



Planning Panels Victoria

Department of Transport and Planning

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

16 January 2025

Dear Party

Priority Projects Standing Advisory Committee Referral 45 Amess Road Precinct Structure Plan, Riddells Creek

Please find attached version 2 of the Timetable and Distribution List for the Priority Projects SAC Referral 45 Hearing regarding the Amess Road Precinct Structure Plan, Riddells Creek.

Changes to the Timetable and Distribution list

The following changes have been made:

- All community submitters who requested to be heard have been added to the Timetable and Distribution List. **Please check the Timetable and make note of your allocated time.**
- The Committee will sit in person in the Riddells Creek area on Tuesday 25 February and Wednesday 26 February to hear from community submitters who requested to be heard in person. Venue details will be provided closer to the time.
- The Hearing will be fully online via MS Teams on Thursday 27 February.
- Two new expert witnesses have been added for the Proponent, and the Proponent has been allocated an additional day to accommodate them. As a result:
 - Whiteman Property and Associates will now present in the morning of Wednesday 19 February
 - Council will now present on the afternoon of Wednesday 19 February through to the morning of Monday 24 February
 - Department of Transport and Planning (Head, Transport for Victoria) will now present in the morning of Thursday 27 February.
- Council will not call a separate expert witness in drainage (Stephen Watters of SMEC will provide evidence in this area) and the Timetable has been updated accordingly.
- The Timetable has been updated to reflect that Whiteman Property and Associates is presenting on behalf of SA Hope Housing Pty Ltd and Spacious Group.

Document share platform and uploading documents

The Proponent has set up a Dropbox document share and sent all submitters who requested to be heard an invitation and instructions to join the document share on 16 January 2025.

Submissions, presentations and other material presented to the Committee must be filed and circulated to all parties by **12 noon on the business day before** the material is to be presented. This includes any images, slideshows, or speaking notes you plan to use while presenting your submission.

The document share will contain a “documents to be tabled” folder and a “tabled documents” folder.

To file your materials, please:

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1. Upload them to the “documents to be tabled” folder.
2. Send an email to all parties on the distribution list letting them know you have uploaded the documents. Copy and paste all of the email addresses from the distribution list into the Bcc field of your email (or Cc if you don’t have the Bcc field). A plain text version of the distribution list is provided to make it easier to copy and paste.

PPV will then give your materials a tabled document number and move them to the “tabled documents” folder.

If you are unable to present

If you are not able to present at your scheduled time, please let us know as soon as possible and we can find an alternative time for you to present or discuss other options. The Committee and other parties will be waiting for you at your allocated time, so please let us know in advance if you can’t be there.

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

Yours sincerely



Sarah Raso
Committee Chair

Timetable

Priority Projects Standing Advisory Committee Referral 45
Amess Road Precinct Structure Plan, Riddells Creek

Timetable Version 2

Day 1: Monday 10 February 2025

Venue: Hearing Room 2, Planning Panels Victoria (Ground Floor, 1 Spring Street, Melbourne VIC 3000)

Or join online via MS Teams video conference: [Click here to join the meeting](#)

Meeting ID: 483 396 105 175

Passcode: Pd7yF2L5

Or dial in: call (03) 9070 4463 and enter phone conference ID 123 836 743#

| Time | Party | Sub No | Allocated |
|--------------------------|---|------------|----------------|
| 10:00am – 10:20am | Preliminary matters | | 20 mins |
| 10:20am – 10:50am | Macedon Ranges Shire Council represented by Terry Montebello of Maddocks – Opening submission | 18, 985 | 30 mins |
| 10:50am – 11:15am | Banner Asset Management Pty Ltd (Proponent) represented by Paul Connor KC and Tom Ellicott of Counsel, instructed by Norton Rose Fulbright, calling the following expert evidence: <ul style="list-style-type: none">- Planning from John Glossop of Glossop Town Planning- Drainage from Michael Mag of Stormy Water Solutions Consulting- Development contributions from Paul Shipp of Urban Enterprise- Ecology from Shannon LeBel of Ecology and Heritage Partners- Traffic engineering from Aaron Walley of Ratio- Bushfire from Hamish Allan of Terramatrix- Economics from Gavin Duane of LocationIQ- Landscape from Barry Murphy of Murphy Landscape Consultancy- Infrastructure costings from Mark Fleming of Verve Projects- Community infrastructure from Robert Panozzo of ASR Research | | 6 days |
| 11:15am – 11:30am | Break | | 15 mins |
| 11:30am – 12:30pm | Proponent cont. | | |
| 12:30pm – 1:30pm | Lunch break | | 1 hour |
| 1:30pm – 3:15pm | Proponent cont. | | |
| 3:15pm – 3:30pm | Break | | 15 mins |
| 3:30pm – 4.30pm | Proponent cont. | | |
| 4:30pm | Day close | | |

