



Planning Panels Victoria

Department of Transport and Planning

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

4 December 2025

Dear Party

**Casey Planning Scheme draft Amendment C295case:
Casey Fields and Devon Meadows PSP - VPA SAC Referral 13**

Hearing dates

I refer to the above matter for which the Hearing is scheduled to recommence on Monday 23 February 2026. The Committee thanks parties for their recent confirmation of:

- the time required for main submissions
- any changes to expert witnesses
- availability constraints from 23 February to the end of March 2026.

The February / March Timetable (version 1) is attached. The Committee notes discussions are ongoing between the VPA, Melbourne Water and other parties. Please advise as soon as possible if your issues are resolved and you no longer require your allocated time or there is a change in your intention to call witnesses.

Committee members and declarations

Sally Conway will continue to chair the hearing in February 2026. Elizabeth McIntosh has been appointed as a member of the Committee.

Ms McIntosh makes the following declaration:

I am a member of the Victorian Planning and Environmental Law Association Small Business Collective (SBC) which has around 40 members and offers quarterly catch ups, aiming to bring small business members together to broaden their networks within the VPELA community. It is understood other parties, or their representatives, to this matter are also members of the SBC. I plan to attend a Christmas function with this group where parties to this matter may be present. I undertake not to communicate with anyone who is a party to this matter in line with normal protocols.

Ms Conway is also a member of the SBC but will not attend the Christmas function.

If any party has a concern about this declaration, please advise the Committee by **12 noon on Monday, 8 December 2025**.

Updates to expert witnesses

The following changes have been made to the expert witnesses being called in February 2026:

- Kardinia Developments will now call Michael Mag of Stormy Water Solutions to give evidence on drainage
- LandXWise will no longer call expert evidence
- SIG Group will not recall Robert Panozzo of ASR to give evidence on land use.

VPA Day 2 PSP and Melbourne Water drainage strategy

The Committee commends the VPA and Melbourne Water for their willingness to undertake further work and consultation to resolve some of the parties' concerns in relation to drainage and other matters while the Hearing has been paused. The Committee refers to Melbourne Water's advice dated 12 November 2025 (Document 152) that it has engaged consultants to prepare the concept designs for the assets referred to in the Directions and anticipates it is on track to share these alongside the 'Day 2' drainage strategy as per the Directions.

To ensure parties have sufficient time to understand and respond to any changes that may be proposed as a result, the Committee requests the Day 2 PSP is provided the same day the Day 2 drainage strategy is due. The Committee has previously issued a Direction that this must be no less than 10 working days before the first day of the resumed Hearing. As such, these documents should be filed by **12 noon on Friday, 6 February 2026**.

Addendums to expert witness statements

Parties may file addendums to their expert witnesses' evidence by **12 noon on Friday, 13 February 2026** to outline any changes to their evidence in response to the VPA's Day 2 documents and Melbourne Water's further work.

Drainage joint expert witness statement

Given the potential changes outlined by Melbourne Water, and the intention of Kardinia Developments to call drainage evidence, the Committee considers it would be beneficial for a second drainage joint expert witness meeting to be held. Melbourne Water's drainage witness, Mr Bishop, should organise and chair the meeting, and a statement of agreed opinions and facts should be filed by **12 noon on Friday, 20 February 2026**.

Updated due dates for information

The Committee provides further guidance and clarification on due dates for further information.

The following key dates now apply:

- **12 noon on Friday, 6 February 2026:** the VPA must file an updated "Day 2" version of the PSP and amendment documentation
- **12 noon on Friday, 6 February 2026:** Melbourne Water must file an updated "Day 2" version of the drainage strategy and other supporting documentation as set out in Directions issued on 9 October 2025 (Document 121)
- **12 noon on Friday, 13 February 2026:** parties may file any addendums to their expert witness statements
- **12 noon on Wednesday, 18 February 2026:** written opening submissions due
- **12 noon on Friday, 20 February 2026:** second drainage conclave statement due.

The Committee reminds parties that oral submissions will not be re-opened on the three Referred Matters relating to transport and school sites. However, the Committee will accept further written submissions from parties on proposed changes in the 'Day 2 PSP' relating to these matters. Further submissions must be submitted no later than three days prior to the VPA's closing submissions at the resumed Hearing.

