



# 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

12 April, 2016

As addressed

Dear Submitter,

## **Greater Geelong Planning Scheme Amendment C346: Ocean Grove Structure Plan and Town Centre Urban Design Framework**

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A Directions Hearing was held on 5 April 2016 at Geelong 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:

- Council must provide Planning Panels Victoria electronic copies of information identified in Direction 7 by **5pm on Friday 22 April 2016**.
- Council must circulate its 'Part A Submission' by **5pm on Friday 22 April 2016**
- Expert witness reports must be circulated by **5pm on Friday 22 April 2016**
- The Hearing will commence at **10am Monday 2 May 2016**
- A document setting out any agreed points and all remaining points of difference as a result of the consultation between expert witnesses (in the same field) must be tabled at the **start of the Hearing**.

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,

**CATHIE McROBERT**

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 C346: Ocean Grove Structure Plan and Town Centre Urban Design Framework

### Exchange of Expert Witness Reports

1. 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>).
2. Expert witness reports should not refer to any individual submitter by name. If necessary, submitters may be referred to by submission number.
3. Expert witness reports must be circulated by 5pm on Friday 22 April 2016 (**both Hard and Electronic copies**) in accordance with the attached Distribution List.
4. A copy of any expert witness report received must be made available on Council's website and at its office.
5. Expert witnesses presenting evidence in the same field (land economics and supply, planning and agriculture) are to consult in order to meet to identify points of agreement and narrow any points of difference, including in relation to the assumptions and methodology (where relevant) that underpin the experts' opinions. If any expert witness directed by the Panel to consult with another expert is instructed not to reach agreement in respect of points of difference, the fact of such instructions must be reported in writing to the Panel by the expert witness.
6. A document setting out agreed points and all remaining points of difference as a result of the consultation between expert witnesses must be tabled **at the start of the Hearing**.

### Information to be supplied

7. Council must supply the following documents by **5pm on Friday 22 April 2016**:
  - a. A plan showing the location of submitters.
  - b. The latest aerial photography of the precincts that are subject to submissions.
  - c. Detailed zoning plans of the precincts that are subject to submissions.
  - d. Details of relevant Development Plans, permits and current permit applications.
  - e. Any further strategic material that might assist the Panel in its consideration of this amendment.
8. Council must circulate to all parties on the distribution list its 'Part A Submission' by **5pm on Friday 22 April 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 all submissions and its response
  - e. 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.

9. A copy of the information provided to the Panel before the Hearing must be made available on Council's website and at its office.

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
  - d. The analysis underpinning the existing structure plan and proposed changes to it, including the projected growth rate
  - e. Whether the proposed structure plan will facilitate land supply to accommodate projected population growth
  - f. Clarification of infrastructure capacity to accommodate projected growth (including the population projections and the growth area underpinning infrastructure planning).
  - g. Whether Schedule 39 to the Design and Development Overlay should be removed
  - h. Updating of the Structure Plan document that should be undertaken to reflect current plans for the Grubb Road Activity Centre.
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.

#### **Written Submissions at the Hearing**

12. All parties should bring to the Hearing at least **six hard copies** of additional written submissions and accompanying documents (i.e. photographs, plans). Copies of original submissions are not needed.
13. Written material presented at the Hearing should be two-hole punched and stapled (not bound).
14. Submissions (preferably in MS Word) and other material presented at the Hearing, including PowerPoint presentations, should be emailed to the Panel before the Hearing to [planning.panels@delwp.vic.gov.au](mailto:planning.panels@delwp.vic.gov.au) or provided electronically at the Hearing.
15. Submissions and material presented at the Hearing including PowerPoint presentations are public documents and may be made available to other parties.

