



# Planning Panels Victoria

Department of Transport and Planning

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

7 May 2026

Dear Party

## **Wyndham Planning Scheme Amendment C270wybd: Wyndham Heritage Review Stage 2**

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The Panel held a Directions Hearing for the above matter on 1 May 2026 online. Please find attached:

- Panel Directions
- Distribution List
- Hearing Timetable.

The following dates apply:

Guidance on dates/timeframes is provided in the written Directions to help fill out this table. You may need to re-order the rows so the dates appear in ascending order.

| <b>Time</b>    | <b>Date</b>            | <b>Documents to be circulated and other matters</b>             | <b>Direction</b> |
|----------------|------------------------|---|------------------|
| 12 noon        | Friday, 22 May 2026    | Expert details  | 7                |
| 12 noon        | Friday, 15 May 2026    | Council must provide a submitter location map to the Panel only | 5                |
| 12 noon        | Friday, 15 May 2026    | Council Part A (background and context) submission              | 6                |
| 12 noon        | Wednesday, 27 May 2026 | Council expert statement(s)                                     | 8.a)             |
| 12 noon        | Wednesday, 27 May 2026 | Other parties expert statement(s)                               | 8.b)             |
| 12 noon        | Tuesday, 2 June 2026   | Documents or material to be presented on Day 1 of the Hearing   | 11               |
| <b>10:00am</b> | Wednesday, 3 June 2026 | Hearing commences   |                  |

The Panel made no declarations.

## **Procedural matters**

### **Use of Artificial Intelligence**

In cases where submissions or evidence have been generated, wholly or in part, using Artificial Intelligence, a declaration must be made in writing to the Panel at the time of filing.

#### **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 Transport and Planning, GPO Box 2392, Melbourne, Victoria 3001*



## Legal Assistance Service

Foley's List barristers has a Legal Assistance Service that provides low-cost or no-cost legal support to eligible submitters in Planning Panel Victoria hearings. Assistance ranges from preliminary advice to full representation, with fees reduced or waived. To participate, submitters must meet eligibility criteria. Assistance is subject to barrister availability. More information about the service is available on the Planning Panels Victoria [website](#) including information about who to contact at Foley's List to apply for assistance.

If you have questions, please contact Planning Panels Victoria on (03) 5381 9457 or [office@planningpanels.vic.gov.au](mailto:office@planningpanels.vic.gov.au).

Yours sincerely



**NAME**  
**Panel Chair**

# Directions

Wyndham Planning Scheme Amendment C270wybd:  
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## Circulating documents

1. Documents must be emailed to all parties on the distribution list.
2. 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 [office@planningpanels.vic.gov.au](mailto:office@planningpanels.vic.gov.au) after being circulated.
3. All information presented to the Panel for the purposes of the Panel process is a public document solely for that purpose unless the Panel directs otherwise. It cannot be used for any other purpose.

### Notes

Any request to access a document after that date 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.

If you do not circulate documents by the specified time, the Panel may not accept the evidence or material. If you think you will not meet the specified deadline you must provide reasons in writing to [office@planningpanels.vic.gov.au](mailto:office@planningpanels.vic.gov.au) before the deadline.

The Panel 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

### Notice of the Hearing

4. Council must publish notice of the Hearing on its website, with information on how members of the public can observe it in person or online.

### Information to be provided

5. Council must provide a map showing the location of submitters (including any late accepted submitters) to the Panel by 12 noon on Friday, 15 May 2026. The Plan must:
  - a) identify submitters by submitter number, and not by name
  - b) be provided only to the Panel.

### 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 Panel requesting it to direct the provision of the information. The information must be related to the proposal and be of assistance to the Panel. Requests should be short and clearly state why you need the information.