Directions:

Casey Planning Scheme draft Amendment C295case:
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If you have questions, please contact Gabrielle Trowse, Project Officer, Planning Panels Victoria on (03) 9935 4189 or office@planningpanels.vic.gov.au.

Yours sincerely

A handwritten signature in black ink that reads "Sally Conway". The signature is written in a cursive style with a long, sweeping tail on the "y".

Sally Conway
Advisory Committee Chair

Timetable

Casey Planning Scheme draft Amendment C295case:
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February / March 2026 timetable – Version 1

Note: in addition to the lunch breaks, a 15-minute break will be taken in the morning and afternoon at an appropriate time if not listed in the timetable.

Week 1 – 23-27 February 2026

Day 1: Monday 23 February 2026

Venue: TBC

Or join online via Microsoft Teams video conference: [Join the meeting now](#)

Time	Party	Sub No	Allocated
10:00am – 10:15am	Preliminary matters		15 mins
10:15am – 12:30pm	VPA represented by Greg Tobin and Aaron Shrimpton of Harwood Andrews, calling the following expert evidence: - John Glossop of Glossop Town Planning in planning		1 day
12:30pm – 1:30pm	Lunch break		1 hour
1:30pm – 4:30pm	VPA cont.		
4:30pm	Day close		

Day 2: Tuesday 24 February 2026

Venue: TBC

Or join online via Microsoft Teams video conference: [Join the meeting now](#)
(Meeting ID: 430 485 197 448 9, Passcode: eD3KZ6Lf)

Time	Party	Sub No	Allocated
10:00am – 10:15am	Preliminary matters		15 mins
10:15am – 10:45am	Melbourne Water opening submission, represented by Louise Hicks of Counsel, instructed by Jackson Lane Legal	53	30 mins
10:45am – 4:30pm	Evidence on drainage , with the following expert witnesses: - Warwick Bishop of Water Technology (Melbourne Water) - Michael Mag of Stormy Water Solutions (Kardinia)		4 days
12:30pm – 1:30pm	Lunch break		1 hour
4:30pm	Day close		

Day 3: Thursday 26 February 2026

Venue: TBC

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Time	Party	Sub No	Allocated
10:00am – 10:15am	Preliminary matters		15 mins

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10:15am – 4:30pm	Evidence on drainage cont., with the following expert witnesses: <ul style="list-style-type: none">- Nina Barich of Incitus (Galileo Fiveways)- Rob Swan of HARC (Amazon)- Rob Swan of HARC (SIG Group)	4 days
12:30pm – 1:30pm	Lunch break	1 hour
4:30pm	Day close	

Day 4: Friday 27 February 2026

Venue: TBC

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Time	Party	Sub No	Allocated
10:00am – 10:15am	Preliminary matters		15 mins
10:15am – 3:30pm	Evidence on drainage cont., with the following expert witnesses: <ul style="list-style-type: none">- John Mathios of DPM Engineering (DFC)- John Mathios of DPM Engineers (Mondous)- Sam Kelly of Beveridge Williams (Clyde South Landowners Group)		4 days
12:30pm – 1:30pm	Lunch break		1 hour
4:30pm	Day close		

* If expert witnesses or advocates wish to change the day on which witnesses they are presenting they should arrange a swap with another expert witness and inform PPV of the change

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Week 2 – 5-6 March 2026

Day 5: Thursday 5 March 2026

Venue: TBC

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Time	Party	Sub No	Allocated
10:00am – 10:15am	Preliminary matters		15 mins
10:15am – 12:30pm	Evidence on drainage cont., with the following expert witnesses: <ul style="list-style-type: none">- Chris Beardshaw of Afflux Consulting (Galileo Five Ways)- Chris Beardshaw of Afflux Consulting (MAB)- Leigh Holmes of Spiire (YourLand)		4 days
12:30pm – 1:30pm	Lunch break		1 hour
1:30pm – 4:30pm	Evidence on drainage cont.		
4:30pm	Day close		

