval Letter from Minister", and the Minister's media release is provided at Attachment 2 "C178mona Ministers Press Release".

COUNCIL PLAN STRATEGIC OBJECTIVES

A well-planned and future ready city

An attractive and well-designed city with connected neighbourhoods, active transport, open spaces, facilities and infrastructure that meets the current and future needs of our community.

A city that promotes environmental sustainability

Where neighbourhoods are designed and developed along environmentally sustainable development and urban design principles, in sympathy with the natural environment.

A council with good governance, strong leadership and community involvement in decision making

A Council that provides governance and leadership for the benefit of our community through community engagement, advocacy, decision making and action.

BACKGROUND

The site has a long history as a former sand quarry and landfill.

Council was last updated on the site in January 2026 following the Standing Advisory Committee hearings where Council resolved:

That Council

1. Notes officers concerns with the appropriateness and thoroughness of Department of Transport and Planning - Development Facilitation Programs assessment process for consideration of the rezoning and residential development of the former Talbot Quarry and Landfill (draft amendment C178mona) particularly given:
 - a) geotechnical complexity and ongoing contamination risks present on the site.
 - b) the restrictions the Ministers Letter of Referral placed on submitters and the Standing Advisory Committee (SAC) to comprehensively review all aspects of the draft amendment proposal.

- c) the Development Facilitation Program team did not provide any response to issues arising from the community consultation, including Council's submission of May 2025 and did not make a submission to the SAC hearing.
 - d) the Development Facilitation Program team did not attend the SAC hearings, resulting in the SAC effectively considering Council the planning authority for the proposal, which is not Council's role.
 - e) as issues arose during the SAC hearing it appeared that there had been little if any review of the technical or practical aspects of draft amendment documentation by the Development Facilitation Program team.
 - f) despite the contamination issues and a current Environmental Action Notice applying to the site, the Environment Protection Authority did not attend nor make a submission to the SAC hearing.
 - g) the Head of the Transport for Victoria, despite being part of the Department of Transport and Planning, needed to make a public submission to the SAC to raise their concerns about arterial road and traffic issues arising from the proposal, and
 - h) the continuing presumption that Council (and our community) will agree to or can be compelled to take ongoing responsibility for contaminated and geotechnically unstable land and infrastructure to facilitate the proposed redevelopment.
 - i) the serious concerns that remain with a potential development of the site given its significant contamination issues and how they may be dealt with and addressed into the future.
2. Writes to the Minister for Planning to advise of the concerns outlined above, detailed within the report as well as reaffirm that Council:
 - a) will not assume responsibility, solely or jointly, through a Section 173 agreement or other mechanism, for the management, monitoring, oversight, maintenance, repair or compliance with any requirements to address contamination, gas emissions, groundwater or other environmental hazards present or arising from the site or any redevelopment of the site.
 - b) will not agree to the transfer to, or vesting with, Council of any land from the site, including, but not limited to, internal roads, paths, tree reserves, green spaces, retarding basins or other utility spaces and will not certify any plan of subdivision that proposes those parcels as public land vesting in Monash City Council.
 3. Writes to the landowner, their representatives and the EPA to advise of Council's position as set out in 2 (a) & (b) above.

Before this, Council considered a report in May 2025 and endorsed a submission to the consultation process. Those reports describe the site and rezoning history in greater detail. A summary is provided below:

- 1950s to early 1990s – The site was used as a sand quarry.
- 1970s to 1990s – The quarry voids were filled with various materials, including putrescible waste from a municipal landfill to depths of up to 15 metres.
- 2014-2016 – Council considered combined rezoning and planning permit that ultimately did not proceed. It was superseded by the amendment request that became Amendment C129.
- 2016-2018 – Amendment C129 to rezone the land proceeded through the amendment process, but the 2018 planning panel report recommended the amendment rezoning be

abandoned until further investigation of site issues was undertaken and mitigation measures developed.

- 2021 – Rezoning request lodged with the Minister for Planning who declined to accept the request and recommended the applicant lodge the request through Council.
- 2021-2023 a rezoning request lodged with Council and considered by officers. The rezoning was presented to the Council meeting in August 2023 and did not proceed.
- 2023 – 2026 Rezoning request to the Minister for Planning. Approved 6 October, 2026.

2023 Rezoning Proposal - C178mona

Following the August 2023 Council meeting, the proponent lodged the rezoning request with the Minister for Planning (*the Minister*). The amendment was considered by the State Government's Development Facilitation Program (DFP).

Standing Advisory Committee 41

In June 2024 the Minister referred the rezoning to a Standing Advisory Committee, being Referral 41 (SAC41).

Referral 41 sought to ascertain whether sufficient investigation had been undertaken to determine whether contamination and geotechnical issues could be practically addressed.

This SAC hearing did not undertake a merits assessment of the investigations or their proposed solutions.

The SAC41 found that it was likely that the contamination and geotechnical issues could be addressed.

Draft amendment C178 - Community Engagement

Following SAC41, DFP undertook community engagement in May and June 2025.

At the May 2025 Council Meeting, Council endorsed a submission objecting to the rezoning, with the key issues being:

- The practical implication of all the mitigation measures and their relationship to each other.
- Allocating Council responsibility for ongoing contamination management and compliance.
- The poor design and drafting of planning controls.
- Exempting the development from the public open space contribution requirement.

Standing Advisory Committee 51

In August 2025, the Minister for Planning referred the draft Amendment to the Standing Advisory Committee under Referral 51 (SAC51) for advice. The referral limited the matters on which the Minister was seeking advice to:

- Environmental risks (including landfill gas migration and geotechnical risks, excluding matters previously addressed in SAC Referral 41).
- Open space provision.
- Traffic and access.

- Flora and fauna impacts.
- Social and physical infrastructure.
- Any matters relating to the designation of the land being in the SRLA Planning Areas Declaration for Clayton.

The SAC held hearings over five days in November 2025.

Five parties made submissions at the hearing, being the Proponent, Council, Department of Transport and Planning (Head of Transport for Victoria) and two residents.

The SAC51 report was made public in late February 2026. The SAC51 concluded that:

- The land can be remediated and developed for residential development.
- The Amendment and Development Plan have notable deficiencies and serious drafting issues that need to be resolved before they are approved.
- Based solely on the referred matters, there is no reason why the Amendment and Development Plan should not progress subject to the Committee's conclusions and recommendations.
- The Geotechnical Development Strategy, Environmental Management Strategy and Development Plan should all be updated to reflect relevant changes identified by the experts in their joint statement.
- A Noise and Vibration Management Plan will be required.
- The developer should deliver mitigation works to the Huntingdale and Centre Road intersection because the intersection will operate very poorly due to traffic generated from the development.
- There is no justification to revise the Clause 53.01 Schedule to specify no amount of contribution for public open space.
- The Amendment has not been appropriately prepared or informed because details related to social infrastructure are yet to be confirmed and recommendations are yet to be finalised.

This is the amendment that has now been approved by the Minister for Planning.

DISCUSSION

The former Talbot Quarry and Landfill is unlike a typical residential development site. Its history raises important issues concerning contamination, landfill gas, ground conditions and the long-term management arrangements that will be required.

Councils long held position is that these matters should be resolved upfront, and before the land was rezoned and be beyond doubt before any development is approved.

This was the findings of the SAC51 and the Minister advised Council in her letter of 19 March 2026 *"I have publicly released the Advisory Committee report and note that this recommends that the proponent undertake further work on this complex site. This work will be required prior to my decision on whether to prepare, adopt and approve an amendment for this site"*. (Attachment 7 "CMI N-1-26-1513 – SIGNED").

