



# Planning Panels Victoria

Department of Environment, Land, Water and Planning

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31 March 2021

As addressed

Dear Submitter,

## **VPA Projects Standing Advisory Committee – Referral 4 Hume Planning Scheme Amendment: Craigieburn West Precinct Structure Plan (PSP)**

The Committee held a videoconference Directions Hearing for the above matter on Friday 26 March 2021. Please find attached:

- Committee Directions
- Distribution List
- Hearing Timetable.

Please note the Committee has received numerous emails regarding the availability of legal counsel and experts. In such a case with many parties (22 in total) it has been extremely difficult to accommodate the individual preferences and doing so would disadvantage other parties.

The following dates apply:

Time	Date	Action	Direction
12.00pm	Wednesday 7 April 2021	Name of all expert witnesses must be communicated to the Committee and all parties	5
12.00pm	Wednesday 7 April 2021	Parties to advise Committee (in writing) of areas or features parties would like the Committee to focus on during site inspection	28
12.00pm	Thursday 8 April 2021	Parties must advise the Committee of any user that requires an invitation to use the electronic document exchange platform	1
12.00pm	Friday 9 April 2021	Victorian Planning Authority (VPA) must establish an electronic document exchange platform	2
12.00pm	Friday 9 April 2021	All parties must file a list of all their documents to be relied on in the Hearing	10
12.00pm	Friday 9 April 2021	Submitter 37 (Australia Pacific Airports (Melbourne)) shall provide written particulars of its submission to the Committee and parties	29
12.00pm	Wednesday 14 April 2021	All parties must upload documents to be relied upon in the Hearing	10
12.00pm	Monday 12 April 2021	VPA must file its Part A submission, track change versions of the PSP and ordinance and an updated submissions response table	11
12.00pm	Thursday 15 April 2021	VPA must file its expert witness statements	6

### Privacy Statement

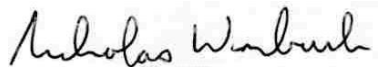
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Time	Date	Action	Direction
12.00pm	Monday 19 April 2021	All other parties must file their expert witness statements	7
12.00pm	Wednesday 21 April 2021	Parties must advise the Committee of any user that requires an invitation to use the video conference	3
12.00pm	Thursday 22 April 2021	VPA must circulate link to Hearing and publish a link on its website	4
12.00pm	Friday 23 April 2021	VPA must file its Part B submission	12
12.00pm	Friday 23 April 2021	Parties (other than the VPA) must file an outline of opening submissions	13
10.00am	Monday 26 April 2021	Hearing commences	16
12.00pm	Friday 21 May 2021	Parties must file any additional or updated drafting changes	26
12.00pm	Wednesday 26 May 2021	The VPA must file a response to the requested drafting changes	26

If you have questions, please contact Kimberly Martin, Senior Project Officer of Planning Panels Victoria on (03) 8624 3266 or at [planning.panels@delwp.vic.gov.au](mailto:planning.panels@delwp.vic.gov.au).

Yours sincerely,



Nick Wimbush  
**VPA Projects Standing Advisory Committee Lead Chair**

# Committee Directions

Hume Planning Scheme Amendment: Craigieburn West Precinct Structure Plan (PSP)

## Before the Hearing

### Electronic hearing arrangements

1. Parties must advise the Committee of any user that requires an invitation to use the electronic document exchange platform by **12 noon on Thursday 8 April 2021**.
2. The Victorian Planning Authority (VPA) must establish an electronic document exchange platform by **12 noon on Friday 9 April 2021**.
3. Parties must advise the Committee of any user that requires an invitation to use the video conference by **12 noon on Wednesday 21 April 2021**.
4. The VPA must facilitate the Committee hearing using a video conferencing platform. It must send invitations to all parties on the distribution list and provide a link to the Hearing for the public to observe on the VPA website by **12 noon on Thursday 22 April 2021**.

### Expert evidence

5. Where not already identified, the name of all expert witnesses must be communicated to the Committee and all parties by **12 noon on Wednesday 7 April 2021**.
6. The VPA must file its expert witness statements by **12 noon on Thursday 15 April 2021**.
7. All other parties must file their expert witness statements by **12 noon on Monday 19 April 2021**.
8. Given the theme approach to evidence in the Hearing (see directions below) the Committee is not proposing prior expert meetings.
9. All witness reports must:
  - a) comply with the Guide to Expert Evidence (<https://www.planning.vic.gov.au/panels-and-committees/planning-panel-guides>)
  - b) not refer to any individual submitter by name – if necessary, submitters should be referred to by submission number
  - c) be provided to the Committee as unlocked PDFs.