### Council Part A (background and context) submission

6. Council must circulate a Part A (Background and context) submission by 12 noon on Friday, 15 May 2026 that includes:
  - a) a summary of the physical context of the subject land and surrounds
  - b) background to the Amendment including chronology of events
  - c) a summary of the conditions of authorisation and how they have been met
  - d) a summary of the strategic context, including:
    - (i) relevant planning policies and provisions
    - (ii) any other recently approved or upcoming amendments that might impact on the Amendment
  - e) a summary of any permit applications or recently granted permits that might impact on the Amendment
  - f) a summary of the issues raised in submissions, including an explanation of which (if any) of those issues have been resolved and how

**Note**

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

### Expert details and statements

7. If not already provided, full details of all experts must be circulated by 12 noon on Friday, 22 May 2026.
8. Any expert witness statements must be circulated as follows:
  - a) Council must circulate its expert statement(s) by 12 noon on Wednesday, 27 May 2026
  - b) other parties must circulate their expert statement(s) by 12 noon on Wednesday, 27 May 2026.
9. An expert statement must:
  - a) comply with the PPV Practice Note 1 - Expert Evidence ([Expert witnesses \(planningpanels.vic.gov.au\)](https://www.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.

### At the Hearing

10. Council 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 Panel, 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 Panel.

### Presenting material

11. Submissions, presentations and other material presented to the Panel:
  - a) must be presented electronically
  - b) must be circulated by 12 noon on the business day before the material is to be presented

- c) should relate to the matters before the Panel
- d) must include a summary of fewer than 5 pages if the material is more than 40 pages.

### **Council Part B (main) submission**

12. Council must address the following issues in its Part B (main) submission or through evidence:
- a) Council's response to the issues raised in submissions
  - b) Council's response to expert evidence
  - c) any further changes Council proposes to make to the Amendment in response to expert evidence or submissions
  - d) Council's final position on the Amendment.

### **Other party submissions**

13. 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.

**Note**

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

### **Evidence and cross examination**

14. Unless agreed by the Chair, evidence-in-chief should be no longer than 30 minutes.
15. An expert may present a summary of their evidence at the Hearing, but it must:
- a) not include new evidence
  - b) be circulated by 12 noon the business day before that expert is scheduled to appear.
16. If giving evidence online, an expert 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 Panel
  - b) inform the Panel 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 statement and relevant joint experts report and supporting documents.
17. A party, advocate and the Panel may question an expert.
18. If cross examining an expert, a party must:
- a) be present for the whole of the expert giving their evidence
  - b) ask clear and relevant questions, directed to matters of fact or professional opinion, that genuinely assist the Panel in understanding the issues
  - c) allow the expert 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 expert, 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 Panel.

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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 expert
- 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**

19. Council 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.

## **Privacy and use of personal information**

20. A party must not record, keep, distribute or publish contact details of any other party obtained during the Panel process, or use those contact details for any other purpose.
21. A party must not record any part of a Hearing by any means without permission from the Chair.
22. A party who wishes proceedings to be recorded must make a request to the Chair at least five business days before the Hearing commences, outlining its reasons.
23. 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 Panel process.

# Distribution List

Wyndham Planning Scheme Amendment C270wybd:  
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Use this list to circulate documents and information in accordance with the Panel's directions. It must not be used for any other purpose. If you are unsure about whether any material or content is appropriate for the Panel process, please seek guidance from Planning Panels Victoria before circulating the material.

## Electronic documents

| Party  | email address  |
|--|--|
| <b>Planning Panels Victoria</b>                    | <a href="mailto:office@planningpanels.vic.gov.au">office@planningpanels.vic.gov.au</a>   |
| <b>Wyndham Council</b>                             | <a href="mailto:georgia.decastella@maddocks.com.au">georgia.decastella@maddocks.com.au</a><br><a href="mailto:monica.kelly@maddocks.com.au">monica.kelly@maddocks.com.au</a><br><a href="mailto:Kristien.VandenBossche@wyndham.vic.gov.au">Kristien.VandenBossche@wyndham.vic.gov.au</a> |
| <b>Leigh Atkins</b>                                | <a href="mailto:leigh.atkins@agig.com.au">leigh.atkins@agig.com.au</a>   |
| <b>Charles Reichman</b>                            | <a href="mailto:charlesmreichman@gmail.com">charlesmreichman@gmail.com</a>   |
| <b>Comfort Care and Community Services Pty Ltd</b> | <a href="mailto:maung@comfortcarecs.com.au">maung@comfortcarecs.com.au</a>   |

