



Planning Panels Victoria

Department of Transport and Planning

1 Spring Street
Melbourne Victoria 3000
GPO Box 2392
Melbourne, Victoria 3001
Telephone (03) 5381 9457

27 February 2025

Dear Party

Victorian Planning Authority Projects Standing Advisory Committee Referral 11: Croskell (Employment) Precinct Structure Plan

Please note there has been a change in the venue location for the first week of the Hearing:

On Monday 3 and Tuesday 4 March, the Hearing will be held at:

- Brighton Room, Ground Floor, 500 Bourke Street, Melbourne

On Wednesday 5, Thursday 6, and Friday 7, March, the Hearing will be held at:

- Planning Panels Victoria, Hearing Room 2 (Ground Floor, 1 Spring Street, Melbourne)

Please find attached:

- Timetable version 3 (updated)
- Committee Directions (unchanged)
- Distribution List version 3 (updated).

If you have questions, please contact [REDACTED] Planning Panels Victoria at planning.panels@transport.vic.gov.au.

Yours sincerely

Tim Hellsten
Committee Chair

Privacy Statement

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 the Privacy Coordinator, Department of Transport and Planning, PO Box 500, East Melbourne, Victoria 8002

OFFICIAL



Hosting the Hearing and document sharing

1. The VPA must provide administrative support to manage the Hearing.

Note

The Hearing will be held as an in person Hearing with video conferencing (online) access. Planning Panels Victoria will host online Hearing access invitations using Microsoft Teams and will liaise with the VPA to finalise Hearing arrangements.

Administrative support from the VPA will include finding a suitable Hearing venue for the first week of hearing and any dates extending beyond March that has in person and video conferencing capability, providing technical support, issuing public notice of the Hearing, establishing and managing a document sharing platform.

2. The VPA must host and manage an online document sharing platform. The platform must:
 - a) Be set up by **12 noon on Friday 7 February 2025**.
 - b) Include folders for documents from each party.
 - c) Allow a party to upload documents directly.
3. The VPA must email all parties to provide advice on how to access and use the system by **12 noon on Tuesday 11 February 2025**.
4. Parties must circulate documents to the Committee and parties by:
 - a) Uploading them to the document sharing platform.
 - b) Emailing the Committee and all other parties on the distribution list to inform them of the document(s) that have been uploaded.
5. Documents must be available to access and download from the document sharing platform until the date the report is submitted by the Committee. Each party is responsible to retain any documents before that date.
6. Documents must meet the following requirements:
 - a) Files must not exceed 20MB in size.
 - b) File names must be as short as possible and begin with the name of the party as it appears on the distribution list:

[Party name] - [Document Title].
 - c) If tabling more than 10 documents at once, they must be accompanied by an indexed list.
 - d) A Microsoft Word version or unlocked pdf version of the document must be emailed directly to planning.panels@transport.vic.gov.au after being uploaded.
7. All information presented to the Committee for the purposes of the Committee process is a public document solely for that purpose unless the Committee directs otherwise. It cannot be used for any other purpose.

Notes

Any request to access a document after that date will be subject to the Freedom of Information process.

For more information on how your submission will be used, refer to the [PPV Website](#).

If your document is larger than 20MB, break it down into parts that are less than 20MB each.

If you do not file documents by the specified time, the Committee may not accept the evidence or material. If you think you will not meet the specified deadline you must provide reasons in writing to planning.panels@transport.vic.gov.au before the deadline.

The Committee will not publish or accept material that contains offensive or defamatory material, or personal information about other people (such as emails and phone numbers or photographs of people, particularly children).

Paper documents will only be permitted in exceptional circumstances.

Directions:

Victorian Planning Authority Projects Standing Advisory Committee Referral 11: Croskell (Employment) Precinct Structure Plan

If you have with difficulties providing documents electronically you should contact Planning Panels Victoria.

Before the Hearing

Notice of the Hearing

8. The VPA must publish notice of the Hearing on its website, with information on how members of the public can observe it in person and online.

