



# 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

18 August 2020

As addressed

Dear Submitter,

## **Greater Geelong Planning Scheme Amendment C363ggee: Central Road Drysdale rezoning**

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### **Reconstitution of the Panel**

Due to availability issues (another matter taking more time than expected), the Panel has been reconstituted to substitute Sarah Carlisle as Chair instead of Con Tsotsoros. Elke Cummins remains the other member, and Georgia Thomas continues to provide Project Officer support.

### **Hearing to proceed**

The Panel wrote to you on 7 August 2020, inviting all parties to provide comments on draft Directions for the conduct of the Hearing through a combination of video conference, telephone and a written process.

Having considered the responses received, the Panel has determined to proceed with the Hearing as outlined in the draft Directions dated 7 August 2020. The Panel appreciates that not all parties have suitable internet access, but considers that the opportunity to participate in the Hearing by telephone and/or to make further written submissions, and put written questions to witnesses, will provide a reasonable opportunity for those parties to participate in the Hearing under these difficult circumstances.

### **Parties intending to participate by telephone and/or in writing**

Parties were required to confirm by 4.00pm last Friday 14 August 2020 if they wish to participate by telephone and/or in writing (no response was needed for those participating by video). The only response received was from Ms Nisbet on behalf of her parents Colleen and Russell Lincoln, indicating that the Lincolns do not have a suitable internet connection. The Panel presumes all other parties will participate by video.

The Lincolns are due to present their submission at 10.00am on Wednesday 26 August 2020. At this stage, their scheduled slot has been retained in the timetable, as they may wish to present their submission by telephone. Ms Thomas will contact the Lincolns to make the necessary arrangements.

### **Cross examination and questions for witnesses**

Draft Direction 5 required parties to advise the Panel by last Friday 14 August 2020 whether they intend to cross examine or ask questions of any expert witness. Only one party responded. The Panel will provide a further opportunity for parties to respond to this direction, and has adjusted the response date to next Friday 21 August 2020. Those who wish to put written questions to a witness must also provide their questions to the Panel by Friday 21 August 2020.

#### **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*



### Final Directions and key dates

Attached are the Panel's final revised Directions, along with the Distribution List and Hearing Timetable that were circulated on 7 August 2020. Please note the following upcoming dates:

Time	Date	Action	Direction
10.00am	Friday, 21 August 2020	Parties can recirculate Expert witness reports	3
10.00am	Friday, 21 August 2020	Parties must advise if they seek to cross examine any expert witness	5
10.00am	Friday, 21 August 2020	Parties must email expert witness questions, if not done by video	6
<b>10.00am</b>	<b>Monday, 24 August 2020</b>	<b>The Hearing starts</b>	
4.00pm	Tuesday, 25 August 2020	The Proponent must circulate any written responses from expert witnesses to all parties	8

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](mailto:planning.panels@delwp.vic.gov.au).

Yours sincerely,



**Sarah Carlisle**  
Panel Chair

# Draft Panel Directions

Greater Geelong Planning Scheme Amendment C363ggee: Central Road Drysdale rezoning

## Before the Hearing

### Council Part A submission (received)

1. Council must circulate a Part A submission to parties on the distribution list by Error! No text of specified style in document. **on** Error! No text of specified style in document. 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 10.00am on Friday, 21 August 2020.**
4. Council must publish all witness reports on its website and make them publicly available at its office.

### Expert witness questions

5. Parties must advise the Panel by **10.00am on Friday 21 August 2020** whether they intend to cross examine or ask questions of any expert witness, and how long they anticipate they may require for questions and/or cross examination.
6. Parties who wish to put questions to the expert witnesses in writing, must provide their questions to the Panel by **10.00am on Friday 21 August 2020**, for the Panel to consolidate questions for each witness.
7. Planning Panels Victoria will provide the consolidated questions to the Proponent so that it can coordinate written responses from each witness.
8. The Proponent must circulate the written witness responses to all parties by **4.00pm on Tuesday 25 August 2020.**

## At the Hearing

### Video conference

9. The Hearing will be conducted using Microsoft Teams.

**Directions:**

10. A guide to downloading, using the software and protocols for the hearing are available at [https://www.planning.vic.gov.au/data/assets/pdf\\_file/0024/463551/PPV-MS-Teams-Guide-v2.pdf](https://www.planning.vic.gov.au/data/assets/pdf_file/0024/463551/PPV-MS-Teams-Guide-v2.pdf)
11. All parties will be emailed an MS Team meeting invitation link which will work for the entire Hearing process.
12. Multiple parties residing in the same household can share a single screen, if preferred.
13. Any party not scheduled or invited to speak must have their microphone muted at all times.

**Recording Hearings and use of personal information**

14. Parties must not record any part of an electronic hearing by any means without permission from the Panel.
15. If Planning Panels Victoria records an electronic hearing, parties who are provided with a copy of the recording on request must not to publish or distribute that recording, or to use it for any purpose other than for the Hearing.
16. Parties must not to record, keep, distribute or publish contact details of any other party obtained in the course of an electronic hearing session, or to use those contact details for any purpose other than for the Hearing.

**Submissions and information**

17. Parties should present material at the Hearing electronically. Electronic information presented at the Hearing must be circulated to parties on the distribution list by 9 am on the morning the information is to be presented.
18. All information presented at the Hearing is a public document unless the Panel directs otherwise.

