



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

26 July 2018

As addressed

Dear Submitter,

Greater Geelong Planning Scheme Amendment C375: Barwon Heads Structure Plan

A Directions Hearing was held on 23 July 2018 at the Geelong Town Hall 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:

- Expert witness reports must be emailed by **10.00am on Tuesday 14 August 2018**
- The Hearing will commence at **10.00am on Tuesday 21 August 2018**

The following information is enclosed for your information:

- Panel Directions
- Distribution List
- Hearing Timetable.

Guides about the public hearing and expert evidence and related matters are available at:

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

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

Yours sincerely,

Con Tsotsoros

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 C375: Barwon Heads Structure Plan

Before the Hearing

Council Part A Submission

1. Council must circulate to all parties on the distribution list its 'Part A Submission' by **10.00am on Tuesday 14 August 2018**. 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.

Exchange of Expert Witness Reports

2. 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-faqs>).
3. Expert witness reports should not refer to any individual submitter by name. If necessary, submitters may be referred to by submission number.
4. Expert witness reports must be emailed by **10.00am on Tuesday 14 August 2018** in accordance with the attached Distribution List.
5. A copy of any expert witness report received must be made available on Council's website and at its office.
6. The Panel is to be provided with an 'unlocked' copy of any document circulated.

At the Hearing

Written Submissions

7. 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.
8. Written material presented at the Hearing should be two-hole punched and stapled (not bound).
9. Submissions (preferably in MS Word) should be emailed to the Panel after the Hearing at planning.panels@delwp.vic.gov.au.
10. Submissions and material presented at the Hearing including PowerPoint presentations are public documents and may be made available to other parties.

Council Part B Submission

11. At the Hearing, Council must address the following issues through its 'Part B Submission':
 - a. a summary of the key issues raised in submissions
 - b. response to evidence tabled
 - c. status regarding Stage 3 of the 13th Beach Resort

- d. status of studies identified for Barwon Heads in 'further work' of Clause 21.14 of the Greater Geelong Planning Scheme
- e. details regarding the work program for the following council resolution on 26 June 2018:

That officers commit to and support at the Panel an updated traffic and parking study being undertaken that includes measurements conducted during both peak summer season and the non-winter period. Such study should be conducted to reflect the changing traffic conditions in Barwon Heads as a result of regional growth in surrounding areas, as well as the car dependency of residents and visitors through limited alternative transport options its final position on the Amendment.

Specific matters

- 12. At the Hearing, any party seeking to include land identified outside the Barwon Heads settlement boundary in Map 2 of the Barwon Heads Structure Plan must:
 - a. explain how this matter is within the scope of the Amendment
 - b. provide strategic justification for varying the settlement boundary beyond what is identified in the Structure Plan.

Council maps

- 13. At the Hearing, Council should arrange for:
 - a. appropriate aerials and plans at large scale
 - b. access to Council's GIS maps/system.

Distribution List

Greater Geelong Planning Scheme Amendment C375: Barwon Heads Structure Plan

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

Expert witness reports must be emailed by **10.00am on Tuesday 14 August 2018**.

Electronic documents

Party	email address
Planning Panels Victoria	planning.panels@delwp.vic.gov.au
Greater Geelong City Council	pschembri@geelongcity.vic.gov.au
DELWP Environment Portfolio	bsw.planning@delwp.vic.gov.au
Macafee Investments Pty Ltd and Gull and Company Pty Ltd (Barwon Heads Lifestyle P/L)	jcicero@besthooper.com.au emahony@besthooper.com.au
Save Barwon Heads Alliance	save@savebarwonheads.com
Barwon Heads Association Inc.	shelly@coastalplanning.com.au
Mid West Group (Barwon Heads)	tamara.brezzi@nortonrosefulbright.com
Barwon Heads Pty Ltd and Shaloe Pty Ltd	grobinson@rigbycooke.com.au
Janice Brewster	janicebrew@inet.net.au
Philip Bade	pbade@bigpond.com
Warwick Manderson	administration@fastnetconsulting.com.au
Karyn Howie	karynhowie2@gmail.com
Jukka Tuisku	jukka2@southbeach.com.au
Geoffrey and Susan Tamblyn	geofftamblyn@hotmail.com
Colin Bridges	colinthomasbridges@gmail.com
Geelong Field Naturalist Club	info@gfnc.org.au
Lee Crawford	7moocows@gmail.com
Morgan and Griffin	black@insightplanning.com.au
Richard Hastings	rphastings@bigpond.com

Timetable

Greater Geelong Planning Scheme Amendment C375: Barwon Heads Structure Plan

Day 1: Tuesday 21 August 2018

Venue: City of Greater Geelong, City Hall, Meeting Room 3, 30 Gheringhap Street, Geelong

Time	Party	Sub No	Allocated
10.00am	Preliminary matters		10 mins
10.15am	Greater Geelong City Council represented by Peter Schembri and Stuart Thiele, calling the following expert evidence: <ul style="list-style-type: none">• Planning from John Glossop of Glossop Town Planning		5 hours
1.00pm	Lunch Break		1 hour
2.00pm	Greater Geelong City Council cont'd		
4.30pm	Karyn Howie	81	15 mins
4.45pm	Day 1 close		

