Planning Panels Victoria
Department of Transport and Planning

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

30 October 2026

Dear Submitter

Priority Projects Standing Advisory Committee Referral 54: Clarkefield development

We are writing to you because you made a submission to Macedon Ranges draft Planning Scheme Amendment C164macr (the Amendment) and draft Planning Permit PA2604339 (the Permit) affecting approximately 175 hectares of land in Clarkefield. The Proponent is APD Projects.

The Minister for Planning (the Minister) has referred all submissions to the Priority Projects Standing Advisory Committee (the Committee) for advice on specific issues identified in the letter of referral dated 19 October 2026 (referral letter). The referral letter is attached.

This letter:

- tells you about the Public Hearing process
- tells you what you need to do if you want to participate in the Public Hearing
- explains how we will use information we collect
- sets out draft directions for the Hearing.

The Committee

The Minister appointed the Committee under section 151 of the *Planning and Environment Act 1987* (the PE Act). The Minister provided the Committee with updated Terms of Reference dated 9 September 2023.

Committee members Con Tsotsoros (Chair), Dan Biggs and Peter Edwards will consider this matter, which will be known as Referral 54.

The Amendment and Permit

The Amendment proposes to:

- amend Clause 02.03-1 to nominate Clarkefield as a District Town
- amend Clause 02.04 to include Clarkefield as a District Town in the Strategic Framework Plan
- amend Clause 11.01-1L to guide growth and development in Clarkefield
- amend Clause 16.01-1L to introduce new strategies to guide future growth in Clarkefield
- introduce Comprehensive Development Zone Schedule 1 (CDZ1)
- amend the Farming Zone to specify a minimum subdivision lot area of 25 hectares
- rezone approximately 175 hectares of land at Clarkefield from Township Zone, Rural Living Zone and Farming Zone to CDZ1
- delete Development Plan Overlay Schedule 10 from the land to be rezoned to CDZ1
- apply the Environmental Audit Overlay to (Part) Heaths Lane; 1227 Melbourne – Lancefield Road, Lot 1 TP330358 and 36 Station St, 43 Station St, Lot TP914006 and 47 Station St
- amend Clause 52.16 Native Vegetation Precinct Plan to include the *Clarkefield Native Vegetation Precinct Plan (Ecology and Heritage Partners, March 2026)*
- amend the Clause 52.17 Schedule (Native Vegetation) to exempt removal of native vegetation consistent with the Clarkefield Native Vegetation precinct Plan
- amend the Clause 53.01 Schedule (Public Open Space Contribution and Subdivision)

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, East Melbourne, Victoria 3001.

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- amend the Clause 72.01 Schedule to add several incorporated documents
- make associated changes to the Clause 72.03, 72.08, 74.01 and 74.02 Schedules.

The Permit proposes to:

- subdivide land pursuant to Clauses 37.02-3 and 35.07-3 for a staged multi-lot subdivision of 62.1 hectares, consisting of 780 lots and 13 super lots
- create an easement, restriction or reserve pursuant to Clause 52.02
- create or alter access to a road in a Transport Zone 2 pursuant to Clause 52.29-2
- subdivide land adjacent to road in a Transport Zone 2 pursuant to Clause 52.29-2.

The Hearing process

The public Committee process includes a Directions Hearing and a main Hearing.

The Committee will:

- consider submitters in an independent forum
- be informal and not like a court
- give fair, unbiased advice to Council and the Minister for Planning about the Amendment.

Submissions and other information presented throughout the process, including the Hearing, **will be treated as public documents**. Please carefully read the attached *Privacy Collection Notice*.

Directions Hearing

The purpose of the Directions Hearing is for parties to introduce themselves, discuss the process and make arrangements for the main Hearing.

You should attend the Directions Hearing if you:

- are new to the Committee process and/or wish to participate in the Hearing
- have questions about the Committee process or wish to raise procedural issues.

At the Directions Hearing, the Committee will:

- give directions about exchanging information before the Hearing and the conduct of the Hearing
- consider Hearing times and venue and site inspections
- answer questions people have about the Committee process including the Hearing.

The Committee will issue written directions after considering all requests to be heard and any additional matters raised at the Directions Hearing.

The Directions Hearing will be held in person:
10:00am, Wednesday, 25 November 2026
Hearing Room 2, Planning Panels Victoria
Ground Floor, 1 Spring Street, Melbourne

Alternatively, you can join online by video using MS Teams:

Click here to join the meeting
Meeting ID: 488 672 361 301 171
Passcode: tr6gB9Ei

Hearing

The purpose of the main Hearing is for people to speak to their written submission and to hear from the Planning Authority and Proponent. The Hearing is proposed to start on Wednesday 27 January 2027 and should run for up to four weeks. The Hearing is open for anyone to attend.

