



# Planning Panels Victoria

Department of Transport and Planning

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23 September 2025

Dear Party

## Priority Projects Standing Advisory Committee Referral 50 Draft Knox Planning Scheme Amendment C194knox (191 George Street, Wantirna South)

The Committee held a Directions Hearing for the above matter on 19 September 2025 at Planning Panels Victoria and online. Please find attached:

- Committee Directions
- Distribution List
- Hearing Timetable.

The following dates apply:

Time	Date	Actions for filing and other matters	Direction
12 noon	Tuesday, 23 September 2025	Proponent response to referred issues in submissions	8
12 noon	Tuesday, 23 September 2025	Accompanied site inspection confirmation	30
12 noon	Thursday, 2 October 2025	Proponent background submission	9
12 noon	Monday, 6 October 2025	Expert reports	10
12 noon	Monday, 6 October 2025	Inspection map, if unaccompanied site inspection is confirmed	32
12 noon	Monday, 13 October 2025	Statements of agreed opinions and facts	17.h)
12 noon	Friday, 10 October 2025	Documents or information to be presented on Day 1 of the Hearing	19
12 noon	Friday, 10 October 2025	Proponent 'Version 1' of the Amendment documentation	21
12 noon	Friday 10, October 2025	Suggested inspection locations and vantage points	28
10:00am	Monday, 13 October 2025	Hearing commences	
12 noon	Thursday, 16 October 2025	Inspection document, if accompanied site inspection is confirmed	31
10:30am	Monday, 20 October 2025	Accompanied site inspection, if confirmed	

The Committee made no declarations.

### 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, GPO Box 2392, Melbourne, Victoria 3001



The Committee will be inviting the Environment Protection Authority (EPA) to meet with Mr Simmons for the purposes set out in Directions 13 to 17, subject to EPA's agreement and Mr Simmons availability.

If you have questions, please contact [REDACTED] of Planning Panels Victoria on [REDACTED] [planning.panels@transport.vic.gov.au](mailto:planning.panels@transport.vic.gov.au).

Yours sincerely

A handwritten signature in black ink that reads "Con Tsotsoros". The signature is written in a cursive, flowing style.

**Con Tsotsoros**  
**Committee Chair**

# Directions

Priority Projects Standing Advisory Committee Referral 50  
Draft Knox Planning Scheme Amendment C194knox (191 George Street, Wantirna South)

## Filing documents

1. The Proponent must host and manage online document sharing. The document sharing platform must allow a party to upload documents directly.
2. Documents must be filed electronically by uploading them to the document sharing platform. When uploading documents, a party must email all other parties on the distribution list to inform them of the document(s) that have been uploaded.
3. 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.
4. 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, all documents must be provided through a fileshare link (for example, DropBox or OneDrive) and be accompanied by an index list.
5. 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](mailto: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.

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

## Before the Hearing

### Referencing referred issues

6. Where possible, issues identified in submissions and expert reports should apply the following issue numbers and headings:
  1. **Environmental risks**
    - 1.1 Potential contamination
    - 1.2 Landfill gas migration
    - 1.3 Off-site odour
    - 1.4 Geotechnical issues
    - 1.5 Fire risk
    - 1.6 Flooding risk
  2. **Other referred issues**
    - 2.1 Traffic access and movement
    - 2.2 Flora and fauna
    - 2.3 Recreational uses and facilities
    - 2.4 Affordable housing contribution.

### Information to be provided

7. The Proponent must file by 12 noon on Thursday, 26 September 2025:
  - a) Civil Design\_Nortons Lane.pdf relating to Nortons Lane (Arcadis, August 2021) and any related report or other material.

Note: This document is referred to in:

    - Appendix F of the Traffic Impact Assessment (Traffix Group, July 2024)
    - Appendix I of the Integrated Transport Management Plan (Traffix Group, 26 July 2024).
8. The Proponent must file by 12 noon on Tuesday, 23 September 2025 a response to the referred issues raised in submissions that applies the headings set out in Direction 6 and:
  - a) summarises content from submissions rather than responding submission-by-submission
  - b) specifically identifies issues raised by each statutory authority/agency
  - c) explains if any issues have been resolved and how.

### Proponent background and context submission

9. The Proponent must file a background and context submission by 12 noon on Thursday, 2 October 2025 that:
  - a) explains the proposal
  - b) summarises the physical context of the subject land and surrounds
  - c) summarises the planning context, including relevant planning policies and provisions
  - d) includes any suggested changes to the Amendment in response to submissions (this is not required if provided through the response to submissions referred to in Direction 8).

#### Note

The Proponent's background and context submission will be taken as read. The Proponent should allow time for questions on Day 1 of the Hearing.

### Expert reports

10. Any expert witness reports must be filed by 12 noon on Monday, 6 October 2025.
11. An expert witness report must:
  - a) comply with the PPV Practice Note 1 - Expert Evidence ([Expert witnesses \(planningpanels.vic.gov.au\)](https://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.
12. An expert witness can provide a response to other like evidence by 12 noon the business day before they present at the Hearing.