Approved Amendment

The Amendment:

- rezones the land to the Residential Growth Zone and Mixed Use Zone;
- applies Development Plan Overlay Schedule 6 (DPO6);
- makes the Minister for Planning the responsible authority for planning administration and compliance matters relating to the land;
- reduces the public open space contribution to 2.71 per cent; and
- defers outstanding community-infrastructure, landfill-gas, contamination-management and geotechnical matters to the development-plan and planning-permit stages.

Some issues identified by SAC51 have been addressed or partially addressed. Others remain unresolved and have been deferred to later approval stages through requirements in DPO6. The DPO6 effectively becomes a “to do” list.

This approach results in the DPO6 requiring the preparation or updating of approximately:

- 5 Section 173 Agreements
- 3 further investigations of geotechnical and traffic issues
- 6 infrastructure and site management plans
- 6 development or infrastructure strategies
- 5 technical reports
- 2 audit documents/processes

A copy of the DPO6 and a table summarising these requirements is provided at Attachment 3 “Talbot DP O 6 schedule” and attachment 4 “Talbot Village DP O 6 further work table”.

Main elements of the Amendment

The main elements of the Amendment that have an impact on Council or the ultimate development of the site are set out in the following sections.

Minister as responsible authority

The Minister for Planning becomes the responsible authority for all administration and compliance regarding the site. This is consistent with Council's submission and recommendations of SAC51.

It is likely that Council will still receive notice of future planning permit applications; however, this will be to provide a view or comment on the application.

Council will not have responsibility for undertaking a full assessment and deciding on applications, nor will it have any responsibility for ensuring compliance with the permits.

As Responsible Authority the Minister for Planning will also be responsible for entering into the various Section 173 agreements set out in the amendment.

Council, however, should be mindful that this may change in the future particularly once the development is completed. This transfer occurred with the Waverley Park Estate several years ago. The difference with the Talbot Village site is that there will be significant ongoing management and compliance obligations given the contamination and geotechnical issues.

Public open space contribution

The SAC found that there was no justification for reducing or removing the requirement to provide a public open space contribution in accordance with the Monash Planning Scheme.

SAC51 concluded that the proposed pocket parks would primarily serve residents of the development and should not be counted toward the municipal public open space contribution. It also found that future residents would be within 400 metres of existing public open space and that an equivalent cash contribution could support open space in an undersupplied area.

The SAC recommended that the changes proposed for the Clause 53.01 Schedule Public Open Space Contribution be abandoned.

The Minister did not adopt this SAC51 recommendation.

The POSC for the site has been reduced from the standard Monash contribution rate of 7.61% to 2.71%.

Wetland and pocket parks

The areas identified in the development plan as “open space” are encumbered parcels of land that are either part of the urban design, integral to the street layout or are required for drainage purposes. The open space function of these areas is for the most part incidental to their main function.

The practical effect is that the development receives credit toward its open space contribution for land that also serves drainage, street design or other primary functions.

As the development will not include public roads or open space, the common areas of the site will be managed and maintained by body corporations comprising owners of individual properties in the development.

In addition to the reduction of the POSC, the DPO6 schedule requires the landowner to enter into a Section 173 agreement *“to secure the provision and retention of any publicly accessible open space on the land.”*

These areas are set out in the DPO6 as being:

“at least 4.9% of the site’s net developable area being made available and accessible as publicly accessible open space.”

The requirement for the Section 173 agreement to keep these areas publicly accessible has the potential to create significant management issues for the body corporate for the development in the future, particularly around the wetland and any street furniture or equipment in these spaces.

Affordable housing

The DPO6 requires the landowner to enter into a Section 173 agreement for the provision of affordable housing.

This generally follows the State Government’s standard requirements of 10%, or an alternative that effectively facilitates the gifting of 3% of the finished product to a registered housing provider, or by making an equivalent cash contribution to Homes Victoria.

The alternative option is drafted differently to other examples officers have seen, sets a maximum of 3% of the value of the land (exclusive of all land remediation costs). As it is not a fixed 3% this leaves significant opportunity for negotiation for a much lower contribution than would normally be applied.

This risk is further compounded by the staged approach to the development and the potential for there to be multiple developers of the site.

There is also a possibility that registered housing providers may be unwilling to accept dwellings on site given the complexity of the site management and ongoing body corporate costs.

Community infrastructure

The SAC found that:

“The Amendment has not been appropriately prepared or informed because details related to social infrastructure are yet to be confirmed and recommendations are yet to be finalised. The Community Infrastructure Plan and associated discussions with key service providers such as councils should:

- *be completed before the Development Plan is finalised*
- *consider any known implications of the subject land being within the Suburban Rail Loop Authority Planning Areas Declaration for Clayton.*

The Development Plan should include a section on social infrastructure that is informed by the Community Infrastructure Plan.”

This resulted in the SAC recommending:

“Before finalizing the development plan, a Community Infrastructure Report be prepared that:

- a) analyses existing community and recreational infrastructure in the surrounding area*
- b) assesses new community and recreational infrastructure required to support the new community on the subject land.”*

This has not occurred and the requirement for the community infrastructure assessment has been deferred to be undertaken as part of the preparation of the detailed development plan to be submitted at a later date.

Although the community infrastructure assessment has not been undertaken, DPO6 contains a permit requirement that states:

“Before the Statement of Compliance for the first super-lot subdivision, a condition requiring the landowner to enter into an agreement under section 173 of the Planning and Environment Act 1987 to provide the community infrastructure contributions specified in the Development Plan or for equivalent works in kind (which could include ground improvement works to Talbot Park extension area) in consultation with Monash City Council and to the satisfaction of the responsible authority.” (officer underlining)

This condition requirement is of some concern as:

- no community infrastructure has been identified, costed or agreed to,

- no Development Plan has been approved,
- it was not included in the exhibited amendment documentation
- the “*Talbot Park extension area*” is Council owned land and is not part of the developer’s site; and
- any works that Council may require at Talbot Park are separate from the residential development of this site, and would more appropriately be tied to any open space contribution (should Council require them) as opposed to an infrastructure contribution.

Officers have consistently advised both the proponent and representatives from the Department of Planning (DTP) that Council owned land should not be referenced or included in the amendment or development.

Officers advised DTP that the reason for the request was that the developer currently has a licence agreement in place with Council to occupy part of Talbot Park to allow the completion of drainage works on their site, under planning permit TPA/50778. Any works undertaken on that portion of Talbot Park by the developer arise from the licence agreement and their occupation of the site. Further, there are make good and remediation requirements that form part of this licence once the occupation is no longer required.

It was not considered appropriate that the amendment include Council land and provide the developer an opportunity to use an existing and separate obligation for works (under the licence) as an offset for community infrastructure that may be required in their 1,100 dwelling development.

Despite this request and information being provided, it became part of the approval that has been given.

As with other elements of the redevelopment of this site, although the Amendment rezones the land for up to 1,100 dwellings and the neighbourhood centre, it defers the investigation and resolution of basic but important infrastructure issues to much later dates.

Given the Minister for Planning can change the Development Plan at any time, and there is no guidance in the DPO6 around what should be required, or how this should be assessed, this is a significant weakness and creates further uncertainty about the final outcome.

