



Planning Panels Victoria

Department of Environment, Land, Water and Planning

1 Spring Street
Melbourne Victoria 3000
GPO Box 2392
Melbourne, Victoria 3001
Telephone (03) 8392 5115

4 May 2018

As addressed

Dear Submitter,

Cardinia Planning Scheme Amendment C234: Pakenham East Precinct Structure Plan

A Directions Hearing was held on 30 April 2018 at Victorian Planning Authority (VPA) Meeting Rooms in Melbourne 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:

- The Hearing will commence at **10.00am Wednesday 30 May 2018**
- The Hearing will re-commence at **10.00am Monday 25 June 2018**
- The VPA Part A submission must be submitted by **2.00pm on Monday 14 May 2018**
- The VPA response to submissions must be tabled by **2.00pm on Monday 14 May 2018**
- Expert witness reports must be circulated by **2.00pm on Friday 18 May 2018**
- A conclave of traffic and drainage experts is to held in the week commencing **2.00pm on Monday 21 May 2018**
- A Statement from the conclave is to be provided to the Panel by **2.00pm on Monday 28 May 2018**

The following information is enclosed for your information:

- Panel Directions
- Distribution List
- Hearing Timetable.

The Hearing will commence with opening submissions from the VPA and Cardinia Shire Council, and expert evidence on matters of drainage, water management and hydrology from 30 May to 1 June 2018. The Panel will also hear submissions from other parties as outlined in the attached timetable.

The VPA and Council will continue their opening submissions when the Panel reconvenes on 25 June 2018

If you have any queries, please contact Planning Panels Victoria on (03) 8392 5115 or planning.panels@delwp.vic.gov.au.

Yours sincerely,

Michael Ballock

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

Cardinia Planning Scheme Amendment C234: Pakenham East Precinct Structure Plan

Written Submissions at the Hearing

1. All parties should bring to the Hearing at least ten (10) 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.planning.vic.gov.au/panels-and-committees/planning-panel-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 witness reports must be circulated by 2.00pm on Friday 18 May 2018 in accordance with the attached Distribution List.
8. A copy of any expert witness report received must be made available on VPA's website and at its office.
9. The Panel is to be provided with an 'unlocked' copy of any document circulated, i.e not in PDF.

Conclave of expert witnesses

10. A copy of any expert witness report received must be made available on VPA's website and at its office.
11. The Panel is to be provided with an 'unlocked' copy of any document circulated, i.e. not in PDF.
12. The option of conclaves of experts was discussed at the Directions Hearing and it was agreed that there may be value in a conclave of expert witnesses in relation to:
 - a. Traffic management
 - b. Drainage and integrated water management hydrology
13. Melbourne Water should be requested to attend the drainage and integrated water management and hydrology conclave.
14. VicRoads (Transport for Victoria) should be requested to attend the traffic management conclave.
15. The arrangement of and conduct of the meeting is at the discretion of the experts. It is normal practice for an expert appointed by the planning authority to coordinate arrangements, preparation of an agenda and take notes but other arrangements may be made by agreement between the experts.
16. Advocates for parties or those instructing the experts must not attend the meeting.
17. The expert meeting should canvass at least the following:
 - a. The issues raised in submissions.

- b. The results obtained.
 - c. Interpretation of results.
18. A brief statement from the meeting should be prepared which highlights points of agreement and disagreement between the experts. The experts present should be noted (including attendances and absences for any significant discussion point if some attendees are only there for part of the meeting).
 19. The statement should be signed by all participants and circulated to all parties to the Hearing (as per the attached circulation list) no later than close of business on 2.00pm on Monday 28 May 2018
 20. If any expert witness directed by the Panel to meet with any other expert is instructed not to reach agreement in respect of points of difference, the fact of such instructions must be reported in writing to the Panel by the expert witness.