### Documents and submissions

10. All parties must file a list of all their documents to be relied on in the Hearing by **12 noon on Friday 9 April 2021** and ensure these are available on the electronic document exchange by **12 noon on Wednesday 14 April 2021**. This does not include expert evidence and submissions as otherwise directed.
11. The VPA must file its Part A submission by **12 noon on Monday 12 April 2021** including revised, track changes version of the PSP and ordinance and an updated response to submissions table.
12. The VPA must file its Part B submission by **12 noon on Friday 23 April 2021**.
13. Parties (other than the VPA) must file an outline of opening submissions by **12 noon on Friday 23 April 2021**.
14. Any other submission must be filed by **8.00 am on the day that party is listed to present their submission**.
15. All submissions should be emailed to [planning.panels@delwp.vic.gov.au](mailto:planning.panels@delwp.vic.gov.au) as unlocked documents (preferably in MS Word).

**Directions:**

**Hearing arrangements**

16. The Hearing commences at **10.00 am on Monday 26 April 2021** and is scheduled to run until Friday 14 May 2021.
17. The hearing will proceed as follows:
  - a) opening submissions from parties
  - b) expert evidence arranged by topic
  - c) party submissions
  - d) VPA and Council closing submissions.
18. Drafting comments will be dealt with on the papers.

**Opening submissions**

19. Each party must present an opening submission on Day 1 of the hearing.
  - a) The opening submission must provide an overview of the party's case and position on key issues, including changes sought to the PSP and draft amendment.
  - b) The VPA's oral opening submission will be limited to:
    - i. 30 minutes for opening presentation, providing an overview of the PSP and draft amendment
    - ii. 30 minutes for opening submissions.
  - c) All other parties' oral opening submissions will be limited to 20 minutes maximum; parties with small overall time requests have been offered a shorter timeslot.

**Evidence by topic**

20. Expert evidence will be called by topic.
  - a) All experts in a related discipline must attend all sessions on that topic and be present for the evidence of all other witness on that topic, including being available to answer questions of clarification from the Committee after their initial evidence. Where a witness is presenting on more than one topic, that witness must attend for all relevant sessions.
  - b) Except with the leave of the Committee, experts will provide their evidence in chief in the following order:
    - i. VPA
    - ii. Council
    - iii. other submitters, to be agreed between submitters.
  - c) Evidence in chief should:
    - i. be generally limited to 15 minutes with the exception of planning evidence which should be limited to 30 minutes
    - ii. provide a summary of the expert's key conclusions
    - iii. focus on:
      - a) agreement/disagreement on critical issues with other relevant experts
      - b) changes to the PSP and ordinance circulated with the VPA's Part A submission
      - c) changes to the PSP and ordinance in response to expert evidence (if any).
  - d) Cross examination of all witnesses will:

**Directions:**

Hume Planning Scheme Amendment: Craigieburn West Precinct Structure Plan (PSP)

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- i. follow the witness' evidence in chief
  - ii. be limited to a maximum of 30 minutes per submitter per witness, except with the leave of the Committee.
- e) The Committee will regulate evidence in chief and cross examination to balance efficiency and fairness.

**Oral submissions**

21. The Committee will hear oral submissions from each party at the close of expert evidence. Except with the leave of the Committee, oral submissions will be limited to:

- a) 2 hours for the VPA
- b) 1.5 hours for Council
- c) 1 hour for parties calling expert evidence
- d) up to 30 minutes for parties not calling expert evidence

*Note: these timeframes are guides and parties will be limited in time according to their original request to be heard.*

22. Oral submissions:

- a) should address topics in which the submitter calls expert evidence
- b) may address other topics that are relevant to the draft amendment.

**Closing submissions**

23. The VPA will have a right of reply at the close of submissions, limited to 1.5 hours except with the leave of the Committee.
24. Hume City Council will have a right of reply prior to the VPA, limited to 30 minutes except with the leave of the Committee..