Day 2: Tuesday 11 February 2025

Venue: Hearing Room 2, Planning Panels Victoria (Ground Floor, 1 Spring Street, Melbourne VIC 3000)

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Timetable Version 2:
Priority Projects Standing Advisory Committee Referral 45
Amess Road Precinct Structure Plan, Riddells Creek

Or join online via MS Teams video conference: [Click here to join the meeting](#)

Meeting ID: 483 396 105 175

Passcode: Pd7yF2L5

Or dial in: call (03) 9070 4463 and enter phone conference ID 123 836 743#

| Time | Party | Sub No | Allocated |
|--------------------------|------------------------|--------|-----------|
| 10:00am – 10:15am | Preliminary matters | | 15 mins |
| 10:15am – 4:30pm | Proponent cont. | | 6 days |
| 11:15am – 11:30am | Break | | 15 mins |
| 12:30pm – 1:30pm | Lunch break | | 1 hour |
| 3:15pm – 3:30pm | Break | | 15 mins |
| 4:30pm | Day close | | |

Day 3: Wednesday 12 February 2025

Venue: Hearing Room 2, Planning Panels Victoria (Ground Floor, 1 Spring Street, Melbourne VIC 3000)

Or join online via MS Teams video conference: [Click here to join the meeting](#)

Meeting ID: 483 396 105 175

Passcode: Pd7yF2L5

Or dial in: call (03) 9070 4463 and enter phone conference ID 123 836 743#

| Time | Party | Sub No | Allocated |
|--------------------------|------------------------|--------|-----------|
| 10:00am – 10:15am | Preliminary matters | | 15 mins |
| 10:15am – 4:30pm | Proponent cont. | | 6 days |
| 11:15am – 11:30am | Break | | 15 mins |
| 12:30pm – 1:30pm | Lunch break | | 1 hour |
| 3:15pm – 3:30pm | Break | | 15 mins |
| 4:30pm | Day close | | |

Day 4: Thursday 13 February 2025

Venue: Hearing Room 2, Planning Panels Victoria (Ground Floor, 1 Spring Street, Melbourne VIC 3000)

Or join online via MS Teams video conference: [Click here to join the meeting](#)

Meeting ID: 483 396 105 175

Passcode: Pd7yF2L5

Or dial in: call (03) 9070 4463 and enter phone conference ID 123 836 743#

| Time | Party | Sub No | Allocated |
|-------------------|--|--------|-----------|
| 10:00am – 10:15am | Preliminary matters | | 15 mins |
| 10:15am – 10:20am | Kathryn Boyle (<i>unavailable after Monday 17 February</i>) | 328 | 5 mins |

Timetable Version 2:
Priority Projects Standing Advisory Committee Referral 45
Amess Road Precinct Structure Plan, Riddells Creek

| | | |
|--------------------------|------------------------|----------------|
| 10:20am – 4:30pm | Proponent cont. | 6 days |
| 11:15am – 11:30am | Break | 15 mins |
| 12:30pm – 1:30pm | Lunch break | 1 hour |
| 3:15pm – 3:30pm | Break | 15 mins |
| 4:30pm | Day close | |

Day 5: Monday 17 February 2025

Venue: Hearing Room 2, Planning Panels Victoria (Ground Floor, 1 Spring Street, Melbourne VIC 3000)

Or join online via MS Teams video conference: [Click here to join the meeting](#)

Meeting ID: 483 396 105 175

Passcode: Pd7yF2L5

Or dial in: call (03) 9070 4463 and enter phone conference ID 123 836 743#

| Time | Party | Sub No | Allocated |
|--------------------------|------------------------|--------|----------------|
| 10:00am – 10:15am | Preliminary matters | | 15 mins |
| 10:15am – 4:30pm | Proponent cont. | | 6 days |
| 11:15am – 11:30am | Break | | 15 mins |
| 12:30pm – 1:30pm | Lunch break | | 1 hour |
| 3:15pm – 3:30pm | Break | | 15 mins |
| 4:30pm | Day close | | |

Day 6: Tuesday 18 February 2025

Venue: Hearing Room 2, Planning Panels Victoria (Ground Floor, 1 Spring Street, Melbourne VIC 3000)

Or join online via MS Teams video conference: [Click here to join the meeting](#)