Road infrastructure

The DPO6 requires the landowner to enter into another Section 173 agreement before subdivision regarding the delivery of road improvements. These are:

- Mitigation works at the Huntingdale Road and Centre Road intersection to the satisfaction of the Head of Transport for Victoria before the first Statement of Compliance is issued in Stage 4.
- A contribution of \$500,000 towards pedestrian signals on Centre Road prior to the issuing of Statement of Compliance for the final stage of the development. If this is not announced as a funded project by the State Government within 5 years following the Statement of Compliance for Stage 3 subdivision, the contribution requirement will lapse.

A permit to subdivide land for Stage 5 that creates residential lots must contain a condition that requires a review of the mitigation works to the Huntingdale Road and Centre Road intersection to determine whether the mitigation works are successful in maximising the efficiency of southbound

movement through the intersection and identify any additional mitigation measures. Where they are reasonably practicable to implement, they must be delivered before the final Statement of Compliance is issued for Stage 5.

Drafting issues

SAC51 identified that the amendment has serious drafting issues that are likely to affect the implementation and operation of the proposed planning provisions. While some improvements have been made, there are still drafting errors which, if left uncorrected, will result in poor outcomes.

The Mixed Use Zone Schedule template was not completed correctly for the public consultation or the SAC hearings, as it still contained template instruction text in the table. The table has not been altered and still contains the template instructions for how to fill it out.

All discussion to date included a minimum 5 metre rear setback for any housing backing onto existing housing. The drafting of the DPO is not clear on this and implies that 5 metres is the maximum rear setback. It is assumed that this is a drafting error.

A maximum building height of 2-storeys and 5 metre rear setback for dwellings at site boundaries which have an abuttal to land that is occupied by an existing single dwelling.

It is also questionable whether the setback requirement in the DPO6 is enforceable given the changes made to ResCode development standards recently.

A copy of the Mixed Use zone schedule is provided at Attachment 5 “Talbot Mixed use zone schedule”.

FINANCIAL IMPLICATIONS

Expenditure incurred to date has been met from existing budget allocations.

The reduction in the public open space contribution will reduce future revenue available for municipal open space. The amount cannot yet be quantified from the information available.

Although the Minister for Planning is the responsible authority, Council is likely to incur staff and specialist-advice costs when responding to development plans, planning permit applications and infrastructure referrals. Given the site’s complexity, these costs may be significant.

Council’s role is likely to include providing advice on the Monash Planning Scheme and responding as the owner or manager of drainage and local road infrastructure. Council will not receive planning permit fee income to offset these costs.

The proponent has indicated that the land will be subdivided into super-lots for sale to multiple developers. This may increase the number and complexity of referrals. Any future transfer of compliance or management responsibilities to Council may create additional costs that cannot presently be quantified.

POLICY IMPLICATIONS

The report does not propose a new Council policy. However, the Amendment has implications for implementing Council’s planning, open-space, infrastructure and community service objectives.

CONSULTATION

The Department of Transport and Planning facilitated community engagement on the Amendment.

Under the approved controls there is no further opportunity for community engagement, statutory notice or review. This includes the large volume of future technical work, the detailed development plan and subsequent planning permit applications.

Council may nevertheless be consulted by the Minister or the Department on matters within Council's responsibilities.

SOCIAL IMPLICATIONS

The development would provide additional housing, including an affordable housing requirement, and would generate demand for community, recreational, transport and open-space infrastructure. The extent of that demand and the mechanisms for addressing it remain subject to further assessment and later approvals.

HUMAN RIGHTS CONSIDERATIONS

There are no human rights implications to this report.

GENDER IMPACT ASSESSMENT

A GIA was not completed because this agenda item is not a 'policy', 'program' or 'service'.

CONCLUSION

The Minister for Planning has approved Amendment C178mona to the Monash Planning Scheme, rezoning the former Talbot Quarry and applying Development Plan Overlay Schedule 6 to facilitate residential development.

The Minister is the responsible authority for approving the development plan and subsequent planning permit applications. Although Council will not determine those approvals, it is likely to be consulted because of its responsibilities for planning, drainage, local roads, open space and community infrastructure. The approved controls do not require further community consultation on a development plan or on planning permit applications that accord with an approved development plan.

The approval reduces the public open space contribution and defers several significant geotechnical, landfill-gas, environmental and community-infrastructure matters to later approval stages. Given the site's contamination and geotechnical constraints, Council should continue to monitor these processes and advocate for clear requirements, responsibilities, funding arrangements and long-term management obligations before development proceeds.



ATTACHMENT LIST

1. C178mona Approval Letter from Minister [**7.1.4.1** - 2 pages]
2. C178mona Ministers Press Release [**7.1.4.2** - 1 page]
3. Talbot DP O 6 schedule [**7.1.4.3** - 9 pages]
4. Talbot Village DP O 6 further work table [**7.1.4.4** - 5 pages]
5. Talbot Mixed use zone schedule [**7.1.4.5** - 2 pages]
6. Letter to Minister for Planning - Talbot Quarry Development Facilitation Process [**7.1.4.6** - 3 pages]
7. CMI N-1-26-1513 - SIGNED [**7.1.4.7** - 2 pages]



Department of Transport
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Dear Dr Diamond

**MONASH PLANNING SCHEME
AMENDMENT C178mona – TALBOT VILLAGE**

I am writing to advise that, under delegation from the Minister for Planning, I have decided to exercise the power under section 20(4) of the *Planning and Environment Act 1987* to prepare Amendment C178mona and exempt the amendment from the notice requirements of sections 17, 18 and 19 of the Act. I have also approved Amendment C178mona to the Monash Planning Scheme under section 35 of the Act.

The amendment applies to land at 1221-1249 Centre Road, Oakleigh South and rezones the former Talbot quarry and landfill site, applies Development Plan Overlay Schedule 6 (DPO6), and establishes a planning framework to facilitate the site's remediation and redevelopment as a master planned residential and mixed-use neighbourhood. The Talbot Village Development Plan has also been approved subject to conditions.

In reaching this decision, regard has been had to the extensive strategic planning, environmental and geotechnical investigations undertaken for the site, together with the findings and recommendations of the Priority Projects Standing Advisory Committee (Referral 51: Talbot Village). Matters raised through public submissions, referral authority advice and the Committee process have been carefully considered and have informed refinements to both the amendment and the approved Development Plan.

The amendment supports relevant State and local planning policy by facilitating the redevelopment of a former quarry and landfill site for housing and mixed-use development within an established urban area. It will support additional housing supply, including affordable housing, in proximity to jobs, services, community facilities, public transport and open space. The amendment also establishes a coordinated framework for remediation, environmental management, infrastructure delivery and future development of the land, with the Minister for Planning designated as the Responsible Authority for the implementation of the approved Development Plan and future planning permit applications.

The amendment will come into effect when notice of its approval is published in the *Victoria Government Gazette*.

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 foi@transport.vic.gov.au or FOI Unit, Department of Transport and Planning, GPO Box 4509, Melbourne, Victoria 3001.



If you would like further information, please contact Tamara Orrlov, Principal Planner,
Department of Transport and Planning, on email tamara.orrlov@transport.vic.gov.au.

Yours sincerely



Erin Baden-Smith
Director, Development Assessment

2 October 2026

Media Release

The Hon Sonya Kilkenney MP
Attorney General
Minister for Planning
Minister for Prevention of Family Violence



Monday, 5 October 2026

MORE THAN A THOUSAND NEW HOMES COMING TO OAKLEIGH

The Carroll Labor Government is one step closer to delivering more than 1,000 homes in Oakleigh.

