

HOBSONS BAY PLANNING SCHEME

AMENDMENT C133hbay

EXPLANATORY REPORT

Who is the planning authority?

This amendment has been prepared by the Hobsons Bay City Council, the planning authority for this amendment.

Land affected by the amendment

The amendment applies to the land affected by the *Newport Structure Plan* and *Inner Newport Heritage Gap Study 2022* as shown in Map 1 below.



What the amendment does

The amendment implements strategies and objectives of the *Newport Structure Plan* and *Inner Newport Heritage Gap Study 2022* into the Hobsons Bay Planning Scheme through the application of local policy, zones and overlays.

Specifically, the amendment proposes the following changes to the Hobsons Bay Planning Scheme:

- Replace Clause 02.03 to include reference to the Newport Large Neighbourhood Activity Centre in the strategic directions.
- Replace Clause 02.04 to include an updated Strategic Framework Plan and Residential Development Framework Plan.
- Replace Clause 11.03-1L Activity Centres to introduce local policy related to the Newport Large Neighbourhood Activity Centre.
- Insert new Clause 18.01-1L Newport integrated transport in the form of the attached document.

- Insert a new Schedule 2 to Clause 32.04 Mixed Use Zone in the form of the attached document.
- Rezone properties from General Residential Zone, Schedule 1 (GRZ1) to Mixed Use Zone, Schedule 2 (MUZ2) as shown on Planning Scheme Map No.10.
- Insert a new Schedule 3 to Clause 32.07 Residential Growth Zone in the form of the attached document.
- Rezone properties from General Residential Zone, Schedule 1 (GRZ1) to Residential Growth Zone, Schedule 3 (RGZ3) as shown on Planning Scheme Map No.10 and 11.
- Replace General Residential Zone, Schedules 2 and 8 with new General Residential Zone, Schedules 2 and 8 in the form of the attached documents.
- Insert a new Schedule 9 to Clause 32.08 General Residential Zone (GRZ9) in the form of the attached document.
- Rezone properties from General Residential Zone, Schedule 1 to General Residential Zone Schedules 3, 8 and 9 as shown on Planning Scheme Map No.10 and 11.
- Replace Neighbourhood Residential Zone, Schedule 4 (NRZ4) with a new Neighbourhood Residential Zone, Schedule 4 in the form of the attached document.
- Rezone properties from General Residential Zone, Schedule 1 (GRZ1) to Neighbourhood Residential Zone, Schedules 3, 4 and 5 as shown on Planning Scheme Map No.4, 10 and 11.
- Rezone properties from General Residential Zone, Schedule 1 to Commercial 1 Zone as shown on Planning Scheme Maps No.10 and 11.
- Rezone properties from General Residential Zone, Schedule 2 to Commercial 1 Zone as shown on Planning Scheme Map No.11.
- Replace the Schedule to Clause 43.01 Heritage Overlay with a revised schedule as outlined in the table below to reflect the findings of the Inner Newport Heritage Gap Study 2022:

Heritage Overlay	Properties for inclusion in HO
HO22 – Newport Civic and Commercial Heritage Precinct	There are eight parcels added to HO22: Paine and Whitwam Reserves 4 Market Street, Newport Bowls Club 6 Market Street, Second Newport Scout Hall 24-28 Market Street, RSL Hall 429-431 Melbourne Road
HO23 – Newport Estate Residential Heritage Precinct	There are 143 parcels added to HO23: 59-73 Schutt Street 26-40 Newcastle Street 14-40 Ford Street 3-19 Mirils Street 19-33 and 18-36 Speight Street 10 and 21 Ross Street 34-56 and 33-41 Oxford Street 35-99 and 40-54 William Street 15 Kohry Lane 3-29 and 2-24 Durkin Street
HO322 (proposed) – Mason Street Ecclesiastical and Residential Heritage Precinct	Nine parcels comprise HO322: 53-63 and 67-71 Mason Street

Heritage Overlay	Properties for removal from HO
HO23 – Newport Estate Residential Heritage Precinct	There are four parcels removed from HO23: 5 and 27-29 Steele Street 37 Miris Street
HO182 – Christ Church Complex (to be deleted from the schedule as these properties will be included and absorbed within the new HO322 <i>Mason Street Ecclesiastical and Residential Heritage Precinct</i>)	59-61 Mason Street

Note: other minor corrections have been made to addresses of existing properties to reflect the HO22 and HO23 Statements of Significance in the *Inner Newport Heritage Gap Study 2022*. Refer to Schedule to clause 43.01 Heritage Overlay.