Information to be supplied

21. The VPA must circulate to all parties on the distribution list its 'Part A Submission' by **2.00pm on Monday 14 May 2018**. 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. The PSP Vision refers to "*....protecting the ridge lines, facilitating responsive development on steeper land, safeguarding views to and from hilltops*" (page 13). The Part A Submission should explain how these are dealt with in the PSP e.g. Requirements, Guidelines
 - g. Submitters raised concerns with traffic impacts on the existing road network e.g. Ryan Road. In the background documentation, there is a report called Pakenham East Interchange Modelling Assessment (SMEC) and some intersection design analyses (Transport for Victoria/VicRoads), but no overall traffic assessment of development as set out in the PSP. In its submission, the Council refers to a Traffic Impact Assessment it has had done. The Victorian Planning Authority should address forecast traffic impacts on the existing road network.
 - h. The PSP at section 1.4 (page 9) refers to an Infrastructure Contributions Plan (ICP). Has this ICP been prepared? The PSP wording suggests that it has. The Part A submission should provide details on the current status of the ICP.

Note: At the Hearing, the VPA's 'Part A Submission' will be taken as read by all parties. The VPA should allow time on Day 1 for questions of clarification from the Panel.
22. At the Hearing, the VPA must address the following issues through its 'Part B Submission':
 - a. A summary of the key issues raised in submission
 - b. Response to evidence tabled
 - c. Its final position on the Amendment.
 - d. The Panel notes that several agencies (e.g. Council, CFA, Melbourne Water, DELWP) raised issues and asked for changes to the PSP. The VPA should advise how they have responded to these matters.
 - e. Further explanation of the Transmission Easement Concept Plan (Figure 1)
 - f. The role of VPA as referral authority for local town centre

- g. The Parklea alternative Future Urban Structure Plan proposal
 - h. The status of the potential future sports reserve (Plan 3)
 - i. The catchment for the government secondary school
 - j. The impact of the updates to Clauses 10 and 13 of the Planning Scheme introduced by Amendment VC140
23. The VPA must supply the following documents by 2:00 pm on **Monday, 14 May 2018**:
- a. The Safety Management Study for the high pressure gas pipelines
24. Cardinia Council must supply the following documents by **2:00 pm on Monday, 14 May 2018**:
- a. A copy of its Traffic Impact Assessment
25. At the Hearing, the VPA should arrange for:
- a. A map showing the location of submitters. This map is for Panel use only and will not be circulated to other parties.
 - b. Appropriate aerials and plans at large scale
 - c. Access to GIS maps/system.

Distribution List

Cardinia Planning Scheme Amendment C234: Pakenham East Precinct Structure Plan

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

Electronic Expert witness reports must be circulated by **2.00pm on Friday 18 May 2018**.

Electronic documents

Party	email address
Planning Panels Victoria	planning.panels@delwp.vic.gov.au
Victorian Planning Authority	gtobin@ha.legal
Cardinia Shire Council	m.bell@cardinia.vic.gov.au barnaby.mcilrath@maddocks.com.au
Parklea Developments Pty Ltd	ellen.tarasenko@minterellison.com planning@minterellison.com
Earldean Pty Ltd and Auscare Pty Ltd	mail@xwbconsulting.com.au
Paul & Penny Carney	mail@xwbconsulting.com.au
Lendlease	celia@nicheplanningstudio.com.au
SR Holdings Investment Group Pty Ltd	n.robins@taylorstds.com.au
Bauenort	celia@nicheplanningstudio.com.au
Mark Blazevic	frankp@townplanning.com.au
Nick Azemi	info@plansinmotion.com.au
Chantelle McLachlan	shelstra@gmail.com
Cannibal Creek Land Care Group	Cannibalcreeklandcare@gmail.com
Jason Satori	jasartone@gmail.com
EPA (Marleen Mathias)	southmetro.planning@epa.vic.gov.au
David Young	davidyoungsmail@gmail.com
Cardinia Branch, Victorian Farmers Federation	davidyoungsmail@gmail.com
Back Creek Land Care Group	vclarke@chariot.com.au
James Naylor	j-naylor@hotmail.com
Rose Biddell	rose2012@bigpond.com
Nar Nar Goon Progress Association	rose2012@bigpond.com
Gloria O'Connor	glocon@yahoo.com.au
Dennis and Lois Walker	dennis.walker@bluescopesteel.com

