



Planning Panels Victoria

Department of Environment, Land, Water and Planning

8 October 2015

As addressed

1 Spring Street
Melbourne Victoria 3000
GPO Box 2392
Melbourne, Victoria 3001
Telephone (03) 8392 6397
Facsimile (03) 8392 6381

Dear Submitter,

Hume Planning Scheme Amendment C198: Craigieburn North Employment Area PSP and DCP

A Directions Hearing was held on 6 October 2015 at Planning Panels Victoria in relation to the above Amendment. A copy of the Panel's Directions and Hearing Timetable are attached. The following key dates are relevant to this matter:

- Merrifield Corporation to confirm expert witnesses to be called by close of business on **Tuesday 13 October 2015**. Best Hooper should also advise representation for Merrifield Corporation by this date.
- Expert witness reports must be circulated by **2.00pm on Wednesday 4 November 2015**
- The MPA should circulate its Part A submission by **2.00pm on Wednesday 4 November 2015**.
- MPA should provide to all submitters, its response to issues raised by them in their submissions by close of business on **Friday 16 October 2015**
- Submitters should inform the MPA by **Monday 26 October 2015** whether any or all of the outstanding issues raised by them in submissions have been resolved to their satisfaction as set out in the document circulated by the MPA on 16 October 2015
- The Hearing will commence at **10.00am Monday 16 November 2015**

At the Hearing, Professor Eade indicated that he had served on the Standard Development Contributions Advisory Committee with Bryce Moore a principal of Moremac, Property Group, a submitter, some two and a half years ago. Mr Harty indicated he has had various Panel and VCAT involvement in Hume and past private consulting work with EnPlan Partners for Hume City Council associated with a Farm Land Status Audit for land management & rural rate rebates in 2012. The audit was not planning related and did not involve land within the UGB or UGZ in the City of Hume.

The following information is enclosed for your information:

- Panel Directions
- Distribution List
- Hearing Timetable.

If you have any queries please contact Planning Panels Victoria on (03) 8392 6397 or planning.panels@delwp.vic.gov.au.

Yours sincerely,

Rodger Eade

Panel Chair

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 Environment, Land, Water and Planning, PO Box 500, East Melbourne, Victoria 8002



Panel Directions

Hume Planning Scheme Amendment C198: Craigieburn North Employment Area PSP and DCP

Written Submissions at the Hearing

1. All parties should bring to the Hearing at least six (6) hard copies of additional written submissions and accompanying documents (i.e. photographs, plans). Copies of original submissions are not needed.
2. Written material presented at the Hearing should be two-hole punched and stapled (not bound).
3. Submissions (preferably in MS Word) should be emailed to the Panel after the Hearing at planning.panels@delwp.vic.gov.au.
4. Submissions and material presented at the Hearing including PowerPoint presentations are public documents and may be made available to other parties.

Exchange of Expert Witness Reports

5. Expert witnesses reports must comply with the Planning Panels Victoria Guide to Expert Evidence (<http://www.dtpli.vic.gov.au/planning/panels-and-committees/planning-panel-guides-and-faqs>).
6. Expert witness reports should not refer to any individual submitter by name. If necessary, submitters may be referred to by submission number.
7. Expert witnesses reports must be circulated by **2.00pm on Wednesday 4 November 2015** (both Hard and Electronic copies) in accordance with the attached Distribution List.
8. A copy of any expert witness report received must be made available on the MPA's website and at its office.

Information to be supplied

9. The MPA must circulate to all parties on the distribution list its 'Part A Submission' by **2.00pm on Wednesday 4 November 2015**. This should include:
 - a. Background to the Amendment
 - b. Chronology of events
 - c. Strategic context and assessment
 - d. Identification of the issues raised in submissions and its response
 - e. Changes to the Amendment documentation proposed as a result of the issues raised in submissions
 - f. A table outlining each of the unresolved issues raised by submitters, its response to each unresolved issue and its proposed action

Note: At the Hearing, Council's 'Part A Submission' will be taken as read by all parties. Council should allow time on Day 1 for questions of clarification from the Panel.

10. At the Hearing, the MPA must address the following issues through its 'Part B Submission'
 - a. A summary of the key issues raised in submissions
 - b. Response to evidence tabled
 - c. Its final position on the Amendment
 - d. The results of the conclave on bridge design and costs which met as a result of the Whittlesea C183 process
 - e. Details of other current permit applications applicable

- f. The basis for the proposal to provide Commercial Zone land when the North Growth Corridor Plan indicates the land as Industrial
 - g. A strategic justification for the selection of the RCZ to be applied in the Growling Grass Frog Area
 - h. A response to the impact on those properties that are wholly affected by the application of the RCZ and the implications for land use and development from designation of such lands for conservation purposes to protect and buffer the Growling Grass Frog habitat.
 - i. Clarification of calculations associated with the Public Land Equalisation Method (PLEM) in the DCP with particular reference to figures in section 3.2.3 page 23 and Table 8 and apparent inconsistencies between the table and the text.
11. At the Hearing, the MPA should arrange for:
- a. A map showing the location of submitters by submitter number. This map:
 - i. must not show submitter names
 - ii. does not need to show the location of pro-forma submitters
 - iii. must not be placed on the internet or replicated in any report.
 - b. Appropriate aerals and plans, including zoning plans, at large scale
 - c. Access to the MPA or Council's GIS maps/system.
12. Prior to the Hearing, officers from the MPA and Council should meet to attempt to resolve any outstanding issues and agree which if any issues remain unresolved. Ideally this should occur prior to 16 October 2015

Distribution List

Hume Planning Scheme Amendment C198: Craigieburn North Employment Area PSP and DCP

This list is to be used for the circulation of Expert witness statements and any other information as directed by the Panel.

