



# Planning Panels Victoria

Department of Transport and Planning

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Melbourne, Victoria 3001  
Telephone (03) 5381 9457

11 February 2026

Dear Party

## **Greater Geelong Planning Scheme Amendment C433ggee: Pakington Street Urban Design Frameworks**

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The Hearing Timetable and distribution list have been revised to accommodate a late request to be heard from Pati Seiler. Ms Seiler has been scheduled to be heard immediately after the lunch break on Wednesday 18 February 2026, then Council will continue its submission.

Please find attached the Panel Directions (no change), Distribution List (minor updates) and Hearing Timetable (version 3).

The following dates apply:

Time	Date	Documents to be circulated and other matters	Direction
12 noon	Monday, 16 February 2026	Documents or material to be presented on Day 1 of the Hearing	11
12 noon	Monday, 16 February 2026	Council Version 1 of the Amendment documentation	13
10:00am	Tuesday, 17 February 2026	Hearing commences	

If you have questions, please contact Georgia Thomas of Planning Panels Victoria on (03) 9935 4197 or [office@planningpanels.vic.gov.au](mailto:office@planningpanels.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 Transport and Planning, GPO Box 2392, Melbourne, Victoria 3001



# Directions

Greater Geelong Planning Scheme Amendment C433ggee:  
Pakington Street Urban Design Frameworks

## Circulating documents

1. Documents must be emailed to all parties on the distribution list.
2. Documents must meet the following requirements:
  - a) Files must not exceed 20MB in size.
  - b) File names must be as short as possible and begin with the name of the party as it appears on the distribution list:

[Party name] - [Document Title].
  - c) If tabling more than 10 documents at once, all documents must be provided through a fileshare link (for example, DropBox or OneDrive) and be accompanied by an index list.
  - d) A Microsoft Word version or unlocked pdf version of the document must be emailed directly to [office@planningpanels.vic.gov.au](mailto:office@planningpanels.vic.gov.au) after being circulated.
3. All information presented to the Panel for the purposes of the Panel process is a public document solely for that purpose unless the Panel directs otherwise. It cannot be used for any other purpose.

### Notes

Any request to access a document after that date will be subject to the Freedom of Information process.

For more information on how your submission will be used, refer to the [PPV Website](#).

If your document is larger than 20MB, break it down into parts that are less than 20MB each.

If you do not circulate documents by the specified time, the Panel may not accept the evidence or material. If you think you will not meet the specified deadline you must provide reasons in writing to [office@planningpanels.vic.gov.au](mailto:office@planningpanels.vic.gov.au) before the deadline.

The Panel will not publish or accept material that contains offensive or defamatory material, or personal information about other people (such as emails and phone numbers or photographs of people, particularly children).

Paper documents will only be permitted in exceptional circumstances.

If you have with difficulties providing documents electronically you should contact Planning Panels Victoria.

## Before the Hearing

### Notice of the Hearing

4. Council must publish notice of the Hearing on its website, with information on how members of the public can observe it in person and online.
5. Council must provide a map showing the location of submitters (including any late accepted submitters) to the Panel by 12 noon on Monday, 26 January 2026. The Plan must:
  - a) identify submitters by submitter number, and not by name
  - b) identify specific properties identified in submissions such as the Homes Victoria submission
  - c) be provided only to the Panel.

### Note

If you need additional information from another party and they have not agreed to provide it to you, you should make a request in writing to the Panel requesting it to direct the provision of the information. The information must be related to the proposal and be of assistance to the Panel. Requests should be short and clearly state why you need the information.

### Council Part A (background and context) submission

6. Council must circulate a Part A (Background and context) submission by 12 noon on Tuesday, 10 February 2026 that includes:

- a) a summary of the physical context of the subject land and surrounds
- b) a map showing the activity centre boundary, existing Heritage Overlay and proposed Design and Development Overlay schedules
- c) background to the Amendment including chronology of events
- d) a summary of the conditions of authorisation and how they have been met
- e) a summary of the strategic context, including:
  - (i) relevant planning policies and provisions
  - (ii) any other recently approved or upcoming amendments that might impact on the Amendment
- f) a summary of any permit applications or recently granted permits that might impact on the Amendment
- g) a summary of the issues raised in submissions, including an explanation of which (if any) of those issues have been resolved and how
- h) its interpretation of Council's resolution made at its 25 November 2025 meeting, specifically whether Council has endorsed the officer response to issues attached to the minutes.

