



Planning Panels Victoria

Department of Environment, Land, Water and Planning

28 July 2017

As addressed

Dear Submitter,

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

Greater Geelong Planning Scheme Amendments C357 and C360 Proposed Public Acquisition Overlays

A Directions Hearing was held on 25 July 2017 at Geelong City Council offices 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 to supply additional information requested by Mr Peake by **2.00pm Friday 11 August 2017**.
- Council must circulate to all parties on the distribution list its 'Part A Submission' by **2.00pm on Monday 21 August 2017**.
- Expert witness reports must be circulated by **2.00pm Wednesday 30 August 2017**
- The Hearing will commence at **10.00am Wednesday 6 September 2017**.

Information request

At the Directions Hearing, a request made by Mr Peake on behalf of submitters Perkins and Robertson was tabled. Council agreed in principle to provide most of the information on the list. It was agreed that this information would be sent, preferably by an uploaded link or hardcopy where this was not available by **2.00pm Friday 11 August 2017**.

With regard to items 10 and 11 of the request, the Panel rules that such matters do not help or inform the Panel in making its deliberations with regard to the application of the Public Acquisition Overlay.

Other issues

Council will follow up with VicRoads in seeking its views on the Amendment, particularly in relation to C360. Any correspondence sent and received will be tabled in the Hearing. The Panel will allocate time for VicRoads should it advise it wishes to be heard.

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 5115 or planning.panels@delwp.vic.gov.au.

Yours sincerely,

Brett Davis
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 Amendments C357 and C360
Proposed Public Acquisition Overlays

Written Submissions at the Hearing

1. All parties should bring to the Hearing at least five (5) 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. Expert witnesses reports must comply with the Planning Panels Victoria Guide to Expert Evidence (<http://www.planning.vic.gov.au/panels-and-committees/planning-panel-fags>).
6. Expert witness reports should not refer to any individual submitter by name. If necessary, submitters may be referred to by submission number.
7. Expert witness reports must be circulated by 2.00pm Wednesday 30 August 2017 (**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 are to supply information contained in the request made by Mr Peake by **2.00pm Friday 11 August 2017**. This may be in either electronic or hard copy form where applicable. Links to the information shall be placed on Council's website relating to these Amendments.
10. Council must circulate to all parties on the distribution list its 'Part A Submission' by **2.00pm Monday 21 August 2017**. This should include:
 - a. Background to the Amendment, including explanation of further information submitted (Direction 9)
 - 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. 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 showing the extent of the proposed PAO
 - c. Access to Council's GIS maps/system.

Distribution List

Greater Geelong Planning Scheme Amendments C357 and C360
Proposed Public Acquisition Overlays

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 **2.00pm Wednesday 30 August 2017**.

Party	Hard Copies	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')	2 copies	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 C/- Maddocks Lawyers Collins Square Tower 2 Level 25, 727 Collins Street, Melbourne 3000	2 copies	Briana.eastaugh@maddocks.com.au dobrien@geelongcity.vic.gov.au
Graham Perkins C/- Rennick & Gaynor PO Box 196 Camberwell 3124	1 copy	laurens@rennicks.com.au
William Graham & Joanne Robertson C/- Rennick & Gaynor PO Box 196 Camberwell 3124	1 copy	laurens@rennicks.com.au
DFC (Ashbury Pty Ltd) C/- HWL Ebsworth Lawyers	None	agelber@hwle.com.au joseph.nasr@denniscorp.com.au
Charlemont Rise Pty Ltd C/- Spiire Australia Pty Ltd	None	Sarah.wright@spiire.com.au
Dept. Environment Land Water and Planning Attn: Geoff Brooks	None	Bsw.planning@delwp.vic.gov.au
Lynette Lim	None	Sklim888@bigpond.com
Sandra O'Hara	None	soh@deakin.edu.au
Linda & Craig Devlin	None	cjmustanghire@gmail.com

Timetable

Greater Geelong Planning Scheme Amendments C357 and C360 Proposed Public Acquisition Overlays

Day 1: Wednesday 6 September 2017

Venue: Geelong Conference Centre, Adams Court, Eastern Park Gardens, East Geelong

Time	Party	Sub No	Allocated
10.00am – 10.15am	Preliminary matters		15 mins
10.15am – 12.15pm	City of Greater Geelong represented by Maddocks solicitors calling the following experts: <ul style="list-style-type: none">- Drainage (TBC)- Environmental (TBC)		4 hours
	Break		15 mins
12.15pm – 1.15pm	Lunch Break		
1.15pm – 3.15pm	City of Greater Geelong (cont)		
3.15pm – 3.30pm	DELWP – Geoff Brooks		15 mins
3.30pm – 3.50pm	S O’Hara (C360)		20 mins
3.50pm – 4.10pm	L Lim (C360)		20 mins
4.10pm – 4.40pm	Dennis Family Corporation represented by Alex Gelber, HWL Ebsworth		30 mins
4.40pm	Panel Close		

Day 2: Thursday 7 September 2017

Venue: Geelong Conference Centre, Adams Court, Eastern Park Gardens, East Geelong

Time	Party	Sub No	Allocated
9.30am – 9.45am	Preliminary matters		15 mins
9.45am – 10.05am	Charlemont Rise represented by Sarah Wright, Spiire		20 mins
10.05am – 10.35am	L and C Devlin (C357)		30 mins
10.35am – 12.35pm	Graeme Peake of Counsel instructed by Rennick and Gaynor Solicitors representing W Graham, C Robertson and G Perkins calling the following experts: <ul style="list-style-type: none">- Hydrologist- Planning (TBC)		5 hours
12.35pm – 1.30pm	Lunch Break		
1.30pm – 4.30pm	Graeme Peake (cont)		
4.30pm – 4.45pm	Council right of reply		

Day 3: Friday 8 September 2017

Venue: Geelong Conference Centre, Adams Court, Eastern Park Gardens, East Geelong

Time	Party	Sub No	Allocated
10.00am –	RESERVE DAY		

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