Minister for Planning Sonya Kilkenney has approved planning scheme changes to establish Talbot Village at the former Talbot Quarry and Landfill site in Oakleigh South.

The changes will help to unlock more than 1,100 homes, including more affordable housing.

The area will feature new walking and cycling paths, tree-lined streets and open space for the community to enjoy, as well as a village centre with shops, cafes and local services.

It will include vital community infrastructure such as an indoor community facility and childcare centre and kinder.

Upgrades to intersections will also be delivered to keep traffic moving.

Talbot Village will be delivered in stages, ensuring homes are built as infrastructure is built.

Future residents will benefit from a mix of housing options, including townhouses and apartments, close to jobs, public transport, and local services.

The site has been the subject of extensive remediation.

Redevelopment has been held up by the local council for over a decade – Labor is stepping in to end the status quo and get more homes built.

While this approval establishes the framework for future development, further planning permits and approvals will be required before construction can proceed.

Only Labor is giving Victorians more choice about where they live and work.

Jess Wilson's Liberal-One Nation Coalition will rip up our planning reforms – blocking young Victorians from entering the housing market.

Quotes attributable to Minister for Planning Sonya Kilkenney

"We are turning a site that has sat unused for more than 30 years into a new neighbourhood with more homes, open space and community facilities."

"We are ending the status quo that is keeping young people from entering the housing market."

Quotes attributable to Member for Oakleigh Steve Dimopoulos

"Labor is building new homes for working families in Oakleigh with good schools, public transport and open spaces for our growing community."

Media contact: Liam Miles 0492 504 682 | liam.miles@minstaff.vic.gov.au

MONASH PLANNING SCHEME

06/10/2026
C178mona**SCHEDULE 6 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO6**.

TALBOT VILLAGE

This schedule applies to No. 1221-1249 Centre Road, Oakleigh South (the former Talbot Quarry). The land comprises the following land parcels:

CT Vol 3645, Folio 846 (Lots 1-41 LP 12090),

CT Vol 9402, Folio 344 (Lot 1 TP805390J),

CT Vol 8186, Folio 871 (Lot 1, LP 38793),

CT Vol 6313, Folio 437 (CA 6A Sec 2),

CT Vol 10378, Fol 210 (Lot 2, PS 409879V),

CT Vol 8343 Fol 532 (Lot 1-3 TP 803687).

1.0
06/10/2026
C178mona**Objectives**

To facilitate urban development of the former quarry and landfill.

To provide for an integrated residential and mixed use development that fosters social interaction, walkability and creates a sense of place and a new local identity.

To provide a framework for urban uses and development that promotes high quality residential neighbourhoods providing diverse housing opportunities and densities.

To ensure new development does not unreasonably impact on the amenity of existing residential properties.

To facilitate the rehabilitation and reuse of the former quarry and landfill site through the delivery of integrated water management, wetland and publicly accessible open space outcomes, while ensuring geotechnical constraints, environmental impacts and land remediation requirements are appropriately managed.

2.0
06/10/2026
C178mona**Requirement before a permit is granted**

A permit may be granted to use or subdivide land, construct a building or construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority for the following:

- Buildings and works associated with the environmental management of land in accordance with the Statements of Environmental Audit issued for the site under the Environment Protection Act 2017, provided the works are carried out in accordance with the Construction and Environmental Management Plan approved pursuant to the Environmental Audit.
- Any stockpiling or backfilling works, including the filling of Domain 4 and associated drainage and remediation works, provided the works are carried out in accordance with the Construction and Environmental Management Plan approved pursuant to the Environmental Audit and approved Geotechnical Development Strategy.
- Any geotechnical or ground improvement works that are required by a geotechnical or civil engineer.
- Stormwater management works.
- Works (including earthworks) for the purposes of geotechnical investigations.
- Temporary land uses and buildings and works.
- Creation or alteration of access to a Transport Zone.
- Any works connected to site management.

MONASH PLANNING SCHEME

- Any works directed by the Environment Protection Authority Victoria.
- Signage.
- Removal of vegetation.
- Consolidation of land.
- Removal or creation of easements or restrictions.

Before granting a permit the responsible authority must be satisfied that the permit will not prejudice the future use and development of the land in an integrated manner.

3.0
06/10/2026
C178mona

Conditions and requirements for permits**Application Requirements**

An application for a subdivision (civil works) or development of the land (other than for ground improvement works or remediation works) must be accompanied by:

- An Engineering Report prepared by a suitably qualified consultant confirming:
 - that in accordance with the approved Geotechnical Development Strategy, either the measured settlement demonstrates the application land is satisfying the predicted settlement criterion or setting out what alternative ground improvement works have been carried out or will be carried out (as applicable) as part of the development of the land that is the subject of the application; and
 - any additional subsidence mitigation measures that will be adopted for the application land; and
 - the foundation options (if any) proposed in the application are in accordance with the approved Geotechnical Development Strategy.
- If required by the responsible authority, an independent peer review of the above report, with the costs of such review to be met by the permit applicant.
- A Construction Environmental Management Plan (or similar plan) approved by an Environmental Auditor.
- Verification prepared by an Environmental Auditor, confirming that the proposed development is in accordance with the requirements of the Statements of Environmental Audit issued for the land.

Permit Conditions - Subdivision (Civil Works)

A planning permit for subdivision (civil works) must include a condition requiring:

- the implementation of the subsidence mitigation measures described in the Engineering Report lodged with the relevant permit application; and
- the provision of an Engineering Statement upon completion of those measures prepared by a suitably qualified person confirming that those measures have been implemented.

Permit Conditions - Affordable Housing

A planning permit for residential development (excluding ground improvement or remediation works) must include a condition requiring the landowner to enter into an agreement with the responsible authority under section 173 of the Planning and Environment Act 1987, in a form to the satisfaction of the responsible authority, that provides for a contribution towards affordable housing (affordable housing contribution) by way of either of the following options:

MONASH PLANNING SCHEME

- At least 10 per cent of the total number of dwellings in the development must be provided as affordable housing for discounted sale or by lease to a registered housing agency or to Homes Victoria. The details of when and how the affordable housing will be delivered and the total value of the affordable housing contribution must be set out in the agreement. The affordable housing dwellings provided should be representative of the approved dwelling mix to the satisfaction of the responsible authority.

An alternative contribution towards the provision of affordable housing must be provided to the satisfaction of the responsible authority. The details of when and how the alternative contribution is to be made and the total value of the affordable housing contribution (not exceeding 3% of the development cost excluding ground improvement or remediation works) must be set out in the agreement to the satisfaction of the responsible authority.

The land owner must pay the responsible authority's reasonable costs of the preparation, execution, registration and ending of the section 173 agreement (where applicable).