Meeting ID: 483 396 105 175

Passcode: Pd7yF2L5

Or dial in: call (03) 9070 4463 and enter phone conference ID 123 836 743#

| Time | Party | Sub No | Allocated |
|--------------------------|------------------------|--------|----------------|
| 10:00am – 10:15am | Preliminary matters | | 15 mins |
| 10:15am – 4:30pm | Proponent cont. | | 6 days |
| 11:15am – 11:30am | Break | | 15 mins |
| 12:30pm – 1:30pm | Lunch break | | 1 hour |
| 3:15pm – 3:30pm | Break | | 15 mins |
| 4:30pm | Day close | | |

Day 7: Wednesday 19 February 2025

Venue: Hearing Room 2, Planning Panels Victoria (Ground Floor, 1 Spring Street, Melbourne VIC 3000)

Or join online via MS Teams video conference: [Click here to join the meeting](#)

Meeting ID: 483 396 105 175

Passcode: Pd7yF2L5

Or dial in: call (03) 9070 4463 and enter phone conference ID 123 836 743#

| Time | Party | Sub No | Allocated |
|--------------------------|---|---------|----------------|
| 10:00am – 10:15am | Preliminary matters | | 15 mins |
| 10:15am – 11:15am | Whiteman Property and Associates on behalf of SA Hope Housing Pty Ltd and Spacious Group represented by Mark Bartley of Russell Kennedy Lawyers, calling the following expert evidence: - Supply and demand from Chris McNeil of Ethos Urban | 986 | 3 hours |
| 11:15am – 11:30am | Break | | 15 mins |
| 11:30am – 12:30pm | Whiteman Property and Associates on behalf of SA Hope Housing Pty Ltd and Spacious Group cont. | | |
| 12:30pm – 1:30pm | Lunch break | | 1 hour |
| 1:30pm – 2:30pm | Whiteman Property and Associates on behalf of SA Hope Housing Pty Ltd and Spacious Group cont. | | |
| 2:30pm – 3:15pm | Macedon Ranges Shire Council represented by Terry Montebello of Maddocks, calling the following expert evidence: - Drainage and infrastructure costings from Stephen Watters of SMEC - Community infrastructure from Dr Kate Kerkin of K2 Planning | 18, 985 | 2 days |
| 3:15pm – 3:30pm | Break | | 15 mins |
| 3:30pm – 4:30pm | Council cont. | | |
| 4:30pm | Day close | | |

Day 8: Friday 21 February 2025

Venue: Hearing Room 2, Planning Panels Victoria (Ground Floor, 1 Spring Street, Melbourne VIC 3000)

Or join online via MS Teams video conference: [Click here to join the meeting](#)

Meeting ID: 483 396 105 175

Passcode: Pd7yF2L5

Or dial in: call (03) 9070 4463 and enter phone conference ID 123 836 743#

| Time | Party | Sub No | Allocated |
|-------------------|---------------------|--------|----------------|
| 10:00am – 10:15am | Preliminary matters | | 20 mins |

Timetable Version 2:
Priority Projects Standing Advisory Committee Referral 45
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| | | |
|--------------------------|----------------------|----------------|
| 10:15am – 4:30pm | Council cont. | |
| 11:15am – 11:30am | Break | 15 mins |
| 12:30pm – 1:30pm | Lunch break | 1 hour |
| 3:15pm – 3:30pm | Break | 15 mins |
| 4:30pm | Day close | |

Day 9: Monday 24 February 2025

Venue: Hearing Room 2, Planning Panels Victoria (Ground Floor, 1 Spring Street, Melbourne VIC 3000)

Or join online via MS Teams video conference: [Click here to join the meeting](#)

Meeting ID: 483 396 105 175

Passcode: Pd7yF2L5

Or dial in: call (03) 9070 4463 and enter phone conference ID 123 836 743#

| Time | Party | Sub No | Allocated |
|--------------------------|-----------------------|-----------|----------------|
| 10:00am – 10:15am | Preliminary matters | | 15 mins |
| 10:15am – 10:25am | Angela Mlikoka | 709, 1313 | 10 mins |
| 10:25am – 11:15am | Council cont. | | |
| 11:15am – 11:30am | Break | | 15 mins |
| 11:30am – 12:30pm | Council cont. | | |
| 12:30pm – 1:30pm | Lunch break | | 1 hour |
| 1:30pm – 2:30pm | Council cont. | | |
| 2:40pm | Day close | | |

Day 10: Tuesday 25 February 2025

Venue: Riddells Creek area (venue TBC)