The Committee will consider all referred written submissions when preparing its report, including those from submitters who do not attend the Hearing.

Key dates

The Key Information attached to this letter includes a list of key dates for circulating information in the leadup to the Hearing. If you wish to comment on the key dates or any other matters but are unable to attend the Directions Hearing, you can provide comments in writing to office@planningpanels.vic.gov.au by Monday, 23 November 2026.

If you wish to be involved in the Hearing

Please complete the online request to be heard form by 12 noon on Monday 23 November 2026 if:

- you wish to be involved in the Hearing
- you do not wish to speak but would like a copy of the timetable and directions.

Notes on completing the online request to be heard form are attached.

Further Information

Please find attached to this letter:

- Guidance on completing the online request to be heard form
- Key information including proposed dates and directions, more about how like submissions will be treated, and the Foley's List Legal Assistance Service
- The *Privacy Collection Notice* which explains how your submission will be used by the Committee.

Further information including the *What is a Panel?* guide, *Guide to the Public Hearing* and *Frequently Asked Questions* are available at:

www.planningpanels.vic.gov.au/guides-and-resources

If you need a paper copy of these documents or if you have any other questions, please contact the Panel Coordinator, Planning Panels Victoria on (03) 5381 9457 or office@planningpanels.vic.gov.au

Yours sincerely



Con Tsotsoros
Committee Chair

Planning Panels Victoria

Completing the Request to be Heard Form

Priority Projects Standing Advisory Committee Referral 54: Clarkefield development

When completing the online request to be heard form, please note the following details.

When will the Hearing be held?

The expected hearing dates are between 27/01/2027 and 25/02/2027.

What if I have availability issues during the expected hearing dates?

You can tell us when you are not available.

The Committee will accommodate your availability where possible.

Time required to present your submission

You will be allocated 10 minutes for your submission if this field is left blank.

Experts

An expert gives evidence in a field of expertise and must prepare an expert statement.

If you propose to call experts, you must:

- provide details of all experts on the request to be heard form – this includes their name, organisation, and field of expertise
- circulate expert reports at the time directed by the Committee before the Hearing.

Please note that it is critical the Committee receives this information about experts on time as it assists in planning the draft timetable for the Hearing before the Directions Hearing.

Experts may be directed to participate in a conference of experts and contribute to preparing a joint experts report.

Participants in the Hearing can generally cross-examine experts.

What happens after I complete the form?

If you complete this form, a letter with directions and a timetable for the Hearing will be emailed to you after the Directions Hearing. Your name and email address will be added to the Distribution List for circulating information, including reports and submissions for the Hearing unless you tell us otherwise.

What if I do not have an email address?

Please contact Planning Panels Victoria on (03) 5381 9457 as soon as possible if you need a form mailed to you. A paper copy of documents such as the timetable will be mailed to submitters who provide a postal address.

How will my contact information be used?

We will use your contact address to contact you. We will provide your email or postal address to participants in the Hearing so that they can share reports and submissions unless you tell us otherwise.

Access requirements

Please contact PPV with any access requirements. Some Hearings are at PPV, some are at other locations (for example, local Council offices) and some are held online. PPV Hearing Rooms are equipped with a hearing loop, and a laptop and projector if required. If the Hearing is held at another location, we may need to ensure access requirements can be met.

Referred issues

The Minister has sought advice on the following issues from submissions:

1. Strategic merits of the proposal, including:
   a. whether the proposal is strategically justified;
   b. whether the establishment of Clarkefield as a district town is supported by and aligned with relevant State, regional and local planning policy; and
   c. whether the extent of land proposed to be included within the amendment area is appropriate
2. The appropriateness of the proposed planning framework, including:
   a. the Comprehensive Development Zone and associated planning controls;
   b. the incorporated documents proposed by Amendment C164macr;
   c. the drafting and operation of the amendment provisions; and
   d. the drafting and content of Planning Permit PA2604339.
3. Infrastructure, transport and servicing matters, including:
   a. transport impacts and infrastructure delivery
   b. drainage, flooding, stormwater harvesting and integrated water management arrangements; and
   c. infrastructure funding, sequencing, delivery, governance and implementation mechanisms
4. The issues raised in submissions, including submissions from Macedon Ranges Shire Council, Hume City Council, Head, Transport for Victoria, VicTrack, Melbourne Water, the Department of Energy, Environment and Climate Action, the Environment Protection Authority, Greater Western Water, the Country Fire Authority and members of the public.
5. Any modifications that should be made to Amendment C164macr or Planning Permit PA2604339 to ensure acceptable planning outcomes.
6. Any other matter the Advisory Committee considers relevant to the assessment of the draft amendment and draft planning permit.