Permit Conditions - Development

A planning permit for the development of the land must contain the following conditions, (except for planning permits for use or development allowed by Clause 2.0), as appropriate:

- For the first super-lot subdivision a condition that requires that, before the permitted use and/or development commences, unless the Environment Protection Authority Victoria has served a Notice or Order that provides for these matters to the satisfaction of the responsible authority, the owner of the land must enter into and execute an agreement with the responsible authority under section 173 of the Planning and Environment Act 1987, that provides for:
 - Responsibilities for, and the implementation of conditions, ongoing monitoring requirements and ongoing management of the site, in accordance with the requirements of the Statements of Environmental Audit issued for the site;
 - The funding for the management and implementation of the conditions of a Statements of Environmental Audit requiring ongoing monitoring and management, including the costings of management and implementation and a reasonable allowance for contingent liabilities to the satisfaction of the responsible authority, if required;
 - The costs of the preparation of the Agreement and registration on title to be met by the landowner;
 - The ending of the Agreement when either:
 - A Site Management Order is issued by the Environment Protection Authority Victoria that manages the ongoing implementation of the above matters to the satisfaction of the responsible authority; or
 - An Environmental Auditor provides a report in writing confirming the ongoing management and monitoring is no longer required.
 - The ending of the Agreement with respect to individual residential/commercial lots when that lot has achieved Statement of Compliance and no further subdivision is likely to occur, provided that access for any environmental infrastructure located on the lot and any restrictions on the lot from the applicable Statement of Environmental Audit is provided for in restrictions on the title to the lot. Before the buildings are occupied, written confirmation of compliance with the Statements of Environmental Audit must be provided by an Environmental Auditor. Compliance sign-off must be in accordance with any requirements in the Statements of Environmental Audit regarding verification of works.
- Before the buildings are occupied, written confirmation of compliance with the Statements of Environmental Audit must be provided by an Environmental

MONASH PLANNING SCHEME

Auditor. Compliance sign-off must be in accordance with any requirements in the Statements of Environmental Audit regarding verification of works.

Before the Statement of Compliance for the first super-lot subdivision, a condition requiring the landowner to enter into an agreement under section 173 of the Planning and Environment Act 1987 to provide the community infrastructure contributions specified in the Development Plan or for equivalent works in kind (which could include ground improvement works to Talbot Park extension area) in consultation with Monash City Council and to the satisfaction of the responsible authority.

A condition on any permit for the geotechnical ground improvement works to require a Noise and Vibration Management Plan (NVMP), prepared by a suitably qualified acoustic expert, that includes:

- Information and management principles from EPA Publication 1834: Civil construction building and demolition guide (9 Sep 2025) or as amended from time to time that will be adhered to.
- Identification of sensitive receivers.
- Recommended noise and vibration thresholds based on reasonable standards (such as the Transport for NSW Construction Noise & Vibration Guideline) that require additional management protocols to be implemented.
- A risk-based analysis that assesses plant noise and vibration impacts upon off-site sensitive receptors.
- Methods for controlling and minimising noise and vibration at the source and consideration of any other techniques for minimising impacts of noise emissions on sensitive receivers where reasonable and practicable.
- Details of monitoring noise and vibration emissions during works where risk assessment indicates the likelihood of thresholds being exceeded.
- A timetable of designated working hours highlighting what noise and vibration sensitive tasks can be undertaken.
- A procedure for notification of the community and Monash City Council before and during construction.
- A complaints management procedure.

A permit to subdivide the land must include a condition that requires the landowner to enter into an agreement with the responsible authority under Section 173 of the Planning and Environment Act 1987 to secure the provision and retention of any publicly accessible open space on the land.

A permit to subdivide the land at Stage 4 that creates residential lots must include a condition that requires the landowner to enter into an agreement with the responsible authority under Section 173 of the Planning and Environment Act 1987 to deliver:

- a. The mitigation works at the Huntingdale Road and Centre Road intersection in the endorsed Development Plan to the satisfaction of Head, Transport for Victoria.
The mitigation works must be delivered before the first Statement of Compliance is issued in Stage 4 unless otherwise agreed in writing with the responsible authority.
- b. A contribution towards pedestrian signals on Centre Road fixed in the amount of five hundred thousand dollars prior to the issue of a Statement of Compliance for the final stage of the development.

MONASH PLANNING SCHEME

If the pedestrian signals not announced as a funded project included by the State government in the published list of funded projects within 5 years following the issuing of the Statement of Compliance for Stage 3 subdivision, the requirement for the contribution will lapse.

The Responsible Authority agrees that this contribution shall be deducted from any liability the site may incur under any future contributions plan that applies to the site.

A permit to subdivide the land for Stage 5 that creates residential lots must include a condition that requires a review of the mitigation works outlined in the endorsed Development Plan to the satisfaction of the Head, Transport for Victoria. The review must determine whether the mitigation works delivered are successful in maximising the efficiency of the southbound movement within the time allocated for this movement and identify any additional mitigation works in the location limited to the north approach of the intersection (and without requiring acquisition of additional land) to achieve the objective of maximising the efficiency of the southbound movement. Where the identified mitigation works are reasonably practicable to be implement, they must be delivered prior to final Statement of Compliance for Stage 5 unless otherwise agreed with the responsible authority.

4.0
06/10/2026
C178mona

Requirements for a Development Plan

A Development Plan must be generally in accordance with Map 1 of this schedule, and must address the following vision and design principles for the future use and development of the site, to the satisfaction of the responsible authority:

The vision for Talbot Village is to:

- Become a local, connected, walkable urban neighbourhood.
- Create a vibrant, active, social interactive and integrated diverse community.
- Create a new urban character for the site through a diversity of dwellings and densities, a village centre and appropriate transitions to existing residential areas.
- Provide high-quality public realm, green open spaces, tree-lined streets, integrating and complementing the existing recreational and landscape qualities of the locality.
- Improve access within the local area for pedestrians, cyclists and vehicles to optimise active transport.

The design principles for Talbot Village are:

- Provide a high level of amenity, connectivity and walkability by establishing an overarching structure that includes a village centre and civic square, residential quarters with local parks, shared pedestrian / cycle pathway through the site connecting Talbot Park and Davies Reserve.
- Provide for sensitive integration with existing residential development adjoining the site, where dwellings that will share a rear boundary have back yard private open space for tree planting and adequate separation between new and existing dwellings.
- Include a variety of housing types to facilitate a diverse population and that respond to the existing demand for housing in the local area. The location of housing provides a legible transition in density, building height and dwelling types to existing residences. The architectural design of the dwellings will be of high quality.
- Provide a highly permeable neighbourhood connected to its surrounds that encourages slow moving vehicle traffic and promotes walking and cycling as the preferred mode of transit.
- Create a network of open spaces providing a distinct urban character and varying recreation offers that support a healthy and active lifestyle for residents.

MONASH PLANNING SCHEME

- Provide for a staged development to ensure site preparation and ground improvement works are undertaken in an orderly manner and follow the steps outlined in the approved Environmental Management Strategy and approved Geotechnical Development Strategy that apply to the land.