**Written submissions**

25. The Committee will accept written submissions from the parties and will consider written submissions whether or not they are presented orally. Written submissions must:
- a) clearly outline the wording of any recommendation sought
  - b) attach a list of specific drafting changes sought to the PSP or associated documentation, cross referenced to the relevant submission number as itemised in the VPA's response to submissions table.

**Without prejudice drafting comments**

26. Without prejudice drafting comments will be facilitated on the papers as follows:
- a) The VPA must circulate with its reply submissions, a table outlining the VPA's proposed changes to the draft amendment (if any) and including columns for parties to confirm whether changes are agreed or to propose alternate wording.
  - b) Parties must file any additional or updated drafting changes by **12 noon on Friday 21 May 2021**.
  - c) The VPA must file a response to the requested drafting changes by **12 noon on Wednesday 26 May 2021**, confirming only if changes are agreed to in whole or in part or not agreed.

**Site inspections**

27. The Committee will view the PSP area on an unaccompanied basis.

**Directions:**

28. If there are any areas or features parties would like the Committee to focus on, these should be provided to the Committee in writing by **12 noon on Wednesday 7 April 2021**.

**Other directions**

A number of parties sought directions.

The following direction is made by consent between Australia Pacific Airports (Melbourne) and Stockland:

29. Submitter 37 (Australia Pacific Airports (Melbourne)) shall provide written particulars of its submission to the Committee and parties by **12 noon on Friday 9 April 2021**, including but not limited to details of the precise mechanisms and procedures that APAM proposes in the Amendment and the PSP with respect to the use and development of the PSP land.

I&R Developments Pty Ltd (I&R) sought directions which could be described as 'discovery' type directions relating to the basis for the selection of the secondary school site on their land and seeking that the Department of Education and Training (DET) be joined as a party. The Committee notes DET is already a submitter and party. As discussed at the Directions Hearing the Committee directs:

30. Prior to the Hearing, the VPA is to meet with DET and I&R (face to face or via video conference) to further discuss the basis of the school site selection, including the provision of relevant background documents.

Porter Davis Projects Pty Ltd (Porter Davis) sought information on intersections within the PSP and details of responses to all submitters. The VPA advised that responses to all submissions have now been circulated to all parties. The Committee requested Porter Davis to progress the question of intersection information separately with the VPA. The Committee directs:

31. Prior to the Hearing, Porter Davis is to discuss information requirements regarding intersections including detailed plans (if any) with the VPA. Any information forthcoming must be shared with the Committee and all parties prior to the commencement of the Hearing.

# Timetable

Hume Planning Scheme Amendment: Craigieburn West Precinct Structure Plan (PSP)

## Timetable Version 1

**Day 1: Monday 26 April 2021**

**Venue: Videoconference – Link to be provided**

Time	Party	Sub No	Allocated
10.00am – 10.15am	Preliminary matters		15 mins
<b>Opening submissions</b>			
10.15am – 11.15am	<b>Victorian Planning Authority</b> represented by Greg Tobin of Harwood Andrews		1 hour
<i>11.15am – 11.30am</i>	<i>Break</i>		<i>15 mins</i>
11.30am – 11.50am	<b>Hume City Council</b> represented by Terry Montebello of Maddocks	17	20 mins
11.50am – 12.10pm	<b>Melbourne Water</b> represented by Laurence Newcombe	25	20 mins
12.10pm – 12.30pm	<b>Department of Education and Training</b> representation TBC	39	20 mins
<i>12.30pm – 1.30pm</i>	<i>Lunch Break</i>		<i>1 hour</i>
1.30pm – 1.50pm	<b>Department of Transport</b> represented by Daniel Zaslona	41	20 mins
1.50pm – 2.10pm	<b>Deague Group</b> represented by Mark Naughton of Planning and Property Partners	28	20 mins
2.10pm – 2.30pm	<b>Peet Limited</b> represented by Nick Tweedie SC and Roshan Chaile	29	20 mins
2.30pm – 2.50pm	<b>Stockland Development Pty Ltd</b> represented by Nicola Collingwood	16	20 mins
<i>2.50pm – 3.05pm</i>	<i>Break</i>		<i>15 mins</i>
3.05pm – 3.25pm	<b>Pask Group</b> represented by Tania Cincotta of Best Hooper	18	20 mins
3.25pm – 3.45pm	<b>Porter Davis Projects Pty Ltd</b> represented by Ellen Tarasenko of Herbert Smith Freehills	24	20 mins
3.45pm – 4.05pm	<b>Satterley Property Group Pty Ltd</b> represented by Andrew Jones	15 / 23	20 mins
4.05pm – 4.25pm	<b>I&amp;R Developments Pty Ltd</b> represented by Andrea Towson of Gadens	35	20 mins
4.30pm	Day close		