# Distribution List

## Greater Geelong Planning Scheme Amendment C346: Ocean Grove Structure Plan and Town Centre Urban Design Framework

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 Expert witness reports must be circulated by **5pm on Friday 22 April 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')	3 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</b> Attn: Terry Montebello Maddocks 140 William Street Melbourne 3000	1 copy	<a href="mailto:terry.montebello@maddocks.com.au">terry.montebello@maddocks.com.au</a>
Attn: Peter Smith PO Box 104 Geelong 3222	2 copies	<a href="mailto:psmith@geelongcity.vic.gov.au">psmith@geelongcity.vic.gov.au</a>
<b>Bernard and Jacqueline Henry</b>	None	<a href="mailto:jjhenry08@bigpond.com">jjhenry08@bigpond.com</a>
<b>Brian Head</b>	None	<a href="mailto:elblhead@bigpond.com">elblhead@bigpond.com</a>
<b>Cusworth Family Trust</b> Attn: Neil Cusworth	None	<a href="mailto:ncusworth@enthalpy.com.au">ncusworth@enthalpy.com.au</a>
<b>Geelong Field Naturalists Club</b> Attn: Barry Lingham	None	<a href="mailto:lingham@tpg.com.au">lingham@tpg.com.au</a>
<b>Geoff Nicol Sproules Investments Pty Ltd</b>	None	<a href="mailto:vicmarineservices@bigpond.com">vicmarineservices@bigpond.com</a>
<b>Glasshouse Farms Pty Ltd</b> Attn: Megan Schutz	None	<a href="mailto:megan@schutzconsulting.com.au">megan@schutzconsulting.com.au</a>
<b>Heidi Wane</b>	None	<a href="mailto:heidiwane@aanet.com.au">heidiwane@aanet.com.au</a>
<b>Ian Friend</b>	None	<a href="mailto:ian@rtedgarbellarine.com.au">ian@rtedgarbellarine.com.au</a>
<b>John Tyrrell</b>	None	<a href="mailto:jlm.tyrrell@bigpond.com">jlm.tyrrell@bigpond.com</a>
<b>Lascorp Development Group Australia Pty Ltd</b> Attn: Amy Golvan	None	<a href="mailto:amy@lascorp.com">amy@lascorp.com</a>
<b>Morgan and Griffin Pty Ltd</b> Attn: Con Alveras	None	<a href="mailto:con@morgangriffin.com.au">con@morgangriffin.com.au</a>
<b>Peter Billings</b>	None	<a href="mailto:larkrise@hotmail.com">larkrise@hotmail.com</a>
<b>Richard Weatherly OAM</b>	None	<a href="mailto:connewarran@westvic.com.au">connewarran@westvic.com.au</a>
<b>Shell Road Developments Pty Ltd</b> C/- Minter Ellison Attn: Phil Bisset	None	<a href="mailto:phil.bisset@minterellison.com">phil.bisset@minterellison.com</a>

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<b>Tony Reilly</b> C/- St Quentin Consulting Attn: Brendan O'Loar	None	<a href="mailto:brendan@stqc.com.au">brendan@stqc.com.au</a>
<b>Wendy Duncan</b>	None	<a href="mailto:wendyduncan@bigpond.com">wendyduncan@bigpond.com</a>
<b>Santhor Pty Ltd AG Robson Staff Superannuation Fund</b> Attn: Jim Robson	None	<a href="mailto:jrobs@hot.com">jrobs@hot.com</a>
<b>VicRoads</b> Attn: David Fary	None	<a href="mailto:Christine.delaney@roads.vic.gov.au">Christine.delaney@roads.vic.gov.au</a>

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# Hearing Timetable

Greater Geelong Planning Scheme Amendment C346: Ocean Grove Structure Plan and Town Centre Urban Design Framework

## Day 1: Monday 2 May, 2016

Venue: Meeting Room 3, City Hall, 57 Little Malop Street, Geelong

Time	Party	Sub No	Allocated
10am – 10.30am	Preliminary matters		30 mins
10.30am – 4pm	Greater Geelong City Council represented by Terry Montebello of Maddocks Lawyers who will call evidence from: <ul style="list-style-type: none"> <li>Dale Stokes of Spatial Economics (Land Supply)</li> <li>Rob Milner of 10 Consulting Group (Planning)</li> </ul>		4 - 5 hours
<b>1pm – 1.45pm</b>	<b>Lunch Break</b> (other breaks at logical points in presentation)		
4pm – 5pm	Glasshouse Farms Pty Ltd represented by Megan Schutz of Schutz Consulting Pty Ltd who will call evidence from: <ul style="list-style-type: none"> <li>Ray Phillips of Phillips Agribusiness (Agricultural businesses)</li> </ul>	24	1 hour