Hard copies

Party	No of Copies
Planning Panels Victoria Attn: The Panel Coordinator Level 5, 1 Spring Street, Melbourne 3000 and mark as 'Urgent'	4 copies

Timetable

Cardinia Planning Scheme Amendment C234: Pakenham East Precinct Structure Plan

Day 1: Wednesday 30 May 2018

Venue: Hearing Room 1, Planning Panels Victoria, 1 Spring Street Melbourne

Time	Party	Sub No	Allocated
10.00am – 10.15am	Preliminary matters		15 mins
10.15am – 12.30pm	Victorian Planning Authority represented by Greg Tobin of Harwood Andrews		1 day
12.30pm – 1.30pm	Lunch Break		
1.30pm – 4.00pm	Victorian Planning Authority continued		

Day 2: Thursday 31 May 2018

Venue: Council Chambers, Cardinia Shire Council Civic Centre, 20 Siding Avenue, Officer

Time	Party	Sub No	Allocated
10.00am – 10:15am	Preliminary matters		15 mins
10.15am – 12:15pm	Cardinia Shire Council represented by Barnaby McIlrath of Maddocks	71	2 days
11.45pm – 12.45pm	Valerie Magg Stormy Water Solutions	71	
12:45pm – 1.45pm	Lunch Break		
1.45pm – 4.00pm	Paul & Penny Carney represented by Phil Walton of XWB Consulting calling evidence from: <ul style="list-style-type: none">• Warrick Bishop of Water Technology on drainage	28	4.5 hours

Day 3: Friday 1 June 2018

Venue: Council Chambers, Cardinia Shire Council Civic Centre, 20 Siding Avenue, Officer

Time	Party	Sub No	Allocated
10.00am – 10.15am	Preliminary matters		15 mins
10.15am – 10.30am	Rose Biddell	33	15 mins
10:30am – 10.45am	Nar Nar Goon Progress Association represented by Rose Biddell	25	15 mins
10.45am – 11.00am	Back Creek Land Care Group represented by Vivian Clarke	22	15 mins
11.00am – 11.20am	James Naylor	42	20 mins
11.20am – 11.35am	Gloria O'Connor		15 mins
11.35am – 12.00pm	Lois Walker	27	25
12.00pm – 12.45pm	Chantelle McLachan	18	45 mins
12.45pm – 2:00pm	Lunch Break		
2.00pm – 2.45pm	Mark Blazevic represented by Perry Town Planning	26	45
2.45pm – 3.15pm	Jason Satori	56	30 mins
3.15pm – 3.30pm	David Young	41	15 mins
3.30pm – 3.35pm	Cardinia Branch Victorian Farmers Federation represented by David Young	15	5 mins
3.35pm – 4.05pm	Cannibal Creek Land Care Group represented by Gerard Cunningham	17	30 mins

Day 4: Monday 25 June 2018

Venue: Hearing Room 1, Planning Panels Victoria, 1 Spring Street Melbourne

Time	Party	Sub No	Allocated
10.00am – 10.15am	Preliminary matters		15 mins
10.15am – 12:45pm	Victorian Planning Authority represented by Greg Tobin of Harwood Andrews with evidence from <ul style="list-style-type: none"> • John Richardson of Jacobs on transport and traffic • Hamish Allan of Terramatrix on bushfire planning • Valerie Mag of Stormy Water Solutions on drainage and integrated water 		1.5 days
12:45pm – 1.30pm	Lunch Break		
1.30pm – 4:00pm	Cardinia Shire Council represented by Barnaby McIlrath of Maddocks with evidence from: <ul style="list-style-type: none"> • Ali Abdou of Trafficworks on traffic and transport 	71	2 days

Day 5: Tuesday 26 June 2018

Venue: Hearing Room 1, Planning Panels Victoria, 1 Spring Street Melbourne

Time	Party	Sub No	Allocated
10.00am – 10.15am	Preliminary matters		15 mins
10.15am – 12:30pm	Cardinia Shire Council continued	71	2 days
12:30pm – 1.30pm	Lunch Break		
1.30pm – 4.00pm	Cardinia Shire Council continued	71	

