



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

30 November 2015

As addressed

Dear Submitter,

Greater Geelong Planning Scheme Amendments C317 (321-399 Ibbotson Street St Leonards) and C325 (other land parcels in Leviens Road, Bluff Road, Ibbotson Street and Pearl Bay Passage) Permit Application No 970/2014

A Directions Hearing was held on 24 November 2015 at the Greater Geelong City Council offices in relation to the above Amendments/permit. A copy of the Panel's Directions and Hearing Timetable are attached. The following key dates are relevant to this matter:

- The following must be circulated by **2.00pm on Tuesday 8 December 2015**;
 - Expert witness reports (Direction 7)
 - Council's Part A submission (Direction 9)
 - Updated flooding and drainage technical assessments (Direction 11)
 - Any post exhibition changes (Direction 13)
- The Hearing will commence at **10.00am Wednesday 16 December 2015**

Flood and drainage study updates

The proponents for both amendments advised the Panel that further work was being completed on the flooding and stormwater technical assessments in response to the submissions from the Department of Environment, Land, Water and Planning (DELWP) and the Corangamite Catchment Management Authority (CCMA). DELWP will present a submission to the Panel, however the CCMA has not requested to be heard.

The Panel notes for Amendment C317 that the TGM *Existing Flood Study and Stormwater Management Plan August 2015* states that *the Flood Impact Assessment (FIA) will be detailed in the next revision following completion of flood mitigation designs for land south of the existing waterway* (Page 3). Mr Gray, on behalf of Mr Robinson (a proponent for Amendment C325), also advised the Panel that further flood and stormwater work was being prepared. The Panel has issued a set of Directions (Nos. 11 and 12) that require the circulation of the additional flood and stormwater assessments that have the approval of both DELWP and the CCMA.

Late requests to be heard

Submitters 11 and 14 to Amendment C325 lodged late request to be heard. Time has been allocated in the timetable.

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

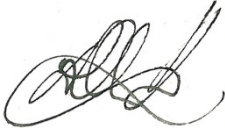


The following information is enclosed for your information:

- 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.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'DM', with a stylized flourish at the end.

DAVID MERRRETT

Panel Chair

Panel Directions

Greater Geelong Planning Scheme Amendments C317 (321-399 Ibbotson Street St Leonards) and C325 (other land parcels in Levens Road, Bluff Road, Ibbotson Street and Pearl Bay Passage)
Permit Application No 970/2014

Written Submissions at the Hearing

1. All parties should bring to the Hearing at least six (6) 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) must 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.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. The Hearing will commence at 10.00am Wednesday 16 December 2015 (**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 Tuesday 8 December 2015**. This must include:
 - a. Background to the Amendment
 - b. Chronology of events
 - c. Strategic context and assessment
 - d. 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. Its final position on the Amendment.
11. Costa Property Nine (Amendment C317) and the proponents of Amendment C325 must circulate updated flood and stormwater technical assessments by **2.00pm on Tuesday 8 December 2015**. These assessments must have the written approval of DELWP and CCMA and address off-site drainage and flooding impacts.

12. If no consent is provided from DELWP and the CCMA to the updated flood and stormwater technical assessments, the proponents and Council are to advise the Panel:
 - As soon as possible prior to the Hearing so that a request can be made to the CCMA to attend the Hearing and submit to the Panel. Time will be made available on Day 1 for the CCMA.
 - At the start of Day 1, how this impacts the ability of the Panel to consider draft Planning Permit 970/2014 for the subdivision of the land (Amendment C317).
13. Council must supply the following documents by **2.00pm on Tuesday 8 December 2015**:
 - a. Any post-exhibition changes to the amendment documents and the planning permit. Any changes are to be shown tracked and what submission, if any, the change is in response to.
14. 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.

Distribution List

Greater Geelong Planning Scheme Amendments C317 (321-399 Ibbotson Street St Leonards) and C325 (other land parcels in Levens Road, Bluff Road, Ibbotson Street and Pearl Bay Passage)
Permit Application No 970/2014

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 The Hearing will commence at 10.00am Wednesday **16 December 2015**.