**Day 2: Tuesday 27 April 2021**

**Venue: Videoconference – Link to be provided**

Time	Party	Sub No	Allocated
10.00am – 10.10am	Preliminary matters		10 mins
<b>Opening submissions cont</b>			
10.10am – 10.30am	<b>Australia Pacific Airports (Melbourne) Pty Ltd</b> represented by Stephanie Mann of Minter Ellison	37	20 mins
10.30am – 10.50am	<b>Jak Investment Group Pty Ltd</b> represented by Daniel Knights	38	20 mins
10.50am – 11.10am	<b>SFA Developments Pty Ltd</b> represented by Matthew Beazley of Russell Kennedy	30	20 mins
<i>11.10am – 11.30am</i>	<i>Break</i>		<i>20 mins</i>
11.30am – 11.40am	<b>SVR2 Pty Ltd ATF The SVR2 Discretionary Trust (SVR2)</b> represented by Katie Murphy of Tract	32	10 mins
11.40am – 11.50am	<b>Hawthorn Developments</b> represented by Randah Jordan	22	10 mins
11.50am – 12.00pm	<b>Frances and Norman Baker</b> represented by Angela Mok of Clement Stone	31	10 mins
12.00pm – 12.10pm	<b>Universal Syrian Orthodox Church</b> represented by Robbie McKenzie of Ratio	34	10 mins
12.10pm – 12.20pm	<b>Merri Creek Management Committee</b> represented by Luisa McMillan	27	10 mins
12.20pm – 12.25pm	<b>Janet Remington</b>	14	5 mins
12.25pm – 12.30pm	<b>Aitken College</b> represented by Josie Crisara - opening submission	11	5 mins
<i>12.30pm – 1.30pm</i>	<i>Lunch Break</i>		<i>1 hour</i>
<b>Expert evidence - ecology</b>			
1.30pm – 4.30pm	- <b>Victorian Planning Authority</b> – Aaron Organ (ecology) - <b>Melbourne Water</b> – Simon Treadwell (waterway ecology) - <b>Peet Limited</b> – Robert Galbraith (arboriculture) <i>Note order: VPA first then others by agreement</i>		2 half days
<i>2.45pm – 3.00pm</i>	<i>Break</i>		<i>15 mins</i>
4.30pm	Day close		

**Wednesday 28 April 2021 – rest day/further discussions between parties**



**Day 3: Thursday 29 April 2021**

**Venue: Videoconference – Link to be provided**

Time	Topic	Allocated
10.00am – 10.15am	Preliminary matters	15 mins
<b>Expert evidence - ecology</b>		
10.15am – 12.30pm	<b>Ecology evidence cont'd</b>	
11.15am – 11.30am	<i>Break</i>	15 mins
12.30pm – 1.30pm	<i>Lunch Break</i>	1 hour
<b>Expert evidence - drainage, hydrology, geomorphology, geotechnical</b>		
1.30pm – 4.30pm	<ul style="list-style-type: none"> <li>- <b>Victorian Planning Authority</b> – TBC (hydrology)</li> <li>- <b>Peet Limited</b> – Michael Mag (drainage and hydrology)</li> <li>- <b>JAK Investments</b> – 2 witnesses TBC (drainage and TBC (geotechnical)</li> <li>- <b>Deague Group</b> – Chris Beardshaw (stormwater)</li> </ul> <p><i>Note order: VPA first then others by agreement</i></p>	1.5 days
2.45pm – 3.00pm	<i>Break</i>	15 mins
4.30pm	Day close	

**Day 4: Friday 30 April 2021**

**Venue: Videoconference – Link to be provided**

Time	Topic	Allocated
10.00am – 10.15am	Preliminary matters	15 mins
<b>Expert evidence - Drainage, hydrology, geomorphology, geotechnical</b>		
10.15am – 4.30pm	<b>Drainage, hydrology, geomorphology, geotechnical evidence cont'd</b>	
11.15am – 11.30am	<i>Break</i>	15 mins
12.30pm – 1.30pm	<i>Lunch Break</i>	1 hour
2.45pm – 3.00pm	<i>Break</i>	15 mins
4.30pm	Day close	

