



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

3 June 2020

As addressed

Dear Submitter,

Greater Geelong Planning Scheme Amendment C363ggee: Central Road Drysdale rezoning

The Panel held a second Directions Hearing for the above matter on 29 May 2020 by video conference. The Hearing is scheduled to be held at the Geelong Town Hall for all three days subject to government restricted activity directions at that time.

Please find attached revised Panel Directions, Distribution List and Hearing Timetable and note the following dates:

Time	Date	Action	Direction
4.00pm	Monday, 3 August 2020	Council must circulate its Part A submission	1
4.00pm	Monday, 10 August 2020	Parties can recirculate Expert witness reports	3
10.00am	Monday, 24 August 2020	The Hearing starts	

The Panel made no further declarations.

If you have questions, please contact Ms Georgia Thomas, Project Support Officer of Planning Panels Victoria on (03) 8624 5717 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, 3 August 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 have the opportunity to recirculate their witness reports to parties on the distribution list **by 4.00pm on Monday, 10 August 2020**.
4. Council must publish all witness reports on its website and make them publicly available at its office.

At the Hearing

Venue set up

5. The venue must:
 - a) meet any relevant Restricted Activity Directions pursuant to section 200(1)(d) of the *Public Health and Wellbeing Act 2008* (Vic)
 - b) have a projector connected to a computer with video conferencing software for any party who would prefer to present their submission through this format
 - c) have microphones to amplify voices.

Submissions and information

6. 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.

Directions:

7. If a paper copy is presented at the Hearing, at least six (6) copies must be provided, two-hole punched and stapled (not bound).
8. After presenting to the Panel, submissions (preferably in MS Word) should be emailed to planning.panels@delwp.vic.gov.au as an unlocked document.
9. All information presented at the Hearing is a public document unless the Panel directs otherwise.

Council Part B submission

10. 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

11. 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.

Accompanied site inspection

12. There will be an accompanied on-site inspection of 164-168 Wyndham Street, Drysdale at 3.45pm on Tuesday 25 August 2020, limited to one person for each party, except for the Panel, Council and the Proponent.
13. Attendance must be confirmed in writing by Friday 21 August 2020 by emailing the representative's name and contact number to planning.panels@delwp.vic.gov.au.
14. The Hearing will close for the day at 3.00pm to allow time to travel to the venue.
15. Parties should exercise safety at all times including parking, walking along the street and while on private property.
16. Comments in any form or degree about the merit of the Amendment is not permitted outside of the Hearing room or during the inspection.
17. Any form of photography and video recording is prohibited without direct permission from the property owners.
18. The property owners must have any animals on a leash or locked away from any party during the inspection.
19. The Panel may:
 - a) make further directions in response to any future government restrictions at that time
 - b) cancel the site inspection without notice due to weather, safety or procedural issues.

Aerials and maps

20. 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	mcgnj@bigpond.com
Melissa Mitchell	mellmitchell2904@gmail.com
Mercedes Drummond	mdrummond112@gmail.com
Patrick Hughes and Glenda MacNaughton	patrick.hughes47@bigpond.com daxdesign@bigpond.com

Timetable

Greater Geelong Planning Scheme Amendment C363ggee: Central Road Drysdale rezoning

Timetable Version 1

Day 1: Monday 24 August 2020

Venue: 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 Warwick Bishop of Water Technology- traffic from Chris Butler of Cardno	45	1 day
4.30pm	Day close		

Day 2: Tuesday 25 August 2020

Venue: Geelong Town Hall, 30 Gheringhap Street, Geelong

Time	Party	Sub No	Allocated
9.45am	McLeods Developments Pty Ltd (continued)		
12.30pm	Melissa Mitchell	47	15 mins
12.45pm	Lunch Break		45 mins
1.30pm	Barwon Heads Association Inc represented by Colin Bridges and Sandra Gatehouse	4	15 mins
1.45pm	Clifton Springs (Holdings) Pty Ltd represented by Tania Cincotta of Best Hooper	15	1 hour
2.45pm	148-156 Central Road and 128-132 Wyndham Street owners represented by Joanne Preece of CardnoTGM	42	15 mins
3.00pm	Accompanied site inspection (including travel time) – see Directions		1 hour
4.00pm	Day close		

Timetable Version 1:

Greater Geelong Planning Scheme Amendment C363ggee: Central Road Drysdale rezoning

Day 3: Wednesday 26 August 2020

Venue: Geelong Town Hall, 30 Gheringhap Street, Geelong

Time	Party	Sub No	Allocated
10.00am	Colleen and Russell Lincoln	37	20 mins
10.20am	Andrea and Darren Nisbet	49	10 mins
10.30am	Mercedes Drummond	19	20 mins
10.50am	Bruce Drummond	18	10 mins
11.00am	Drysdale Clifton Springs Curlewis Association represented by Mercedes Drummond	70	1.5 hours
12.45pm	Lunch Break		1 hour
1.45pm	Patrick Hughes and Glenda MacNaughton	27	40 mins
2.25pm	Jill and Neil McGuinness	44	1 hour
3.25pm	Doug Carson	12	15 mins
3.40pm	Break		15 mins
3.55pm	Proponent – Closing comments		30 mins
4.25pm	City of Greater Geelong – Closing comments		30 mins
4.55pm	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 8392 5134.