Summary of proposed key dates and directions

The following dates are proposed:

Time	Date	Documents to be circulated and other matters
12 noon	Wednesday, 20 January 2027	Proponent background submission
12 noon	Wednesday, 20 January 2027	Expert statements
12 noon	Monday, 25 January 2027	Council 'Version 1' of the Amendment documentation and Permit
12 noon	Monday, 25 January 2027	Proponent 'Version 1' of the Project documentation and Permit
12 noon	Monday, 25 January 2027	Documents or material to be presented on Day 1 of the Hearing
10:00am	Wednesday, 27 January 2027	**Hearing commences**

How 'like submissions' will be treated

In determining whether submissions are like submissions, the Committee may have regard to any of the following (section 158C(2) of the *Planning and Environment Act 1987*):

- whether the issues raised in the submissions are the same or substantially the same
- whether the wording of the submissions is the same or substantially the same
- any other relevant matter.

Submitters who prepared like submissions should note:

- if a lead submitter is designated, the Committee will only be required to hear from the lead submitter
- if no lead submitter is designated because no person consents to being designated, the Committee is not required to hear from any submitters who prepared submissions that are the same or substantially the same.

Refer to sections 158C, 158D and 158E of the *Planning and Environment Act 1987*.

Foley's List Legal Assistance Service

The Legal Assistance Service, offered by Foley's List barristers, offers low-cost or no-cost legal support to eligible submitters in Planning Panels Victoria hearings. Available to individuals and community groups, the service offers legal advice and representation to help participants navigate PPV processes (subject to barrister availability). Assistance ranges from preliminary advice to full representation, with fees reduced or waived. To participate, submitters must meet eligibility criteria. More information about the service is available on the PPV website, including information on who to contact at Foley's List to apply for the service.

Planning Panels Victoria Privacy Notice

Your personal information will be collected during this Committee process for the purpose of documenting your views about the Amendment, advising the planning authority and the Minister for Planning about the Amendment, and communicating with you throughout the Committee process.

While the Committee process is underway

Natural justice for all participants and transparency are important parts of the Committee process. The *Planning and Environment Act 1987* requires the Committee to conduct any Hearing it holds in public, and to keep a public record of the material provided to the Committee. Planning Panels Victoria (PPV) may:

- provide a copy of your material with all contact details to the Proponent, government agencies and other parties to the Hearing
- provide a copy of your material to any other person who requests it (your personal information will be removed first)
- provide a copy of your material to the Department of Transport and Planning (DTP) if needed for preparing Ministerial briefings
- publicly display a copy of your material in the PPV Office or Hearing room
- direct that a copy of your material be publicly displayed in the relevant local council office or DTP regional office.

Hearings

The Committee may conduct a Hearing, either in person or using video conferencing. Hearings by video conference have special privacy requirements. If you choose to participate in the Hearing, you should be aware:

- a link to the Hearing will be published on the internet, and third parties will be able to join the Hearing and observe
- the Committee may broadcast the Hearing live on the internet.

The Committee may make a recording of the Hearing and may provide a copy of any recording to any person who requests it. Where Hearings are recorded, generally audio only is recorded (not video).

The Committee can hear submissions or accept material on a confidential basis, provided this would be fair to the other parties to the Hearing. If you want to make your submissions or provide material to the Committee confidentially, you will need to ask permission from the Committee Chair and provide reasons why the Committee should treat your submissions or material confidentially.

The Committee report

The Committee's report will include a list of parties to the process. It may also include direct quotes from submitters. The Minister may release the Committee's report publicly. The report, if publicly released, will be published on the internet.

After the Committee has reported

When the Committee has reported, your material will be removed from public display.

Requesting copies

If you would like a copy of any submissions or material collected by the Committee, or a copy of any recording the Committee makes of the Hearing, make a request to PPV by email at office@planningpanels.vic.gov.au before the Committee submits its report. If the Committee has reported, you should submit your request to the DTP Freedom of Information and Privacy Unit at foi.unit@transport.vic.gov.au

If you have any concerns about how your submission will be used, please contact Planning Panels Victoria on (03) 8572 7999.

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