Information to be provided by VPA

9. The VPA must provide the following information by **12 noon on 7 February 2025**:
 - a) Proposed Drainage Strategy Optimised Concept Design Changes Report, 9 December 2024 (The Committee notes this version will be superseded by a Revision C of the Drainage Services Scheme to be provided by Melbourne Water)
 - b) Spring Lodge Farm P/L's second submission dated 6 December 2024.
10. A summary of proposed Amendment changes to the PSP, ICP, NVPP, Zone and Overlay schedules and mapping in table form identifying the relevant document clause or section and a summary of changes by **12 noon on 10 February 2025**.
11. An updated submissions table identifying unresolved or pending submissions that are resolved by **12 noon on 19 February 2025**
12. A site inspection map and itinerary for the Committee to conduct its unaccompanied site inspection by **12 noon on 14 February 2025**. The Plan must:
 - a) identify precinct submitters by submitter number
 - b) identify key precinct features relevant to submission issue focus
 - c) include any sites identified by parties
 - d) be provided only to the Committee.
13. A Day 1 version of Amendment documents by **12 noon on 24 February 2025** which:
 - a) shows any suggested changes in response to submissions
 - b) is marked up against the exhibited version
 - c) is labelled 'VPA Day 1 version – Clause/Document X'
 - d) be in an editable format such as MS Word
 - e) is supported by a summary table of changes by clause, document section or planning scheme map
 - f) includes any changes in response to a review of the documents, including against the initial drafting issues identified by the Committee at the Directions Hearing and consideration against the *Practitioner's Guide to Victorian Planning Schemes* and the *Ministerial Direction on Form and Content of Planning Schemes*.

Information to be provided by VPA and Melbourne Water

14. The VPA in conjunction with Melbourne Water must provide a summary of resolved and unresolved drainage issues by **12 noon on 24 February 2025** and any additional Drainage Strategy Optimised Concept Design Changes.

Information to be provided by parties

15. All parties must advise the Committee of the following by **12 noon on 11 February 2025**:
 - a) Experts to be called including specific elements of expert focus and how they relate to the Table 1 issues.

Directions:

- b) if they require access to the online document sharing platform and confirm emails for each person and consultant to be provided with access
- c) A summary of resolved issues and remaining unresolved issues by Table 1 issue theme and/or 'other issues'. Sufficient detail is to be included about the nature of unresolved issues for each issue theme.
- d) Confirm advocate details, distribution list changes, any advocate/expert availability changes and estimated timeframes for primary submissions noting the Committee directions regarding submissions and evidence.
- e) Advise the VPA of any sites or precinct features to be included in the Committees site inspection map and itinerary.

VPA Part A (background and context) submission

16. VPA must file its Part A (Background and context) submission by **12 noon on Wednesday, 19 February 2025** that includes:
- a) a summary of the physical context of the subject land and surrounds
 - b) background to the Amendment including chronology of events
 - c) a summary of the strategic context, including:
 - (i) relevant planning policies and provisions, Ministerial Directions, Practice Notes and Guidelines
 - (ii) any other recently approved or upcoming amendments that might impact on the Amendment including VC237
 - d) a summary of any major permit applications or recently granted permits that might impact on the Amendment
 - e) a summary of the issues raised in submissions, including an explanation of which (if any) of those issues have been resolved and how.

Expert witness reports

17. Any expert witness reports must be filed by **12 noon on 26 February 2025**.
18. Expert witness reports are to be constructed to specifically respond to the relevant Table 1 issue theme elements followed by any broader theme issues or 'Other issues'.
19. An expert witness report must:
- a) comply with the PPV Practice Note 1 - Expert Evidence ([Expert witnesses \(planningpanels.vic.gov.au\)](https://www.planningpanels.vic.gov.au))
 - b) not refer to any individual submitter by name – if necessary, individual submitters should be referred to by submission number. Community groups, organisations, corporations and government agencies can be referred to by name.

At the Hearing

VPA opening submission

20. The VPA to provide an opening submission on Day 1 which includes:
- a) an amendment overview
 - b) an update on any further discussions with the Bunurong Land Council Aboriginal Corporation particularly in relation to the outcomes proposed by the Amendment
 - c) set out its position with Melbourne Water in relation to outstanding drainage issues and any updated drainage documentation
 - d) updates its bushfire advice and discussions with the CFA
 - e) Identifies the status of any unresolved or pending submissions

Directions:

- f) summarises its Day 1 changes.