# Timetable

Wyndham Planning Scheme Amendment C270wybd:  
Wyndham Heritage Review Stage 2

## Timetable Version 1

### Day 1: Wednesday 3 June 2026

Venue: Planning Panels Victoria, Hearing Room 2 (Ground Floor, 1 Spring Street, Melbourne) and online at [Click here to join the Hearing](#)

| Time           | Party   | Sub No | Allocated      |
|----------------|---|--------|----------------|
| 10:00am        | Preliminary matters   |        | <b>20 mins</b> |
| 10:20am        | <b>Council</b> represented by Maria Marshall of Maddocks, calling the following expert evidence:<br>- Heritage from Adam Mornement of Lovell Chen |        | <b>1 day</b>   |
| <b>11:15am</b> | <b>Break</b>  |        | <b>15 mins</b> |
| 11:30am        | <b>Council</b> cont   |        |                |
| <b>12:30pm</b> | <b>Lunch break</b>  |        | <b>1 hour</b>  |
| 1:30pm         | <b>Council</b> cont   |        |                |
| <b>3:15pm</b>  | <b>Break</b>  |        | <b>15 mins</b> |
| 3:30pm         | <b>Council</b> cont   |        |                |
| 4:30pm         | Day close   |        |                |

### Day 2: Thursday 4 June 2026

Venue: Planning Panels Victoria, Hearing Room 2 (Ground Floor, 1 Spring Street, Melbourne) and online at [Click here to join the Hearing](#)

| Time           | Party  | Sub No | Allocated       |
|----------------|--|--------|-----------------|
| 10:00am        | Preliminary matters  |        | <b>15 mins</b>  |
| 10:15am        | <b>Leigh Atkin</b>   | 4      | <b>2 Hours</b>  |
| <b>11:15am</b> | <b>Break</b>   |        | <b>15 mins</b>  |
| 11:30am        | <b>Leigh Atkin</b> cont  |        | <b>2 Hours</b>  |
| 12:20pm        | <b>Comfort Care and Community Services Pty Ltd</b> represented by Maung Hnin Thwe  | 3      | <b>30 mins</b>  |
| <b>1:00pm</b>  | <b>Lunch break</b>   |        | <b>1 hour</b>   |
| 2:00pm         | <b>Charles Reichman</b> represented by Forbes Reichman & Galasso calling the following expert evidence:<br>Heritage from Dr Aron Paul of Urban History | 1      | <b>1.5 days</b> |
| <b>3:15pm</b>  | <b>Break</b>   |        | <b>15 mins</b>  |
| 3:30pm         | <b>Charles Reichman</b> cont   |        |                 |
| 4:30pm         | Day close  |        |                 |

**Day 3: Friday 5 June 2026**

Venue: Planning Panels Victoria, Hearing Room 2 (Ground Floor, 1 Spring Street, Melbourne) and online at [Click here to join the Hearing](#)

| <b>Time</b>    | <b>Party</b>   | <b>Sub No</b> | <b>Allocated</b> |
|----------------|--|---------------|------------------|
| 10:00am        | Preliminary matters  |               | <b>15 mins</b>   |
| 12:20pm        | <b>Charles Reichman</b> represented by Forbes Reichman & Galasso calling the following expert evidence:<br>Heritage from Dr Aron Paul of Urban History | 1             | <b>1.5 days</b>  |
| <b>11:15am</b> | <b>Break</b>   |               | <b>15 mins</b>   |
| 11:30am        | <b>Charles Reichman</b> cont   |               |                  |
| <b>12:30pm</b> | <b>Lunch break</b>   |               | <b>1 hour</b>    |
| 1:30pm         | <b>Charles Reichman</b> cont   |               |                  |
| <b>3:00pm</b>  | <b>Break</b>   |               | <b>15 mins</b>   |
| 3:15pm         | <b>Charles Reichman</b> cont   |               |                  |
| 4:00           | Council closing  |               | <b>30 mins</b>   |
| 4:30pm         | Day close  |               |                  |

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**Hearing Timetable Notes:**

1. If you are unable to be present at your scheduled time, please contact Planning Panels Victoria on (03) 5381 9457 as soon as possible.
2. Please be present or online at least 15 minutes before your scheduled start time.
3. The Panel may amend a Party's start time without notice. 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 (03) 5381 9457