



# Planning Panels Victoria

Department of Transport and Planning

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22 September 2025

Dear Party

## Victorian Planning Authority Projects Standing Advisory Committee | Referral 14 Bannockburn South East PSP

The Committee held a Directions Hearing for the above matter on 15 September 2025 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	Friday, 3 October 2025	VPA must provide a landowner map	7
12 noon	Monday, 6 October 2025	VPA Part A (background and context) submission	9
12 noon	Monday, 6 October 2025	VPA Traffic and Transport expert witness report	10.a)
12 noon	Monday, 6 October 2025	VPA 'Day 1' version of the Amendment documentation	22
12 noon	Monday, 13 October 2025	Site inspection map and schedule	8
12 noon	Monday, 13 October 2025	All other expert witness reports	10.b)
12 noon	Thursday, 16 October 2025	Statements of agreed opinions and facts	17.g)
12 noon	Friday, 17 October 2025	Openings Submissions	18
12 noon	Thursday, 20 November 2025	Comments on final drafting	33
10:00am	Monday, 20 October 2025	Hearing commences	

## Declarations

David Merrett declared that he chaired the Panel Hearing for Golden Plains C105gpla earlier this year for land west of Bruce Creek. During that Hearing Council noted the intention of providing a bridge crossing for Bruce Creek, but it was not an issue that the Panel turned its mind to, and the rezoning of the land was not reliant on it. Importantly, the land did not intersect with the east/west road alignment west of Bruce Creek.

There were no responses to this declaration.

### 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



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

### Legal Assistance Service

As advised in our letter dated 13 August 2025 and referred to at the Directions Hearing, Foley's List barristers has a Legal Assistance Service that provides low-cost or no-cost legal support to eligible submitters in Planning Panel Victoria hearings. Assistance ranges from preliminary advice to full representation, with fees reduced or waived. To participate, submitters must meet eligibility criteria. Assistance is subject to barrister availability. More information about the service is available on the PPV [website](#), including information about who to contact at Foley's List to apply for assistance.

Yours sincerely



**David Merrett**  
Committee Chair

## Filing documents

1. The VPA 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 Advisory 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.
  - d) A Microsoft Word version or unlocked pdf version of the document must be emailed directly to [planning.panels@transport.vic.gov.au](mailto:planning.panels@transport.vic.gov.au) after being uploaded.
5. All information presented to the Panel for the purposes of the Panel process is a public document solely for that purpose unless the Panel 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

### Notice of the Hearing

6. 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

7. The VPA must provide a land ownership map showing the landownership of the Amendment land to the Panel by 12 noon on Friday 3 October 2025.

### Note

If you need additional information from another party and they have not agreed to provide it to you, you should make a request in writing to the Panel requesting it to direct the provision of the information. The information

must be related to the proposal and be of assistance to the Committee. Requests should be short and clearly state why you need the information.

### Site inspection

8. An accompanied site inspection will be held on site at 1.30pm on Monday 20 October 2025. The VPA must file a site inspection map that includes a meeting point and schedule of sites to visit by **12 noon on Monday 13 October 2025**.

### VPA Part A (background and context) submission

9. The VPA must file Part A (Background and context) submission by **12 noon on Monday 6 October 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
    - (ii) any other recently approved or upcoming amendments that might impact on the Amendment
  - d) a summary of any relevant Amendments that might impact on the Amendment
  - e) the timing and status of other growth precincts in Bannockburn
  - f) a summary of the issues raised in submissions, including an explanation of which (if any) of those issues have been resolved and how

#### Note

The VPA Part A (background and context) submission will be taken as read. The VPA should allow time for questions on Day 1 of the Hearing.

### Expert witness details and reports

10. Any expert witness reports must be filed as follows:
- a) The VPA must file its Traffic and Transport expert evidence report by **12 noon on 6 October 2025**.
  - b) All other evidence statement reports must be filed by **12 noon on 13 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 the Hearing commences.

