



Planning Panels Victoria

Department of Transport and Planning

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

19 December 2024

Dear Submitter

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

The Committee held a Directions Hearing for the above matter on 16 December 2024 online using MS Teams videoconference. Please find attached:

- Committee Directions
- Hearing Timetable.

The following dates apply:

Time	Date	Actions for filing and other matters	Direction
12 noon	Thursday, 19 December 2024	Council and the Proponent must provide Planning Panels Victoria with list of current Documents	1
12 noon	Friday, 20 December 2024	Council must file any further or additional initial submissions it seeks to make on issues	2
12 noon	Monday, 23 December 2024	Proponent and Council must advise details of expert witnesses	3
12 noon	Monday, 13 January 2025	Request to be heard forms due from submitters (if not yet filed)	9
		Submitters must advise the Committee if they have any procedural or timing issues	10
		Submitters must provide details of their representatives and/or expert witnesses	11
12 noon	Thursday, 16 January 2025	Document sharing platform to be set up	4
12 noon	Tuesday, 28 January 2025	Site inspection location requests due	13
		Proponent Part A (background and context) submission	16
12 noon	Wednesday, 29 January 2025	Proponent expert witness report(s)	17.a)
12 noon	Friday, 31 January 2025	Other parties expert witness report(s)	17.b)
		Proponent to provide site inspection plan	14

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Time	Date	Actions for filing and other matters	Direction
12 noon	Thursday, 6 February 2025	Proponent Part B (main) submission	20
		Proponent 'Day 1' version of the Amendment and Permit documentation	22
12 noon	Friday, 7 February 2025	Expert witness statement(s) of agreed opinions and facts	27
12 noon	Friday, 7 February 2025	Any supplementary submission from a party not appearing at the Hearing	31
		Documents or material to be presented on Day 1 of the Hearing	29
10 am	Monday, 10 February 2025	Hearing commences	
12 noon	5 business days after the hearing closes	Comments on final drafting	40
12 noon	5 business day after other parties' drafting comments due	Proponent comments on proposed drafting changes	41

The Committee made no declarations.

Accessing documents tabled at the hearing

As request to be heard forms are not due from community submitters until 13 January 2025, community submitters will not receive documents directly from other parties until then.

In the meantime, submitters can access hearing documents in this OneDrive folder: [REDACTED]. This will be updated with any documents provided to the Committee, and correspondence sent by the Committee, until 13 January.

After all request to be heard forms are received on 13 January, a new version of the distribution list will be issued to include all submitters who request to be heard at the hearing. Submitters who request to be heard will then start receiving documents directly by email from other parties.

Procedural matters

Recording the Hearing

At the request of the Proponent, the Committee has agreed to allow the Hearing to be recorded (audio only). The Proponent will be responsible for organising the audio recording and making it available to the parties each day. Privacy and use of personal information is addressed in Directions 43 and 44.

Documents

There was considerable discussion at the Directions Hearing about what documents are the primary set of documents to be considered by the Committee, parties and expert witnesses. It was agreed the Proponent and Council would provide Planning Panels Victoria with a list detailing a complete current set of Documents (comprising background, amendment and permit documents). This must be provided to Planning Panels Victoria by **12 noon on Thursday, 19 December 2024** in accordance with Direction 1.

Following the receipt of this list, all parties and submitters will be able to access these documents using the OneDrive folder: [REDACTED], and on the Engage Victoria website.

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

Yours sincerely

A handwritten signature in black ink that reads "Sarah Raso". The signature is written in a cursive, flowing style.

Sarah Raso
Committee Chair

Directions

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

Information to be provided

1. Council and the Proponent must provide Planning Panels Victoria with an agreed list of current Documents (comprising background, amendment and permit documents) which are to form the basis of the Committee's, parties' and expert witnesses' consideration, by **12 noon on Thursday, 19 December 2024**.
2. Council must file any further or additional initial submissions it seeks to make on issues by **12 noon on Friday, 20 December 2024**.

