



Planning Panels Victoria

Department of Transport and Planning

1 Spring Street
Melbourne Victoria 3000
GPO Box 2392
Melbourne, Victoria 3001
Telephone (03) 5381 9457

3 March 2026

Dear Party

Greater Geelong Planning Scheme Amendments C444ggee and C453ggee Lara Business Park

The Panel held a Directions Hearing for the above matter on 2 March 2026 online. Please find attached:

- Panel Directions
- Distribution List
- Hearing Timetable.

The following dates apply:

Time	Date	Documents to be circulated and other matters	Direction
12 noon	Friday, 13 March 2026	Council must provide a submitter location map to the Panel only	5
12 noon	Monday, 30 March 2026	Council Part A (background and context) submission	6
12 noon	Tuesday, 7 April 2026	Proponent expert statement(s)	7.a)
12 noon	Monday, 13 April 2026	Any supplementary submission from a party not appearing at the Hearing	15
12 noon	Monday, 13 April 2026	Council 'Day 1' version of the Amendment documentation	12
10:00am	Tuesday, 14 April 2026	Hearing commences	

The Panel made no declarations.

If you have questions, please contact Planning Panels Victoria on (03) 5381 9457 or office@planningpanels.vic.gov.au.

Yours sincerely

Michael Ballock
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



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 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 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/online.

Information to be provided

5. Council must provide a map showing the location of submitters (including any late accepted submitters) to the Panel by 12 noon on Friday, 13 March 2026. The Plan must:
 - a) identify submitters by submitter number, and not by name
 - b) 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 Monday, 30 March 2026 that includes:
 - a) a summary of the physical context of the subject land and surrounds
 - b) background to the Amendments including chronology of events
 - c) a summary of the conditions of authorisation and how they have been met
 - d) 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 Amendments
 - e) a summary of any permit applications or recently granted permits that might impact on the Amendments
 - f) a summary of the issues raised in submissions, including an explanation of which (if any) of those issues have been resolved and how

Note

Council's Part A (background and context) submission will be taken as read. Council should allow time for questions on Day 1 of the Hearing.

Expert details and statements

7. Any expert witness statements must be circulated as follows:
 - a) the Proponent must circulate its expert statement(s) by 12 noon on Tuesday, 7 April 2026
8. An expert statement must:
 - a) comply with the PPV Practice Note 1 - Expert Evidence ([Expert witnesses \(planningpanels.vic.gov.au\)](https://www.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.

At the Hearing

9. 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

10. 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

11. Council must address the following issues in its Part B (main) submission or through evidence:
 - a) access to the site including the railway crossing
 - b) the flood impact assessment
 - c) Council's response to the issues raised in submissions
 - d) its response to submissions and evidence
 - e) its final position on the Amendments.
12. Council must circulate a 'Day 1' version of the Amendment documentation by 12 noon on Monday, 13 April 2026. The Day 1 version must:
 - a) show any suggested changes in response to submissions or evidence
 - b) be marked up against the exhibited version
 - c) be labelled 'Council Day 1 version – Clause X'
 - d) be in an editable format such as MS Word.

Proponent main submission

13. The Proponent must address the following issues in its main submission or through evidence:
 - a) any further changes the Proponent proposes to make to the Amendments in response to expert evidence or submissions
 - b) its response to submissions and evidence
 - c) its final position on the Amendments.

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.
15. A party who intends to supplement their original written submission but not present at the Hearing must circulate their supplementary written submission by 12 noon on Monday, 13 April 2026.

Note

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

Evidence and cross examination

16. Unless agreed by the Chair, evidence-in-chief should be no longer than 30 minutes.
17. 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.
18. 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.
19. A party, advocate and the Panel may question an expert.
20. A party who intends to question an expert must provide written notice to Planning Panels Victoria (office@planningpanels.vic.gov.au) by 3pm the day before the expert is due to appear. (Include if you expect you will need this to manage cross examination)
21. 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

22. Council and the Proponent 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

23. 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 Exhibited version (refer to Direction 12)
 - c) be labelled 'Council Part C (closing) version – Clause X'.

Directions:

Greater Geelong Planning Scheme Amendments C444ggee and C453ggee
Lara Business Park

Privacy and use of personal information

24. 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.
25. A party must not record any part of a Hearing by any means without permission from the Chair.
26. 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.
27. 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 Inquiry 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 Directions Hearing letter dated 6 February 2026

Timetable

Greater Geelong Planning Scheme Amendments C444ggee and C453ggee
Lara Business Park

Timetable Version 1

Day 1: Tuesday 14 April 2026

Venue: Podium - Multi Purpose Room 1, Wurriki Nyal, 137-149 Mercer Street, Geelong

Or join by video using Microsoft Teams: [Join the meeting](#)