Presenting material to the Hearing

- 21. Submissions, presentations and other material presented to the Committee:
 - a) must be presented electronically
 - b) must be filed by 12 noon on the business day before the material is to be presented
 - c) must relate to the matters before the Committee
 - d) must include a summary of fewer than 5 pages if the material is more than 40 pages
 - e) uploaded to the document share platform.

VPA Part B (main) submission

- 22. The VPA must address the following issues in its main submission or through evidence:
 - a) Its position in relation to Table 1 issues
 - b) its response to submissions and evidence
 - c) its final position on the Amendment.

Other party submissions

- 23. Written submissions must be structured in a manner that:
 - a) sets out the position in relation to the relevant Table 1 issue theme
 - b) sets out the position in response to 'Other' matters that relate to an issue theme but do not clearly fall within the focus elements of that theme
 - c) includes an 'Other issues' section dealing with submission issues outside the Table 1 issues
 - d) clearly sets out document changes sought.
- 24. Oral submission presentations are to focus on the referral Table 1 issues and briefly summarise positions in relation to 'Other issues'. The Committee will take the written submission content on these issues as read and will ask for clarification on matters that are unclear.

Evidence and cross examination

- 25. Evidence-in-chief should be no longer than 30 minutes for evidence related to the referral Theme issues. It should focus on opinions relating to the relevant themes and not on issues outside those themes. The Committee will ask for clarification where the evidence on other matters is unclear. For evidence not directly related to the referral Table 1 issue themes evidence-in-chief should be limited to 10 minutes.
- 26. An expert witness may present a summary of their evidence at the Hearing, but it must:
 - a) not include new evidence
 - b) be filed by 12 noon the business day before that witness is scheduled to appear.
- 27. For referral Table 1 issues a party, advocate and the Committee may question an expert witness. Cross examination must focus on the Table 1 issues and be conducted in an efficient manner. For evidence on matters outside the referral Table 1 issue there will be no cross examination, and questions will be limited to clarification of opinions.
- 28. If cross examining an expert witness, a party must:
 - a) be present for the whole of the expert witness giving their evidence
 - b) ask clear and relevant questions, directed to matters of fact or professional opinion, that genuinely assist the Committee in understanding the issues
 - c) allow the expert witness time to explain their answer.

Directions:

Notes

The Chair will regulate cross examination. During the Hearing, the Chair may ask you how much time you will need for cross examining each witness, and will ask you to keep to your estimate. You should aim to complete your cross examination as concisely as possible.

Cross examination time may be limited.

You may be asked to move on to another topic if the line of questioning is not useful to the Committee.

Things to avoid when cross examining include:

- making a submission or providing your opinion
- giving extensive comment or context as an introduction to your question
- asking questions that are unrelated to the evidence
- arguing with the witness
- commenting on the expert or the evidence
- asking questions that have already been asked by another party.

If you do not support the evidence or basis on which it was prepared, or consider the evidence should not be given weight, detail your reasons in your submission rather than raising these issues in cross examination.

If you are not experienced in cross examination, you are encouraged to write your questions down to ensure they are succinct, structured into themes and able to be asked without long explanations of the context.

For information on how to cross examine, refer to the [PPV Website](#).

Part C (closing) submission

29. The VPA will be provided time to present a Part C (closing) submission. The Part C (closing) submission:
- a) must not raise new matters
 - b) may respond to matters raised in other parties' submissions or evidence
 - c) include file its final preferred version of the Amendment documentation. The final preferred version must:
 - (i) show changes proposed in response to evidence or submissions presented at the Hearing
 - (ii) be marked up against the VPA Day 1 version
 - (iii) be labelled 'VPA Part C (closing) version – Clause/Document X'.
30. The Committee will confirm a timeframe for parties seeking to provide drafting comments on the VPA Part C (closing) version of the Amendment documentation at the conclusion of the Closing Submission. Drafting comments must only relate to drafting issues, not broader issues.

