



Planning Panels Victoria

Department of Environment, Land, Water and Planning

5 December 2016

As addressed

1 Spring Street
Melbourne Victoria 3000
GPO Box 2392
Melbourne, Victoria 3001
Telephone (03) 8392 5115
Facsimile (03) 8392 5110

Dear Submitter,

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

The Greater Geelong City Council has resolved to seek the appointment of a Panel to consider the above Amendment and the submissions made in response to it. Council has provided a copy of your submission to Planning Panels Victoria.

Nick Wimbush (Chair) has been appointed as the Panel under sections 153 and 96B of the *Planning and Environment Act 1987*.

The Amendment proposes to rezone land on Barrabool Road and Cityview Drive, Wandana Heights from Farming Zone, Public Use Zone 1 (Service and Utility) and Public Park and Recreation Zone to General Residential Zone Schedule 1 and to apply a Development Plan Overlay to the majority of the site. A concurrent Planning Permit (392/2015) proposes to subdivide four lots to create 186 residential lots (with a revised plan of subdivision, lodged as part of a submission by the applicant, proposing 195 lots).

The Council is the Planning Authority for the Amendment. The proponent and permit applicant is Mesh Planning and Villawood Properties on behalf of the landowners, the Fagg family, the Lamb family and Barwon Water.

The role of the Panel is to:

- Give submitters an opportunity to be heard in an independent forum in an informal, non-judicial manner
- Give independent advice to the Planning Authority and the Minister about the proposed Amendment.

All submissions and information provided at the Hearing about the Amendment will be **treated as public documents**. Please note the attached *Privacy Collection Notice*.

The Hearing process has two stages: the Directions Hearing and the Public Hearing.

Stage 1: Directions Hearing

The purpose of the Directions Hearing is to:

- Consider any preliminary or procedural issues and give directions about the conduct of the Hearing including the exchange of any expert witness reports
- Make arrangements for the Hearing, including the Timetable and Hearing venue
- Answer any questions people may have about the Hearing.

The Directions Hearing will be held:

10.00am, Thursday 15 December 2016
Meeting Room, City of Greater Geelong
100 Brougham Street, Geelong

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



You should attend the Directions Hearing if:

- You are unfamiliar with the Panel process and wish to participate in the Public Hearing process
- You have any questions about the Panel process or wish to raise any procedural issues.

Stage 2: Public Hearing

The purpose of the Public Hearing is to give people an opportunity to speak in support of their written submission and to hear from the proponent and the Planning Authority. This Hearing is scheduled to commence in the week of 6 February 2017 and is expected to be completed in 1-2 days.

The Public Hearing is open to all submitters and the public.

The general order of the Hearing is likely to be:

- Greater Geelong City Council (planning authority)
- Mesh Planning and Villawood Properties (proponent)
- Government Departments and Agencies
- Community Groups
- Individual submitters.

The Panel has received a copy of all written submissions and will consider them when preparing its report, whether or not the submitter appears at the Hearing.

Parties wishing to be heard at the Public Hearing

Please complete the attached *Request to be Heard Form* and return it to the Panel Co-ordinator **by 5.00pm on Tuesday 13 December 2016** if:

- You wish to be heard at the Public Hearing
- You do not wish to be heard but would like a copy of the Timetable and Directions.

A Timetable for the Public Hearing will be prepared based on the information provided on the *Request to be Heard Form* and emailed to submitters who return this form.

You are to nominate if you will be calling expert evidence on the *Request to be Heard Form*. If evidence is being called, the Panel will make directions about the exchange of expert reports. These reports will need to be circulated at least five working days before the Hearing or as directed by the Panel.

Further Information

The *Privacy Collection Notice* is attached for your convenience.

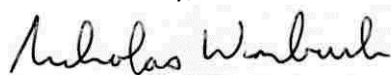
Further information including the *What is a Panel?* brochure, *Guide to the Public Hearing* and *Frequently Asked Questions* are available on the Department's website.

<http://www.dtpli.vic.gov.au/planning/panels-and-committees/planning-panel-guides-and-faqs>

Hard copies of these documents can be obtained by contacting Planning Panels Victoria.

If you have any queries please contact Greta Grivas, Planning Panels Victoria on (03) 8392 5121 or planning.panels@delwp.vic.gov.au.

Yours sincerely,



NICK WIMBUSH

Panel Chair

Privacy Collection Notice

Natural justice for all participants and transparency are important parts of the Panel process. In meeting its legislative requirements, the Panel may do the following with your submission:

- Provide a copy of your submission with all contact details to the Proponent, Local Council, Government Agencies and other parties to the Hearing
- Provide a copy of your submission to the Department of Environment, Land, Water and Planning if needed for preparing Ministerial briefings
- Display a copy of your submission in the Planning Panels Victoria Office or Hearing room.
- Display a copy of your submission in the relevant Local Council Office or Regional Government Office as appropriate

The Panel does not propose to display your full submission on a website unless this is necessary and you have given your consent. However, your name and other personal information may be published on the internet as detailed below.

Publication of your personal information on the internet

A Panel Report will be published on the internet and may include:

- Each submitter's name
- Direct quotes from submissions
- Submitter addresses, if required.

Please note that even when your personal information is removed from the internet, it may remain on external servers indefinitely.

After the Panel has reported

When the Panel has reported to the Planning Authority, your submission will be removed from public display.

Your original submission and any additional material provided will be held at Planning Panels Victoria for two years and then sent to the Public Record Office Victoria. All additional copies of the submission and other material held by Planning Panels Victoria will be securely destroyed.

If you have any concerns in respect to the way your submission will be used please contact Planning Panels Victoria on (03) 8392 5114.

Request to be Heard Form

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

Please complete the request to be heard form online at www.dtpli.vic.gov.au/request-to-be-heard

Alternatively, return this form **no later than 5.00pm on 13 December 2016** to Planning Panels Victoria:

Email: planning.panels@delwp.vic.gov.au

Post: GPO Box 2392, Melbourne, Victoria 3001 **Fax:** (03) 8392 5110

Please tick one:

- I wish to be heard at the Public Hearing** - Complete all sections
- I do not wish to be heard but please email me a copy of the Timetable and any Directions - Provide name and email only

Contact Details

Submitter name

(as shown in submission):

Represented by

Person:

(if applicable):

Organisation:

Postal Address:

Daytime contact number:

Email (see Note 3 below):

Hearing Arrangements

Please specify dates or times of day between 06/02/2017– 07/02/2017 when you are **not** available

(see Note 1 below):

Time required to present your submission and expert evidence (including time for questions):

Will you be calling expert witnesses? Yes No

If yes, provide details below

Full name	Organisation (if applicable)	Field of expertise
_____	of _____	on _____
_____	of _____	on _____
_____	of _____	on _____
_____	of _____	on _____

Request to be Heard Form Notes:

1. The details provided on this form will be used to prepare the Hearing Timetable. PPV will make every effort to prepare the timetable based on the availability provided on this form, but it cannot be guaranteed.
2. Future correspondence will be emailed to the above email address. Hard copies will be provided to parties without an email address.
3. The email address provided on this form will be provided to other parties to the Hearing to allow for the circulation of information or Expert Witness Reports unless you specify otherwise.
4. The Hearing Rooms at PPV are equipped with a Hearing Loop, and a laptop and projector if required.
5. If you have any access requirement in order to participate in the Hearing, please contact PPV.