



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

10 March 2020

As addressed

Dear Submitter,

Greater Geelong Planning Scheme Amendment C363ggee: Central Road Drysdale rezoning

The Panel held a Directions Hearing for the above matter on 5 March 2020 at the City of Greater Geelong office. Please find attached:

- Panel Directions
- Distribution List
- Hearing Timetable.

The following dates apply:

Time	Date	Action	Direction
4.00pm	Monday, 30 March 2020	Council must circulate its Part A submission	1
4.00pm	Monday, 30 March 2020	Parties must circulate Expert witness reports	3
10.00am	Monday, 6 April 2020	The Hearing starts	

The Panel made no declarations.

If you have questions, please contact Ms Georgia Thomas, Project Support Officer of Planning Panels Victoria on (03) 8392 5134 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 C363ggee: Central Road Drysdale rezoning

Before the Hearing

Council Part A submission

1. Council must circulate a Part A submission to parties on the distribution list by **4.00pm on Monday, 30 March 2020** that includes:
 - a) background to the Amendment including chronology of events
 - b) strategic context and assessment
 - c) issues identified in submissions
 - d) any suggested changes to the Amendment in response to submissions
 - e) directions from the City of Greater Geelong Settlement Strategy 2018 relevant to the Amendment
 - f) progress update on the Distinctive Areas and Landscapes Program.

Note: Council's Part A submission will be taken as read by the Panel at the Hearing. Council should allow time for questions about its Part A submission on Day 1.

Witness reports

2. A witness report must:
 - a) comply with the Guide to Expert Evidence (<https://www.planning.vic.gov.au/panels-and-committees/planning-panel-guides>)
 - b) not refer to any individual submitter by name – if necessary, submitters should be referred to by submission number
 - c) be provided to the Panel as an unlocked document.
3. Parties must circulate their witness reports to parties on the distribution list **by 4.00pm on Monday, 30 March 2020**.
4. Council must publish all witness reports on its website and make them publicly available at its office.

At the Hearing

Submissions and information

5. Parties should present material at the Hearing electronically. Electronic information presented at the Hearing must be:
 - a) circulated to parties on the distribution list by 10 am on the morning the information is to be presented
 - b) brought to the Hearing Room on a USB stick in a clearly marked folder half an hour before the start of the day's hearing, to allow it to be uploaded onto the Hearing Room laptop.
6. If a paper copy is presented at the Hearing, at least six (6) copies must be provided, two-hole punched and stapled (not bound).
7. After presenting to the Panel, submissions (preferably in MS Word) should be emailed to planning.panels@delwp.vic.gov.au as an unlocked document.
8. All information presented at the Hearing is a public document unless the Panel directs otherwise.

Directions:

Council Part B submission

9. At the Hearing, Council must provide a Part B submission that:
 - a) responds to submissions and evidence
 - b) explains why a road and drainage connection was needed through DDO44 and DPO37
 - c) explains why the Design and Development Overlay was selected as the appropriate overlay for providing a road and drainage connection
 - d) explain how guidance in the new residential practice notes affects the Amendment and provide its position in response to the practice notes
 - e) provides its final position on the Amendment.

Proponent Submission

10. At the Hearing, the Proponent must provide a submission that:
 - a) summarises the conclusions from each of the technical assessments and reports which support the proposal
 - b) explains why the exhibited road and drainage connection through Sheileen Court and Marsh Court was needed to manage traffic and drainage
 - c) explains how traffic will be managed if this connection is not provided.

Aerials and maps

11. At the Hearing, Council should arrange for access to GIS maps.

Distribution list

Greater Geelong Planning Scheme Amendment C363ggee: Central Road Drysdale rezoning

Use this list to circulate expert witness statements and other information requested by the Panel. It must not be used for any other purpose.