- Amend Planning Scheme Map No.10HO and 11HO to update HO22 and HO23 precinct boundaries by adding and removing properties and introduce a new Mason Street Ecclesiastical and Residential Heritage Precinct HO322.
- Amend Planning Scheme Map No.10HO to delete HO182 as properties will be included in the proposed HO322.
- Insert new Design and Development Overlay, Schedules 6, 7, 12, and 18 (DDO6, DDO7, DDO12, and DDO18) to Clause 43.02.
- Amend Planning Scheme Maps No.10DDO and 11DDO to introduce DDO6, DDO7, DDO12, and DDO18 to land within the Newport Large Neighbourhood Activity Centre.
- Amend Planning Scheme Map No.10EAO and 11EAO to include four additional properties.
- Replace the Schedule to Clause 72.04 with a new schedule to include Statements of Significance for HO22, HO23 and HO322 as incorporated documents.
- Replace the Schedule to Clause 72.08 with a new schedule to include *Newport Structure Plan* and *Inner Newport Heritage Gap Study 2022* as background documents and update the Hobsons Bay Heritage Study with the new title *Hobsons Bay Heritage Study (Hobsons Bay City Council et al., 2007 amended 2022)*. Note the Heritage Study is updated to reflect HO182 (Christ Church Complex) being deleted from the schedule to Clause 43.01 and being included within the new HO322. The new Mason Street Ecclesiastical and Residential Heritage Precinct (HO322) is added to the Heritage Study.

Strategic assessment of the amendment

Why is the amendment required?

The amendment implements the recommendations of the *Newport Structure Plan* and *Inner Newport Heritage Gap Study 2022* and completes the process of introducing new residential zones across the City of Hobsons Bay that commenced with the gazettal of Amendment C131.

The *Inner Newport Heritage Gap Study 2022* was prepared to inform preparation of the *Newport Structure Plan*. This included a review and update of the Newport Civic and Commercial Heritage Precinct (HO22) and Newport Estate Residential Heritage Precinct (HO23). The outputs from this work included updated citations that support revisions to both heritage precincts. The study includes a new citation to support the introduction of the Mason Street Ecclesiastical and Residential Heritage Precinct (HO322) that is proposed to be a new heritage precinct that will include the Christ Church Complex HO182 and surrounding heritage properties.

This amendment will ensure new development in Newport strikes an appropriate balance between supporting housing growth and protecting locally significant heritage places in the Newport Neighbourhood Activity Centre consistent with Council's adopted Housing Strategy 2019 and Planning Practice Notes 90 and 91.

The amendment implements new local policy and planning provisions that provide transparency to the community on the form and scale that new development will take and supports the growth of the centre consistent with state guidance at Planning Practice Note 58 (Structure Planning for Activity Centres) and the Hobsons Bay Activity Centre Strategy 2019.

The amendment seeks to apply the Environmental Audit Overlay to potentially contaminated land in accordance with the Planning Practice Note 30 (Potentially Contaminated Land).

How does the amendment implement the objectives of planning in Victoria?

The amendment implements the objectives in section 4(1) and 12(1)a of the *Planning and Environment Act 1987* (the Act) in particular:

- To provide for the fair, orderly, economic and sustainable use, and development of land.
- To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.
- To conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.
- To protect public utilities and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community.
- To balance the present and future interests of all Victorians.

How does the amendment address any environmental, social and economic effects?

It is expected that the amendment will have positive environmental, social and economic outcomes for Hobsons Bay City Council.

The amendment aims to ensure that Newport is supported by opportunities for housing and employment, while retaining its distinctive neighbourhood character and heritage, within the framework established by the Newport Structure Plan.

Environmental Effects

The amendment acknowledges the existing environmental conditions of the land and seeks to protect the community by applying appropriate planning controls to manage environmental effects.

