



Planning Panels Victoria

Department of Transport and Planning

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8 November 2024

Dear Party

Draft Amendment C273hume – Greenvale North (Part 2) Precinct Structure Plan (PSP)

The Committee conducted a Directions Hearing for this matter by video on Thursday 7 November 2024. For the benefit of all parties, the Committee's initial notice letter dated 18 October 2024 and the Victorian Planning Authority's (VPA) referral letter to the Committee dated 9 October 2024 are enclosed.

Please find attached to this letter:

- Directions
- Distribution List v1.

Dates

The following dates apply:

| Time | Date | Actions for filing and other matters | Direction |
|---------|---------------------------------|---|-----------|
| 12 noon | Monday, 2 December 2024 | VPA to file Day 1 'without prejudice' Amendment documents | 2 |
| 12 noon | Monday, 16 December 2024 | VPA to file Day 1 'confirmed' Amendment documents | 3 |
| 12 noon | Monday, 16 December 2024 | VPA to file opening submission | 4 |
| 12 noon | Thursday, 19 December 2024 | Parties to confirm whether or not they wish to be heard, and intention to call evidence | 5, 7 |
| 5pm | Monday, 23 December 2024 | Committee to confirm whether a hearing will be required | 6 |
| 12 noon | Friday, 24 January 2025 | Parties calling evidence to file expert witness reports | 8 |
| 12 noon | Monday, 3 February 2025 | Parties other than the VPA to file submissions | 11 |
| | 4 to 6 February 2025 | Tentative hearing dates (if required) | |
| 12 noon | Monday, 10 February 2025 | Parties other than the VPA to file reply submissions | 12 |
| 12 noon | Monday, 17 February 2025 | VPA to file reply submission | 13 |

Parties

In addition to Satterley Group and the Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation, it was agreed at the Directions Hearing that Melbourne Water and Hume City Council will be added as parties to this matter. Please find attached a letter from the VPA to the Committee dated 7 November 2024 referring additional issues from Melbourne Water to the Committee.

Tentative hearing dates

The attached Directions set out dates for the conduct of the process 'on the papers' (without a hearing), however this process will not be confirmed until after 19 December 2024 as the VPA continues to work with parties to resolve matters. Should a hearing be required, the Committee requests that parties tentatively set aside **4, 5 and 6 February 2025** and confirm the availability of experts to appear on these dates. The Committee encourages parties to liaise directly with the VPA on possible hearing dates before requesting an alternative.

The Committee's remit

In addition to any late referred matters from Hume City Council, parties are reminded that the Committee's remit is confined to providing advice on unresolved issues, which are described in the VPA's referral letters as:

1. **Affordable housing** – the 8% target for affordable housing for residential subdivision applications
2. **Tree canopy cover** – the requirement for 30% canopy tree coverage within the public realm
3. **Viable densities** – application of PSP 2.0 density targets to the precinct
4. **Cultural Heritage** – development of heritage area subject to investigation, buffers between heritage area and land for residential development
5. **Non-residential uses** – provision of two lots of minimum 1000 square metres for potential non-residential use.
6. **Reservoir protection works** – revised drafting and scope of permit condition and R24 preventing certification of plans of subdivision and commencement of buildings and works (including bulk earthworks) prior to completion of protection works for the Greenvale Reservoir, revised drafting of G22 relating to out of sequence development.
7. **Setback from reservoir bund** – measurement of required 5 metre setback from toe of bund to fence in R16 and reservoir interface cross section.

Withdrawal of the referral

The parties indicated at the Directions Hearing that they remain hopeful of resolving the issues by agreement. The Committee will need to proceed on the basis that a hearing and/or report will be required unless and until the matter is formally withdrawn by the VPA. The VPA should advise the Committee as soon as practical if it intends to withdraw the referral, to minimise the Committee's preparation costs.

