



Planning Panels Victoria

Department of Transport and Planning

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20 February 2025

Dear Party

Northern and Western Geelong Growth Areas Standing Advisory Committee Referral 1 – Draft Greater Geelong Planning Scheme Amendment C450ggee (Creamery Road Precinct Structure Plan)

The Committee held a Directions Hearing for the above matter on 14 February 2025 online via MS Teams. Please find attached:

- Committee Directions
- Distribution List
- Preliminary roundtable discussions agenda.

The following dates apply:

Time	Date	Information and documents for circulation and other matters	Direction
12 noon	Friday, 21 February 2025	Initial information forms due (if not already provided)	1
12 noon	Friday, 21 February 2025	Expert witness details	16
12 noon	Monday, 24 February 2025	Council must provide a landowner and developer land interest map to the Committee only	11
12 noon	Monday, 24 February 2025	Council Part A (background and context) submission	12
12 noon	Monday, 3 March 2025	Document sharing platform to set up and instructions issued	2, 3
12 noon	Friday, 7 March 2025	Council to circulate proposed changes to the place based plan and DCP (Day 1 Changes)	13
12 noon	Monday, 17 March 2025	Other parties to provide their proposed changes to the place based plan and DCP (Day 1 Changes)	14
12 noon	Friday, 21 March 2025	Expert witness reports	17
12 noon	Friday, 21 March 2025	Batesford Developments and Bisinella presentations due (if in the form of evidence)	33.b)
12 noon	Monday, 24 March 2025	Site inspection location requests due	9
12 noon	Friday, 28 March 2025	Council to provide site inspection plan and map	10
12 noon	Friday, 28 March 2025	Joint Expert Statements	24.g)

Privacy Statement

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OFFICIAL

Time	Date	Information and documents for circulation and other matters	Direction
12 noon	Wednesday, 2 April 2025	Parties to file written submissions, advise their views on suitable roundtable topics, and confirm if they wish to participate in the roundtable discussions	25, 28
12 noon	Wednesday, 2 April 2025	Batesford Developments and Bisinella presentations due (if in the form of submissions)	33.a)
12 noon	Friday, 4 April 2025	Council further changes to the place based plan and DCP (Day 1 Changes), including a summary of points of agreement and disagreement	15
12 noon	Friday, 4 April 2025	Documents or material to be presented on Day 1 of the roundtable discussions	36
10 am	Monday, 7 April 2025	Roundtable discussions commence	

Procedural matters

Declaration

Member Carlisle is presenting at a Regional Planners Forum on 25 February 2025, convened by the Victorian Planning and Environmental Law Association. Greg Tobin, representing Greater Geelong City Council (Council), and Peter O'Farrell, representing Bisinella Developments Pty Ltd (Bisinella), are also presenting. Member Carlisle undertakes not to discuss this matter with them before the matter is finalised.

Accessing documents

Before the document share platform has been set up, parties can access the referred materials and tabled documents (including the initial information provided by all parties) in the following OneDrive folder:

[REDACTED]

This folder will be kept up to date with any new tabled documents until Council's document sharing platform is available.

Parties to the Committee process

The Committee wrote to stakeholders inviting participation in its process, including:

- stakeholders suggested by Council and the Department of Transport and Planning (DTP) (Committee letter of 22 January 2025)
- additional stakeholders identified by Council in its initial information letter to the Committee dated 11 February 2025, specifically those associated with Batesford North Precinct Structure Plan, Batesford South Precinct Structure Plan and the Northern Geelong Growth Area.

Due to timing issues the invitation was provided to some stakeholders the day before the Directions Hearing. The Committee agreed to provide additional time for these stakeholders, including the Victorian Planning Authority, to advise if they wish to be a party to the Committee's process. The Committee will accept initial information forms from these stakeholders by **12 noon on Friday 21 February 2025**.

The distribution list attached to this letter includes contact details of parties to the Committee process. The distribution list will be updated as required.

Villawood Batesford Pty Ltd now to be known as Batesford Developments Project Pty Ltd

On Monday 17 February 2025, the party previously known as Villawood Batesford Pty Ltd requested that its name be updated to Batesford Developments Project Pty Ltd (Batesford Developments). This change has been made.

Summary of preliminary issues

In its letter of 13 February 2025, the Committee circulated a summary of preliminary issues identified by parties. It indicated at the Directions Hearing that it would circulate the complete preliminary issues outlines prepared by the parties. No parties raised concerns in relation to the Committee's summary of preliminary issues, or the tabling of the parties' outlines. The outlines of preliminary issues provided by parties are included in the OneDrive folder discussed above.