### Expert meetings

13. Expert witnesses in the following areas must meet to prepare a statement of agreed opinions and facts. The nominated expert should act as a chair for the meeting and coordinate arrangements and note taking.
  - a) traffic to be chaired by Jason Walsh of Traffix
  - b) ecology to be chaired by Matthew Gibson of Biosis
  - c) landfill gas meeting with the Environment Protection Authority, to be chaired by Nick Simmons of Australian Environmental Auditors.
14. The meetings should be held after the expert reports are filed but before the Hearing commences.

15. The meetings can only be attended by:
- a) the experts being called to give evidence
  - b) relevant staff from government agencies including:
    - (i) traffic – Head, Transport for Victoria
    - (ii) landfill gas – Environment Protection Authority
    - (iii) ecology – Department of Energy, Environment and Climate Action and Melbourne Water.
  - c) a non-participating note taker if necessary.
- Advocates or parties instructing the experts must not attend the meetings.
16. If any expert witness is instructed not to reach agreement in respect of points of difference, the expert must report those instructions in writing to the Committee and all parties.
17. The statements of agreed opinions and facts:
- a) must list the relevant participants in attendance
  - b) must note if any participant is not present for any significant discussion point
  - c) must record the facts and opinions agreed and not agreed in respect of each issue and the reasons for any disagreement
  - d) must separate any government agency comments from those of expert witnesses
  - e) should be fewer than five pages with numbered paragraphs
  - f) should not restate the evidence – evidence should be cross-referenced in the agreed statement if required
  - g) must be signed by all participants
  - h) must be filed by 12 noon on Monday, 13 October 2025.

## At the Hearing

18. The Proponent must provide administrative support to manage the Hearing.

### Note

This may include finding a suitable venue for an in person Hearing, or if the Hearing is online or hybrid, configuring a video conference meeting, publishing links to the Hearing online, issuing direct invitations to participants (including the Committee, parties and experts) and providing technical support. It may also include managing the document sharing platform and making audio recordings of sessions if directed by the Committee.

## Presenting material

19. 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) should 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.

## Proponent main submission

20. The Proponent must address the following issues in its main submission or through evidence:
- a) its response to evidence
  - b) its final position on the Amendment.
21. The Proponent must file a Version 1 of the Amendment documentation by 12 noon on Friday 10, October 2025. Version 1 must:
- a) show any suggested changes in response to submissions and evidence
  - b) be marked up against the exhibited version

- c) be labelled 'Proponent Version 1 – [Document title *eg Environmental Delivery Standards*']
- d) be in an editable format such as MS Word.

### Evidence and cross examination

- 22. Unless agreed by the Chair, evidence-in-chief should be no longer than 30 minutes.
- 23. 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.
- 24. If giving evidence online, an expert witness must:
  - a) be alone in the room from which they give evidence and not make or receive any communication with another person while giving evidence except with permission from the Committee
  - b) inform the Committee immediately should another person enter the room from which they are giving evidence
  - c) not discuss their evidence with any other person during breaks in evidence when under cross examination
  - d) not have before them any document, other than their expert witness report and relevant supporting documents.
- 25. A party, advocate and the Committee may question an expert witness.
- 26. 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.

#### 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) submissions

- 27. Council and the Proponent will be provided time to present a closing submission. The closing submission:
  - a) must not raise new matters

- b) may respond to matters raised in other parties' submissions or evidence.

### Site inspection

28. Any party seeking the Committee to inspect certain locations and vantage points, must file this information by 12 noon on Tuesday 30 September 2025.
29. The Committee proposes:
- a) an accompanied site inspection is safe and possible, or
  - b) an unaccompanied inspection from the public realm based on a map prepared by the Proponent.
30. The Proponent must confirm by 12 noon on Tuesday 30 September 2025, whether an accompanied is safe and possible.
31. If an accompanied site inspection is confirmed:
- a) the Proponent must organise the inspection for 10:30am on Monday, 20 October 2025
  - b) a party seeking to participate must provide Planning Panels Victoria by 12 noon on Friday, 10 October 2025, the names of those attending
  - c) the Committee may limit the number of people representing each party
  - d) permission must be sought from the owner of the subject land through the Proponent before taking any photographs during the inspection.
  - e) the Proponent must file by 12 noon on Thursday, 16 October 2025, a document that includes:
    - (i) a map showing an inspection meeting point and suggested car park location
    - (ii) any safety/dress requirements and onsite rules
    - (iii) offsite inspection points requested by parties in response to Direction 28 (to assist unaccompanied inspections).
32. If an unaccompanied site inspection from the public realm is confirmed, the Proponent must file by 12 noon on Monday, 6 October 2025, a document that includes:
- (i) a suggested route for inspecting the subject land from the public realm
  - (ii) offsite locations and vantage points requested by parties in response to Direction 28.

### Privacy and use of personal information

33. 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.
34. A party must not record any part of a Hearing by any means without permission from the Chair.
35. 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.
36. 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.

#### Note

Panel hearings are only recorded in exceptional circumstances. EES Hearings are generally recorded (audio only), but you should check with Planning Panels Victoria before the Hearing starts.

