



Planning Panels Victoria

Department of Environment, Land, Water and Planning

1 Spring Street
Melbourne Victoria 3000
GPO Box 2392
Melbourne, Victoria 3001
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19 December 2016

As addressed

Dear Submitter,

Greater Geelong Planning Scheme Amendment C331 and Planning Permit Application 392/2015, Wandana Heights

A Directions Hearing was held on 15 December 2016 in Geelong in relation to the above matter. A copy of the Panel's Directions and Hearing Timetable are attached. The following key dates are relevant to this matter:

- If expert evidence is to be called it must be circulated by **12 Noon on Monday 30 January 2017**
- The Hearing will commence at **10.00am Monday 6 February 2017**

The following information is enclosed for your information:

- Panel Directions
- Distribution List
- Hearing Timetable.

The attached timetable is based on the material before the Panel at the present time. If needs change following further discussions between Council, the Proponents and objectors, the Panel should be advised as soon as possible and if necessary a new timetable will be issued.

If you have any queries please contact Planning Panels Victoria on (03) 8392 5115 or planning.panels@delwp.vic.gov.au.

Yours sincerely,

Nick Wimbush

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 C331 and Planning Permit Application 392/2015, Wandana Heights

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) should 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. The Panel understands there are ongoing discussions between the proponent and some objectors which may influence expert evidence being called. Expert evidence to be called must be finalised and advised to the Panel by **close of business on Friday 20 January 2017**.
6. 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>).
7. Expert witness reports should not refer to any individual submitter by name. If necessary, submitters may be referred to by submission number.
8. If expert evidence is to be called it must be circulated by 12 Noon on Monday 30 January 2017 in accordance with the attached Distribution List.
9. A copy of any expert witness report received must be made available on Council's website and at its office.

Information to be supplied

10. Council must circulate to all parties on the distribution list its 'Part A Submission' by **12.00 Noon on Monday 30 January 2017**. 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. 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.

11. 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.
12. Council must circulate to parties as soon as possible the revised plan of subdivision revision vP3 dated 14 December 2016.

13. At the Hearing, Council should arrange for appropriate aerals and plans at suitable scale.
14. A revised (as necessary) set of draft planning permit conditions should be circulated by Council to parties by **12 Noon on Monday 30 January 2017** for discussion in the Hearing.

Site inspection

15. The Panel has viewed the Amendment and permit area from the public domain. An on-site accompanied inspection is not proposed. If parties have particular aspects they wish the Panel to view these should be raised at the Hearing.

Distribution List

Greater Geelong Planning Scheme Amendment C331 and Planning Permit Application 392/2015, Wandana Heights

This list is to be used for the circulation of Expert witness statements and any other information as directed by the Panel.

Note: Electronic copies of If expert evidence is to be called **it must be circulated by 12 Noon** on Monday 30 January 2017. Hard copies of witness statements are not required.

Party	Electronic Copy
Planning Panels Victoria Attn: The Panel Coordinator GPO Box 2392 Melbourne, Victoria 3001 (By courier to Level 5, 1 Spring Street, Melbourne 3000 and mark as 'Urgent')	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)
City of Greater Geelong	sthiele@geelongcity.vic.gov.au psmith@geelongcity.vic.gov.au
Villawood, Fagg Family, Lamb Family (Proponents)	rory.oconnor@nortonrosefulbright.com
David & Lee Willder	david@wmcaccounting.com.au
David & Mary Petherick	david.petherick@bigpond.com
Evelyn Hill	hillshoney@iinet.net.au

Timetable

Greater Geelong Planning Scheme Amendment C331 and Planning Permit Application 392/2015, Wandana Heights

Day 1: Monday 6 February 2017

Venue: City of Greater Geelong, 100 Brougham Street, Geelong

Time	Party	Sub No	Allocated
10.00am	Preliminary matters		10 mins
10.10am	City of Greater Geelong represented by Stuart Thiele and Lisa Tanev		2 hours
12.10pm	Lunch Break		
1.00pm	Villawood Properties, Fagg Family, Lamb Family represented by Mr Rory O'Connor of Norton Rose Fulbright and calling evidence in traffic and planning		1 day
4.30pm	Close		

Day 2: Tuesday 7 February 2017

Venue: City of Greater Geelong, 100 Brougham Street, Geelong

Time	Party	Sub No	Allocated
10.00am	Villawood Properties et. al. continued.		
12.00pm	Mr David Petherick		10 mins
12.10pm	Mr Evelyn Hill		10 mins
12.20pm	Lunch Break		
1.00pm	David and Lee Willder, calling evidence in civil engineering		2 hours
3.00pm	Right of reply, Council and Proponents		30 mins
3.30pm	Without prejudice discussion on the proposed planning permit conditions		30 mins
4.00pm	Close		

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 5115