An EAO will be applied to sites identified as high potential for contamination by the EPA. The EAO requires a preliminary risk screen assessment statement or Statement of Environmental Audit be issued before sensitive uses or buildings and works associated with sensitive uses can commence.

Social Effects

The amendment recognises the importance of locally significant heritage places within Newport and supports the community's aspirations for the protection of local character by introducing appropriate built form and land use planning controls such as Design and Development Overlays and updated Heritage Overlays.

Economic Effects

The amendment will support a growing population within Newport by facilitating a range of businesses and employment opportunities close to public transport. The application of DDOs encourages the retention of retail and commercial at ground floor level as does the rezoning of some sites to C1Z.

Does the amendment address relevant bushfire risk?

The precinct is not located in an area subject to bushfire risk.

Does the amendment comply with the requirements of any Minister's Direction applicable to the amendment?

The amendment complies with all Ministerial Directions under Section 12 of the Act. Specifically, the amendment has considered and complies with the following Ministerial Directions:

Ministerial Direction – The Form and Content of Planning Schemes

This Amendment was prepared and presented in accordance with the style guide and drafting instructions in this direction.

Ministerial Direction No. 1, Potentially Contaminated Land

The amendment is consistent with the purpose of Ministerial Direction 1 – Potentially Contaminated Land, in that it will ensure that “potentially contaminated land is suitable for a use which could be significantly adversely affected by any contamination.” The EAO is to be applied to properties identified by the EPA as potentially contaminated within Newport.

Ministerial Direction No. 9, Metropolitan Strategy

The Metropolitan Strategy (Plan Melbourne 2017-2050) provides strong support for development within activity centres, clearly encouraging the better utilisation of existing infrastructure to accommodate population growth. Implementation of the Newport Structure Plan will assist in achieving the objectives of planning in Victoria to manage urban growth more efficiently within an established part of Melbourne.

Plan Melbourne has guided the Planning Policy Framework for Metropolitan Melbourne, which encourages the appropriate development within activity centres.

The planning policy framework outlined in Plan Melbourne has underpinned the amendment as outlined below.

- The amendment gives effect to Direction 2.1 (Manage the supply of new housing in the right locations to meet population growth and create a sustainable city) and Direction 2.2 (Deliver more housing closer to jobs and public transport) through providing for increased housing in an existing urban area that is already well-served by existing infrastructure, including being close to jobs and public transport options. Increased housing in Newport aligns with the intent to meet demands for new housing within neighbourhood centres.
- The amendment achieves Direction 2.4 (Facilitate decision-making processes for housing in the right locations) through application of DDOs, HOs and new residential zones, which will ensure that housing in the Newport Activity Centre is delivered in appropriate locations.
- The amendment gives effect to Direction 2.5 (Provide greater choice and diversity of housing) by introducing the Residential Growth Zone (RGZ) to the centre which allows for development of up to four storeys and therefore more opportunity for smaller apartments and units in an area which is predominantly single storey dwellings.
- The amendment responds to Direction 3.3 (Improve local travel options to support 20-minute neighbourhoods) and Direction 5.1 (Create a city of 20-minute neighbourhoods) by directing growth to a pedestrian and cyclist-friendly neighbourhood that is conveniently located near existing public transport, schools and other services and facilities.
- Through promoting a high-quality future built form in Newport via the DDOs, the amendment gives effect to Direction 4.3 (Achieve and promote design excellence).
- The amendment gives effect to Direction 5.2 (Create neighbourhoods that support safe communities and healthy lifestyles) by promoting an urban form that encourages walking and cycling.
- Direction 5.4 (Deliver local parks and green neighbourhoods in collaboration with communities) is achieved through the application of DDOs and schedules to new residential zones, which encourage high-quality landscape outcomes.

- The amendment will facilitate Direction 6.1 (Transition to a low-carbon city to enable Victoria to achieve its target of net zero greenhouse gas emissions by 2050) and Direction 6.3 (Integrate urban development and water cycle management to support a resilient and liveable city) by encouraging environmentally sustainable design outcomes in new development and providing opportunities for jobs close to where people live therefore enabling walking and cycling as alternative modes of transport.
- Direction 6.4 (Make Melbourne cooler and greener) is facilitated through the introduction of landscaping requirements in the new residential zones.
- The amendment gives effect to Direction 6.6 (Improve air quality and reduce the impact of excessive noise) through incorporating measures into DDO6 to ensure future development on Melbourne Road addresses noise impacts from the train corridor.