Future processes

The Committee invited DTP to attend the Directions Hearing and provide an overview of the referral and any process that may follow the Committee's report. DTP:

- provided background in relation to the referral
- confirmed that after receiving the Committee's report the Minister will decide whether the Amendment documents require changes, or whether further work is required, before public notice is given
- advised that the Minister may seek further advice from the Committee in relation to whether any further work recommended by the Committee has been satisfactorily completed prior to notice
- advised that following notice and review of any submissions received, the Minister will consider the Amendment under section 20(4) of the *Planning and Environment Act 1987*.

Council also confirmed there will be further consultation in relation to the Amendment once the Committee's advice has been received, including public notice and an opportunity for interested parties to make submissions.

Scope of issues before the Committee

The Committee outlined its preliminary views of the scope of its task at the Directions Hearing, which can be summarised as follows:

- the Committee has been asked to undertake a higher level strategic assessment of whether the proposed extent of net developable area (NDA) and the development infrastructure levy represent threshold 'road block' issues that could fundamentally undermine development viability in the precinct, or require further work to demonstrate development will be viable
- the advice sought in relation to the specific issues (NDA and the development infrastructure levy) was in the context of broader advice about whether the Amendment will provide for a balanced development outcome, including consideration of whether the Amendment:
 - provides for efficient land use
 - maximises development outcomes
 - provides for the timely delivery of development
- the Committee is not tasked with undertaking a full merits assessment of the Amendment, or the merits of individual proposed land takes, the projects in the Development Contributions Plan (DCP) or the DCP costings.

Batesford Developments confirmed that the preliminary list of issues circulated by the Committee reflects a comprehensive account of the matters of concern to it, and that it would be necessary for the Committee to appreciate the broader development context, including other costs that will be borne by developers in the North West Geelong Growth Areas (NWGGA).

Greater Geelong City Council (Council) agreed that some understanding of the context was needed, which may go beyond the two specific matters referred to the Committee for advice (NDA and the development infrastructure levy). It would not object to material about the broader context being submitted, although the Committee's consultation process (and report) should be focussed on the higher level issues set out in the referral letter. Council submitted that this is a 'clearing process', to ensure the Amendment is suitable

for public notice. It submitted public notice and more comprehensive consultation will follow the Committee's advice, which will facilitate a more detailed consideration of the merits of the Amendment.

Bisinella submitted it may wish to put matters of detail to the Committee, and there was nothing in the Terms of Reference or the referral letter that confirm that public notice of the Amendment will be given, or that the Amendment will come back before this or another Committee. It submitted the Committee is required to receive submissions on matters of detail if they are put to the Committee. Mr Nardi agreed.

In response, Council disputed Bisinella's characterisation of the issue, and reiterated that the scope of the Committee's task is to consider matters that go to the proposed NDA and the development infrastructure levy, in the context of whether the Amendment can deliver a balanced development outcome.

Batesford Developments and Bisinella indicated they may wish to make presentations to the Committee at the start of the roundtables to provide context. The presentations may cover matters such as development fundamentals in growth areas, the relationship between NDA, the DCP and the principles that underpin development viability. Several other parties supported this proposal, and Council did not object subject to the material being pre-circulated. The attached Directions and indicative roundtable agenda provide for this.

Alternative dates for pre-roundtable steps

Both Batesford Developments and Council provided alternative dates for the exchange of information leading up to the roundtables to those indicated in the Committee's letter of 22 January 2025. At the Directions Hearing Batesford Developments indicated that Council's alternative dates were workable and acceptable. No other party raised concerns in relation to Council's proposed dates, except as noted below in relation to staggered submissions.

The attached Directions broadly reflect Council's proposed dates, with some adjustments for matters discussed at the Directions Hearing.

Council and Batesford Developments joint statement

The Committee's letter dated 22 January 2025 indicated it was considering directing Council and Batesford Developments to prepare a joint statement of issues in dispute, and circulate this to the Committee and parties prior to the roundtables.

At the Directions Hearing several other parties indicated they may want to input into the Joint Statement, and that there may be procedural fairness concerns if they were not afforded that opportunity.

Council agreed that any joint statement should be prepared in consultation with all developers, and that preparation of a joint statement might be difficult given the number of developers involved and the timeframes leading up to the roundtables.