Day 6: Wednesday 27 June 2018

Venue: Hearing Room 1, Planning Panels Victoria, 1 Spring Street Melbourne

Time	Party	Sub No	Allocated
10.00am – 10.15am	Preliminary matters		15 mins
10.15am – 12.30pm	Parklea Developments represented by Phil Bissett of Minter Ellison with evidence from: <ul style="list-style-type: none"> • TBC on town planning • TBC on social economics • TBC on transport and traffic 	50	2 days
12:30pm – 1.30pm	Lunch Break		
1.30pm – 2.30pm	Parklea Developments continued	50	

Day 7: Thursday 28 June 2018

Venue: Hearing Room 1, Planning Panels Victoria, 1 Spring Street Melbourne

Time	Party	Sub No	Allocated
10.00am – 10.15am	Preliminary matters		15 mins
10.15am – 12.30pm	Parklea Developments continued	50	2 days
12:30pm – 1.30pm	Lunch Break		
1.30pm – 2.30pm	Parklea Developments continued	50	2 days

Day 8: Friday 29 June 2018

Venue: Hearing Room 1, Planning Panels Victoria, 1 Spring Street Melbourne

Time	Party	Sub No	Allocated
10.00am – 10.15am	Preliminary matters		15 mins
10.15am – 1.00pm	Earldean Pty Ltd and Auscare Pty Ltd represented by Phil Walton XWB Consulting with evidence from: <ul style="list-style-type: none"> • TBC drainage and waterway management • TBC civil engineering • TBC town planning • TBC ecology/arborist 	21	0.5 day
1:00pm – 2.00pm	Lunch Break		
2.00pm – 4.00pm	Paul & Penny Carney represented by Phil Walton of XWB Consulting calling evidence from: <ul style="list-style-type: none"> • Warrick Bishop of Water Technology on drainage • Jeff Latter of Treed Environs on native vegetation 	28	4.5 hours

Day 9: Monday 2 July 2018

Venue: Hearing Room 1, Planning Panels Victoria, 1 Spring Street Melbourne

Time	Party	Sub No	Allocated
10.00am – 10.15am	Preliminary matters		15 mins
10.15am – 1.00pm	Lendlease represented by Niche Planning Studio with evidence from: <ul style="list-style-type: none"> • TBC on hydrology • TBC on urban design • TBC on heritage 	44	3 hours
1:00pm – 2.00pm	Lunch Break		
2.00pm – 4.00pm	Bauenort represented by Niche Planning Studio with evidence from: <ul style="list-style-type: none"> • TBC hydrology • TBC civil engineering 	45	2 hours

Day 10: Tuesday 3 July 2018

Venue: Hearing Room 1, Planning Panels Victoria, 1 Spring Street Melbourne

Time	Party	Sub No	Allocated
10.00am – 10.15am	Preliminary matters		15 mins
10.15am – 12.15pm	SR Holdings Investment Group Pty Ltd represented by Nick Robins of Taylors Development Strategists Pty Ltd with evidence from: <ul style="list-style-type: none"> • Peter Barrett of Andrew Barrett on heritage 	67	2 hours
12.15am – 12.45pm	EPA Victoria represented by Marleen Mathias	16	30 min
12:45pm – 1.45pm	Lunch Break		
1.45pm – 5.00pm	Nick Azemi represented by Maggie Cusdin of Plans in Motion Pty Ltd with evidence from: <ul style="list-style-type: none"> • TBC 	36	3 hours

Day 4: Wednesday 4 July 2018

Venue: Hearing Room 1, Planning Panels Victoria, 1 Spring Street Melbourne

Time	Party	Sub No	Allocated
10.00am – 10.15am	Preliminary matters		15 mins
10.15am – 11.15pm	Cardinia Shire Council closing	71	1 hour
11.15pm – 12.15pm	Victorian Planning Authority closing		1 hour

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 5115
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.