Privacy and use of personal information

31. A party must not record, keep, distribute or publish contact details of any other party obtained during the Committee process, or use those contact details for any other purpose.
32. A party must not record any part of a Hearing by any means without permission from the Chair.
33. A party who wishes proceedings to be recorded must make a request to the Chair at least five business days before the Hearing commences, outlining its reasons.
34. If Planning Panels Victoria records a Hearing, any person provided with a copy of the recording must not publish or distribute that recording or use it for any purpose other than for the Committee process.

Distribution List

Victorian Planning Authority Projects Standing Advisory Committee Referral 11: Croskell (Employment) Precinct Plan

Use this list to file expert witness reports and other information in accordance with the Committee's directions. It must not be used for any other purpose. If you are unsure about whether any material or content is appropriate for filing, please seek guidance from Planning Panels Victoria before filing the material.

Version 3

Electronic documents

Party	email address
Planning Panels Victoria	planning.panels@transport.vic.gov.au
Victoria Planning Authority	[REDACTED]
	[REDACTED]
	[REDACTED]
	[REDACTED]
	[REDACTED]
	[REDACTED]
	[REDACTED]
	[REDACTED]
	[REDACTED]
Casey City Council	[REDACTED]
	[REDACTED]
	[REDACTED]
	[REDACTED]
AVA Faltaous-Kyrellos Pty Ltd	[REDACTED]
Cranbourne 1450 Holdings Pty Ltd	[REDACTED]
Environment Protection Authority	[REDACTED]
	[REDACTED]
Fouz Superannuation Pty Ltd Yusuf Property Pty Ltd and Fouz Investments Pty Ltd	[REDACTED]
Galileo Group	
Wagstaff Cranbourne Pty Ltd	[REDACTED]
MAB Property Developments Pty Ltd	[REDACTED]
Melbourne Water	[REDACTED]
	[REDACTED]
	[REDACTED]
	[REDACTED]
	[REDACTED]
	[REDACTED]
Spring Lodge Farms Pty Ltd	[REDACTED]

Timetable

Victorian Planning Authority Projects Standing Advisory Committee Referral 11: Croskell (Employment) Precinct Plan

Timetable Version 3

Document hub link

Documents are available online here: [REDACTED]

Day 1: Monday 3 March 2025

Venue: Brighton Room, Ground Floor, 500 Bourke Street, Melbourne

By video (Microsoft Teams): [Join the meeting now](#)

Time	Party	Sub No	Allocated
10:00am	Preliminary matters		15 mins
10:15am	Victorian Planning Authority (VPA) represented by James Lofting and Sonia Turnbull and of Russel Kennedy – Opening submission		2 hours
11:15am	Break		15 mins
12:30pm	Lunch break		1 hour
1:30pm	Bushfire evidence: <ul style="list-style-type: none">- Hamish Allan of Terramatrix called by VPA		2 hours
3:15pm	Break		15 mins
4:30pm	Day close		

Day 2: Tuesday 4 March 2025

Venue: Brighton Room, Ground Floor, 500 Bourke Street, Melbourne

By video (Microsoft Teams): [Join the meeting now](#)

Time	Party	Sub No	Allocated
10:00am	Preliminary matters		15 mins
10:15am	Transport and costing evidence continued: <ul style="list-style-type: none">- Terry Hardingham of O'Brien called by Wagstaff Cranbourne Pty Ltd- Simon Beardall of Eukai called by MAB Property Developments Pty Ltd- Charmaine Dunstan of Traffix called by Galileo Group		1 day
11:15am	Break		15 mins
12:30pm	Lunch break		1 hour
3:15pm	Break		15 mins
4:30pm	Day close		

Timetable Version 3:

Victorian Planning Authority Projects Standing Advisory Committee Referral 11: Croskell (Employment) Precinct
Structure Plan

Day 3: Wednesday 5 March 2025

Venue: Planning Panels Victoria, Hearing Room 2 (Ground Floor, 1 Spring Street, Melbourne)

By video (Microsoft Teams): [Join the meeting now](#)