**164-168 Wyndham Street, Drysdale owners' submission**

19. There will be no accompanied site inspection of 164-168 Wyndham Street.
20. The 164-168 Wyndham Street owners should provide photographs of relevant areas of their property in their submission.

**Council Part B submission**

21. 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**

22. 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.

# 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	<a href="mailto:planning.panels@delwp.vic.gov.au">planning.panels@delwp.vic.gov.au</a>
City of Greater Geelong	<a href="mailto:pschembri@geelongcity.vic.gov.au">pschembri@geelongcity.vic.gov.au</a>
Proponent (McLeods Developments Pty Ltd)	<a href="mailto:briana.eastaugh@maddocks.com.au">briana.eastaugh@maddocks.com.au</a>
148-156 Central Road and 128-132 Wyndham Street owners	<a href="mailto:joanne.preece@cardno.com.au">joanne.preece@cardno.com.au</a>
Andrea and Darren Nisbet   Colleen and Russell Lincoln	<a href="mailto:anisbet72@hotmail.com">anisbet72@hotmail.com</a>
Barwon Heads Association Inc	<a href="mailto:colinthomasbridges@gmail.com">colinthomasbridges@gmail.com</a>
Bellarine Catchment Network	<a href="mailto:matt@bcn.org.au">matt@bcn.org.au</a>
Bruce Drummond	<a href="mailto:ilukas@iprimus.com.au">ilukas@iprimus.com.au</a>
Clifton Springs (Holdings) Pty Ltd	<a href="mailto:tcincotta@besthooper.com.au">tcincotta@besthooper.com.au</a>
Dianne Toe	<a href="mailto:dianne.toe@bigpond.com">dianne.toe@bigpond.com</a>
Doug Carson	<a href="mailto:ccd21@bigpond.net.au">ccd21@bigpond.net.au</a>
Drysdale Clifton Springs Curlewis Association	<a href="mailto:dryclifton@gmail.com">dryclifton@gmail.com</a>
Ernie Elliott	<a href="mailto:ernieelliott@hotmail.com">ernieelliott@hotmail.com</a>
Faith Stuart	<a href="mailto:shaneandfaith@iinet.net.au">shaneandfaith@iinet.net.au</a>
Greg Collier	<a href="mailto:greg@innovationprogression.com">greg@innovationprogression.com</a>
Jill and Neil McGuinness	<a href="mailto:mcgnj@bigpond.com">mcgnj@bigpond.com</a>
Melissa Mitchell	<a href="mailto:mellmitchell2904@gmail.com">mellmitchell2904@gmail.com</a>
Mercedes Drummond	<a href="mailto:mdrummond112@gmail.com">mdrummond112@gmail.com</a>
Patrick Hughes and Glenda MacNaughton	<a href="mailto:patrick.hughes47@bigpond.com">patrick.hughes47@bigpond.com</a> <a href="mailto:daxdesign@bigpond.com">daxdesign@bigpond.com</a>

# Timetable

Greater Geelong Planning Scheme Amendment C363ggee: Central Road Drysdale rezoning

## Timetable Version 3

### Day 1: Monday 24 August 2020

#### By video (MS Teams)

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

### Day 2: Tuesday 25 August 2020

#### By video (MS Teams)

Time	Party	Sub No	Allocated
10.00am	<b>McLeods Developments Pty Ltd</b> (continued)		
12.30pm	<b>Melissa Mitchell</b>	47	15 mins
<b>12.45pm</b>	<b>Lunch Break</b>		<b>1 hour</b>
1.45pm	<b>Barwon Heads Association Inc</b> represented by Colin Bridges and Sandra Gatehouse	4	15 mins
2.00pm	<b>Clifton Springs (Holdings) Pty Ltd</b> represented by Tania Cincotta of Best Hooper	15	1 hour
3.00pm	<b>148-156 Central Road and 128-132 Wyndham Street owners</b> represented by Joanne Preece of CardnoTGM	42	15 mins
3.15pm	<b>Dianne Toe and James Powell</b>	73	30 mins
3.45pm	<b>Bellarine Catchment Network</b> represented by Matt Crawley	76	15 mins
4.00pm	Day close		

**Timetable Version 3:**

Greater Geelong Planning Scheme Amendment C363ggee: Central Road Drysdale rezoning

**Day 3: Wednesday 26 August 2020****By video (MS Teams)**

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 – Represented by Mercedes Drummond	18	10 mins
11.00am	Drysdale Clifton Springs Curlewis Association represented by Mercedes Drummond	70	1.5 hours
<b>12.45pm</b>	<b>Lunch Break</b>		<b>1 hour</b>
1.45pm	Patrick Hughes and Glenda MacNaughton	27	40 mins
2.25pm	Jill and Neil McGuinness	44	1 hour
3.25pm	Break		15 mins
3.40pm	Doug Carson	12	15 mins
3.55pm	Faith Stuart	75	10 mins
4.05pm	Greg Collier	74	10 mins
4.15pm	Ernie Elliott	21	10 mins
4.25pm	Day close		

**Day 4: Thursday 27 August 2020****By video (MS Teams)**

Time	Party	Sub No	Allocated
10.00am	Proponent – Closing comments		30 mins
10.30am	City of Greater Geelong – Closing comments		30 mins
<b>11.00am</b>	<b>Panel close</b>		

**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.