For more information on how your personal information will be used, refer to the Privacy Collection Notice attached to the Committee's letter dated 29 August 2025.



# Timetable

Priority Projects Standing Advisory Committee Referral 50  
Draft Knox Planning Scheme Amendment C194knox (191 George Street, Wantirna South)

## Timetable Version 1

### Document hub link

Documents are available online here:  [Priority Projects referral 50 - 191 George Street, Wantirna South](#)

### Day 1: Monday 13 October 2025

Venue: Planning Panels Victoria, Hearing Room 2 (Ground Floor, 1 Spring Street, Melbourne) and online [Join the meeting now](#)

Time	Party	Sub No	Allocated
10:00am	Preliminary matters		15 mins
10:15am	<b>Proponent</b> represented by Paul Connor and Alex Gelber instructed by Elle McIntosh of Norton Rose Fulbright, calling expert evidence on: <ul style="list-style-type: none"><li>- planning from Amanda Ring of UPCo</li><li>- traffic from Jason Walsh of Traffix</li><li>- ecology from Matthew Gibson of Biosis</li><li>- landfill gas from Nick Simmons of Australian Environmental Auditors</li><li>- arboriculture from Rob Galbraith of Galbraith and Associates</li><li>- flooding from Nina Barich of Incitus</li><li>- bushfire from Mark Potter of Bushfire Risk Consulting</li></ul>		3 days
12:45pm	<b>Lunch break</b>		1 hour
1:45pm	<b>Proponent</b> (continued)		
4:30pm	Day close		

### Day 2: Tuesday 14 October 2025

Venue: Planning Panels Victoria, Hearing Room 2 (Ground Floor, 1 Spring Street, Melbourne) and online [Join the meeting now](#)

Time	Party	Sub No	Allocated
10:00am	Preliminary matters		10 mins
10:10am	<b>Proponent</b> (continued)		3 days
12:45pm	<b>Lunch break</b>		1 hour
1:45pm	<b>Proponent</b> (continued)		
4:30pm	Day close		



**Day 3: Wednesday 15 October 2025**

Venue: Planning Panels Victoria, Hearing Room 2 (Ground Floor, 1 Spring Street, Melbourne) and online  
[Join the meeting now](#)

Time	Party	Sub No	Allocated
10:00am	Preliminary matters		15 mins
10:15am	Proponent (continued)		3 days
<b>12:45pm</b>	<b>Lunch break</b>		<b>1 hour</b>
10:15am	Proponent (continued)		
4:30pm	Day close		

**Day 4: Thursday 16 October 2025**

Venue: Planning Panels Victoria, Hearing Room 2 (Ground Floor, 1 Spring Street, Melbourne) and online  
[Join the meeting now](#)

Time	Party	Sub No	Allocated
10:00am	Preliminary matters		10 mins
10:10am	Knox City Council represented by Briana Eastaugh and Charlie Wurm of Maddocks, calling expert evidence on: <ul style="list-style-type: none"><li>- ecology from Graeme Lorimer of Biosphere</li><li>- traffic and transport from [to be confirmed]</li></ul>		1 day
<b>12:45pm</b>	<b>Lunch break</b>		<b>1 hour</b>
<b>1:45pm</b>	Knox City Council (continued)		
4:30pm	Day close		

**Day 5: Friday 17 October 2025**

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

Time	Party	Sub No	Allocated
10:00am	Preliminary matters		10 mins
10:10am	Melbourne Water represented by David Bergin of Eighth Street Planning		1 hour
11:10am	Parks Victoria represented by [to be confirmed]		30 mins
<b>11:40am</b>	<b>Break</b>		<b>15 mins</b>
11:55am	Department of Energy, Environment and Climate Action represented by Louisa Smith		10 mins
12:05pm	ConnectEast Pty Ltd represented by Jess Kaczmarek of S&K Planning Lawyers, calling expert evidence on: - traffic from Jason Sellars of Stantec		3 hours
<b>12:45pm</b>	<b>Lunch break</b>		<b>1 hour</b>
1:45pm	ConnectEast Pty Ltd (continued)		
4:15pm	Day close		

**Day 6: Thursday 23 October 2025**

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

Time	Party	Sub No	Allocated
10:00am	Preliminary matters		10 mins
10:10am	Department of Transport and Planning by Tyson McAdie on behalf of Head, Transport for Victoria		1 hour
11:10am	AYK Nominees Pty Ltd represented by Phillip Rygl of Dartmouth Consulting		1 hour
<b>12:10pm</b>	<b>Lunch break</b>		<b>50 mins</b>
1:00pm	Proponent (continued), calling expert evidence on: - landfill gas from Nick Simmons of Australian Environmental Auditors		2 hours
3:00pm	<b>Break</b>		<b>30 mins</b>
3:30pm	Council closing submission		30 mins
4:00pm	Proponent closing submission		30 mins
4:30pm	Hearing close		

**Hearing Timetable Notes:**

1. If you are unable to be present at your scheduled time, please contact Planning Panels Victoria 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.