Council advised it was undertaking a review to identify opportunities to rationalise the DCP and indicated that it intends to circulate an updated place based plan and DCP (Day 1 Changes) by 7 March 2025, and proposed that parties circulate their proposed Day 1 Changes by 14 March 2025. Council submitted this may obviate the need for a joint statement. Batesford Developments and other parties supported Council's approach.

Council offered to provide a summary of points of agreement and disagreement before the roundtables start, based on the Day 1 Changes circulated by Council and comments of other parties.

The Committee agrees that Council's alternative process is preferable, and the attached Directions reflect this.

Staggering of submissions

Council's alternative timetable proposed the circulation of all written submissions on 2 April 2025, nearly a month after Council circulates its proposed updates to the Day 1 Changes (on 7 March 2025) and nearly 2 weeks after evidence is circulated (on 21 March).

Bisinella indicated that it would be procedurally unfair for parties to have to circulate their written submissions at the same time as Council. It submitted submissions should be staggered, and the proposed roundtable dates deferred if necessary to accommodate staggered submissions.

Council opposed staggered submissions, and submitted the proposed timetable outlined by Council would not be procedurally unfair. It submitted parties would be well informed of Council's position when Council circulates its proposed updates to the place based plan and DCP. Further, parties' submissions would be informed by the expert evidence, circulated nearly two weeks earlier. Council pointed out that this is not a normal amendment process, and at this stage Council has no submissions to respond to and there is no justification for requiring Council to circulate its submissions in advance of those of other parties.

Batesford Developments similarly submitted that the proposed timetable for pre-roundtable steps outlined by Council would not be procedurally unfair.

Given the nature of the process (to provide targeted advice prior to public notice of the Amendment), and the procedural steps outlined by Council, the Committee does not consider it would be procedurally unfair if submissions are circulated simultaneously. There will be sufficient opportunity for parties to respond to Council's submissions through the roundtable process, and further opportunities to make further and more detailed submissions about the Amendment once public notice occurs.

Roundtable discussion agendas

The Committee sought the views of the parties on the topics to be discussed at the roundtables, indicating topics could be based on disciplines of expert evidence, or key infrastructure items in dispute (such as the Creative and Clever Corridor). Council indicated a preference for discipline based roundtables. Batesford Developments submitted it is difficult in advance of the evidence to determine the best way of structuring the roundtables, but the parties should be in a position to identify the broad topics of the roundtable discussions once evidence is circulated.

The Committee agrees that at this stage of the process, it is too early to identify the specific topics and issues to be discussed at the roundtables. The Committee invites the parties to indicate their views on suitable roundtable topics by **Wednesday, 2 April 2025** (see Direction 25). Following that the Committee will circulate an agenda for the roundtable discussions, including topics for discussion.

The Committee has included an overview of the likely broad focus of roundtable discussions (and timing) with the attached agenda.

Experts involvement in roundtables

The Committee clarified that experts will be able to participate in roundtable discussions, to assist with resolving any remaining issues in dispute. Experts will not need to present evidence in chief. As the roundtables will be exploratory, there will be an opportunity for parties and the Committee to ask questions of experts. Questions must be respectful, and productive, and must be about the specific matters that are before the Committee.

Mediation

Bisinella submitted that facilitated mediation may be of assistance in identifying and resolving issues, and that the Committee should direct a facilitated mediation process even if that meant adjourning the roundtable discussions for a week or two.

Council and Batesford Developments submitted they wanted to work to the roundtable dates outlined in the Committee's 22 January 2025 letter, and that while mediation might be worthwhile, a formal facilitated mediation process would be difficult to accommodate before roundtables starting on 7 April 2025. Batesford Developments submitted the parties may choose to engage in a mediation process, but the Committee should not direct mediation.

The Committee agrees with Batesford Developments' submissions. Parties may wish to participate in a mediation in the leadup to the roundtable discussions, but the Committee has not directed a formal mediation. The Committee notes there may be opportunities for a formal facilitated mediation at some future stage, including after public notice of the Amendment.

Boundaries of the conservation area

The Department of Environment, Energy and Climate Change (DEECA) indicated to the Committee prior to the Directions Hearing that it did not intend to actively participate in the Committee's process unless the boundaries of the conservation area might change. Bisinella indicated that it intends to put the conservation area boundaries before the Committee.