Time	Party	Sub No	Allocated
10:00am	Preliminary matters		15 mins
10:15am	Transport and costing evidence continued if required		2 hours
11:15am	Break		15 mins
12:30pm	Lunch break		1 hour
3:15pm	Break		15 mins
4:30pm	Day close		

Day 4: Thursday 6 March 2025

Venue: Planning Panels Victoria, Hearing Room 2 (Ground Floor, 1 Spring Street, Melbourne)

By video (Microsoft Teams): [Join the meeting now](#)

Time	Party	Sub No	Allocated
10:00am	Preliminary matters		15 mins
10:15am	Melbourne Water represented by Greg Tobin and Aaron Shrimpton of Harwood Andrews	28	2 hours
11:15am	Break		15 mins
12:30pm	Lunch break		1 hour
1:30pm	Drainage evidence: <ul style="list-style-type: none"> - Warwick Bishop of Water Technology called by Melbourne Water - Chris Beardshaw of Afflux called by MAB Property Developments - Jamie Tainton of Water Studio called by Cranbourne 1450 Holdings - Nina Barich of Incitus called by Galileo Group, Fouz Superannuation Pty Ltd, Yusuf Investments Pty Ltd, and Spring Lodge Farms Pty Ltd 		1.5 days
3:15pm	Break		15 mins
4:30pm	Day close		

Timetable Version 3:

Victorian Planning Authority Projects Standing Advisory Committee Referral 11: Croskell (Employment) Precinct
Structure Plan

Day 5: Friday 7 March 2025

Venue: Planning Panels Victoria, Hearing Room 2 (Ground Floor, 1 Spring Street, Melbourne)

By video (Microsoft Teams): [Join the meeting now](#)

Time	Party	Sub No	Allocated
10:00am	Preliminary matters		15 mins
10:15am	Drainage evidence continued		1 day
11:15am	Break		15 mins
12:30pm	Lunch break		1 hour
3:15pm	Break		15 mins
4:30pm	Day close		

Day 6: Tuesday 11 March 2025

Venue: Planning Panels Victoria, Hearing Room 2 (Ground Floor, 1 Spring Street, Melbourne)

By video (Microsoft Teams): [Join the meeting now](#)

Time	Party	Sub No	Allocated
10:00am	Preliminary matters		15 mins
10:15am	Planning evidence: - Evan Grainger of Urbis called by Galileo Group and Fouz Superannuation Pty Ltd, Yusuf Investments Pty Ltd		2 hours
11:15am	Break		15 mins
12:30pm	Lunch break		1 hour
1:30pm	Cultural Heritage evidence: - Matt Cupper of Landskape called by Galileo Group		2 hours
3:15pm	Break		15 mins
4:30pm	Day close		

Timetable Version 3:

Victorian Planning Authority Projects Standing Advisory Committee Referral 11: Croskell (Employment) Precinct
Structure Plan

Day 7: Wednesday 12 March 2025

Venue: Planning Panels Victoria, Hearing Room 2 (Ground Floor, 1 Spring Street, Melbourne)

By video (Microsoft Teams): [Join the meeting now](#)

Time	Party	Sub No	Allocated
10:00am	Preliminary matters		15 mins
10:15am	VPA – main submission		1 day
11:15am	Break		15 mins
12:30pm	Lunch break		1 hour
3:15pm	Break		15 mins
4:30pm	Day close		

Day 8: Thursday 13 March 2025

Venue: Planning Panels Victoria, Hearing Room 2 (Ground Floor, 1 Spring Street, Melbourne)

By video (Microsoft Teams): [Join the meeting now](#)

Time	Party	Sub No	Allocated
10:00am	Preliminary matters		15 mins
10:15am	Environment Protection Authority (EPA) represented by Todd Cracknell, Senior Planning Advisor or EPA	9	1 hour
11:15am	Break		15 mins
11:30am	Casey City Council represented by Terry Montebello of Maddocks	29	4 hours
12:30pm	Lunch break		1 hour
3:15pm	Break		15 mins
4:30pm	Day close		

Friday 14 March 2025

Reserve day

Timetable Version 3:

Victorian Planning Authority Projects Standing Advisory Committee Referral 11: Croskell (Employment) Precinct
Structure Plan

Day 9: Monday 17 March 2025

Venue: Planning Panels Victoria, Hearing Room 2 (Ground Floor, 1 Spring Street, Melbourne)

By video (Microsoft Teams): [Join the meeting now](#)

Time	Party	Sub No	Allocated
10:00am	Preliminary matters		15 mins
10:15am	AVA Faltaous-Kyrellos represented by Alisanne Boag of Beveridge Williams	16	45 mins
11:00am	Break		15 mins
11:15am	MAB Property Development represented by Nick Tweedie SC and Jordan Wright of counsel, calling expert evidence on: <ul style="list-style-type: none"> - Ecology from Aaron Harvey of Biosis - Bushfire from Kevin Hazell of Bushfire Planning - Planning from John Glossop of Glossop Town Planning 	19	1.5 days
12:30pm	Lunch break		1 hour
3:15pm	Break		15 mins
4:30pm	Day close		

Day 10: Tuesday 18 March 2025

Venue: Planning Panels Victoria, Hearing Room 2 (Ground Floor, 1 Spring Street, Melbourne)

By video (Microsoft Teams): [Join the meeting now](#)

Time	Party	Sub No	Allocated
10:00am	Preliminary matters		15 mins
10:15am	MAB Property Development continued	19	1 day
11:15am	Break		15 mins
12:30pm	Lunch break		1 hour
3:15pm	Break		15 mins
4:30pm	Day close		

Timetable Version 3:

Victorian Planning Authority Projects Standing Advisory Committee Referral 11: Croskell (Employment) Precinct
Structure Plan

Day 11: Wednesday 19 March 2025

Venue: Planning Panels Victoria, Hearing Room 2 (Ground Floor, 1 Spring Street, Melbourne)

By video (Microsoft Teams): [Join the meeting now](#)

Time	Party	Sub No	Allocated
10:00am	Preliminary matters		15 mins
10:15am	Cranbourne 1450 Holdings Pty Ltd represented by Paul Chiappi of counsel, calling evidence on: - Planning from Andrew Clarke of UpCo	26	5 hours
11:15am	Break		15 mins
12:30pm	Lunch break		1 hour
3:15pm	Break		15 mins
4:30pm	Day close		

Day 12: Thursday 20 March 2025

Venue: Planning Panels Victoria, Hearing Room 2 (Ground Floor, 1 Spring Street, Melbourne)

By video (Microsoft Teams): [Join the meeting now](#)

Time	Party	Sub No	Allocated
10:00am	Preliminary matters		15 mins
10:15am	Galileo Group and Fouz Superannuation Pty Ltd, Yusuf Investments Pty Ltd represented by Emma Peppler of counsel instructed by Eliza Minney of Best Hooper Lawyers, calling expert evidence on: - Bushfire from Mark Potter of Fire Risk Consultants - Contamination from Rory McPhillips of Atma Environmental	18, 30	2 days
11:15am	Break		15 mins
12:30pm	Lunch break		1 hour
3:15pm	Break		15 mins
4:30pm	Day close		

Timetable Version 3:

Victorian Planning Authority Projects Standing Advisory Committee Referral 11: Croskell (Employment) Precinct
Structure Plan

Day 13: Monday 24 March 2025

Venue: Planning Panels Victoria, Hearing Room 2 (Ground Floor, 1 Spring Street, Melbourne)

By video (Microsoft Teams): [Join the meeting now](#)

Time	Party	Sub No	Allocated
10:00am	Preliminary matters		15 mins
10:15am	Galileo Group and Fouz Superannuation Pty Ltd, Yusuf Investments Pty Ltd continued	18, 30	
11:15am	Break		15 mins
12:30pm	Lunch break		1 hour
3:15pm	Break		15 mins
4:30pm	Day close		

Day 14: Tuesday 25 March 2025

Venue: Planning Panels Victoria, Hearing Room 2 (Ground Floor, 1 Spring Street, Melbourne)

By video (Microsoft Teams): [Join the meeting now](#)