A Development Plan must include the following requirements:

- A description of the site context and existing conditions.
- Details of land needed to meet requirements of the Statements of Environmental Audit for gas venting, including areas required to be set aside in easements.
- The provision of a minimum area of 4.9 per cent of the sites net developable area of publicly accessible open space that is well-designed and oriented, with good passive surveillance and solar access, located within 400 metres of most residents. The publicly accessible open space can be provided in more than one parcel and should be generally in the locations shown in the Framework Plan (Map 1) . These spaces should be no less than 2000 sqm for local park provision and 1000 sqm for an urban style village square and an appropriately sized local park linking to Alvina Street.
- Land use, built form and urban design principles, including:
 - Indicative land uses for the Mixed Use Zone (village centre)
- Built form, urban design principles and guidelines.
 - The range of preferred building heights, front setbacks, interface setbacks between zones and housing typologies across the site.
 - A maximum building height of 2-storeys and 5 metre rear setback for dwellings at site boundaries which have an abuttal to land that is occupied by an existing single dwelling.
 - Public realm and residential interface treatments to the subject site boundaries and publicly accessible open space.
 - Vehicle access and crossover considerations.
 - Areas where basements cannot be provided.
- Open Space and Landscaping, including:
 - Tree removal plan.
 - Proposed landscape vision and principles for the site.
 - Details of the existing open space network in the adjacent and broader area and details of the opportunities for connection to those areas from the site.
 - Landscape features and characteristics of the proposed open space areas, streetscapes, wetlands and the pedestrian/cycle path network within the site.
 - A preferred planting list for street trees.
 - Canopy tree cover requirements for the development area.
 - The provision of playgrounds, outdoor gym equipment, seating, rubbish bins, lighting, and paths within defined publicly accessible open space areas.
- Integrated Transport Report that:
 - Identifies the existing road network hierarchy, intersections, public transport, cycling and pedestrian infrastructure and traffic volumes surrounding the site.
 - Identifies the indicative road network within the site and the proposed connections within and external to the site.
 - Assesses vehicle movements, access to public transport and the provision of walking and cycling infrastructure within the site.

MONASH PLANNING SCHEME

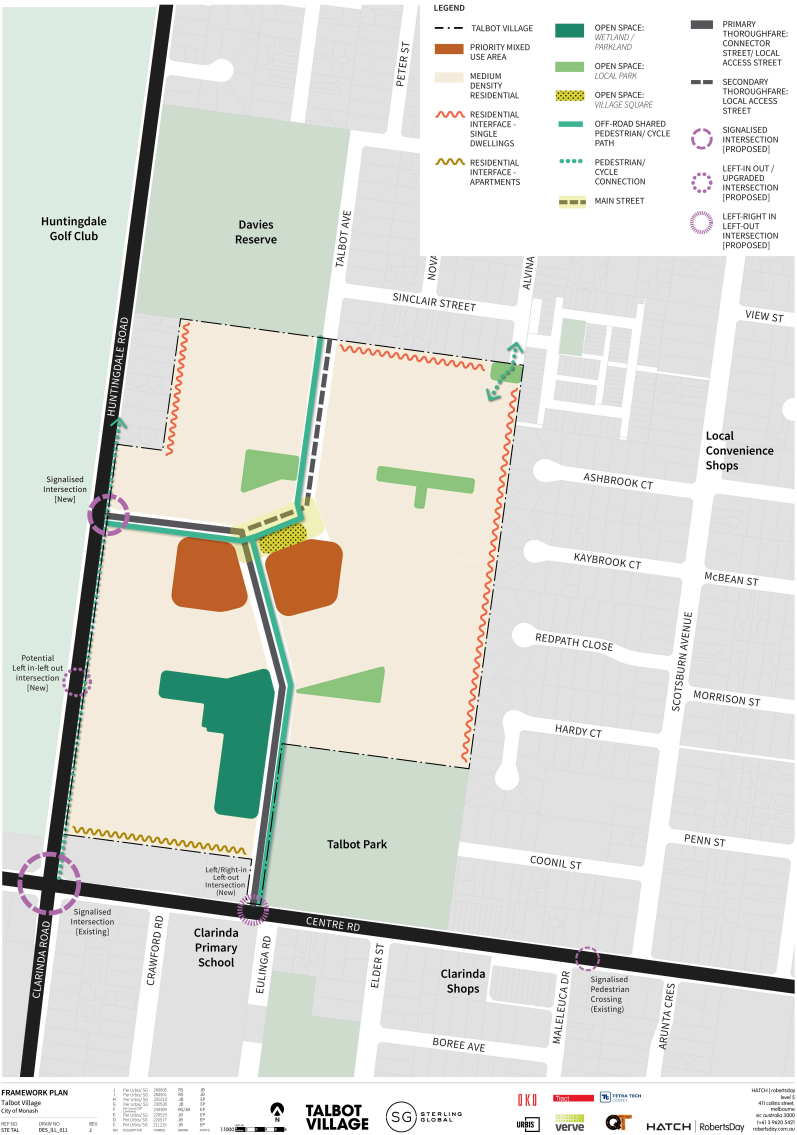
- Identifies proposed intersection upgrades, to the satisfaction of the Head, Transport for Victoria, for the signalised intersection of the main entry to the site from Huntingdale Road and the intersection of the internal road and Centre Road.
- Identifies proposed mitigation works and intersection upgrades, to the satisfaction of the Head, Transport for Victoria for:
 - The signalised intersection to the site from Huntingdale Road.
 - The left in left out on Huntingdale Road.
 - The left in left out and right in on Centre Road at Talbot Avenue.
- Mitigation works at the north approach to the Centre and Huntingdale Roads intersection to provide for 2 carriage ways in each direction, footpath and cycle paths for an agreed length.
- Any signal upgrades if required for the Huntingdale / Centre Road intersection.
- A wayfinding strategy from Talbot Village to key destinations.
- A schedule for delivering the above mitigation works.
- Includes a Green Travel Plan that seeks to achieve:
 - Sustainable transport alternatives to the motor car, including opportunities for bicycle parking and storage facilities, and reducing car parking demand through the consideration of alternatives like on-site car share spaces, car-pooling and public transport promotion; and
 - The design of pedestrian pathways and cycleways to encourage usage.
- Community Infrastructure Report that:
 - Provides an analysis of existing community infrastructure in the surrounding area.
 - Provides an assessment of what new community facilities are required to be provided on site, and whether existing off-site active open space facilities or other community facilities are required to be upgraded or expanded to meet the future needs of the Talbot Village community.
- Servicing and Infrastructure Plan that:
 - Identifies the location of existing infrastructure and services, including their capacity.
 - Provides an assessment of any future infrastructure and services upgrades required to support the proposed future development of the site.
 - Includes a staging plan for the delivery of site infrastructure, including road connections and mechanisms for how staging is intended to occur and milestones for completion.
- A Stormwater Management Strategy that:
 - Details the catchment area, drainage outfall locations, existing drainage infrastructure, new drainage works, and details of flow levels and flood levels for the 100-Year Average Recurrence Interval storm event as a result of development.
 - Incorporates Water Sensitive Urban Design principles.
- An Environmentally Sustainable Design Strategy that sets out the energy efficiency and water conservation principles and requirements to guide the preparation of a Sustainability Management Plan which is to be applied to the design and construction of the development and buildings at planning permit application stage.
- An updated Environmental Management Strategy (generally in accordance with the Environmental Management Strategy prepared by Tetra Tech Coffey dated 30 October 2023) that identifies how the conditions of the Statements of Environmental Audit applying to the land will be implemented for the site redevelopment. This includes measures to mitigate potential landfill gas risks associated with historical landfilling activities. The Environmental Management Strategy is to be prepared to demonstrate that

MONASH PLANNING SCHEME

- Environmental risks at the site can be appropriately managed so that it is suitable for the proposed use or development.
- Environmental management requirements for the former quarry and landfill have been or will be addressed to the extent appropriate before the land is developed for urban purposes.
- The environmental management measures include appropriate construction quality assurance and independent verification processes.
- The requirements relating to the ongoing management and monitoring of the site conditions, relating to soil, groundwater and landfill gas during development and post-occupation.
- An updated Geotechnical Development Strategy (generally in accordance with the Geotechnical Development Strategy prepared by Tetra Tech Coffey dated 9 November 2023) outlining the proposed design response for site preparation works associated with the geotechnical ground improvement works required for the land and geotechnical design solutions for future development.
- A Staging Plan that details:
 - Staging of site improvement and environmental management works including gas venting and pre-loading required under the approved EMS and GDS to be undertaken across the land.
 - Staging of infrastructure works, and the timing of provision of infrastructure (including but not limited to traffic signalisation and upgrades, publicly accessible open space, community infrastructure).
 - No work for in-ground infrastructure to occur until the ground improvement works have been undertaken and the predicted settlement rates are met for that stage.
 - Approach to the future Owners Corporation for Talbot Village and their responsibilities and obligations to maintain, monitor and manage on-going environmental conditions and privately owned but publicly accessible infrastructure such as roads, parks, village square and wetland.