Overall, Amendment C133hbay will not compromise the implementation of the Metropolitan Strategy.

Ministerial Direction No. 11, Strategic Assessment of Amendments

The amendment has been strategically assessed and justified in accordance with Ministerial Direction 11.

Ministerial Direction No. 15, The Planning Scheme Amendment Process

This amendment will follow the set times and steps specified for planning scheme amendments under this Direction.

Ministerial Direction No. 19, The preparation and content of amendments that may significantly impact the environment, amenity and human health

In line with Ministerial Direction No. 19 Council has sought the views of the EPA who made the following recommendations to protect human health and amenity in Newport:

- Apply an EAO to 146 North Road, 45 Mason Street, 438 Melbourne Road, 432 – 436 Melbourne Road and 455 Melbourne Road Newport given the potential for future development and likely existing contamination.
- Include the following requirements into DDO6 to provide acoustic mitigation for properties along the railway corridor:
An acoustic assessment report prepared by a qualified acoustic engineer or other suitably skilled person to the satisfaction of the responsible authority which:
 - *Takes into consideration, the vibration impact from the rail corridor on the future development.*
 - *Applies the following noise objectives:*
 - 35 dB LAeq,8h when measured within a sleeping area between 10 pm and 6 am.
 - 40 dB LAeq,16h when measured within a living area between 6 am and 10 pm.
 - *For areas other than sleeping and living areas, the median value of the range of recommended design sound levels of Australian Standard AS/NZ 2107:2016 (Acoustics – Recommended design sound level and reverberation times for building interiors).*
 - *Includes recommendations for any noise attenuation measures required to meet the applicable noise level objectives.*
 - *Includes additional considerations, where relevant, to address:*
 - *potential noise character (tonality, impulsiveness or intermittency);*
 - *noise with high energy in the low frequency range; and*
 - *transient or variable noise.*

These recommendations have been considered and included in the amendment documents with the exception of the application of an EAO to 455 Melbourne Road, Newport as the site has been remediated and redeveloped.

Ministerial Direction No. 20, Major Hazard Facilities

In line with Ministerial Direction No. 20 Council has sought the views of the WorkSafe Victoria and the Minister for Economic Development who identified the following:

WorkSafe (advice dated 7 and 21 January 2022)

- *Based on WorkSafe's existing inner and outer advisory areas of 185m and 300m respectively, WorkSafe does not advise against the rezoning outlined in the NSP. In particular, the proposed introduction of Neighbourhood Residential Zone is tightening zoning controls for significant areas within the current inner zone, which is a positive change and should help control future intensification of land use in the area immediately around the Viva Energy MHF.*
- *...DDO6 Area C - East side of Melbourne Road (residential interface) actually represents a tightening of the potential land use in this location, as the current Commercial 1 zoning does not have a height restriction whereas DD06 will introduce limits of 4 and 5 storeys. This is a positive change.*

Minister for Economic Development (advice dated 12 January 2022)

- *No objection to the preparation of the amendment on the basis that it places greater limits on residential redevelopment and density within close proximity to a Major Hazard Facility (MHF).*
- *The next step is to apply the BAO in buffer areas to manage risks associated with major hazard facilities.*

How does the amendment support or implement the Planning Policy Framework and any adopted State policy?

The amendment supports the following policies within the Planning Policy Framework:

- Clause 11.02-2S (Structure planning) – Implementation of Newport Structure Plan and associated zones into the Hobsons Bay Planning Scheme facilitates orderly development within the activity centre and surrounding area. The amendment encourages improved accessibility as well as sustainable and liveable development within Newport.
- Clause 11.03-1S (Activity centres) – The amendment encourages concentration of retail, residential, commercial and community facilities into the Newport Activity Centre to meet the current and future local needs.
- Clause 11.03-1L (Activity centres) – The amendment updates this local policy to give effect to strategic directions in the Newport Structure Plan and state policy to plan activity centres as a focus for diverse and higher density housing, employment and community facilities.
- Clause 13.05-1S (Noise abatement) – The amendment acknowledges potential noise effects from the existing rail corridor and incorporates requirements into relevant DDOs to ensure future development abutting the rail corridor are appropriately designed to protect the amenity of future residents.
- Clause 13.07-2S (Major hazard facilities) – The amendment aims to minimise the potential for human and property exposure to risk from incidents that may occur at a major hazard facility and to ensure the ongoing viability of major hazard facilities. The amendment considers the proximity of major hazard facilities located within Newport and Spotswood and seeks to minimise sensitive land uses within the threshold distance of these sites. Preliminary advice from WorkSafe identifies that small section located on the eastern side of Melbourne Road is affected by the outer buffer from Newport Viva facility. The zoning in the area abutting the major hazard facilities has been mainly rezoned via Amendment C131 and is consistent with the Hobsons Bay Housing Strategy 2019 requirements, which recommend application of NRZ to ensure limited height and density to existing residential areas within the MHF threshold.

The amendment proposes to apply an EAO to 146 North Road, 45 Mason Street, 438 Melbourne Road, and 432 – 436 Melbourne Road, given the potential for existing contamination as advised by the EPA.

- Clause 15.01-1 (Urban design) – The amendment seeks to create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity of Newport.
- Clause 15.01-4R (Healthy neighbourhoods – Metropolitan Melbourne) – The amendment encourages 20-minute neighbourhoods by including more residential density close to the services and public transport and improving the pedestrian and cyclist realm.
- Clause 15.01-5S (Neighbourhood character) – The amendment seeks to recognise and protect neighbourhood character by applying the NRZ in areas where character values and built form reflect community identity.
- Clause 15.02S (energy and resource efficiency) – The amendment encourages low energy transport such as walking and cycling, energy efficient materials and greening of urban areas to reduce urban heat effect.
- Clause 15.03S (Heritage conservation) – The amendment is supported by the *Inner Newport Heritage Gap Study 2022* which has identified additional properties of local heritage significance. The DDOs prepared for the Newport Structure Plan inner boundary area provide guidance for transition areas between heritage and higher density redevelopment sites. The structure plan supports adaptive reuse of heritage buildings where their use has become redundant and applies NRZ to existing and proposed HO sites consistent with state guidance.
- Clause 15.01-1L (Hobsons Bay design in substantial change area) – The amendment seeks to encourage housing intensification in the Newport Activity Centre while protecting the amenity of surrounding Moderate, Incremental or Minimal change via the application of DDOs.
- Clause 15.01-1L (Landscape design and canopy tree cover) – The amendment aims to increase landscaping and canopy tree cover to mitigate the impacts of climate change and enhance the appearance of key focal points such as gateways and major boulevards.
- Clause 15.01-2L (Building design) – The amendment considers noise attenuation measures where properties interface with railway lines and provides passive surveillance where development abuts laneways and public parks by applying the DDOs.
- Clause 15.01-5L (Hobsons Bay preferred neighbourhood character) – The amendment proposes to apply NRZ to areas where two-storey development is consistent with the preferred neighbourhood character and housing outcomes.
- Clause 15.03-1L (Heritage conservation) – The amendment seeks to include additional properties within the HO in line with the *Inner Newport Heritage Gap Study 2022*.
- Clause 16.01-2S (Location of residential development) – The amendment encourages new housing within areas that offer good access to services and transport.
- Clause 16.01-3S (Housing diversity) – The amendment encourages provision for a range of housing types to meet diverse needs in Newport.
- Clause 17.02-1S (Business) – The amendment encourages development that meets the community's need for retail, office and other commercial services by applying diverse zones.
- Clause 17.04-1S (Facilitating tourism) – The amendment seeks to promote key attraction sites such as the Substation and Newport Lakes by improving access to these sites.
- Clause 18 (Transport) – The amendment supports an integrated and sustainable transport system in Newport. The Newport Structure Plan aims to improve cyclist and pedestrian mobility around Newport.
- Clause 19.02-6R (Open spaces) – Newport has several active and passive open spaces. The amendment seeks to improve the integration between these open space by improving access for pedestrians and cyclists. The activity centre is in proximity to the Williamstown / Newport foreshore and the amendment seeks to improve access to this recreational space.
- Clause 19.01-3S (Pipeline Infrastructure) – The properties located at 456 – 468 Melbourne Road, and 2 – 4 Britt Court, Newport abut pipeline easements located within the rail corridor located east of Melbourne Road. These sites are proposed to be rezoned from GRZ1 to NRZ5. The *Pipeline Act 2005* states that no building shall be within 3 metres of a licensed pipeline and

that any development within the pipeline easement must not occur without the consent of the pipeline licensee. Preliminary advice from Energy Safe Victoria and pipeline licensees is that a Safety Management Strategy (SMS) report will be required prior to any planning permit for building and works being granted in proximity to the pipeline.