### Expert details and statements

7. Any expert witness statement must be circulated by 12 noon on Tuesday, 10 February 2026.
8. An expert statement must:
  - a) comply with the PPV Practice Note 1 - Expert Evidence ([Expert witnesses \(planningpanels.vic.gov.au\)](https://planningpanels.vic.gov.au))
  - b) not refer to any individual submitter by name – if necessary, individual submitters should be referred to by submission number. Community groups, organisations, corporations and government agencies can be referred to by name.
9. An expert can provide a response to other like evidence by 12 noon the business day before the Hearing commences.

### At the Hearing

10. Council must provide administrative support to manage the Hearing.

#### Note

This may include finding a suitable venue for an in person Hearing, or if the Hearing is online or hybrid, configuring a video conference meeting, publishing links to the Hearing online, issuing direct invitations to participants (including the Panel, parties and experts) and providing technical support. It may also include managing the document sharing platform and making audio recordings of sessions if directed by the Panel.

### Presenting material

11. Submissions, presentations and other material presented to the Panel:
  - a) must be presented electronically
  - b) must be circulated by 12 noon on the business day before the material is to be presented
  - c) should relate to the matters before the Panel
  - d) must include a summary of fewer than 5 pages if the material is more than 40 pages.

### Council Part B (main) submission

12. Council must address the following issues in its Part B (main) submission or through evidence:
  - a) its response to submissions and evidence
  - b) how the proposed mandatory provisions align with the criteria set out in Planning Practice Note 59 (The role of mandatory provisions in planning schemes)

- c) its final position on the Amendment.
13. Council must circulate a Version 1 of the Amendment documentation (only if changes are proposed to the exhibited version) by 12 noon on Monday, 16 February 2026. Version 1 must:
- a) show any suggested changes in response to submissions
  - b) be marked up against the exhibited version
  - c) be labelled 'Council Version 1 – Clause X'
  - d) be in an editable format such as MS Word.

### Other party submissions

14. A party who objects to the proposal must say how the proposal impacts them, how the proposal is inconsistent with Council or government policy or strategy, or both.

**Note**

For information on how to prepare and present material at a Hearing, refer to the [PPV Website](#).

### Evidence and cross examination

15. Unless agreed by the Chair, evidence-in-chief should be no longer than 30 minutes.
16. An expert may present a summary of their evidence at the Hearing, but it must:
- a) not include new evidence
  - b) be circulated by 12 noon the business day before that expert is scheduled to appear.
17. If giving evidence online, an expert must:
- a) be alone in the room from which they give evidence and not make or receive any communication with another person while giving evidence except with permission from the Panel
  - b) inform the Panel immediately should another person enter the room from which they are giving evidence
  - c) not discuss their evidence with any other person during breaks in evidence when under cross examination
  - d) not have before them any document, other than their expert statement and relevant joint experts report and supporting documents.
18. A party, advocate and the Panel may question an expert.
19. If cross examining an expert, a party must:
- a) be present for the whole of the expert giving their evidence
  - b) ask clear and relevant questions, directed to matters of fact or professional opinion, that genuinely assist the Panel in understanding the issues
  - c) allow the expert time to explain their answer.

**Notes**

The Chair will regulate cross examination. During the Hearing, the Chair may ask you how much time you will need for cross examining each expert, and will ask you to keep to your estimate. You should aim to complete your cross examination as concisely as possible.

Cross examination time may be limited.

You may be asked to move on to another topic if the line of questioning is not useful to the Panel.

Things to avoid when cross examining include:

- making a submission or providing your opinion
- giving extensive comment or context as an introduction to your question
- asking questions that are unrelated to the evidence
- arguing with the expert

- commenting on the expert or the evidence
- asking questions that have already been asked by another party.

If you do not support the evidence or basis on which it was prepared, or consider the evidence should not be given weight, detail your reasons in your submission rather than raising these issues in cross examination.

If you are not experienced in cross examination, you are encouraged to write your questions down to ensure they are succinct, structured into themes and able to be asked without long explanations of the context.

For information on how to cross examine, refer to the [PPV Website](#).

## Part C (closing) submissions

20. Council will be provided time to present a Part C (closing) submission. The Part C (closing) submissions:
- a) must not raise new matters
  - b) may respond to matters raised in other parties' submissions or evidence.

## Drafting changes

21. Council must circulate its final preferred version of the Amendment documentation with its Part C (closing) submission. The final preferred version must:
- a) show changes proposed in response to evidence or submissions presented at the Hearing
  - b) be marked up against the Council Version 1 (refer to Direction 13)
  - c) be labelled 'Council Part C (closing) version – Clause X' OR be labelled 'Council Part C (closing) version – [Document title e.g. Environmental Delivery Standards].
22. The Panel may make further directions regarding drafting if it proceeds with drafting discussion reserved in the morning of Friday 20 February 2026.