Production of documents

Batesford Developments indicated that it had been seeking background documents from Council which had not yet been provided. Council advised at the Directions Hearing that these documents would be provided. Council confirmed in writing following the Directions Hearing that the following documents has been uploaded to the Council website at the request of Batesford Developments and 305 BAT Pty Ltd:

- NWGGA Bridge Apportionment Select Link Analysis (Stantec, March 2023)
- Creamery Road PSP Movement and Access Report (Stantec, January 2023), which Council noted was superseded by the Creamery Road PSP Concept Design and Opinion of Probable Costs Report (Stantec, May 2024) previously shared with parties
- Creamery Road PSP Bluestone Bridge Road Preferred Option Report (GHD, July 2023)
- NWGGA Bridge Review (Stantec, July 2024).

Drafting comments

The Committee advised it may issue Directions for exchange of written 'without prejudice' drafting comments on the draft Amendment documents following the roundtable.

Further information or questions

If you have questions, please contact Gabrielle Trowse, Project Officer at Planning Panels Victoria on [REDACTED] or planning.panels@transport.vic.gov.au.

Yours sincerely



Lisa Kendal
Committee Chair

Parties to the Committee process/initial information forms

1. Parties who wish to participate in the consultation process and have not yet returned their initial information forms are requested to do so by **12 noon on Friday, 21 February 2025**.

Circulation of documents

2. Council must host and manage online document sharing. The document sharing platform must:
 - a) be set up by **12 noon on Monday 3 March 2025**
 - b) allow a party to upload documents directly.
3. The Proponent must email parties with instructions on how to access and use the document sharing platform by **12 noon on Monday 3 March 2025**.
4. Parties must circulate documents to the Committee and other parties by:
 - a) uploading them to the document sharing platform, and
 - b) emailing the Committee and all other parties on the distribution list to inform them each time document(s) are uploaded.
5. Documents must be available to access and download from the document sharing platform until the report is submitted by the Committee. Each party is responsible for retaining any documents before that date.
6. 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 planning.panels@transport.vic.gov.au after being filed.
7. All information presented to the Committee for the purposes of the Committee process is a public document solely for that purpose unless the Committee directs otherwise. It cannot be used for any other purpose.

Notes

The Committee will maintain a document list that will be circulated periodically to parties during the process.

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

If you do not file documents by the specified time, the Committee may not accept the evidence or material. If you think you will not meet the specified deadline you must provide reasons in writing to planning.panels@transport.vic.gov.au before the deadline.

The Committee 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).

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

Site inspection

8. The Committee will undertake an unaccompanied site inspection of the PSP area in advance of the roundtable discussions.

Directions:

9. Any party that wishes the Committee to visit a particular property or viewpoint as part of its site inspection must make this request to Planning Panels Victoria and Council by **12 noon on Monday, 24 March 2025**. If the location is not accessible from the public realm, parties must advise how the Committee can arrange access.
10. Council must prepare a site inspection plan that includes all places of relevance to the Amendment and all requested locations by **12 noon on Friday, 28 March 2025**.

Council information, Part A submissions and Day 1 Changes

Information to be provided

11. Council must provide a map showing the location of landowners in the PSP area and the location of interests of each relevant developer to the Committee only by **12 noon on Monday, 24 February 2025**.

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 Committee requesting it to direct the provision of the information. The information must be related to the proposal and be of assistance to the Committee. Requests should be short and clearly state why you need the information.

Council Part A (background and context) submission

12. Council must file its Part A (background and context) submission by **12 noon on Monday, 24 February 2025** that includes:
 - a) a brief overview of the PSP, DCP and NVPP
 - b) the process undertaken to develop the PSP, DCP and NVPP, including consultation to date with landowners and government agencies
 - c) an explanation of the role and status of the North Western Geelong Growth Areas Framework Plan, alignment with the PSP and reasons for any differences
 - d) the basis for the size of the precinct and its boundaries
 - e) a high level overview of the methodologies used for determining costings for infrastructure and associated land requirements
 - f) rationale for allocation of infrastructure items to the DCP levy, developer funded works or other sources of funding
 - g) strategic basis and justification for the Clever and Creative Corridor, including:
 - (i) whether a cost benefit analysis has been prepared
 - (ii) how its boundaries were determined and its identified catchment
 - (iii) why an ultimate cross-section is being proposed rather than an interim
 - (iv) why it is proposed to be fully funded by this PSP area (given its regional function)
 - (v) how it would have been funded if it been aligned with the arterial road boundary as initially proposed
 - h) how the boundaries for the Cowies Creek Conservation Area were determined and implications of any EPBC Act approvals or processes
 - i) background and context relating to Barwon Water's proposed Creamery Road Sewer Hub and Water Tank and implications for the PSP including any potential reduction in net developable area
 - j) the approach to apportionment across this PSP and neighbouring PSPs, including the approach to funding and apportioning regional infrastructure.