Meeting ID: 449 169 839 571 06, Passcode: 29GG9QY6

Time	Party	Sub No	Allocated
10:00am	Preliminary matters		10 mins
10:10am	Greater Geelong City Council represented by Peter Schembri		3.5 hrs
11:15am	Break		15 mins
11:30am	Council cont		
12:30pm	Lunch break		1 hour
1:30pm	Council cont		
3:00 pm	Head, Transport for Victoria represented by Jozef Vass	7 & 6	15 mins
3:15pm	Break		15 mins
3:30pm	Viva Energy represented by Anthony Jones	23 & 14	30 mins
4:00pm	Lara Farms Pty Ltd represented by Nick Tweedie SC, Emma Pepler and Tiphonie Acreman of counsel instructed by Nick Sutton of Norton Rose Fulbright, calling the following expert evidence: <ul style="list-style-type: none">- Traffic from Leigh Furness of Traffix Group- Traffic from Tim De Young of Eukai- Economics from Chris McNeill of Colliers- Economics from Justin Ganly of Deep End Services- Planning from Mark Woodland of Urbis	13 & 9	3.5 days
4:30pm	Day close		

Timetable Version 1:
Greater Geelong Planning Scheme Amendments C444ggee and C453ggee
Lara Business Park

Day 2: Wednesday 15 April 2026

Venue: Podium - Multi Purpose Room 1, Wurriki Nyal, 137-149 Mercer Street, Geelong

Or join by video using Microsoft Teams: [Join the meeting](#)

Meeting ID: 449 169 839 571 06, Passcode: 29GG9QY6

Time	Party	Sub No	Allocated
10:00am	Preliminary matters		15 mins
10:15am	Lara Farms Pty Ltd represented by Nick Tweedie SC, Emma Pepler and Tiphonie Acreman of counsel instructed by Nick Sutton of Norton Rose Fulbright, calling the following expert evidence: <ul style="list-style-type: none">- Traffic from Leigh Furness of Traffix Group- Traffic from Tim De Young of Eukai- Economics from Chris McNeill of Colliers- Economics from Justin Ganly of Deep End Services- Planning from Mark Woodland of Urbis	13 & 9	3.5 days
11:15am	Break		15 mins
12:30pm	Lunch break		1 hour
3:15pm	Break		15 mins
4:30pm	Day close		

Day 3: Thursday 16 April 2026

Venue: Podium - Multi Purpose Room 1, Wurriki Nyal, 137-149 Mercer Street, Geelong

Or join by video using Microsoft Teams: [Join the meeting](#)

Meeting ID: 449 169 839 571 06, Passcode: 29GG9QY6

Time	Party	Sub No	Allocated
10:00am	Preliminary matters		15 mins
10:15am	Lara Farms Pty Ltd represented by Nick Tweedie SC, Emma Pepler and Tiphonie Acreman of counsel instructed by Nick Sutton of Norton Rose Fulbright, calling the following expert evidence: <ul style="list-style-type: none">- Traffic from Leigh Furness of Traffix Group- Traffic from Tim De Young of Eukai- Economics from Chris McNeill of Colliers- Economics from Justin Ganly of Deep End Services- Planning from Mark Woodland of Urbis	13 & 9	3.5 days
11:15am	Break		15 mins
12:30pm	Lunch break		1 hour
3:15pm	Break		15 mins
4:30pm	Day close		

Day 4: Friday 17 April 2026

Venue: Podium - Multi Purpose Room 1, Wurriki Nyal, 137-149 Mercer Street, Geelong

Or join by video using Microsoft Teams: [Join the meeting](#)

Meeting ID: 449 169 839 571 06, Passcode: 29GG9QY6

Time	Party	Sub No	Allocated
10:00am	Preliminary matters		15 mins
10:15am	Lara Farms Pty Ltd represented by Nick Tweedie SC, Emma Pepler and Tiphonie Acreman of counsel instructed by Nick Sutton of Norton Rose Fulbright, calling the following expert evidence: <ul style="list-style-type: none">- Traffic from Leigh Furness of Traffix Group- Traffic from Tim De Young of Eukai- Economics from Chris McNeill of Colliers- Economics from Justin Ganly of Deep End Services- Planning from Mark Woodland of Urbis	13 & 9	3.5 days
11:15am	Break		15 mins
12:30pm	Lunch break		1 hour
3:15pm	Break		15 mins
4:00pm	Greater Geelong City Council closing		15 mins
4:15pm	Lara Farms Pty Ltd closing	13 & 9	15 mins
4:30pm	Hearing close		

Hearing Timetable Notes:

1. If you are unable to be present at your scheduled time, please contact Planning Panels Victoria on (03) 9935 4142 as soon as possible.
2. Please be present at least 15 minutes before your scheduled start time.
3. The Panel may amend a Party's start time without notice. 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 (03) 9935 4142.