Day 6: Friday 6 March 2026

Venue: TBC

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Time	Party	Sub No	Allocated
10:00am – 10:15am	Preliminary matters		15 mins
10:15am – 11:15am	Casey City Council represented by Terry Montebello of Maddocks (TBC)	54	3 hours
11:15am – 11:30am	Break		15 mins
11:30am – 12:30pm	Casey City Council cont.		
12:30pm – 1:30pm	Lunch break		1 hour
1:30pm – 2:30pm	Casey City Council cont.		
2:30pm – 3:30pm	Amazon International Investment Consortium Pty Ltd represented by James Lofting of Russell Kennedy	32	1 hour
3:30pm – 3:45pm	Break		15 mins
3:45pm – 4:45pm	Devon Land Pty Ltd and Halit Flowers, Kevin Jones and John Payne, Cosentino Group, Ancorp Civil, and Blueways (Beveridge Williams group of submitters) represented by Fiona Wiffrie of Beveridge Williams	40	1 hour
4:45pm	Day close		

* If expert witnesses or advocates wish to change the day on which witnesses they are presenting they should arrange a swap with another expert witness and inform PPV of the change

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Week 3 – 10-13 March 2026

Day 7: Tuesday 10 March 2026

Venue: TBC

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Time	Party	Sub No	Allocated
10:00am – 10:15am	Preliminary matters		15 mins
10:15am – 11:15am	Galileo Five Ways Pty Ltd represented by Nicola Collingwood of Counsel, instructed by Ellen Tarasenko of Polis Legal, calling the following expert evidence: - Tim Peggie of Ethos Urban in planning	21	3 hours
11:15am – 11:30am	Break		15 mins
11:30am – 12:30pm	Galileo Five Ways Pty Ltd cont.		
12:30pm – 1:30pm	Lunch break		1 hour
1:30pm – 2:30pm	Galileo Five Ways Pty Ltd cont.		
2:30pm – 3:15pm	MAB Property Developments Pty Ltd represented by Jason Kane of Counsel, instructed by Rigby Cooke Lawyers	20	2 hours
3:15pm – 3:30pm	Break		15 mins
3:30pm – 4:45pm	MAB Property Developments Pty Ltd cont.		
4:45pm	Day close		

Day 8: Wednesday 11 March 2026

Venue: TBC

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Time	Party	Sub No	Allocated
10:00am – 10:15am	Preliminary matters		15 mins
10:15am – 11:15am	Kardinia Developments Pty Ltd represented by Daniel Epstein of Counsel, instructed by Marshalls + Dent + Wilmoth Lawyers, calling the following expert evidence: - Jen Burch of Jem Archaeology in cultural heritage/planning - Claudio Petrocco of Charter Keck Cramer in valuation - Justin Slater of Tract in planning	43	4 hours
11:15am – 11:30am	Break		15 mins
11:30am – 12:30pm	Kardinia Developments Pty Ltd cont.		
12:30pm – 1:30pm	Lunch break		1 hour
1:30pm – 3:30pm	Kardinia Developments Pty Ltd cont.		
3:30pm – 3:45pm	Break		15 mins

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3:45pm – 4:05pm	ARD Investments Pty Ltd represented by Robert Williams of Human Habitats	16	20 mins
4:05pm – 4:25pm	BR 1450 Ballarto Unit Trust represented by Robert Williams of Human Habitats	17	20 mins
4:25pm	Day close		

Day 9: Thursday 12 March 2026

Venue: TBC

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Time	Party	Sub No	Allocated
10:00am – 10:15am	Preliminary matters		15 mins
10:15am – 11:15am	SIG Group Pty Ltd represented by Rupert Watters of Counsel, instructed by Russell Kennedy, calling the following expert evidence: - Sarah Horsfield of Urbis in planning	37	3 hours
11:15am – 11:30am	Break		15 mins
11:30am – 12:30pm	SIG Group Pty Ltd cont.		
12:30pm – 1:30pm	Lunch break		1 hour
1:30pm – 2:30pm	SIG Group Pty Ltd cont.		
2:30pm – 3:15pm	DFC (Project Management) Pty Ltd represented by Mark Bartley of Russell Kennedy	35	2 hours
3:15pm – 3:30pm	Break		15 mins
3:30pm – 4:45pm	DFC (Project Management) Pty Ltd cont.		
4:45pm	Day close		

Day 10: Friday 13 March 2026

Venue: TBC

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Time	Party	Sub No	Allocated
10:00am – 10:15am	Preliminary matters		15 mins
10:15am – 12:30pm	Melbourne Water represented by Louise Hicks of Counsel, instructed by Jackson Lane Legal	53	3 hours
11:15am – 11:30am	Break		15 mins
11:30am – 12:30pm	Melbourne Water cont.		
12:30pm – 1:30pm	Lunch break		1 hour
1:30pm – 2:30pm	Melbourne Water cont.		