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 Committee 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.

Expert witness details and reports

3. The Proponent and Council must advise the names and expertise of all expert witnesses they intend to call by **12 noon on Monday, 23 December 2024**.

Circulation and sharing of documents

4. The Proponent must host and manage online document sharing. The document sharing platform must allow a party to upload documents directly. The document sharing platform must be set up with a link distributed to PPV and all parties on the Distribution List by **12 noon on Thursday, 16 January 2025**.
5. 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.
6. 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.
7. 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 after being uploaded.
8. All information presented to the Committee for the purposes of the Committee process is a public document solely for that purpose unless the Committee directs otherwise. It cannot be used for any other purpose.

Notes

Any request to access a document after the report is submitted 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.

Directions

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

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 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

Submitter request to be heard forms, procedural matters and expert witness details

9. Any submitter who wishes to be heard at the hearing must complete the [online request to be heard form](#) by **12 noon on Monday, 13 January 2025** (if they have not already done so). Submitters are encouraged to work together and present in groups where possible to ensure similar issues are not raised multiple times throughout the Hearing.
10. Submitters who wish to raise any procedural or timing matters must advise planning.panels@transport.vic.gov.au by **12 noon on Monday, 13 January 2025**.
11. Submitters must provide details of their representatives and/or expert witnesses by **12 noon on Monday, 13 January 2025**.

Site Inspection

12. The Committee will undertake an unaccompanied site inspection.
13. Any party or submitter who seeks the Committee to view a particular place or area must provide that information to the Proponent and Planning Panels Victoria by **12 noon on Tuesday, 28 January 2025**.
14. The Proponent must prepare a site inspection plan for the Committee ensuring it includes all places of relevance to the Amendment and Permit Application and all requested locations. The Proponent must file a written and visual plan of the inspection area by **12 noon on Friday, 31 January 2025**.

Notice of the Hearing

15. Planning Panels Victoria will publish notice of the Hearing on its website, with information on how members of the public can observe it in person and online.

Proponent background and context submission

16. The Proponent must file a background and context submission by **12 noon on Tuesday, 28 January 2025** that includes:
 - a) an explanation of the proposal
 - b) a summary of the physical context of the subject land and surrounds
 - c) a summary of the strategic context, including relevant planning policies and controls
 - d) a summary of the issues raised in submissions, including an explanation of which (if any) of those issues have been resolved and how
 - e) any suggested changes to the Amendment or draft Permit in response to submissions.

Note

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

Directions

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

Expert witness reports

17. Any expert witness reports must be filed as follows:
 - a) the Proponent must file its expert witness reports by **12 noon on Wednesday, 29 January 2025**
 - b) other parties must file their expert witness reports by **12 noon on Friday, 31 January 2025**.
18. An expert witness report must:
 - a) comply with the PPV Practice Note 1 - Expert Evidence ([Expert witnesses \(planningpanels.vic.gov.au\)](http://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.
19. An expert witness who has not participated in a meeting of experts can provide a response to other like evidence by **12 noon on Friday, 7 February 2025**.

Proponent Part B (main) submission

20. The Proponent must file a Part B (main) submission by **12 noon on Thursday, 6 February 2025**.
21. The Proponent must address the following issues in its main submission or through evidence:
 - a) its response to submissions and evidence
 - b) its final position on the Amendment and Permit.

Proponent 'Day 1' version of Amendment and Permit documentation

22. The Proponent must file a 'Day 1' version of the Amendment and Permit documentation by **12 noon on Thursday, 6 February 2025**. The Day 1 version must:
 - a) show any suggested changes in response to submissions
 - b) be marked up against the exhibited version
 - c) be labelled 'Proponent Day 1 version – [Document title eg Environmental Delivery Standards]'
 - d) be in an editable format such as MS Word.

