



Planning Panels Victoria

Department of Transport and Planning

1 Spring Street
Melbourne Victoria 3000
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Melbourne, Victoria 3001
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6 October 2025

Dear Party

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

The Committee refers to the second Directions Hearing held on Wednesday 1 October and the subsequent directions issued. The Committee has since received:

- the Traffic expert witness conclave statement (Document 103)
- the Drainage expert witness conclave statement (Document 105)
- advice on the availability of parties and experts for quorum dates in October 2025 and February 2026 from the following parties:
 - the Victorian Planning Authority
 - Casey City Council
 - Melbourne Water
 - LandXWise
 - Galileo Five Ways Pty Ltd
 - DFC (Project Management) Pty Ltd
 - Kardinia Developments Pty Ltd
 - Clyde South Landowners Group and D'Alberto Farm
 - MAB Property Developments Pty Ltd
 - Amazon Internation Investment Consortium Pty Ltd
 - YourLand
 - SIG Group Pty Ltd
 - Mondous Property Group
 - Devon Land Pty Ltd and Halit Flowers, Kevin Jones and John Payne, Cosentino Group, and Ancorp Civil
- draft directions for further work to be undertaken by Melbourne Water from the following parties:
 - Galileo Five Ways Pty Ltd
 - Amazon Internation Investment Consortium Pty Ltd
 - SIG Group Pty Ltd
 - Clyde South Landowners Group and D'Alberto Farm (in agreement with Galileo Five Ways' proposed directions)
 - Mondous Group
 - YourLand
 - DFC (Project Management) Pty Ltd.

The Committee has further considered which Referred Matters could be heard in October 2025 and has formed the view that only the following Referred Matters will be considered in October 2025:

- whether the Clyde Five-Ways Road realignment and the Browns Road extension are strategically justified and fulfil principles of need and nexus

- whether the proposed transport network shown on the Movement Network Plan (Plan 5) and the cross sections (Appendix 6) are appropriate and strategically justified
- whether the need for school sites in the Devon Meadows Precinct is strategically justified, and the proposed locations are appropriate.

A draft timetable has been prepared with four Hearing days scheduled in October, commencing on **Wednesday 15 October 2025**. Evidence on the three issues outlined above will be heard and parties who have raised matters in relation to any of the above three issues have been allocated 30 minutes each in the timetable to make submissions solely on these issues.

The one exception is LandxWise, raising the issue of the relocation of the gas pipeline under Ballarto Road, as their engineering expert is not available during the sitting dates. The Committee considers this to be a discrete issue associated with the transport network that can be considered in February 2026.

Please review the draft timetable carefully and advise the Committee as soon as possible if you believe you have not been included but have raised issues relevant to the three Referred Matters to be considered. Please also advise if you do not wish to retain your scheduled spot, but noting that these matters will not be heard again in February 2026.

In relation to Drainage matters, the Committee will issue further directions following receipt of comments from Melbourne Water and the VPA on other parties' draft directions.

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

Yours sincerely



Sally Conway
Advisory Committee Deputy Chair

Timetable

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Timetable Version 4

Note: in addition to the lunch breaks, a 15-minute break will be taken in the morning and afternoon at an appropriate time.

Week 1 – 15 and 17 October 2025

Day 1: Wednesday 15 October 2025

Venue: Flex, 500 Bourke Street, Melbourne VIC 3000
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 – 10:30am	Preliminary matters		30 mins
10:30am – 11:00am	Victorian Planning Authority (VPA) opening submission, represented by Greg Tobin and Aaron Shrimpton of Harwood Andrews		30 mins
11:00am – 12:30pm	Evidence on traffic and transport , with the following expert witnesses: - John-Paul Maina of Impact (VPA)		1.5 hours
12:30pm – 1:30pm	Lunch break		1 hour
1:30pm – 3:30pm	Evidence on traffic and transport cont., with the following expert witnesses: - Valentine Gnanakone of One Mile Grid (Galileo Five Ways) - Hilary Marshall of Ratio (SIG Group)		2 hours
3:30pm – 4:00pm	Dalmont Bay Pty Ltd and Frontlink Pty Ltd (Mondous Property Group) represented by John Cicero and Eliza Minney of Best Hooper	13	30 mins
4:00pm	Day close		

Day 2: Friday 17 October 2025

Venue: Flex, 500 Bourke Street, Melbourne VIC 3000
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	Evidence on traffic and transport cont., with the following expert witness: - Tim De Young (Clyde South landowners group)		1 hour
11:15am – 11:30am	Morning tea break		
11:30am – 12:30pm	Evidence on planning , with the following expert witness: - John Glossop of Glossop Town Planning (VPA)		1 hour
12:30pm – 1:30pm	Lunch break		1 hour

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1:30pm – 2:30pm	Evidence on planning cont., with the following expert witness: - Tim Peggie of Ethos Urban (Galileo Five Ways)	1 hour
2:30pm	Day close	

Week 2 – 20 and 21 October 2025

Day 3: Monday 20 October 2025

Venue: Flex, 500 Bourke Street, Melbourne VIC 3000

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	Evidence on traffic and transport cont., with the following expert witnesses: - Henry Turnbull of Traffix (YourLand)		1 hour
11:15am – 11:30am	Morning tea break		
11:30am – 12:00pm	YourLand Developments (Clyde 1430 Ballarto Pty Ltd A.T.F. Clyde 1430 Unit Trust) represented by Matthew Townsend of Counsel, instructed by Hall & Wilcox	25	30 mins
12:00pm – 12:30pm	MAB Property Developments Pty Ltd represented by Jason Kane of Counsel, instructed by Rigby Cooke Lawyers	20	30 mins
12:30pm – 1:30pm	Lunch break		1 hour
1:30pm – 4:00pm	SIG Group Pty Ltd represented by Rupert Watters of Counsel, instructed by Russell Kennedy, calling the following expert evidence: - Robert Panozzo of ASR in land use - Sarah Horsfield of Urbis in planning	37	2.5 hours
4:00pm	Day close		

Day 4: Tuesday 21 October 2025

Venue: Flex, 500 Bourke Street, Melbourne VIC 3000

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 – 10:45am	Galileo Five Ways Pty Ltd represented by Nicola Collingwood of Counsel instructed by Ellen Tarasenko of Polis Legal	21	30 mins

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10:45am – 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 (Clyde South landowners group) represented by Tiphane Acreman of Counsel, instructed by Norton Rose Fulbright	22, 23, 28, 44, 48	30 mins
11:15am – 11:30am	Morning tea break		
11:30am – 12:00pm	125 Devon Road Pty Ltd and 135 Devon Road Pty Ltd (D'Alberto Farm) represented by Tiphane Acreman of Counsel, instructed by Norton Rose Fulbright	58	30 mins
12:00pm – 12:30pm	Amazon International Investment Consortium Pty Ltd represented by James Lofting of Russell Kennedy	32	30 mins
12:30pm – 1:30pm	Lunch break		1 hour
1:30pm – 2:15pm	Devon Land Pty Ltd, Halit Flowers, and Ancorp Civil represented by Fiona Wiffrie of Beveridge Williams	40, 41, 52	45 mins
2:15pm – 3:15pm	Casey City Council represented by Terry Montebello of Maddocks	54	30 mins
3:30pm – 4:30pm	VPA closing submission		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

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.