



16 October 2018

As addressed

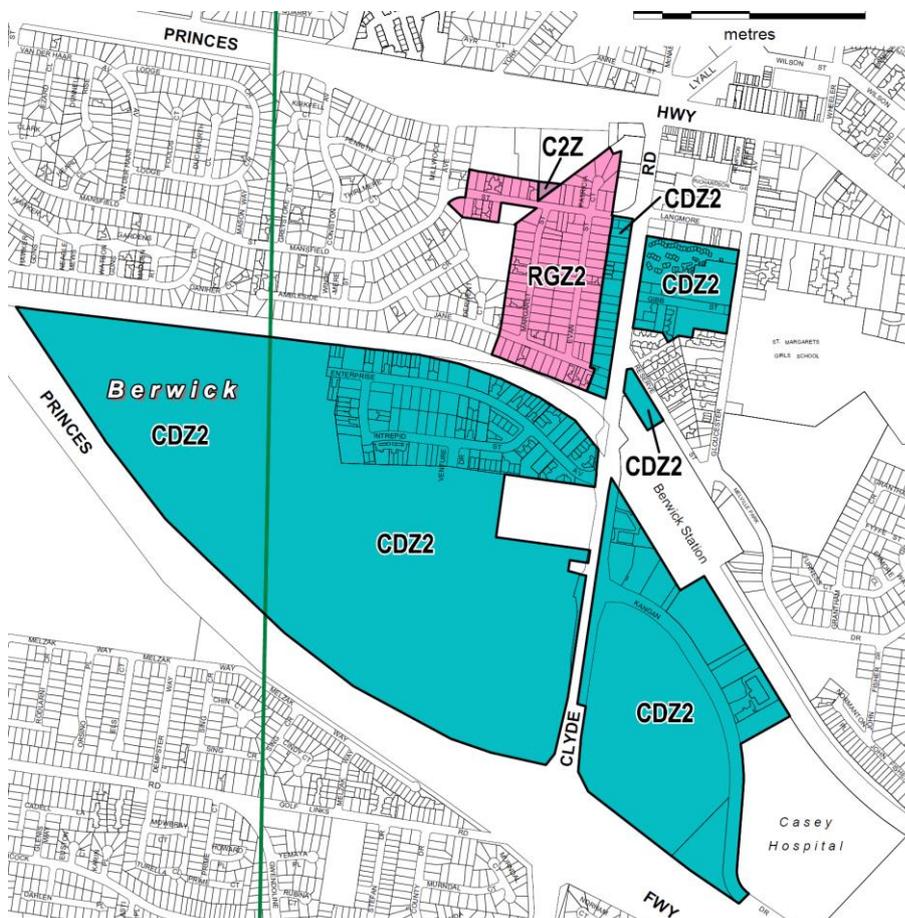
Dear Submitter,

Casey Planning Scheme Amendment C207 Part 2

The Victorian Planning Authority (VPA) has resolved to seek the appointment of a Panel to consider the above Amendment and the submissions made in response to it. The VPA has provided a copy of your submission to Planning Panels Victoria.

Trevor McCullough (Chair) and Tim Hellsten have been appointed as the Panel under sections 153 and 155 of the *Planning and Environment Act 1987*.

Part 2 of this Amendment relates to the Margaret Evans Precinct, shown as Residential Growth Zone Schedule 1 (RGZ2) and Commercial 2 Zone (C2Z) on the exhibited planning scheme maps.



Specifically, Part 2 of the Amendment:

- Rezones part of 753-755 Princes Highway Berwick from General Residential Zone 1 to Commercial 2 Zone and all land on Margaret & Evans Street and some land on Mansfield & Jane Streets, Berwick from GRZ1 (General Residential Zone) to RGZ2 (Residential Growth Zone)
- Introduces Schedule 2 to the Residential Growth Zone including specific height and setback limits to allow for residential apartments and reflect the garden character of the area
- Amends the Schedule to Clause 52.01 as it applies to land zoned CDZ2 to set a 5% public open space contribution rate for non-residential subdivision and retain a 10% contribution for residential subdivision
- Provides for the licensee for the Longford-Dandenong Transmission Pipeline under the Pipelines Act 2005 to be notified of applications for specified uses within 50 metres of that pipeline.

The VPA is the Planning Authority and Proponent for the Amendment.

The role of the Panel is to:

- give submitters an opportunity to be heard in an independent forum in an informal, non-judicial manner
- give independent advice to the Planning Authority and the Minister about the proposed Amendment.