Map 1 to Schedule 6 to Clause 43.04

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Talbot Village DPO6 – Further actions required

Status definitions

Create = new document/agreement/report required to be prepared as part of the Development Plan or future permit applications.

Update = existing document specifically identified in the schedule as needing revision/update.

Existing / Reference Only = referenced document, investigation or process that already exists and is not expressly required to be updated.

Category	Document / Requirement	Key Requirements / Scope	Status
Agreement	Affordable Housing Agreement (s173)	Secure delivery of affordable housing by either: (a) at least 10% of dwellings as affordable housing for discounted sale or lease to a registered housing agency or Homes Victoria; or (b) an alternative affordable housing contribution. Agreement must specify timing, delivery mechanism, dwelling mix, contribution value and implementation arrangements.	Create
Agreement	Environmental Management & Monitoring Agreement (s173)	Establish responsibility for implementation of conditions arising from the Statements of Environmental Audit, including monitoring, maintenance, reporting, funding arrangements, contingent liabilities, environmental infrastructure access requirements and mechanisms for ending the agreement.	Create
Agreement	Community Infrastructure Contributions Agreement (s173)	Secure delivery of community infrastructure contributions identified through the Development Plan, including financial contributions or agreed works in kind.	Create

Agreement	Publicly Accessible Open Space Agreement (s173)	Secure provision, retention, ownership, management and public accessibility of open space delivered within the development.	Create
Agreement	Stage 4 Transport Works Agreement (s173)	Secure delivery of intersection mitigation works and pedestrian signal contribution, including timing triggers and implementation requirements.	Create
Investigation	Geotechnical Investigations	Assess landfill conditions, ground stability, settlement, subsidence risk, fill characteristics and requirements for ground improvement works and future building foundations.	Create
Investigation	Independent Peer Review	Independent review of Engineering Reports to verify settlement, subsidence mitigation and foundation recommendations if requested.	Create
Investigation	Stage 5 Traffic Mitigation Review	Review effectiveness of mitigation works, assess southbound traffic efficiency and identify any additional improvements.	Create
Plan	Development Plan	Comprehensive framework for redevelopment including land use, housing, built form, infrastructure, staging, open space, environmental management, transport, sustainability and community infrastructure.	Create
Plan	Construction & Environmental Management Plan (CEMP)	Construction management framework addressing environmental controls, contamination management, remediation implementation, dust, erosion, waste and groundwater protection.	Create
Plan	Noise & Vibration Management Plan (NVMP)	Identify sensitive receivers, establish thresholds, assess risks, specify mitigation measures, monitoring regime, complaints management and community notification procedures.	Create

Plan	Servicing & Infrastructure Plan	Identify existing infrastructure, service capacities, upgrade requirements, servicing constraints and infrastructure delivery mechanisms.	Create
Plan	Staging Plan	Sequence environmental management works, gas venting, pre-loading, ground improvement, infrastructure delivery, open space provision and Owners Corporation responsibilities.	Create
Plan	Tree Removal Plan	Identify trees proposed for removal and retention and inform future landscape outcomes.	Create
Strategy	Environmental Management Strategy (EMS)	Demonstrate how contamination, groundwater, landfill gas and environmental risks will be managed during redevelopment and post-occupation.	Update
Strategy	Geotechnical Development Strategy (GDS)	Establish settlement criteria, ground improvement methodology, monitoring regime, foundation assumptions and development constraints.	Update
Strategy	Stormwater Management Strategy	Provide catchment analysis, drainage design, flood modelling, detention requirements and WSUD outcomes.	Create
Strategy	Environmentally Sustainable Design Strategy	Set sustainability objectives and performance benchmarks for energy efficiency, water conservation and environmental performance.	Create
Strategy	Wayfinding Strategy	Establish pedestrian and cycling wayfinding connections to key destinations and facilities.	Create
Strategy	Green Travel Plan	Identify measures to reduce car dependence and encourage public transport, cycling and walking.	Create

Report	Engineering Report	Demonstrate compliance with GDS, confirm settlement performance, specify subsidence mitigation and verify ground improvement outcomes.	Create
Report	Integrated Transport Report	Analyse transport conditions, traffic generation, accessibility, intersection performance, mitigation works and delivery timing.	Create
Report	Community Infrastructure Report	Assess existing facilities, future demand and required upgrades or new community facilities.	Create
Report	Environmental Auditor Verification	Confirm proposed development is consistent with Statements of Environmental Audit.	Create
Report	Environmental Auditor Compliance Confirmation	Verify required remediation and environmental management works have been completed before occupation.	Create/Ongoing
Audit	Statements of Environmental Audit	Establish statutory requirements relating to contamination, groundwater, landfill gas, remediation, monitoring and ongoing management.	Existing

Existing Documents Requiring Update

Existing Document	Key Updates Required	Status
Environmental Management Strategy (Tetra Tech Coffey, 30 Oct 2023)	Update environmental audit implementation framework, landfill gas management, groundwater monitoring, verification processes and ongoing management arrangements.	Update
Geotechnical Development Strategy (Tetra Tech Coffey, 9 Nov 2023)	Update settlement modelling, ground improvement methodology, infrastructure design assumptions and development constraints.	Update
Statements of Environmental Audit	Implement and reference through future planning and permit approvals. No update specifically identified.	Existing / Reference

MONASH PLANNING SCHEME

06/10/2026
C178mona**SCHEDULE 3 TO CLAUSE 32.04 MIXED USE ZONE**Shown on the planning scheme map as **MUZ3**.**TALBOT VILLAGE (1221-1249 Centre Road, Oakleigh South)****1.0**
06/10/2026
C178mona**Objectives**

To provide opportunities for a mix of land uses that establish and support a local village centre, including small scale retail, commercial uses, health and community services uses.

To provide a range of medium and higher density housing opportunities.

To create a vibrant, walkable and accessible mixed-use precinct that supports the daily needs of residents and visitors.

2.0
06/10/2026
C178mona**Clause 54 and Clause 55 requirements**

	Standard	Requirement
Minimum street setback	A3	Insert "None specified" or a quantitative and measurable figure/amount
	B2-1	Insert "None specified" or a quantitative and measurable figure/amount less than the figure/amount specified in Standard B2-1
Site coverage	A5	Insert "None specified" or a quantitative and measurable figure/amount
	B2-5	Insert "None specified" or a quantitative and measurable figure/amount greater than the figure/amount specified in Standard B2-5
Permeability	A6	Insert "None specified" or a quantitative and measurable figure/amount
Side and rear setbacks	A10	Insert "None specified" or a quantitative and measurable figure/amount
Walls on boundaries	A11	Insert "None specified" or a quantitative and measurable figure/amount
Private open space	A17	Insert "None specified" or a quantitative and measurable figure/amount
	B3-5	Insert "None specified" or a quantitative and measurable figure/amount less than the figure/amount specified in Standard B3-5
Front fence height	A20 and B2-8	Insert "None specified" or a quantitative and measurable figure/amount

3.0
06/10/2026
C178mona**Maximum building height requirement**

None specified.