### 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) Drainage and stormwater to be chaired by Jenny Butcher of Alluvium Consulting
  - b) Traffic and transport to be chaired by Reece Humphreys of Stantec
  - c) Development contributions to be chaired by Andrew Kinaird of Urbis
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) 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) should be fewer than five pages with numbered paragraphs
  - e) should not restate the evidence – evidence should be cross-referenced in the agreed statement if required
  - f) must be signed by all participants.
  - g) must be filed by **12 noon on Thursday 16 October 2025**.

### Openings submissions

18. The VPA, Council, Ramsey Property Group, Josco and Netherby Nominees must file Opening Submissions by **12 noon on Friday 17 October 2025**.

### At the Hearing

19. The VPA 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

20. 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.

### VPA Part B (main) submission

21. The VPA must address the following issues in its Part B (main) submission or through evidence:
  - a) its response to submissions and evidence
  - b) its final position on the Amendment.
22. The VPA must file a 'Day 1' version of the Amendment documentation by **12 noon on Monday 6 October 2025**. The Day 1 version must:
  - a) Include the Precinct Structure Plan and Development Contributions Plan incorporated documents, the Urban Growth Zone Schedule 1 and the Development Contributions Plan Overlay Schedule 1

- b) show any suggested changes in response to submissions
- c) be marked up against the exhibited version
- d) be labelled 'VPA Day 1 version – Clause X'
- e) be in an editable format such as MS Word.

### Main submissions

23. The Main Submissions of the VPA, Council, Josco and Netherby Nominees must be filed at 12 noon the day prior the scheduled appearance.

### Other party submissions

24. A party who objects to the proposal must say how the proposal impacts them, how the proposal is inconsistent with Council or government policy or strategy, or both.
25. A party who intends to supplement their original written submission but not present at the Hearing must file their supplementary written submission by **12 noon on Friday 17 October 2025**.

#### Note

For information on how to prepare and present material at a Hearing, refer to the [PPV Website](#).

### Evidence and cross examination

26. Unless agreed by the Chair, evidence-in-chief should be no longer than 30 minutes.
27. 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.
28. 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.
29. A party, advocate and the Committee may question an expert witness.
30. 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



#### Directions:

- 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

31. The VPA and Council will be provided time to present a Part C (closing) submission. The Part C (closing) submissions:
- a) must not raise new matters
  - b) may respond to matters raised in other parties' submissions or evidence.

### Drafting changes

32. The VPA must file its final preferred version of the Amendment and Project documentation with its Part C (closing) submission. The final preferred version must:
- a) show changes proposed in response to evidence or submissions presented at the Hearing
  - b) be marked up against the VPA Day 1 version (refer to Direction 22)
  - c) be labelled 'VPA Part C (closing) version – Clause X' OR be labelled 'VPA Part C (closing) version – [Document title eg Environmental Delivery Standards].
33. A party seeking to provide drafting comments on the VPA Part C (closing) version of the Amendment and Project documentation must file them by **12 noon on Thursday 20 November 2025**. Drafting comments must only relate to drafting issues, not broader issues.

#### Note

Comments on the final version of Amendment documentation must be limited to drafting (form and content).

Drafting comments can be provided even though your primary position may be that the proposal should not be supported.

### Privacy and use of personal information

34. 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.
35. A party must not record any part of a Hearing by any means without permission from the Chair.
36. 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.
37. 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

Committee 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 13 August 2025.

# Distribution List

Victorian Planning Authority Projects Standing Advisory Committee | Referral 14 Bannockburn South East PSP

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.

## Electronic documents

Party	email address
Planning Panels Victoria	<a href="mailto:planning.panels@transport.vic.gov.au">planning.panels@transport.vic.gov.au</a>
Golden Plains Shire Council (Council)	[REDACTED] [REDACTED]
Victorian Planning Authority (VPA)	[REDACTED] [REDACTED] [REDACTED] [REDACTED]
Ramsey Property Group	[REDACTED] [REDACTED] [REDACTED]
Josco Pty Ltd	[REDACTED] [REDACTED]
Netherby Nominees	[REDACTED]
Beckridge	[REDACTED]
Cameron Steele	[REDACTED]
Jill Moodie	[REDACTED]



# Timetable

Victorian Planning Authority Projects Standing Advisory Committee | Referral 14 Bannockburn South East PSP

