



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
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24 May 2017

As addressed

Dear Submitter,

Greater Geelong Planning Scheme Amendment C251 – 1 Henry Street, Belmont Permit Application No 408/2016

A Directions Hearing was held on 22 May 2017 at the office of the City of Greater Geelong in relation to the above Amendment and Permit Application. A copy of the Panel's Directions and Hearing Timetable are attached. The following key dates are relevant to this matter:

- Expert witness reports must be circulated by **2.00pm on Friday 9 June 2017**
- Council's Part A Submission must be circulated by **2.00pm on Friday 9 June 2017**
- Council to provide an editable electronic copy of the draft permit and proposed DPO - Schedule 35 to the Panel by **2.00 on Friday 9 June 2017**
- The Hearing will commence at **9.00am on Monday 19 June 2017**

The following information is enclosed for your information:

- Panel Directions
- Distribution List
- Hearing Timetable.

If you have any queries please contact Planning Panels Victoria on (03) 8392 5115 or planning.panels@delwp.vic.gov.au.

Yours sincerely,

Sue Porter

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 C251 – 1 Henry Street, Belmont
Permit Application No 408/2016

Written Submissions at the Hearing

1. All parties should bring to the Hearing at least six (6) hard copies of additional written submissions and accompanying documents (i.e. photographs, plans). Copies of original submissions are not needed.
2. Written material presented at the Hearing should be two-hole punched and stapled (not bound).
3. Submissions (preferably in MS Word) should be emailed to the Panel after the Hearing at planning.panels@delwp.vic.gov.au.
4. Submissions and material presented at the Hearing including PowerPoint presentations are public documents and may be made available to other parties.

Exchange of Expert Witness Reports

5. Expert witnesses reports must comply with the Planning Panels Victoria Guide to Expert Evidence (<http://www.planning.vic.gov.au/panels-and-committees/planning-panel-fags>).
6. Expert witness reports should not refer to any individual submitter by name. If necessary, submitters may be referred to by submission number.
7. Expert witness reports must be circulated by 2.00pm on Friday 9 June 2017 (**both Hard and Electronic copies**) in accordance with the attached Distribution List.
8. A copy of any expert witness report received must be made available on Council's website and at its office.

Information to be supplied

9. Council must circulate to all parties on the distribution list its 'Part A Submission' by **2.00pm on Friday 9 June 2017**. This should include:
 - a. Background to the Amendment
 - b. Chronology of events
 - c. Strategic context and assessment
 - d. Identification of the issues raised in submissions and its response
 - e. Changes to the Amendment documentation proposed as a result of the issues raised in submissions.

Note: At the Hearing Council's 'Part A Submission' will be taken as read by all parties. Council should allow time for questions of clarification from the Panel.
10. Council must supply the following by **2.00 on Friday 9 June 2017**:
 - a. An editable electronic copy of the draft permit and proposed Schedule 35 to DPO in word format
11. At the Hearing, Council must address the following issues through its 'Part B Submission':
 - a. A summary of the key issues raised in submission
 - b. Response to evidence tabled
 - c. Its final position on the Amendment
 - d. An update on the transitional arrangements in relation VC110 and the implications for Stages 2 and 3

- e. A response to the various issues raised by submitters in relation to traffic etc
 - f. An explanation about how the DPO will provide certainty to adjoining residential property owners to the south in terms of development outcomes
 - g. Clarification of what Council envisions will be required to retain the trees identified in the draft permit conditions
 - h. A response to a submission that there is no need for the DPO concept plan given there will be an approved Development Plan
 - i. Whether the site is subject to potential flooding
 - j. Clarification of all plans proposed to be endorsed as part of the planning permit
12. At the Hearing, Council should arrange for:
- a. A map showing the location of submitters by submitter number. This map:
 - i. must not show submitter names
 - ii. does not need to show the location of pro-forma submitters
 - iii. must not be placed on the internet or replicated in any report.
 - b. Appropriate aerials and plans at large scale
 - c. Access to Council's GIS maps/system.
13. At the Hearing, the Proponent must address the following issues:
- a. A response to VC110 and the implications for Stages 2 and 3
 - b. A response to the various issues raised by submitters in relation to traffic etc
 - c. An explanation about how the DPO will provide certainty to adjoining residential property owners to the south in terms of development outcomes
 - d. Clarification of how the proposed subdivision and development would need to be altered to accommodate the retention of the trees identified in the draft permit conditions
 - e. Whether the site is subject to potential flooding
 - f. Clarification of all plans proposed to be endorsed as part of the planning permit

Distribution List

Greater Geelong Planning Scheme Amendment C251 – 1 Henry Street, Belmont
Permit Application No 408/2016

This list is to be used for the circulation of Expert witness statements and any other information as directed by the Panel.

Note: **Both Hard and** Electronic copies of Expert witness reports must be circulated by **2.00pm on Friday 9 June 2017**

Party	Hard Copies	Electronic Copy
Planning Panels Victoria Attn: The Panel Coordinator GPO Box 2392 Melbourne, Victoria 3001 (By courier to Level 5, 1 Spring Street, Melbourne 3000 and mark as 'Urgent')	1 copy	planning.panels@delwp.vic.gov.au (The Panel is to be provided with an 'unlocked' copy of any document circulated, i.e not in PDF)
Greater Geelong City Council Attn: Peter Schembri PO Box 104 Geelong 3220	2 copies	pschembri@geelongcity.vic.gov.au
Belmont Projects Pty Ltd Attn: Rory O'Connor Norton Rose Fulbright Australia Level 15 RACV Tower 485 Bourke Street Melbourne 3000		roxy.oconnor@nortonrosefulbright.com
Gillian Heintze		gheintze@gmail.com
Stephen Voorwinde 14 Walpole Avenue Belmont 3216		voorwindens@gmail.com.au
Andrew Chittenden 34 Henry Street Belmont 3216		drewchitt@hotmail.com
John O'Brien		johnandgerda@bigpond.com
Tony Grgurevic		Tony@bicycleusersgeelong.org.au
Michael and Vicky Sawyer 329 High Street Belmont 3216		N/A

Timetable

Greater Geelong Planning Scheme Amendment C251 – 1 Henry Street, Belmont
Permit Application No 408/2016

Day 1: Monday 19 June 2017

Venue: Meeting Room 1, Ground Floor, 100 Brougham Street, Geelong

Time	Party	Sub No	Allocated
9.00am – 9.15am	Preliminary matters		15 mins
9.15am – 11.15am	Greater Geelong City Council		2 hrs
11.15am – 11.30am	Tea Break		15 mins
11.30 – 4.30pm	Belmont Projects Pty Ltd <i>(including a 1 hour lunch break at an appropriate time)</i>		4 hrs
4.30pm - 4.40pm	Andrew Chittenden	4	10 mins
4.40pm – 4.55pm	Gillian Heintz	6	15 mins
4.55pm – 5.15pm	Stephen Voorwinde	10	20 mins
5.15pm – 5.20pm	Belmont Projects Pty Ltd Right of Reply		10 mins
5.20pm – 5.40pm	Council Right of Reply		20 mins

Hearing Timetable Notes:

1. This timetable may be amended without notice.
2. Please arrive at least 15 minutes before your scheduled time of commencement. If you are unable to be present at your scheduled time, please contact Planning Panels Victoria as soon as practicable.
3. Any queries regarding this timetable should be made to Laura Agius, Panel Coordinator on 8392 5115