4.0
06/10/2026
C178mona**Exemption from notice and review**

None specified.

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5.0
06/10/2026
C178mona

Application requirements

None specified.

6.0
06/10/2026
C178mona

Decision guidelines

None specified.

7.0
06/10/2026
C178mona

Signs

None specified.



Cr Stuart James
Mayor
Warrigal Ward Councillor
e Stuart.James@monash.vic.gov.au
m 0413 184 250 w stujames.com.au
@crstuartjames crstuartjames



Our Ref: F25-11244

24 February 2026

The Hon. Sonya Kilkenny
Minister for Planning
GPO Box 4356
MELBOURNE VIC 3000

BY EMAIL: reception.kilkenny@transport.vic.gov.au

Dear Minister Kilkenny

Talbot Quarry (Talbot Village) – Development Facilitation process

I am writing to you to advise that Council at its meeting of 27 January 2026, considered a report updating it on the proposal to rezone and redevelop the former Talbot Quarry and Landfill at 1221-1249 Centre Road, Oakleigh South for residential and mixed use purposes through the State Government's Development Facilitation Program (DFP), and the Standing Advisory Committee (SAC) process. A copy of the report can be found at: [Talbot Quarry Rezoning - Update](#)

The report expresses the concerns Council holds regarding the appropriateness of the assessment of the rezoning of the former Talbot Quarry and landfill.

While I understand the State Government's prioritisation of housing supply and land for housing, the former Talbot Quarry and landfill is a complex site with a significant number of risks.

Council is concerned with Department of Transport and Planning - Development Facilitation Program's assessment process for consideration of the rezoning and residential development, particularly given:

1. Geotechnical complexity and ongoing contamination risks present on the site.
2. The restrictions the Minister's Letter of Referral placed on submitters and the Standing Advisory Committee (SAC) which limited the ability to comprehensively review all aspects of the draft amendment proposal.



3. The Development Facilitation Program team did not provide any response to issues arising from the community consultation, including Council's submission of May 2025 and did not make a submission to the SAC hearing.
4. The Development Facilitation Program team did not attend the SAC hearings.
5. As issues arose during the SAC hearing it appeared that there had been little if any review of the technical or practical aspects of draft amendment documentation by the Development Facilitation Program team.
6. Despite the contamination issues and a current Environmental Action Notice applying to the site, the Environment Protection Authority did not attend nor make a submission to the SAC hearing.
7. The Head of the Transport for Victoria, despite being part of the Department of Transport and Planning, needed to make a public submission to the SAC to raise their concerns about arterial road and traffic issues arising from the proposal.
8. The new information presented throughout the SAC hearing by the proponent was not considered or responded to by Development Facilitation, the EPA or the Head of Transport for Victoria.
9. The absence of the relevant departments often resulted in the SAC looking to Council and the proponent to fulfill the role and responsibility of the planning authority for the proposal, as is the case in panel hearings, but is not Council's or the proponent's role in the SAC hearing process where Council is not the Responsible Authority for the consideration of the proposed rezoning.
10. The continuing presumption that Council (and our community) will agree to or can be compelled to take ongoing responsibility for contaminated and geotechnically unstable land and infrastructure to facilitate the proposed redevelopment.
11. The serious concerns that remain with the potential development of the site given its significant contamination issues and how they may be dealt with and addressed into the future.

Council also has concerns regarding how the amendment proposes to deal with ongoing management of contamination issues on the site. The draft amendment exhibited proposed a Section 173 agreement relating to the ongoing management, monitoring and compliance requirements relating to environmental hazards.

Council has consistently advised and maintains its position that it will not assume responsibility, solely or jointly, through a Section 173 agreement or other mechanism, for the management, monitoring, oversight, maintenance, repair or compliance with any requirements to address contamination, gas emissions, groundwater or other environmental hazards present or arising from the site or any redevelopment of the site.



Our position remains that the Environmental Protection Authority (EPA) have the appropriate expertise, resources and authority to oversee environmental compliance.

Council has also consistently had the position that it will not accept the vesting or transfer of any land in the development due to the contamination and geotechnical issues. This position remains unchanged. The proponent has previously accepted this position, advancing the development as a “common property” body corporate managed development. In August 2025 the proponent wrote to Council requesting that Council accept vesting of the main connector roads through the site when subdivision occurs, and that Council provide rubbish collection service to residents on the site once developed.

Any fragmentation of ownership of the site even just through vesting roads to Council (or the creation of superlots for separate sale/owners corporation control if that were proposed) increases the complexity and risks when dealing with geotechnical and contamination mitigation works. As the site requires mitigation works that are integrated and interdependent across the site, the site should remain in one parcel, inclusive of the ownership/ responsibility for roads and open space. Council does not and will not agree to the transfer to, or vesting with, Council of any land from the site, including, but not limited to, internal roads, paths, tree reserves, green spaces, retarding basins or other utility spaces and will not approve any subdivision or certify any plan of subdivision that proposes those parcels as public land vesting in Monash City Council. It is considered more than reasonable that the development and associated owners corporations remain responsible these matters. Further, Council’s position remains that we will not provide any waste disposal services within the Talbot Village site.

I look forward to your consideration of this amendment and the positive outcome that has appropriate regard to the concerns and matters raised by Council.

If you have any questions or require any further clarification on this matter, please contact Peter Panagakos, Director City Development on 9518 3506.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Stuart James', with a long horizontal flourish extending to the right.

CR STUART JAMES
Mayor



The Hon Sonya Kilkenny MP

Minister for Planning

GPO Box 4356
Melbourne, Victoria 3001 Australia

Ref: CMIN-1-26-1513

Cr Stuart James
Mayor
Monash City Council
PO Box 1
GLEN WAVERLEY VIC 3150
CouncillorSupport@monash.vic.gov.au

Dear Mayor

Thank you for your letter of 24 February 2026 regarding Talbot Quarry.

I acknowledge the concerns you have raised about the appropriateness of rezoning the former quarry and landfill land to support a mixed use development at 1221-249 Centre Road, Oakleigh South, known as Talbot Village.

Monash City Council was consulted on draft Amendment C178mona to the Monash Planning Scheme and provided a detailed written submission to the draft Amendment. I note the Council's ongoing participation in the process, and I am aware of the issues that the Council has raised.

I provided terms of reference to the Priority Projects Standing Advisory Committee (the Advisory Committee) to provide me with advice on specific technical matters. This did not include all issues raised in submissions, however all relevant issues remain for my further consideration, including those the Council has raised.

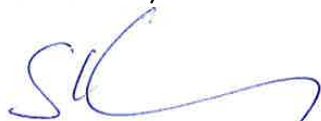
The Advisory Committee is not a Panel. Departmental representatives are not a party to the Advisory Committee process and are not required to attend. Other parties are invited to attend the hearing at the discretion of the Advisory Committee.

I have publicly released the Advisory Committee report and note that this recommends that the proponent undertake further work on this complex site. This work will be required prior to my decision on whether to prepare, adopt and approve an amendment for this site.

Thank you for raising these matters.



Yours sincerely

A handwritten signature in blue ink, appearing to be 'SK', written over a horizontal line.

The Hon Sonya Kilkenny MP
Minister for Planning

Date: 19-3-2016