### Note

Comments on the final version of Amendment documentation must be limited to drafting (form and content).

Drafting comments can be provided even though your primary position may be that the proposal should not be supported.

## Privacy and use of personal information

23. A party must not record, keep, distribute or publish contact details of any other party obtained during the Panel process, or use those contact details for any other purpose.
24. A party must not record any part of a Hearing by any means without permission from the Chair.
25. A party who wishes proceedings to be recorded must make a request to the Chair at least five business days before the Hearing commences, outlining its reasons.
26. If Planning Panels Victoria records a Hearing, any person provided with a copy of the recording must not publish or distribute that recording or use it for any purpose other than for the Panel process.

### Note

Panel hearings are only recorded in exceptional circumstances. EES Hearings are generally recorded (audio only), but you should check with Planning Panels Victoria before the Hearing starts.

For more information on how your personal information will be used, refer to the Privacy Collection Notice attached to the Panel's letter dated 15 December 2025.

# Timetable

Greater Geelong Planning Scheme Amendment C433ggee:  
Pakington Street Urban Design Frameworks

## Timetable Version 3

The Hearing will be conducted in person. If you would like to view the Hearing online, please use the link below:

[Join the hearing now](#)

Meeting ID: 482 272 969 542 5 Passcode: de3Uj9kq

### Day 1: Tuesday 17 February 2026

Venue: Podium Meeting 1, Wurriki Nyal Civic Precinct, 137-149 Mercer Street, Geelong

Time	Party	Sub No	Allocated
10:00am	Preliminary matters		15 mins
10:15am	<b>Greater Geelong City Council</b> represented by Kate Morris of Harwood Andrews, calling expert evidence on: <ul style="list-style-type: none"><li>- planning from John Glossop of Glossop Town Planning</li><li>- urban design from Amanda Roberts of LatStudios</li></ul>		2 days
<b>12:45pm</b>	<b>Lunch break</b>		<b>1 hour</b>
1:45pm	<b>Council</b> (continued)		
4:30pm	Day close		

### Day 2: Wednesday 18 February 2026

Venue: Podium Meeting 1, Wurriki Nyal Civic Precinct, 137-149 Mercer Street, Geelong

Time	Party	Sub No	Allocated
10:00am	Preliminary matters		10 mins
10:10am	<b>Council</b> (continued)		2 days
<b>12:45pm</b>	<b>Lunch break</b>		<b>1 hour</b>
1:45pm	<b>Pati Seiler</b>	42	30 mins
2:15pm	<b>Council</b> (continued)		
4:30pm	Day close		

### Day 3: Thursday 19 February 2026

Venue: Podium Meeting 1, Wurriki Nyal Civic Precinct, 137-149 Mercer Street, Geelong

Time	Party	Sub No	Allocated
10:00am	Preliminary matters		10 mins
10:10am	<b>Gordon Avenue Property Trust</b> represented by William Pearce of Human Habitats	20	45 mins
10:55am	<b>Angela Mangan</b>	27	25 mins
<b>11:20am</b>	<b>Break</b>		<b>15 mins</b>
11:35am	<b>Dr Jane Mooney</b>	30	45 mins
<b>12:45pm</b>	<b>Lunch break</b>		<b>1 hour</b>
1:45pm	<b>Gelprop Nominees Pty Ltd</b> represented by Jack Zhang of Planning & Property Partners Pty Ltd, calling expert evidence on planning from Sophie Jordan of Contour Consultants		2.5 hours
4:30pm	<b>Council</b> – Closing submission		30 mins
5:00pm	Day close		

### Day 4: Friday 20 February 2026

Venue: Podium Meeting 1, Wurriki Nyal Civic Precinct, 137-149 Mercer Street, Geelong

Time	Party	Sub No	Allocated
10:00am	Reserved – for drafting discussion, if needed		1 hour
11:00am	Day close		

#### Hearing Timetable Notes:

1. If you are unable to be present at your scheduled time, please contact Planning Panels Victoria on (03) 9935 4197 as soon as possible.
2. Please be present or online at least 15 minutes before your scheduled start time.
3. The Panel may amend a Party's start time without notice. However, you will be contacted in advance if you are to be rescheduled to a different day.
4. Time will be made for morning and afternoon breaks each day. Break times will be taken at appropriate points in the proceedings, and break times in the timetable are indicative only.
5. If you have any questions about the timetable, please contact Planning Panels Victoria on (03) 9935 4197.