All submissions and information provided at the Hearing about the Amendment will be **treated as public documents**. Please note the attached *Privacy Collection Notice*.

The Hearing process has two stages: the Directions Hearing and the Public Hearing.

Stage 1: Directions Hearing

The purpose of the Directions Hearing is to:

- consider any preliminary or procedural issues and give directions about the conduct of the Hearing including the exchange of any expert witness reports
- make arrangements for the Hearing, including the Timetable and Hearing venue
- answer any questions people may have about the Hearing.

The Directions Hearing will be held:

10.00am Monday 29 October 2018
Bunjil Place Function Centre B
2 Patrick Northeast Drive
Narre Warren

You should attend the Directions Hearing if:

- you are unfamiliar with the Panel process and wish to participate in the Public Hearing process
- you have any questions about the Panel process or wish to raise any procedural issues.

Stage 2: Public Hearing

The purpose of the Public Hearing is to give people an opportunity to speak in support of their written submission and to hear from the Proponent and the Planning Authority. This Hearing is scheduled to commence in the week of **3 December 2018** and is expected to be completed in two to three days.

The Public Hearing is open to all submitters and the public.

The general order of the Hearing is likely to be:

- VPA
- Casey Council
- Other Government Departments and Agencies
- Individual submitters.

The Panel has received a copy of all written submissions and will consider them when preparing its report, whether or not the submitter appears at the Hearing.

Parties wishing to be heard at the Public Hearing

Please complete the [online Request to be Heard Form](#) by 5.00pm on Friday 26 October 2018 if:

- you wish to be heard at the Public Hearing
- you do not wish to be heard but would like a copy of the Timetable and Directions.

Alternatively, please contact Planning Panels Victoria on (03) 8392 5115 to request a form to be mailed to you.

Completing the request to be heard form

When completing the *Request to be Heard Form*, please note the following:

1. You can specify dates or times of day when you are not available. For this matter, the expected hearing dates are 3/12/2018 to 5/12/2018.
2. PPV will make every effort to prepare the timetable based on the availability provided on the form, but it cannot be guaranteed.
3. The email address provided on the form will be used for future correspondence and provided to other parties, unless you specify otherwise.
4. If you have any access requirement to participate in the Hearing, please contact PPV.
5. An expert witness gives evidence in a field of expertise. They are required to circulate Expert Witness Reports and may be subject to cross examination at the Hearing.

A Timetable for the Public Hearing will be prepared based on the information provided on the *Request to be Heard Form* and emailed to submitters who complete this form.

You are to nominate if you will be calling expert evidence on the *Request to be Heard Form*. If evidence is being called, the Panel will make directions about the exchange of expert reports. These reports will need to be circulated at least five working days before the Hearing or as directed.

Further Information

The *Privacy Collection Notice* is attached for your convenience.

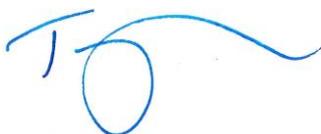
Further information including the *What is a Panel?* guide, *Guide to the Public Hearing* and *Frequently Asked Questions* are available at:

<https://www.planning.vic.gov.au/panels-and-committees/planning-panel-guides>

Hard copies of these documents can be obtained by contacting Planning Panels Victoria.

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

Yours sincerely,



Trevor McCullough
Panel Chair

Privacy Collection Notice

Natural justice for all participants and transparency are important parts of the Panel process. In meeting its legislative requirements, the Panel may:

- provide a copy of your submission with all contact details to the Proponent, Local Council, Government Agencies and other parties to the Hearing
- provide a copy of your submission to the Department of Environment, Land, Water and Planning if needed for preparing Ministerial briefings
- display a copy of your submission in the Planning Panels Victoria Office or Hearing room.
- display a copy of your submission in the relevant Local Council Office or Regional Government Office as appropriate.

The Panel does not propose to display your full submission on a website unless this is necessary and you have given your consent. However, your name and other personal information may be published on the internet as detailed below.

Publication of your personal information on the internet

A Panel Report will be published on the internet and may include:

- each submitter's name
- direct quotes from submissions
- submitter addresses, if required.

Please note that even when your personal information is removed from the internet, it may remain on external servers indefinitely.

After the Panel has reported

When the Panel has reported to the Planning Authority, your submission will be removed from public display.

Your original submission and any additional material provided will be held at Planning Panels Victoria for two years and then sent to the Public Record Office Victoria. All additional copies of the submission and other material held by Planning Panels Victoria will be securely destroyed.

If you have any concerns about how your submission will be used please contact Planning Panels Victoria on (03) 8392 5114.