Electronic documents

Party	email address
Planning Panels Victoria	planning.panels@delwp.vic.gov.au
City of Greater Geelong	pschembri@geelongcity.vic.gov.au
Proponent (McLeods Developments Pty Ltd)	briana.eastaugh@maddocks.com.au
148-156 Central Road and 128-132 Wyndham Street owners	joanne.preece@cardno.com.au
Andrea and Darren Nisbet Colleen and Russell Lincoln	anisbet72@hotmail.com
Barwon Heads Association Inc	colinthomasbridges@gmail.com
Bruce Drummond	ilukas@iprimus.com.au
Clifton Springs (Holdings) Pty Ltd	tcincotta@besthooper.com.au
Doug Carson	ccd21@bigpond.net.au
Drysdale Clifton Springs Curlewis Association	dryclifton@gmail.com
Jill and Neil McGuinness	mcgni@bigpond.com
Melissa Mitchell	mellmitchell2904@gmail.com
Mercedes Drummond	mdrummond112@gmail.com
Patrick Hughes and Glenda MacNaughton	patrick.hughes47@bigpond.com

Timetable

Greater Geelong Planning Scheme Amendment C363ggee: Central Road Drysdale rezoning

Timetable Version 1

Day 1: Monday 6 April 2020

Venue: Meeting Room 3, Geelong Town Hall, 30 Gheringhap Street, Geelong

Time	Party	Sub No	Allocated
10.00am	Preliminary matters		15 mins
10.15am	City of Greater Geelong represented by Peter Schembri		2.5 hours
1.00pm	Lunch Break		1 hour
2.00pm	McLeods Developments Pty Ltd (Proponent) represented by Briana Eastaugh of Maddocks, calling expert evidence on: <ul style="list-style-type: none">- DCP economics from Paul Shipp of Urban Enterprise- water and drainage from [name required by 12 March] of Water Technology- traffic expert from [name required by 12 March] Cardno	45	1 day
4.30pm	Day close		

Day 2: Tuesday 7 April 2020

Venue: Meeting Room 3, Geelong Town Hall, 30 Gheringhap Street, Geelong

Time	Party	Sub No	Allocated
10.00am	Melissa Mitchell	47	15 mins
10.15am	McLeods Developments Pty Ltd (continued)		
1.00pm	Lunch Break		1 hour
2.00pm	Barwon Heads Association Inc represented by Colin Bridges and Sandra Gatehouse	4	15 mins
2.15pm	Clifton Springs (Holdings) Pty Ltd represented by Tania Cincotta of Best Hooper	15	1 hour
3.15pm	Break		15 mins
3.30pm	148-156 Central Road and 128-132 Wyndham Street owners represented by Joanne Preece of CardnoTGM	42	15 mins
3.45pm	Patrick Hughes and Glenda MacNaughton	27	40 mins
4.25pm	Day close		

Timetable Version 1:

Greater Geelong Planning Scheme Amendment C363ggee: Central Road Drysdale rezoning

Day 3: Wednesday 8 April 2020

Venue: Meeting Room 3, Geelong Town Hall, 30 Gheringhap Street, Geelong

Time	Party	Sub No	Allocated
10.00am	Preliminary matters		10 mins
10.10am	Colleen and Russell Lincoln	37	20 mins
10.30am	Andrea and Darren Nisbet	49	10 mins
10.40am	Mercedes Drummond	19	20 mins
11.00am	Bruce Drummond	18	10 mins
11.10am	<i>Break</i>		15 mins
11.25am	Drysdale Clifton Springs Curlewis Association represented by Mercedes Drummond	70	1.5 hours
12.55pm	Lunch Break		55 mins
1.50pm	Jill and Neil McGuinness	44	1 hour
2.50pm	Doug Carson	12	15 mins
3.05pm	<i>Break</i>		15 mins
3.20pm	Proponent – Closing comments		30 mins
3.50pm	City of Greater Geelong – Closing comments		30 mins
4.20pm	Panel close		

Hearing Timetable Notes:

1. The Panel may amend the timetable without notice.
2. Please arrive at least 15 minutes before your scheduled commencement time.
3. Time will be made for morning and afternoon breaks each day.
4. If you are unable to be present at your scheduled time, please contact Planning Panels Victoria as soon as possible.
5. If you have any questions about the timetable, please contact the Ms Georgia Thomas, Project Support Officer of Planning Panels Victoria on 83925134.