



# 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 6397  
Facsimile (03) 8392 6381

21 January 2016

As addressed

Dear Submitter,

## Greater Geelong Planning Scheme Amendment C301

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A Directions Hearing was held on 14 January 2016 at the City of Greater Geelong offices 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:

- Expert witness reports must be circulated by **2.00pm on Monday 8 February, 2016**
- Council must circulate the 'Part A submission' by **2.00pm on Monday 8 February, 2016**
- The Hearing will commence at **11.00am Monday 15 February, 2016**

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](mailto:planning.panels@delwp.vic.gov.au).

Yours sincerely,

**Brett Davis**

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

## Greater Geelong Planning Scheme Amendment C301

### Written Submissions at the Hearing

1. All parties should bring to the Hearing at least eight (8) 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](mailto: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. **Council must circulate the 'Part A submission' by 2.00pm on Monday 8 February, 2016 (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 Council's website and at its office.

### Information to be supplied

9. Council must circulate to all parties on the distribution list its 'Part A Submission' **by 2.00pm 8 February 2016**. 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. An update on the Controlled Action Assessment issued 23 November 2015
  - f. Changes to the Amendment documentation proposed as a result of the issues raised in submissions

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, Council 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. Understanding of the requirements of the PSP in relation to drainage requirements
  - d. Its final position on the Amendment.

11. At the Hearing, Council 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 aerials and plans at large scale
  - c. Access to Council's GIS maps/system.
12. At the Hearing, the Proponent must address the following issues:
  - a. Response to submissions
  - b. Its final position

# Distribution List

## Greater Geelong Planning Scheme Amendment C301

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 Council must circulate the 'Part A submission' **by 2.00pm on Monday 8 February, 2016.**

Party	Hard Copies	Electronic Copy
<b>Planning Panels Victoria</b> Attn: The Panel Coordinator GPO Box 2392 Melbourne, Victoria 3001 (By courier to Level 5, 1 Spring Street, Melbourne 3000 and mark as 'Urgent')	02 copies	<a href="mailto:planning.panels@delwp.vic.gov.au">planning.panels@delwp.vic.gov.au</a>  (The Panel is to be provided with an 'unlocked' copy of any document circulated, i.e not in PDF)
<b>Greater Geelong City Council C/O Maddocks Lawyers</b>	02 copies	<a href="mailto:Barnaby.mcilrath@maddocks.com.au">Barnaby.mcilrath@maddocks.com.au</a>
<b>CGM Land Pty Ltd c/- Norton Rose Fullbright</b>  address address	02 copies	<a href="mailto:Tamara.brezzi@nortonrosefulbright.com.au">Tamara.brezzi@nortonrosefulbright.com.au</a>
<b>Dennis Family Corporation c/- HWL Ebsworth Lawyers</b>	None	<a href="mailto:mbartley@hwle.com.au">mbartley@hwle.com.au</a>
<b>Department of Environment Land Water and Planning</b>	None	<a href="mailto:Bsw.planning@delwp.vic.gov.au">Bsw.planning@delwp.vic.gov.au</a>
<b>VicRoads</b>	None	<a href="mailto:Brendan.grace@roads.vic.gov.au">Brendan.grace@roads.vic.gov.au</a>
<b>Malcolm Cameron</b> 435 Clarkemont Road Armstrong Creek 3217	1 copy	N/A
<b>Bruce Wilson</b>	None	<a href="mailto:B2dwils@gmail.com">B2dwils@gmail.com</a>

# Hearing Timetable

## Greater Geelong Planning Scheme Amendment C301

### Day 1: Monday 15 February 2016

Venue: Novotel Geelong, 10-14 Eastern Beach, Geelong

Time	Party	Sub No	Allocated
11.00am – 11.15am	Preliminary matters		15 mins
11.15am – 1.15PM	City of Greater Geelong represented by Terry Montebello of Maddocks Solicitors		2 hours
<b>1.15pm – 2.00pm</b>	<b>Lunch Break</b>		<b>45 mins</b>
2.00pm - 3.00pm	City of Greater Geelong (cont)		1 hour
3.00pm – 5.00pm	CGM Land Pty Ltd represented by Paul Connors of Counsel and instructed by Tamara Brezzi of Norton Rose Fullbright calling the following experts: <ul style="list-style-type: none"><li>• Michael Collie (Town Planning)</li><li>• Neil Craigie (Drainage)</li></ul>	8	2 hours

### Day 2: Tuesday 16 February 2016

Venue: Novotel Geelong, 10-14 Eastern Beach, Geelong

Time	Party	Sub No	Allocated
9.30am – 9.45am	Preliminary matters		15 mins
9.45am – 12.45pm	CGM Land Pty Ltd represented by Paul Connors of Counsel and instructed by Tamara Brezzi of Norton Rose Fulbright calling the following experts: <ul style="list-style-type: none"><li>• Michael Collie (Town Planning)</li><li>• Neil Craigie (Drainage)</li></ul>	8	3 hours
<b>12.45pm – 1.30pm</b>	<b>Lunch Break</b>		
1.30pm – 2.30pm	CGM Land Pty Ltd (cont)	8	1 hour
2.30pm – 3.00pm	DELWP represented by Geoff Brooks	11	30 mins
3.00pm – 3.15pm	VicRoads represented by Brendan Grace	10	15 mins
3.15pm – 3.45pm	Dennis Family Corporation represented by Mark Bartley of HWL Ebsworth Lawyers	3	30 mins
3.45pm – 4.05pm	Malcolm Cameron	5	20 mins
4.05pm – 4.20pm	Right of Reply CGM Land Pty Ltd		15 mins
4.20pm – 4.35pm	Right of Reply City of Greater Geelong		15 mins

#### 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