Expert meetings

23. 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) Development contributions to be chaired by Mr Paul Shipp
 - b) Drainage to be chaired by Mr Michael Mag.
24. The meeting(s) should be held after the expert reports are filed but before the Hearing commences.
25. The meeting(s) 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 meeting(s).
26. 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.
27. The statement(s) 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

Directions

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

- 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 Friday, 7 February 2025**.

At the Hearing

28. The Proponent 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

29. 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.

Other party submissions

- 30. 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.
- 31. 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, 7 February 2025**.

Note

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

Evidence and cross examination

- 32. Unless agreed by the Chair, evidence-in-chief should be no longer than 30 minutes.
- 33. 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.
- 34. 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.

Directions

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

35. A party, advocate and the Committee may question an expert witness.
36. 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
- 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

37. Council and the Proponent 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.
38. Council and the Proponent must file written Part C (closing) submissions by 12 noon on the day before they are to be presented.

Drafting changes

39. The Proponent must file its final preferred version of the Amendment and Permit 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 Proponent Day 1 version (refer to Direction 22).
40. Any party seeking to provide drafting comments on the Proponent's Part C (closing) version of the Amendment and Permit documentation must file them by 12 noon, **5 business days after the hearing closes**. Drafting comments must only relate to drafting issues, not broader issues.
41. The Proponent may provide written comments on other parties' proposed drafting changes by 12 noon, **5 business days after such comments are due**.

Note

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

Directions

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

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

42. 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.
43. A party must not record any part of a Hearing by any means without permission from the Chair.
44. 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. For more information on how your personal information will be used, refer to the Privacy Collection Notice attached to the Committee's letter dated 18 November 2024.

Timetable

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

Timetable Version 1

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 – 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 from Aaron Walley of Ratio- Bushfire from Hamish Allan of Terramatrix- Economics from Gavin Duane of LocationIQ- Landscape (TBC)		5 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)

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

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Timetable Version 1:
Priority Projects Standing Advisory Committee Referral 45
Amess Road Precinct Structure Plan, Riddells Creek

10:15am – 4:30pm	Proponent cont.	5 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.		5 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 – 4:30pm	Proponent cont.		5 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		

Timetable Version 1:
Priority Projects Standing Advisory Committee Referral 45
Amess Road Precinct Structure Plan, Riddells Creek

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.		5 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	Macedon Ranges Shire Council represented by Terry Montebello of Maddocks, calling the following expert evidence: - Community infrastructure from Stephen Watters of SMEC - Social/community infrastructure planning from Kate Kerkin of K2 Planning - Drainage (TBC)	18 & 985	2 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		

Timetable Version 1:
Priority Projects Standing Advisory Committee Referral 45
Amess Road Precinct Structure Plan, Riddells Creek

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 – 4:30pm	Council cont.	18 & 985	2 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 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
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 – 3:15pm	Whiteman Property and Associates 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
3:15pm – 3:30pm	Break		15 mins
3:30pm – 4.45pm	Whiteman Property and Associates cont.		
4:45pm	Day close		

Timetable Version 1:
Priority Projects Standing Advisory Committee Referral 45
Amess Road Precinct Structure Plan, Riddells Creek

Day 9: Monday 24 February 2025

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 – 4:30pm	Community submitters (timing to be confirmed once community request to be heard forms are received)		
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 10: Tuesday 25 February 2025

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 – 4:30pm	Community submitters (timing to be confirmed once community request to be heard forms are received)		
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		

Timetable Version 1:
Priority Projects Standing Advisory Committee Referral 45
Amess Road Precinct Structure Plan, Riddells Creek

Day 11: Wednesday 26 February 2025

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 – 4:30pm	Community submitters (timing to be confirmed once community request to be heard forms are received)		
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 12: Thursday 27 February 2025

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 – 4:30pm	Community submitters (timing to be confirmed once community request to be heard forms are received)		
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 13: Friday 28 February 2025

Reserve day

Timetable Version 1:
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]