**Day 5: Monday 3 May 2021 - traffic and transport**

**Venue: Videoconference – Link to be provided**

Time	Topic	Allocated
10.00am – 10.15am	Preliminary matters	15 mins
<b>Expert evidence – traffic and transport</b>		
10.15am – 4.30pm	<ul style="list-style-type: none"> <li>- <b>Victorian Planning Authority</b> – TBC</li> <li>- <b>Hume City Council</b> – TBC</li> <li>- <b>Peet Limited</b> – Jason Walsh</li> <li>- <b>Deague Group</b> – Jason Walsh</li> <li>- <b>Pask Group</b> – Jason Walsh</li> <li>- <b>SFA Developments</b> – TBC</li> </ul> <p><i>Note order: VPA first then others by agreement</i></p>	1.5 days
11.15am – 11.30am	Break	15 mins
12.30pm – 1.30pm	Lunch Break	1 hour
2.45pm – 3.00pm	Break	15 mins
4.30pm	Day close	

**Day 6: Tuesday 4 May 2021**

**Venue: Videoconference – Link to be provided**

Time	Topic	Allocated
10.00am – 10.15am	Preliminary matters	15 mins
<b>Expert evidence – traffic and transport</b>		
10.15am – 12.30pm	<b>Traffic and transport evidence cont'd</b>	
11.15am – 11.30am	Break	15 mins
12.30pm – 1.30pm	Lunch Break	1 hour
<b>Expert evidence – community infrastructure</b>		
1.30pm – 4.30pm	<ul style="list-style-type: none"> <li>- <b>Victorian Planning Authority</b> – TBC</li> <li>- <b>I&amp;R Developments</b> – TBC</li> </ul>	Half day
2.45pm – 3.00pm	Break	15 mins
4.30pm	Day close	

**Day 7: Wednesday 5 May 2021**

**Venue: Videoconference – Link to be provided**

Time	Topic	Allocated
10.00am – 10.15am	Preliminary matters	15 mins
<b>Expert evidence – bushfire</b>		
10.15am – 11.15am	- <b>Victorian Planning Authority</b> – Kevin Hazell, Bushfire	1 hour
<i>11.15am – 11.30am</i>	<i>Break</i>	<i>15 mins</i>
<b>Expert evidence – planning, urban design and landscape</b>		
11.30am – 4.30pm	- <b>Hume City Council</b> – TBC (planning) - <b>SFA Developments</b> – TBC (planning) - <b>Stockland</b> – Marco Negro (planning) - <b>Deague Group</b> – Mark Woodland (planning) - <b>Pask Group</b> – TBC (planning) - <b>Peet Limited</b> – Craig Czarny (urban design and landscape)  <i>Note order: order TBD by agreement</i>	1.5-2 days
<i>12.30pm – 1.30pm</i>	<i>Lunch Break</i>	<i>1 hour</i>
<i>2.45pm – 3.00pm</i>	<i>Break</i>	<i>15 mins</i>
4.30pm	Day close	

**Day 8: Thursday 6 May 2021 - planning, urban design and landscape**

**Venue: Videoconference – Link to be provided**

Time	Topic	Sub No	Allocated
10.00am – 10.15am	Preliminary matters		15 mins
<b>Expert evidence – planning, urban design and landscape</b>			
10.15am – 4.30pm	<b>Planning, urban design and landscape evidence cont'd</b>		
<i>11.15am – 11.30am</i>	<i>Break</i>		<i>15 mins</i>
<i>12.30pm – 1.30pm</i>	<i>Lunch Break</i>		<i>1 hour</i>
<i>2.45pm – 3.00pm</i>	<i>Break</i>		<i>15 mins</i>
4.30pm	Day close		