Day 2: Wednesday 22 August 2018

Venue: City of Greater Geelong, City Hall, Meeting Room 3, 30 Gheringhap Street, Geelong

Time	Party	Sub No	Allocated
10.00am	Preliminary matters		10 mins
10.10am	DELWP Environment Portfolio represented by Claire Tesselaar	167	30 mins
10.40am	Save Barwon Heads Alliance Inc. represented by Rupert Watters of Counsel, calling the following expert evidence: <ul style="list-style-type: none">• Ecology from Dr Andrew McMahon of Ecology Australia• Hydrogeology from Dr Peter Dahlaus of Federation University	128	5 hours
1.00pm	Lunch Break		1 hour
2.00pm	Save Barwon Heads Alliance Inc. cont'd		
4.40pm	Day 2 close		

Day 3: Friday 24 August 2018

Venue: City of Greater Geelong, City Hall, Meeting Room 3, 30 Gheringhap Street, Geelong

Time	Party	Sub No	Allocated
10.00am	Preliminary matters		10 mins
10.10am	Barwon Heads Association Inc. represented by Shelly Fanning of Coastal Planning and Committee members	13	2.5 hours
1.00pm	Lunch Break		
2.00pm	Morgan and Griffin represented by Jason Black of Insight Planning Consultants	107	1 hour
3.00pm	Mid West Group (Barwon Heads) represented by Tamara Brezzi of Norton Rose Fulbright	137	30 mins
3.30pm	Richard Hastings	77	15 mins
3.45pm	Day 3 close		

Day 4: Monday 27 August 2018

Venue: City of Greater Geelong, City Hall, Meeting Room 3, 30 Gheringhap Street, Geelong

Time	Party	Sub No	Allocated
10.00am	Preliminary matters		10 mins
10.10am	Barwon Heads Pty Ltd and Shaloe Pty Ltd represented by Gemma Robinson of Rigby Cooke Lawyers	46	1 hour
11.10am	Janice Brewster represented by Paul Brewster	22	15 mins
11.25am	Philip Bade	10	15 mins
11.40am	Break		15 mins
11.55pm	Geoffrey and Susan Tamblyn represented by Geoffrey Tamblyn	144	30 mins
12.25pm	Lee Crawford	40	10 mins
12.35pm	Lunch Break		1 hour
1.35pm	Geelong Field Naturalists Club represented by Rod Lowther	65	10 mins
1.45pm	Colin Bridges	23	10 mins
1.55pm	Jukka Tuisku	240	15 mins
2.10pm	Warwick Manderson represented by Stephen Bitmead of Fastnet Consulting	99	45 mins
2.55pm	Day 4 close		

Day 5: Tuesday 28 August 2018

Venue: City of Greater Geelong, City Hall, Meeting Room 3, 30 Gheringhap Street, Geelong

Time	Party	Sub No	Allocated
10.00am	Preliminary matters		15 mins
10.10am	Macafee Investments Pty Ltd and Gull Company Pty Ltd (Barwon Heads Lifestyle P/L) represented by John Cicero and Edward Mahony of Best Hooper, calling the following expert evidence: <ul style="list-style-type: none"> • Infrastructure services and drainage from Peter Berry of Peter Berry Associates • Economics from Chris McNeill of Essential Economics • Town Planning from Sarah Horsfield of Urbis • Ecology from Brett Lane of Brett Lane and Associates • Climate and flooding from Mark Jempson of Venant Solutions • Traffic from John Kiriakidis of GTA Consultants 	50	3 days
12.30pm	Lunch Break		
1.30pm	Macafee Investments Pty Ltd and Gull Company Pty Ltd cont'd		
3.00pm	Day 5 close		

Day 6: Wednesday 29 August 2018

Venue: City of Greater Geelong, City Hall, Meeting Room 3, 30 Gheringhap Street, Geelong

Time	Party	Sub No	Allocated
10.00am	Preliminary matters		10 mins
10.10am	Macafee Investments Pty Ltd and Gull Company Pty Ltd cont'd		
12.30pm	Lunch Break		
1.30pm	Macafee Investments Pty Ltd and Gull Company Pty Ltd cont'd		
4.30pm	Day 6 close		

Day 7: Thursday 30 August 2018

Venue: City of Greater Geelong, City Hall, Meeting Room 3, 30 Gheringhap Street, Geelong

Time	Party	Sub No	Allocated
10.00am	Preliminary matters		10 mins
10.10am	Macafee Investments Pty Ltd and Gull Company Pty Ltd cont'd		
12.30pm	Lunch Break		
1.30pm	Macafee Investments Pty Ltd and Gull Company Pty Ltd cont'd		
3.30pm	Greater Geelong City Council – closing submission and right of reply		45 mins
4.15pm	Panel 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 Greta Grivas, Senior Project Officer on 8392 5121.
4. Expert witness scheduled times are indicative and may vary depending on extent of questions.

Parking options in Central Geelong:

5. City Hall is the red cross and highlighted carpark 5 is Civic Centre major car park with 487 available spaces. [View this link for Civic Centre Car Park further details.](#) Street parking is also available on Gheringhap and Little Malop Street for two hour time periods.

