



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 5115
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2 June 2017

As addressed

Dear Submitter,

Greater Geelong Planning Scheme Amendment C332 and Planning Permit Application 1303/2015

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

Trevor McCullough has been appointed as the Panel under section 153 of the *Planning and Environment Act 1987*.

The Amendment is a combined planning permit application and planning scheme amendment under section 96A of the Act. The Amendment and planning permit apply to the land at 42 Leather Street, Breakwater and 350 Boundary Road, Breakwater.

The Amendment proposes to:

- Rezone part of 42 Leather Street Breakwater and part of 350 Boundary Road Breakwater from the Public Use Zone 1 to the Public Conservation and Resource Zone
- Rezone part of 42 Leather Street Breakwater and part of 350 Boundary Road Breakwater from the Public Conservation and Resource Zone to the Public Use Zone 1
- Rezone part of 42 Leather Street Breakwater and part of 350 Boundary Road Breakwater from the Public Use Zone 1 to the Industrial 1 Zone, and
- Apply the Design and Development Overlay Schedule 20 to the land being zoned Industrial 1 Zone.

The planning permit application seeks approval for a multi-lot subdivision, associated buildings and works and removal, variation and creation of reserves and easements.

Council is the Planning Authority for the Amendment. The proponent is 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.

Please note that all submissions received and all information provided in respect of the Amendment at the Hearing will be **treated as public documents**. You should note the attached *Privacy Collection Notice*.

The Panel has determined that a Directions Hearing is not required in this case. If you have matters of a procedural nature that you wish to raise you should contact Planning Panels Victoria as soon as possible.

This Public Hearing is scheduled to be held in Geelong on **Friday 23 June 2017, starting at 10.00am** and is expected to take two to three hours. The Public Hearing gives people an opportunity to speak in support of their written submission.

Please complete the attached *Request to be Heard Form* and return it to the Panel Co-ordinator **by close of business on Friday 9 June 2017** 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.

The Panel will prepare the Hearing timetable based on the information you provide on this form. A timetable will be emailed to those submitters who return a *Request to be Heard* form. The Hearing is open to all submitters and the public.

The general order of the Hearing is likely to be:

- Council
- Proponent
- Individual submitters.

The Panel has been provided with a copy of all written submissions and will take these into consideration when preparing its report, whether or not you appear at the Hearing.

The following information is attached for your convenience:

- Panel Directions
- Privacy Collection Notice
- Request to be Heard Form.

Further information including the *What is a Panel?* brochure, *Guide to the Public Hearing* and *Frequently Asked Questions* are available on the departments website. Hard copies of these documents can be obtained by contacting Planning Panels Victoria.

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

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

Yours sincerely,



Trevor McCullough
Panel Chair

Panel Directions

Greater Geelong Planning Scheme Amendment C332 and Planning Permit Application 1303/2015

Written Submissions at the Hearing

1. All parties should bring to the Hearing at least four hard copies of additional written submissions and accompanying documents (i.e. photographs, plans). Copies of original submissions are not needed.
2. Submissions (preferably in Word) must be emailed after the Hearing to the Panel at planning.panels@delwp.vic.gov.au.
3. 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

4. The Panel understands that no parties are proposing to call expert evidence, but if they do, the following directions apply.
5. Expert Witnesses Reports must comply with the Planning Panels Victoria Guide to Expert Evidence (<https://www.planning.vic.gov.au/panels-and-committees/planning-panel-guides>).
6. Expert Witness Reports must be circulated **by 2.00pm on Friday 16 June 2017 (both Hard and Electronic copies)** in accordance with the attached Distribution List.
7. Council must post a copy of any report received on its website.
8. Hard copies of Expert Witness Reports must be available for viewing at Council.
9. Expert Witness Reports must not refer to any individual submitter by name. If necessary, submitters may be referred to by submission number.

Submissions to the Hearing

10. The Panel notes that the unresolved issues are very narrow in scope. It is not necessary for Council or any submitters to provide detailed submissions in relation to issues that are not in dispute.
11. Council's delegated authority report dated 19 May 2017 provides background to the Amendment and sets out Council's response to submissions. This report will be taken as read by the Panel, and consequently Council is not required to prepare a 'Part A submission'. Council must ensure that all parties have received a copy of this report.
12. At the Hearing, Council must address the following issues:
 - a. A brief overview of the proposed Amendment and permit application
 - b. A response to the issues raised by the objecting submitter
 - c. A brief overview of the proposed Aqueduct Park, including providing the Panel with an understanding of proposed vehicle access to the Park. The Panel understands that this is not part of the Amendment; however, it clearly relates to the submitter's concerns and would provide useful context for the Panel.
13. At the Hearing, the proponent must address the following issues:
 - a. An overview of the background to the Amendment and its' intentions for the site.
 - b. Provide the Panel with an understanding of the reasons for the odd shape of the areas to be rezoned
 - c. A response to the issues raised by the objecting submitter.

14. At the Hearing, submitters should clearly outline their issues and be clear on what they seek to change in the Amendment or permit.
15. Council should arrange for suitable maps and aerial photographs to be on display to assist discussions.

Privacy Collection Notice

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
- Display a copy of your submission in the relevant Local Council Office or Regional Government Office as appropriate
- If a Public Hearing is to be held, display a copy of your submission in the Hearing room.

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:

- The name of each submitter
- Direct quotes from some submissions
- The submitter's name and address if required.

Please note that even when we remove your personal information 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 all 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 C332 and Planning Permit Application 1303/2015

Please complete the request to be heard form online by [clicking here](#).

Alternatively, return this form **no later than 5.00pm on Friday 9 June 2017** 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

(if applicable):

Person:

Organisation:

Postal Address:

Daytime contact number:

Email (see Note 3 below):

Hearing Arrangements

Please specify times of day on **23 June 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.