**Friday 7 May 2021 – rest day/further discussions between parties**

**Day 9: Monday 10 May 2021**

**Venue: Videoconference – Link to be provided**

Time	Party	Sub No	Allocated
10.00am – 10.15am	Preliminary matters		15 mins
<b>Oral submissions (main)</b>			
10.15am – 12.30pm	<b>Victorian Planning Authority</b>		2 hours
11.15am – 11.30am	<i>Break</i>		15 mins
12.30pm – 1.30pm	<i>Lunch Break</i>		1 hour
1.30pm – 3.00pm	<b>Hume City Council</b>	17	1.5 hours
3.00pm – 3.15pm	<i>Break</i>		15 mins
3.15pm – 3.45pm	<b>Melbourne Water</b>	25	30 mins
3.45pm – 4.15pm	<b>Department of Education and Training</b>	39	30 mins
4.15pm – 4.30pm	<b>Department of Transport</b>	41	15 mins
4.30pm	Day close		

**Day 10: Tuesday 11 May 2021**

**Venue: Videoconference – Link to be provided**

Time	Party	Sub No	Allocated
10.00am – 10.15am	Preliminary matters		15 mins
<b>Oral submissions (main)</b>			
10.15am – 11.15am	<b>Deague Group</b>	28	1 hour
11.15am – 11.30am	<i>Break</i>		15 mins
11.30am – 12.30pm	<b>Peet Limited</b>	29	1 hour
12.30pm – 1.30pm	<i>Lunch Break</i>		1 hour
1.30pm – 2.30pm	<b>Stockland Development Pty Ltd</b>	16	1 hour
2.30pm – 3.45pm	<b>Pask Group</b>	18	1 hour
3.00pm – 3.15pm	<i>Break</i>		15 mins
3.45pm – 4.45pm	<b>Porter Davis Projects Pty Ltd</b>	24	1 hour
4.45pm	Day close		

**Day 11: Wednesday 12 May 2021**

**Venue: Videoconference – Link to be provided**

Time	Party	Sub No	Allocated
10.00am – 10.15am	Preliminary matters		15 mins
<b>Oral submissions (main)</b>			
10.15am – 11.00am	<b>Jak Investment Group Pty Ltd</b>	38	45 mins
11.00am – 11.15am	<i>Break</i>		15 mins
11.15am – 12.00pm	<b>SFA Developments Pty Ltd</b>	30	45 mins
12.00pm – 12.45pm	<b>I&amp;R Developments Pty Ltd</b>	35	45 mins
12.45pm – 1.30pm	<i>Lunch Break</i>		45 mins
1.30pm – 2.00pm	<b>Satterley Property Group Pty Ltd</b>	15 / 23	30 mins
2.00pm – 2.30pm	<b>Australia Pacific Airports (Melbourne) Pty Ltd</b>	37	30 mins
2.30pm – 2.45pm	<b>SVR2 Pty Ltd ATF The SVR2 Discretionary Trust (SVR2)</b>	32	15 mins
2.45pm – 3.00pm	<i>Break</i>		15 mins
3.00pm – 3.15pm	<b>Hawthorn Developments</b>	22	15 mins
3.15pm – 3.30pm	<b>Frances and Norman Baker</b>	31	15 mins
3.30pm – 3.45pm	<b>Universal Syrian Orthodox Church</b>	34	15 mins
3.45pm – 4.00pm	<b>Merri Creek Management Committee</b>	27	15 mins
4.00pm – 4.10pm	<b>Janet Remington</b>	14	10 mins
4.10pm – 4.20pm	<b>Aitken College</b>	11	10 mins
4.20pm	Day close		

**Thursday 13 May 2021 – rest day/further discussions between parties**

**Day 12: Friday 14 May 2021**

**Venue: Videoconference – Link to be provided**

Time	Party	Sub No	Allocated
10.00am – 10.15am	Preliminary matters		15 mins
<b>Closing submissions</b>			
10.15am – 10.45am	<b>Hume City Council - Closing submissions</b>	17	30 mins
10.45am – 12.15pm	<b>Victorian Planning Authority - Closing submissions</b>		1.5 hours
12.15pm	Hearing close		

**Hearing Timetable Notes:**

1. Start and finish times and break times may be amended without notice.
2. Please log on arrive at least 30 minutes before your scheduled commencement time.
3. If you are unable to be present at your scheduled time, please contact Planning Panels Victoria as soon as possible.
4. If you have any questions about the timetable, please contact Kimberly Martin, Senior Project Officer at (03) 8624 3266 or via [planning.panels@vic.gov.au](mailto:planning.panels@vic.gov.au)