Or join online via MS Teams video conference: [Click here to join the meeting](#)

Meeting ID: 483 396 105 175

Passcode: Pd7yF2L5

Or dial in: call (03) 9070 4463 and enter phone conference ID 123 836 743#

| Time | Party | Sub No | Allocated |
|-------------------|---|-----------|----------------|
| 10:00am – 10:15am | Preliminary matters | | 15 mins |
| 10:15am – 10:55am | Riddells Creek Planning Group represented by Ross Colliver, Aaron Goldsworthy, Rob Mcconville and Simon Were | 800 | 40 mins |
| 10:55am – 11:05am | Greening of Riddell represented by Lyn Hovey | 825 | 10 mins |
| 11:05am – 11:15am | Timbaroo Grove Pty Ltd represented by Connie Pullella | 345, 1241 | 10 mins |

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|--------------------------|--|----------------------------|------------------|
| 11:15am – 11:30am | Break | | 15 mins |
| 11:30am – 11:35am | Karen Hasselo | 180 | 5 mins |
| 11:35am – 11:55am | Frank Cassar | 740, 1178 | 20 mins |
| 11:55am – 12:05pm | Rachael Thompson | 673 | 10 mins |
| 12:05pm – 12:20pm | Carmel Ham represented by Bruce Ham | 947 | 15 mins |
| 12:20pm – 12:30pm | Yvonne von Hartel | 119 | 10 mins |
| 12:30pm – 1:30pm | Lunch break | | 1 hour |
| 1:30pm – 3:00pm | Aaron Goldsworthy | 4, 853 | 1.5 hours |
| 3:00pm – 3:15pm | Break | | 15 mins |
| 3:15pm – 3:25pm | Dr Vincent Mulkerin | 314, 725, 1239, 1315 | 10 mins |
| 3:25pm – 3:30pm | Maree Scale | 2, 194, 1099 | 5 mins |
| 3:30pm – 3:40pm | George Wright | 1083 | 10 mins |
| 3:40pm – 3:50pm | Sharon Fellowes | 1061 | 10 mins |
| 3:50pm – 4:00pm | Tamara Homburg | 905, 1272 | 10 mins |
| 4:00pm – 4:20pm | Anne Marie Drummond | 698 | 20 mins |
| 4:20pm – 4:30pm | Teresa Boyle | 900 | 10 mins |
| 4:30pm – 4:40pm | Simon Were | 526, 1316 | 10 mins |
| 4:40pm | Day close | | |

Day 11: Wednesday 26 February 2025

Venue: Riddells Creek area (venue TBC)

Or join online via MS Teams video conference: [Click here to join the meeting](#)

Meeting ID: 483 396 105 175

Passcode: Pd7yF2L5

Or dial in: call (03) 9070 4463 and enter phone conference ID 123 836 743#

| Time | Party | Sub No | Allocated |
|-------------------|--|-----------|----------------|
| 9:00am – 9:15am | Preliminary matters | | 15 mins |
| 9:15am – 9:25am | Bernie Dawson represented by Jim Dawson (Snr) | 1081 | 10 mins |
| 9:25am – 9:35am | Jim Dawson (Snr) | 283, 1216 | 10 mins |
| 9:35am – 9:55am | Raelene Thompson | 931 | 20 mins |
| 9:55am – 10:05am | Kerri May Diss | 489 | 10 mins |
| 10:05am – 10:15am | Dene Groves | 732 | 10 mins |

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| | | | |
|--------------------------|---------------------------------|----------------------|----------------|
| 10:15am – 10:30am | Break | | 15 mins |
| 10:30am – 10:45am | Ross Stapleton | 351 | 15 mins |
| 10:45am – 11:10am | Leigh Booth | 616 | 25 mins |
| 11:10am – 11:25am | David Jones | 588 | 15 mins |
| 11:25am – 11:30am | Jennifer Anne Macdougall | 596, 1051 | 5 mins |
| 11:30am – 11:40am | Cherry Cole | 899, 1277 | 10 mins |
| 11:40am – 11:50am | Matthew Perry | 29 | 10 mins |
| 11:50am – 12:00pm | Mick McCarthy | 397 | 10 mins |
| 12:00pm – 1:00pm | Lunch break | | 1 hour |
| 1:00pm – 1:10pm | Judith Ellis | 738, 1143 | 10 mins |
| 1:10pm – 1:20pm | Michael Schade | 729 | 10 mins |
| 1:20pm – 1:35pm | Graeme Pope | 502, 528 | 15 mins |
| 1:35pm – 1:40pm | Chris McDonald | 1146 | 5 mins |
| 1:40pm – 1:50pm | Timothy Beddoe | 1327 | 10 mins |
| 1:50pm – 2:10pm | Robert McConville | 631 | 20 mins |
| 2:10pm – 2:25pm | Break | | 15 mins |
| 2:25pm – 2:35pm | James Frost | 38, 223, 1184 | 10 mins |
| 2:35pm – 2:45pm | Robert Sanderson | 1164 | 10 mins |
| 2:45pm – 2:55pm | Natasha McLean | 444 | 10 mins |
| 2:55pm – 3:05pm | Julie Macdonald | 1340 | 10 mins |
| 3:05pm – 3:15pm | Peter Romeis | 553 | 10 mins |
| 3:15pm – 3:30pm | Dee McDonell | 1253 | 15 mins |
| 3:30pm – 3:40pm | Val Sparshott | 1, 429, 984, 1116 | 10 mins |
| 3:40pm | Day close | | |