## Day 2: Tuesday 3 May, 2016

Venue: Meeting Room 3, City Hall, 57 Little Malop Street, Geelong

Time	Party	Sub No	Allocated
9.30am - 9.45am	Preliminary matters		15 mins
9.45am - 10am	Ian Friend	11	15 mins
10am – 2.45pm	Sproules Investments Pty Ltd represented by Geoff Nicol who will call evidence from: <ul style="list-style-type: none"> <li>Tim Fallaw of Dominion Property Group (Town Planning)</li> <li>Other (TBC)</li> </ul>	26	4 hours
<b>1pm – 1.45pm</b>	<b>Lunch Break</b> (other breaks at logical points in presentation)		
3pm - 5pm	Tyrrell Brothers Share Farming represented by Jason Kane, barrister	36	2 hours

**Day 3: Wednesday 4 May 2016**

Venue: Meeting Room 3, City Hall, 57 Little Malop Street, Geelong

Time	Party	Sub No	Allocated
9.30am–9.35am	Preliminary matters		5 mins
9.35am–9.45am	Santhor Pty Ltd AG Robson Staff Superannuation Fund represented by Jim Robson		10 mins
10am – 4.30pm	Shell Road Developments Pty Ltd represented by Phillip Bisset of Minter Ellison who will call evidence from: <ul style="list-style-type: none"> <li>• Justin Ganly of Deep End Services (Land Supply)</li> <li>• Jason Black of Insight Planning Consultants (Town Planning)</li> <li>• Henry Turnbull of Traffix Group (Traffic)</li> </ul>		1 day
<b>1pm- 1.45pm</b>	<b><i>Lunch Break (other breaks at logical points in presentation)</i></b>		

**Day 4: Thursday 5 May, 2016**

Venue: Ground Floor, Council Offices, 100 Brougham Street, Geelong

Time	Party	Sub No	Allocated
9.00am – 9.05am	Preliminary matters		5 mins
9.05am – 9.15am	Heidi Wane	39	10 mins
9.15am– 9.45am	VicRoads represented by David Fary		30 mins
9.45am – 4.30pm	Con Alveras of Morgan and Griffin Pty Ltd represented by Nicholas Tweedy SC who will call evidence from: <ul style="list-style-type: none"> <li>• Paul Shipp of Urban Enterprise (Land economics)</li> <li>• Tim Fallaw of Dominion Property Group (Town Planning)</li> <li>• Other (TBC)</li> </ul>	25	1 day
<b>1pm - 1.45pm</b>	<b><i>Lunch Break (other breaks will be at logical points in presentation)</i></b>		

**Day 5: Friday 13 May, 2016**

Venue: Meeting Room 3, City Hall, 57 Little Malop Street, Geelong

Time	Party	Sub No	Allocated
9.30am - 9.45am	Preliminary matters		15 mins
9.45am – 10.45am	Lascorp Development Group Australia Pty Ltd represented by Amy Golvan, legal counsel, Lascorp Development Group Australia	8	1 hour
10.45am– 11.30am	Wendy Duncan	9	45 mins
<b>11.30am– 11.40am</b>	<b>Break</b>		<b>10 mins</b>
11.40am- 12noon	Tony Reilly represented by Brendan O’Loar of St Quentin Consulting	30	20 mins
12pm – 12.30pm	Bernard and Jacqueline Henry	17	30 mins
12.30pm– 12.45pm	Peter Billings	3	15 mins
<b>12.45pm – 1.30pm</b>	<b>Lunch Break</b>		
1.30pm - 2pm	Brian Head (not Thursday 5/5)	16	30 mins
2pm – 2.20pm	Richard Weatherly OAM	40	20 mins
2.20pm – 2.40pm	Cusworth Family Trust represented by Neil Cusworth	6	20 mins
2.40pm - 4pm	Geelong Field Naturalists Club represented by Barry Lingham	22	1 hour 20 mins
<b>4.00pm - 4.15pm</b>	<b>Break</b>		
4.15pm	Greater Geelong City Council Reply		

**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