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

Yours sincerely



Sarah Carlisle
Chair

Directions

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Resolving issues

1. If the VPA resolves any of the issues in the referral letter, it should let the Committee and all parties know as soon as practical in writing. Resolved issues will not be included in the Committee's report. If all issues are resolved and the matter is withdrawn, the Committee will not prepare a report.

Updated Amendment documentation

2. The VPA must file Day 1 'without prejudice' versions of the Amendment documentation by **12 noon on Monday, 2 December 2024**. The Day 1 'without prejudice' versions must:
 - a) be marked up against the referred versions
 - b) show any suggested changes in response to submissions and evidence about the unresolved issues
 - c) clearly indicate which unresolved issue the changes are related to, using the numbering in the referral letter.
3. The VPA must file Day 1 'confirmed' versions of the Amendment documentation by **12 noon on Monday, 16 December 2024**. The Day 1 'confirmed' versions must:
 - a) maintain the same information required under Direction 2a to 2c
 - b) be recirculated in full even if there are no further changes from the 'without prejudice' versions.

VPA opening submission

4. The VPA must file an opening submission by **12 noon on Monday 16 December 2024** organised under the following headings:
 - a) Background
 - (i) provide a brief overview of the background to the draft Amendment (this will be taken as read if a hearing is required)
 - b) Issues
 - (i) confirmation of the unresolved issues on which the VPA seeks the Committee's advice
 - (ii) a high level overview of how any of the referred issues have been resolved
 - c) [Topic] - for each unresolved issue:
 - (i) a summary of concerns raised in submissions about the unresolved issues
 - (ii) a response to submissions about the unresolved issues.

The need for a hearing

5. Parties must confirm by **12 noon on Thursday, 19 December 2024**:
 - a) whether they wish to be heard OR
 - b) whether they support the matter proceeding 'on the papers'.
6. The Committee will write to all parties by **5pm on Monday, 23 December 2024** to advise how the matter will proceed.

Evidence

7. Parties must confirm their intention to call evidence, and full details of witnesses by **12 noon on Thursday, 19 December 2024**.
8. Any expert witness reports must be filed by **12 noon on Friday, 24 January 2025**. Expert reports must be confined to the unresolved issues referred to the Committee by the VPA, as modified under Direction 1.
9. An expert witness can provide a response to other like evidence by **12 noon on Friday, 31 January 2025**.

10. An expert witness report must comply with the PPV Practice Note 1 - Expert Evidence ([Expert witnesses \(planningpanels.vic.gov.au\)](https://www.planningpanels.vic.gov.au)).

Party submissions

11. Submissions from other parties must be filed by **12 noon on Monday, 3 February 2025**. Written submissions must:
- a) be confined to the unresolved issues, as modified under Direction 1
 - b) indicate what, if any, changes the party seeks to the VPA's 'confirmed' version of the Day 1 Amendment documentation.
12. Other parties may provide submissions in reply by **12 noon on Monday, 10 February 2025**.

VPA reply submission

13. The VPA must file a reply submission by **12 noon on Monday 17 February 2025** that:
- a) must not raise new matters
 - b) may respond to matters raised in other parties' submissions or evidence
 - c) must indicate any further changes the VPA proposes to make to the Day 1 'confirmed' versions of the Amendment documentation

Providing material at the hearing (if required)

14. Submissions, presentations and other material presented at the hearing (if required) must:
- a) be presented electronically
 - b) be filed by 12 noon on the business day before the material is to be presented
 - c) be confined to the unresolved issues, as modified under Direction 1
 - d) include a summary of fewer than 5 pages if the material is more than 40 pages.

Distribution List

Draft Amendment C273hume – Greenvale North (Part 2) Precinct Structure Plan (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 | planning.panels@transport.vic.gov.au |
| Victorian Planning Authority | [REDACTED] |
| Hume City Council | [REDACTED] |
| Melbourne Water | [REDACTED] |
| Satterley Group | [REDACTED] |
| Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation | [REDACTED] |