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2:30pm – 3:15pm	Dalmont Bay Pty Ltd and Frontlink Pty Ltd (Mondous Property Group) represented by John Cicero of Best Hooper	13	1.5 hours
3:15pm – 3:30pm	Break		15 mins
3:30pm – 4:15pm	Dalmont Bay Pty Ltd and Frontlink Pty Ltd (Mondous Property Group) cont.		
4:15pm – 4:35pm	LandXWise represented by Andrew Iser of Holding Redlich	29	20 mins
4:35pm	Day close		

Week 4 – 16-17 March 2026

Day 11: Monday 16 March 2026

Venue: TBC

Or join online via Microsoft Teams video conference: [Join the meeting now](#)

Time	Party	Sub No	Allocated
10:00am – 10:15am	Preliminary matters		15 mins
10:15am – 11:15am	Clyde Development Partners Pty Ltd, Moores Road Holdings Pty Ltd, Evolve No. 14 Pty Ltd, Clyde Five Pty Ltd, Vic C4 Pty Ltd, AV Jennings, JAJ Property Group Pty Ltd, ID Land and Villawood Properties Pty Ltd (Clyde South Landowners Group) represented by Tiphannie Acreman of Counsel, instructed by Norton Rose Fulbright	22, 23, 28, 44, 48	2 hours
11:15am – 11:30am	Break		15 mins
11:30am – 12:30pm	Clyde South Landowners Group cont.		
12:30pm – 12:50pm	125 Devon Road Pty Ltd and 135 Devon Road Pty Ltd (D'Alberto Farm) represented by Tiphannie Acreman of Counsel, instructed by Norton Rose Fulbright	58	20 mins
12:50pm – 1:50pm	Lunch break		1 hour
1:50pm – 3:15pm	YourLand Developments (Clyde 1430 Ballarto Pty Ltd A.T.F. Clyde 1430 Unit Trust) represented by Matthew Townsend of Counsel, instructed by Hall & Wilcox, calling the following expert evidence: - Tim McBride-Burgess of Contour Planning & Advisory in Strategic planning	25	2.5 hours
3:15pm – 3:30pm	Break		15 mins
3:30pm – 4:35pm	YourLand Developments cont.		
4:35pm	Day close		

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Day 12: Tuesday 17 March 2026

Venue: TBC

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Time	Party	Sub No	Allocated
10:00am – 10:15am	Preliminary matters		15 mins
10:15am – 10:35am	Clear View Commercial Glass Pty Ltd represented by Frank Perry of Perry Town Planning	57	20 mins
10:35am – 10:45am	Railway Property Developments Pty Ltd represented by James Paull of Niche Planning Studio	49	10 mins
10:45am – 11:00am	Brian Hendy	56	15 mins
11:00am – 11:30am	Break		30 mins
11:30am – 12:00pm	Melbourne Water closing submission		30 mins
12:00pm – 12:30pm	Council closing submission		30 mins
12:30pm – 1:30pm	VPA closing submission		1 hour
1:30pm	Day close		

Hearing Timetable Notes:

1. If you are unable to be present at your scheduled time, please contact Planning Panels Victoria at planning.panels@transport.vic.gov.au.
2. Please be present or online at least 15 minutes before your scheduled start time.
3. The Committee may amend a party's start time without notice, however you will be contacted in advance if you are to be rescheduled to a different day.
4. Time will be made for morning and afternoon breaks each day. Break times will be taken at appropriate points in the proceedings, and break times in the timetable are indicative only.
5. If you have any questions about the timetable, please contact Planning Panels Victoria at planning.panels@transport.vic.gov.au.