## Document hub link

Documents are available online here:  [Document Sharing - SAC - Bannockburn South East PSP](#)

### Day 1: Monday 20 October 2025

Venue: Golden Plains Shire Council, Council Chambers, 2 Pope Street Bannockburn and online at [Join the hearing now](#)

Time	Party	Sub No	Allocated
10.00am	Opening submissions: <ul style="list-style-type: none"><li>• VPA</li><li>• Council</li><li>• Ramsey Property Group</li><li>• Josco</li><li>• Netherby Nominees</li></ul>		2.5 hours
12.30pm	Lunch break		1 hour
1.30pm	Site inspection		3 hours
4:30pm	Day close		

### Day 2: Tuesday 21 October 2025

Venue: Cliftons Conference Centre, 440 Collins Street, Melbourne and online at [Join the hearing now](#)

Time	Party	Allocated
10:00am	Preliminary matters	15 mins
10.15am	Traffic and Transport evidence: <ul style="list-style-type: none"><li>• VPA represented by Greg Tobin of Harwood Andrews, calling Reece Humphreys of Stantec</li><li>• Council represented by Mimi Marcus of Marcus Lane Group, calling Tim De Young of Eukai</li><li>• Ramsey Property Group represented by Geoff Lake of Counsel, instructed by Minter Ellison, calling Jason Walsh of Traffix Group</li></ul>	2 days
12.30pm	Lunch break	1 hour
1.30pm	Traffic and Transport evidence (cont.)	
4:30pm	Day close	

## Timetable

Victorian Planning Authority Projects Standing Advisory Committee | Referral 14 Bannockburn South East PSP

### Day 3: Wednesday 22 October 2025

Venue: Cliftons Conference Centre, 440 Collins Street, Melbourne and online at [Join the hearing now](#)

Time	Party	Allocated
10:00am	Preliminary matters	15 mins
10.15am	Traffic and Transport evidence (cont.)	2 days
<b>12.30pm</b>	<b>Lunch break</b>	<b>1 hour</b>
1.30pm	Traffic and Transport evidence (cont.)	
4:30pm	Day close	

### Day 4: Thursday 23 October 2025

Venue: Cliftons Conference Centre, 440 Collins Street, Melbourne and online at [Join the hearing now](#)

Time	Party	Sub No	Allocated
10:00am	Preliminary matters		15 mins
10.15am	Drainage and Stormwater evidence: <ul style="list-style-type: none"> <li>VPA represented by Greg Tobin of Harwood Andrews, calling Jenny Butcher of Alluvium</li> <li>Council represented by Mimi Marcus of Marcus Lane Group, calling Rob Swan of HARC</li> <li>Ramsey Property Group represented by Geoff Lake of Counsel, instructed by Minter Ellison, calling Nina Barich of Incitus</li> </ul>		2 days
<b>12:30pm</b>	<b>Lunch break</b>		<b>1 hour</b>
1.30pm	Drainage and Stormwater evidence (cont.)		
4.30pm	Day close		

### Day 5: Friday 24 October 2025

Venue: Cliftons Conference Centre, 440 Collins Street, Melbourne and online at [Join the hearing now](#)

Time	Party	Sub No	Allocated
10:00am	Preliminary matters		15 mins
10.15am	Drainage and Stormwater evidence (cont.)		
<b>12:30pm</b>	<b>Lunch break</b>		<b>1 hour</b>
1.30pm	Drainage and Stormwater evidence (cont.)		
4.30pm	Day close		

## Timetable

Victorian Planning Authority Projects Standing Advisory Committee | Referral 14 Bannockburn South East PSP

### Day 6: Monday 27 October 2025

Venue: Cliftons Conference Centre, 440 Collins Street, Melbourne and online at [Join the hearing now](#)