Party	Hard Copies	Electronic Copy
Planning Panels Victoria Attn: The Panel Coordinator (By courier to Level 5, 1 Spring Street, Melbourne 3000 and mark as 'Urgent')	2 hard copies 1 electronic copy	planning.panels@delwp.vic.gov.au (The Panel is to be provided with an 'unlocked' copy of any document circulated, i.e not in PDF)
Greater Geelong City Council C/- Peter Schembri PO Box 104 Geelong 3220	1 hard copy 1 electronic copy	pschembri@geelongcity.vic.gov.au
Department of Environment, Land Water and Planning C/- Geoff Brooks	1 electronic copy	bsw.planning@delwp.vic.gov.au
Proponent - Amendment C317 <u>Costa Property Nine P/L</u> C/- John Carey, Minter Ellison	1 electronic copy	john.carey@minterellison.com
Proponents – Amendment C325		
<u>ABC Project Management</u> C/- Sarah Auld, Spiire	1 electronic copy	peter@abcpm.com.au
<u>St Leonards Property Holdings</u> C/- Judith Peristein, Norton Rose Fulbright	1 electronic copy	judith.peristein@nortonrosefulbright.com
<u>B and R Robinson</u> C/- Cameron Gray, St Quentin Consulting	1 electronic copy	cameron@stqc.com.au
Gee Dee Nominees C/- George Petsinis	1 copy	george@adeptdev.com.au
Stephen Tuohy	1 copy	stuohy@parks.vic.gov.au
Robert Baker	1 copy	robertb@netspace.net.au
Charles and Lesley Brown	1 copy	Lesleybrown25@bigpond.com
Lynne Lee-Tet	1 copy	Llynnem67@gmail.com

Hearing Timetable

Greater Geelong Planning Scheme Amendments C317 (321-399 Ibbotson Street St Leonards) and C325 (other land parcels in Levens Road, Bluff Road, Ibbotson Street and Pearl Bay Passage)
Permit Application No 970/2014

Day 1: Wednesday 16 December 2015

Venue: Greater Geelong City Council, Council chambers, 57 Little Malop Street, Geelong

Time	Party	Sub No	Allocated
10.00am – 10.15am	Preliminary matters		15 mins
10.15am – 11.30am	Greater Geelong City Council		3 hours
	<i>Break</i>		<i>15 mins</i>
11.45am – 12.45pm	Council (cont.)		
12.45pm – 1.30pm	Lunch Break		
1.30pm – 2.15pm	Council (cont.)		
2.15pm – 3.00pm	Department of Environment, Land, Water and Planning	C317 (10) C325 (8)	45 mins
3.00pm – 3.20pm	Robert Baker	C317 (1)	20 mins

Day 2: Thursday 17 December 2015

Venue: Greater Geelong City Council, Council chambers, 57 Little Malop Street, Geelong

Time	Party	Sub No	Allocated
10.00am – 10.15am	Preliminary matters		15 mins
10.15am – 11.30am	Costa Property Nine	C317 (18)	4 hours
	<i>Break</i>		<i>15 mins</i>
11.45am – 12.45pm	Costa Property Nine (cont.)		
12.45pm – 1.30pm	Lunch Break		
1.30pm – 3.15pm	Costa Property Nine (cont.)		
3.15pm – 3.45pm	Permit 970/2014 condition discussion		30 mins
	<i>Break</i>		<i>15 mins</i>
4.00pm – 4.15pm	B and R Robinson	C325 (24)	15 mins
4.15pm – 4.30pm	Right of reply - Costa Property Nine		15 mins
4.30pm – 4.45pm	Right of reply - Council		15 mins

Day 3: Friday 18 December 2015

Venue: Greater Geelong City Council, Council chambers, 57 Little Malop Street, Geelong

Time	Party	Sub No	Allocated
9.00am – 9.15am	Preliminary matters		15 mins
9.15am – 11.00am	St Leonards Property Holdings	C325 (23)	5 hours
	<i>Break</i>		<i>15 mins</i>
11.15am– 12.45pm	St Leonards Property Holdings (cont.)		
12.45pm – 1.30pm	Lunch Break		
1.30pm – 2.00pm	Lynne Lee-Tet	C325 (14)	
2.00pm – 3.30pm	St Leonards Property Holdings (cont.)		
	<i>Break</i>		<i>15 mins</i>
3.45pm – 4.00pm	Gee Dee Nominees	C325 (11)	15 mins
4.00pm – 4.10pm	Charles and Lesley Brown	C325 (3)	10 mins
4.10pm – 4.30pm	Stephen Tuohy	C325 (26)	20 mins
4.30pm – 4.50pm	Right of reply - representative of proponents		20 mins
4.50pm – 5.05pm	Right of reply - Council		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