Note: **Both** Hard **and** Electronic copies of Expert witness reports must be circulated by **2.00pm on Wednesday 4 November 2015**

| Party | Hard Copies | Electronic Copy |
|---|-------------|---|
| Planning Panels Victoria Attn: The Panel Coordinator PO Box 2392 Melbourne, Victoria 3001 (By courier to Level 5, 1 Spring Street, Melbourne 3000 and mark as 'Urgent') | 3 copies | planning.panels@delwp.vic.gov.au (The Panel is to be provided with an 'unlocked' copy of any document circulated, i.e not in PDF) |
| Metropolitan Planning Authority Level 25, 35 Collins Street Melbourne 3000 | 2 copies | matthew.rogers@mpa.vic.gov.au |
| Hume Council Attn Gareth Edgley PO Box 119 Dallas 3047 | 2 copies | gareth@hume.vic.gov.au |
| Merrifield Corporation C/- Best Hooper | None | ipitt@besthooper.com.au |
| Public Transport Victoria | | Martin.vegt@ptv.vic.gov.au |
| Merri Creek Management Committee | None | Luisa@mcmc.org.au |
| Steven Mustica | None | Email address to be advised |
| Claudio Di Martino | None | dimatec@bigpond.com |
| Moremac Property Group | None | martingaedke@moremac.com.au |
| Angelo Votsis | None | lima@aussieisp.net.au |
| John Tsoutsoulis | None | tsoulis@bigpond.net.au |

Hearing Timetable

Hume Planning Scheme Amendment C198: Craigieburn North Employment Area PSP and DCP

Day 1: Monday 16 November 2015

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

| Time | Party | Sub No | Allocated |
|------------------------|--|--------|-----------|
| 10.00am – 10.15am | Preliminary matters | | 15 mins |
| 10.15am – 1.00pm | Metropolitan Planning Authority represented by Ms Joanne Lardner of Counsel, instructed by Mr Tim Peggie from the MPA. Expert witnesses to be advised. | | 2.5 hours |
| 1.00pm – 2.00pm | Lunch Break | | |
| 2.00pm – 3.30pm | Metropolitan Planning Authority (continued) | | 1.5 hours |
| 3.30pm – 4.30 pm | Hume City Council represented by Mr Gareth Edgley* | 11 | 1.0 hour |

* If MPA finishes its submission in time and the Hume City Council submission can be completed on Day 1, the Merrifield Corporation submission will commence at 10:15 am on Day 2.

Day 2: Tuesday 17 November 2015

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

| Time | Party | Sub No | Allocated |
|-------------------------|---|--------|----------------|
| 10.00am – 10.15am | Preliminary matters | | 15 mins |
| 10.15am- 11.15 am | Hume City Council (continued) | | 1.0 hour |
| 11.15am- 11.30am | Break | | 15 mins |
| 11.30am – 1.00pm | Merrifield Corporation. Representation to be advised. The following expert witnesses are to be called: Mr Mark Woodland – Planning Mr Matthew Lee – Retail Economics | | 1.5 hours |
| 1.00pm – 2.00pm | Lunch Break | | |
| 2.00pm- 4.30pm | Merrifield Corporation (continued) | | 2.5 hours |
| 4.30pm – 4.40pm | Mr Angelo Votsis | | 10 mins |
| 4.40pm-4.50pm | Mr John Tsoutsoulis | | 10 mins |

Day 3: Wednesday 18 November 2015

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

| Time | Party | Sub No | Allocated |
|-------------------------|--|--------|----------------|
| 9.00am – 9.15am | Preliminary matters | | 15 mins |
| 9.15am – 9.45am | Moremac Property Group represented by Mr Martin Gaedke | | 30 mins |
| 9.45am – 10.45am | Mr Steven Mustica | | 1 hour |
| 10.45am– 11.00am | Break | | 15 mins |
| 11.00am– 11:30am | Mr Claudio Di Martino | | 30 mins |
| 11.30am– 12.15pm | Merri Creek Management Committee represented by Ms Luisa Macmillan | | 45 mins |
| 12.15pm-12.30pm | Right of Reply by Council | | 15 mins |
| 12.30pm-1.00pm | Right of Reply by MPA | | 30 mins |
| 1.00pm | Hearing closes | | |
| 2.30pm | Site Visit (to be confirmed at start of Day 1) | | |

Hearing Timetable Notes:

1. This timetable may be amended without notice.
2. Please arrive at least 15 minutes before your scheduled time of commencement. If you are unable to be present at your scheduled time, please contact Planning Panels Victoria as soon as practicable.
3. Any queries regarding this timetable should be made to Laura Agius, Panel Coordinator on 8392 6397
4. Getting to Planning Panels Victoria:
Planning Panels is on the 75 and City Circle tram lines and a short walk from the Collins Street trams 109, 112 and 48. It is also a short walk from Parliament Train Station.