Day 12: Thursday 27 February 2025

Venue: **Online only** via MS Teams video conference: [Click here to join the meeting](#)

Meeting ID: 483 396 105 175

Passcode: Pd7yF2L5

Or dial in: call (03) 9070 4463 and enter phone conference ID 123 836 743#

| Time | Party | Sub No | Allocated |
|-------------------|---------------------|--------|----------------|
| 10:00am – 10:15am | Preliminary matters | | 15 mins |

Timetable Version 2:
Priority Projects Standing Advisory Committee Referral 45
Amess Road Precinct Structure Plan, Riddells Creek

| | | | |
|--------------------------|---|-------------------------------|----------------|
| 10:15am – 11:15am | Department of Transport and Planning (Head, Transport for Victoria) represented by Elke Cummins, Manager Statutory Planning Loddon Mallee Hume | 25 | 2 hours |
| 11:15am – 11:30am | Break | | 15 mins |
| 11:30am – 12:30pm | Department of Transport and Planning (Head, Transport for Victoria) cont. | | |
| 12:30pm – 1:30pm | Lunch break | | 1 hour |
| 1:30pm – 2:00pm | Michael Tottle | 7, 866, 1139, 1335 | 30 mins |
| 2:00pm – 2:15pm | Anne Tottle | 6, 867, 916, 1137, 1336 | 15 mins |
| 2:15pm – 2:20pm | Stephanie Schade | 696, 1089 | 5 mins |
| 2:20pm – 2:30pm | David Laurie | 218, 1174 | 10 mins |
| 2:30pm – 3:15pm | Peter and Rae Patterson represented by Simon Merrigan of Millar Merrigan | 940, 1338 | 45 mins |
| 3:15pm – 3:30pm | Break | | 15 mins |
| 3:30pm – 3:40pm | Kerrie Clarey | 388, 1093 | 10 mins |
| 3:40pm – 3:50pm | Linda Bottom | 529, 1008 | 10 mins |
| 3:50pm – 4:00pm | Ronald Kent | 295, 979, 1324 | 10 mins |
| 4:00pm – 4:10pm | Robyn Harris | 373 | 10 mins |
| 4:10pm – 4:20pm | Robin Miller represented by Robyn Harris | 103 | 10 mins |
| 4:20pm | Day close | | |

Day 13: Friday 28 February 2025

Reserve day

Timetable Version 2:
Priority Projects Standing Advisory Committee Referral 45
Amess Road Precinct Structure Plan, Riddells Creek

Day 14: Monday 3 March 2025

Venue: Hearing Room 2, Planning Panels Victoria (Ground Floor, 1 Spring Street, Melbourne VIC 3000)

Or join online via MS Teams video conference: [Click here to join the meeting](#)

Meeting ID: 483 396 105 175

Passcode: Pd7yF2L5

Or dial in: call (03) 9070 4463 and enter phone conference ID 123 836 743#

| Time | Party | Sub No | Allocated |
|--------------------------|---|------------|----------------|
| 10:00am – 10:15am | Preliminary matters | | 15 mins |
| 10:15am – 11:15am | Proponent closing submission | | 3 hours |
| 11:15am – 11:30am | Break | | 15 mins |
| 11:30am – 12:30pm | Proponent closing submission cont. | | |
| 12:30pm – 1:30pm | Lunch break | | 1 hour |
| 1:30pm – 2:30pm | Proponent closing submission cont. | | |
| 2:30pm – 3:00pm | Council closing submission | 18, 985 | 30 mins |
| 3:15pm – 3.30pm | Break | | 15 mins |
| 4:30pm | 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]