How does the amendment support or implement the Municipal Planning Strategy?

The amendment supports the Municipal Planning Strategy as outlined below:

- Clause 02.03-1 (Settlement) identifies Newport as a Large Neighbourhood Activity Centre in Hobsons Bay where higher density residential development and housing diversity is appropriate. The amendment aims to improve social, economic and environmental performance and amenity of the activity centre.
- Clause 02.03-3 (Environmental risks and amenity) – The amendment seeks to reduce the impacts of heat island effect by introducing additional tree canopy cover within Newport. The proposed DDOs include controls to manage noise from the abutting rail corridor and additional EAOs are proposed for particular sites that have a higher potential contamination risk.
- Clause 02.03-5 (Built environment and heritage) – The amendment will protect local heritage identified in the *Inner Newport Heritage Gap Study 2022* through application of the HOs and the NRZ. The introduction of DDOs seek to encourage sustainability and innovation in built form.
- Clause 02.03-6 (Housing) – The amendment encourages medium and higher-density residential development within accessible areas, such as walkable catchments to train stations and key activity centres consistent with this clause.
- Clause 02.03-7 (Economic development) – The amendment aims to encourage a diversity of businesses in the Newport activity centre to minimise vacancy rates and increase overall economic sustainability.
- Clause 02.03-8 (Transport) – The amendment seeks to improve accessibility and provide an integrated, safe, accessible and efficient network for walking and cycling that encourages active transport over private vehicle usage.
- Clause 02.03-9 (Infrastructure) – The amendment seeks to support the regionally significant community infrastructure by improving the amenity and access to the Substation.

Does the amendment make proper use of the Victoria Planning Provisions?

The amendment makes appropriate use of the various zoning and overlay tools available under the Victorian Planning Provisions to achieve the strategic objectives of the Scheme. The NRZ, GRZ, RGZ, MUZ and C1Z are considered the most appropriate zones for the intended development outcomes sought within Newport Activity Centre. Application of DDOs and HOs will also manage built form and ensure local heritage is protected.

How does the amendment address the views of any relevant agency?

An extensive consultation process on the Newport Structure Plan was carried out seeking feedback from the community, agencies and stakeholders. The views of various State Government departments and agencies including the Department of Transport, Environment Protection Authority, WorkSafe and Invest Victoria have been included in the amendment and the Newport Structure Plan. The amendment will follow the formal planning scheme amendment process and be placed on exhibition where stakeholders and agencies will have a further opportunity to comment on the amendment.

Does the amendment address relevant requirements of the Transport Integration Act 2010?

The amendment complies with the relevant requirements of the *Transport Integration Act 2010* as it will facilitate development which integrates with and promotes sustainable transport systems to better address transport accessibility and sustainable communities. This integration will ensure that the transport system is able to support the land use outcomes as foreshadowed by the amendment.

Resource and administrative costs

What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?

The amendment is not expected to impose additional resource or administrative costs on the responsible authority.

Where you may inspect this amendment

Hobsons Bay City Council
115 Civic Parade
Altona, Victoria, 3018
Australia

Also, Hobsons Bay City Council's website at: www.hobsonsbay.vic.gov.au

The amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at www.planning.vic.gov.au/public-inspection.

Submissions

Any person who may be affected by the amendment may make a submission to the planning authority. Submissions about the amendment must be received by Friday, 12 August 2022.

A submission must be sent to:

Hobsons Bay City Council
115 Civic Parade
Altona, Victoria, 3018
Australia

Or

Attention: Strategic Planning

EMAIL: amendments@hobsonsbay.vic.gov.au

Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- Directions hearing: to commence in the week of 24 October 2022
- Panel hearing: to commence in the week of 5 December 2022