Time	Party	Sub No	Allocated
10:00am	Preliminary matters		15 mins
10:15am	Spring Lodge Farms Pty Ltd represented by Susan Brenan SC and Rupert Watters of counsel, instructed by Ellen Tarasenko of Polis Legal calling expert evidence on: <ul style="list-style-type: none"> - Buffers from Dr Iain Cowan of Zephyr Environmental - Buffers from Jason Shepperd of SLR Consulting - Buffers from TBA - Planning from Mark Woodland of Echelon Planning 	20, 21	2 days
11:00am	Break		15 mins
12:30pm	Lunch break		1 hour
3:15pm	Break		15 mins
4:30pm	Day close		

Timetable Version 3:

Victorian Planning Authority Projects Standing Advisory Committee Referral 11: Croskell (Employment) Precinct
Structure Plan

Day 15: Wednesday 26 March 2025

Venue: Planning Panels Victoria, Hearing Room 2 (Ground Floor, 1 Spring Street, Melbourne)

By video (Microsoft Teams): [Join the meeting now](#)

Time	Party	Sub No	Allocated
10:00am	Preliminary matters		15 mins
10:15am	Spring Lodge Farms Pty Ltd continued	20, 21	
11:15am	Break		15 mins
12:30pm	Lunch break		1 hour
3:15pm	Break		15 mins
4:30pm	Day close		

Day 16: Thursday 27 March 2025

Venue: Planning Panels Victoria, Hearing Room 2 (Ground Floor, 1 Spring Street, Melbourne)

By video (Microsoft Teams): [Join the meeting now](#)

Time	Party	Sub No	Allocated
10:00am	Preliminary matters		15 mins
10:15am	Wagstaff Cranbourne Pty Ltd represented by Peter O'Farrell KC and Sean McArdle, instructed by Eliza Minney of Best Hooper Lawyers, calling expert evidence on: - Planning and buffers from Andrew Clarke of Up - Buffers from Michael Asimakis of GHD	17	2 days
11:15am	Break		15 mins
12:30pm	Lunch break		1 hour
3:15pm	Break		15 mins
4:30pm	Day close		

Day 17: Friday 28 March 2025

Venue: Planning Panels Victoria, Hearing Room 2 (Ground Floor, 1 Spring Street, Melbourne)

By video (Microsoft Teams): [Join the meeting now](#)

Time	Party	Sub No	Allocated
10:00am	Preliminary matters		15 mins
10:15am	Wagstaff Cranbourne Pty Ltd continued	17	
12:30pm	Lunch break		1 hour
3:15pm	Break		15 mins
4:30pm	Day close		

Monday 31 March 2025

Venue: Brighton Room, Ground Floor, 500 Bourke Street, Melbourne

By video (Microsoft Teams): [Join the meeting now](#)

Reserve day (if required)

Tuesday 1 April 2025

Venue: Brighton Room, Ground Floor, 500 Bourke Street, Melbourne

By video (Microsoft Teams): [Join the meeting now](#)

Reserve day (if required)

Day 18: Wednesday 2 April 2025

Venue: Brighton Room, Ground Floor, 500 Bourke Street, Melbourne

By video (Microsoft Teams): [Join the meeting now](#)

Time	Party	Sub No	Allocated
10:00am	Preliminary matters		15 mins
10:15am	Melbourne Water drainage evidence response	28	30 mins
10:45am	VPA closing submission		3 hours
11:30am	Break		15 mins
12:30pm	Lunch break		1 hour
1:30pm	VPA closing submission continued		
3:15pm	Closing version documents drafting comments arrangements discussion		30 mins
3:45pm	Day close		

Hearing Timetable Notes:

1. If you are unable to be present at your scheduled time, please contact Planning Panels Victoria on [REDACTED] as soon as possible.
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. Getting to the Hearing venue – Planning Panels Victoria (corner Spring and Flinders Streets) is on the 75 and City Circle tram lines and a short walk from the Collins Street trams 109, 11, 12 and 48. It is also a short walk from Parliament Train Station.
6. If you have any questions about the timetable, please contact Planning Panels Victoria on [REDACTED]