Time	Party	Sub No	Allocated
10:00am	Preliminary matters		15 mins
10.15am	<b>Planning evidence:</b> <ul style="list-style-type: none"><li>• Council represented by Mimi Marcus of Marcus Lane Group, calling John Glossop of Glossop Town Planning</li><li>• Netherby Nominees represented by John Cicero of Best Hooper, calling Greg Bursill of Bursill Consulting</li></ul>		2.25 hours
12:30pm	<b>Lunch break</b>		1 hour
1:30pm	<b>Development Contributions evidence:</b> <ul style="list-style-type: none"><li>• VPA represented by Greg Tobin of Harwood Andrews, calling Andrew Kinnaid of Urbis and Glen Chrzanowski of SMEC</li><li>• Council represented by Mimi Marcus of Marcus Lane Group, calling Paul Shipp of Urban Enterprise</li><li>• Ramsey Property Group represented by Geoff Lake of Counsel, instructed by Minter Ellison, calling Chris McNeill of Urban Enterprise</li><li>• Netherby Nominees represented by John Cicero of Best Hooper, calling Greg Bursill of Bursill Consulting</li></ul>		2 days
4:30pm	Day close		

### Day 7: Tuesday 28 October 2025

Venue: Cliftons Conference Centre, 440 Collins Street, Melbourne and online at [Join the hearing now](#)

Time	Party	Sub No	Allocated
10:00am	Preliminary matters		15 mins
10.15am	Development Contributions evidence (cont.)		
12:30pm	<b>Lunch break</b>		1 hour
1.30pm	Development Contributions evidence (cont.)		
4:30pm	Day close		

## Timetable

Victorian Planning Authority Projects Standing Advisory Committee | Referral 14 Bannockburn South East PSP

### Day 8: Wednesday 29 October 2025

Venue: Cliftons Conference Centre, 440 Collins Street, Melbourne and online at [Join the hearing now](#)

Time	Party	Sub No	Allocated
10:00am	Preliminary matters		15 mins
10.15am	Development Contributions evidence (cont.)		
12:30pm	<i>Lunch break</i>		1 hour
1.30pm	VPA main submission		1 day
4:30pm	Day close		

### Day 9: Thursday 30 October 2025

Venue: Cliftons Conference Centre, 440 Collins Street, Melbourne and online at [Join the hearing now](#)

Time	Party	Sub No	Allocated
10:00am	Preliminary matters		15 mins
10.15am	VPA submission (cont.)		
12:30pm	<i>Lunch break</i>		1 hour
1.30pm	Council main submission	37	3 hours
4:30pm	Day close		

### Day 10: Friday 31 October 2025

Venue: Cliftons Conference Centre, 440 Collins Street, Melbourne and online at [Join the hearing now](#)

Time	Party	Sub No	Allocated
10:00am	Preliminary matters		15 mins
10.15am	Beckridge represented by Bronwyn Pettitt of Mesh Planning	46	15 mins
10.30am	Josco represented by Jason Black of Insight Planning	45	2 hours
12:30pm	<i>Lunch break</i>		1 hour
1.30pm	Netherby Nominees represented by John Cicero of Best Hooper	39	2 hours
3.30pm	Cameron Steele	42	30 mins
4.00pm	Day close		

**Day 11: Thursday 13 November 2025**

Venue: Cliftons Conference Centre, 440 Collins Street, Melbourne and online at [Join the hearing now](#)

Time	Party	Sub No	Allocated
10:00am	Preliminary matters		15 mins
10.15am	Ramsey Property Group represented by Geoff Lake of Counsel, instructed by Minter Ellison	38	3 hours
<b>12:15pm</b>	<b>Lunch break</b>		<b>1 hour</b>
1.15pm	Ramsey Property Group (cont.)		
2.15pm	'Without prejudice' drafting session on: <ul style="list-style-type: none"> <li>Precinct Structure Plan and UGZ1</li> <li>Development Contributions Plan and DCPO1</li> </ul>		1.5 hours
3.45pm	Closing submission: Council		30 mins
4.15pm	Closing submission: VPA		30 mins
4.45pm	Day close		

**Day 12: Friday 14 November 2025**

Reserve day

**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](mailto:planning.panels@transport.vic.gov.au) 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.
5. If you have any questions about the timetable, please contact Planning Panels Victoria at [planning.panels@transport.vic.gov.au](mailto:planning.panels@transport.vic.gov.au).