Directions:

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 roundtable discussions.

Proposed changes to place based plan and DCP 'Day 1 Changes'

13. Council must provide a summary of its review process and circulate its proposed changes to the Day 1 Changes by **12 noon on Friday, 7 March 2025**.
14. Other parties must circulate their proposed changes to the Day 1 Changes by **12 noon on Monday, 17 March 2025**.
15. Council must provide the following information by **12 noon on Friday, 4 April 2025**:
 - a) any further changes it proposes to the Day 1 Changes in response to parties' submissions
 - b) a summary of points of agreement and disagreement between Council and the parties in relation to the place based plan and DCP.

Experts

Expert witness details and reports

16. If not already provided, full details of all expert witnesses must be filed by **12 noon on Friday, 21 February 2025**.
17. Expert witness reports must be filed by **12 noon on Friday, 21 March 2025** and must broadly address (within the expert's area of expertise) what is needed to service the precinct to a basic and essential level.
18. An expert witness report must:
 - a) comply with the PPV Practice Note 1 - Expert Evidence ([Expert witnesses \(planningpanels.vic.gov.au\)](http://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.
19. An expert witness who has not participated in a meeting of experts can provide a response to other like evidence by 12 noon the business day before the Roundtable discussions commence.

Expert meetings

20. Expert witnesses in the following areas must meet to prepare a Joint Expert Statement of areas of agreement and disagreement. The nominated expert should act as a chair for the meeting and coordinate arrangements and note taking.
 - a) Planning and urban design, to be chaired by Council's expert witness
 - b) Traffic and transport, to be chaired by Council's expert witness
 - c) Drainage and hydrology, to be chaired by Council's expert witness
 - d) Development contributions, to be chaired by Council's expert witness.
21. The meetings should be held after the expert reports are filed but before the roundtable discussions commence.
22. The meetings can only be attended by:
 - a) the experts being called to give evidence
 - b) relevant staff from the following government agencies:
 - (i) Traffic and transport – staff from Council and Department of Transport and Planning
 - (ii) Drainage and hydrology – staff from Council and Barwon Water.

Directions:

- c) a non-participating note taker if necessary.

Advocates or parties instructing the experts must not attend the meetings.

23. If any expert witness is instructed not to reach agreement in respect of points of difference, the expert must report those instructions in writing to the Committee and all parties.
24. The Joint Expert Statements:
- a) must list the relevant participants in attendance
 - b) must note if any participant is not present for any significant discussion point
 - c) must record the facts and opinions agreed and not agreed in respect of each issue and the reasons for any disagreement
 - d) should be fewer than five pages with numbered paragraphs
 - e) should not restate the evidence – evidence should be cross-referenced in the agreed statement if required
 - f) must be signed by all participants.
 - g) must be filed by **12 noon on Friday, 28 March 2025.**

Written submissions

25. All parties must file their written submissions and indicate which topics they consider should be discussed at the roundtable by **12 noon on Wednesday, 2 April 2025.**
26. Submissions must broadly address:
- a) the party's position on the issues before the Committee, namely:
 - (i) the broad question before the Committee (whether the Amendment can deliver an acceptable development outcome)
 - (ii) the two specific matters before the Committee (NDA and the development infrastructure levy)
 - b) the party's view on what issues should be addressed at this stage of the process, in the context of the issues before the Committee
 - c) the outcome/s the party is seeking at this stage of the process
 - d) what the party considers negotiable/non-negotiable elements of the proposal
 - e) if further work is required, what and why.

Roundtable discussions

Administration

27. Council must provide administrative support to host and manage the roundtable discussions.

Note

This may include finding a suitable venue for in person roundtable discussions, or if the roundtable discussions are online or hybrid, configuring a video conference meeting, publishing links to the roundtable discussions online, issuing direct invitations to participants (including the Committee, 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 Committee.

28. Parties will be required to advise their intention to participate in the roundtable discussions by **12 noon on Wednesday, 2 April 2025.**
29. Planning Panels Victoria will publish notice of the roundtable discussions on its website, with information on how members of the public can observe them in person and online. It may direct Council to do the same.

Directions:

30. Council should ensure that the following information is available and able to be screen shared at the roundtables:
- the latest aerial photography of the site and surrounds
 - key documents and plans including the updated place based plan.

Council's opening submission

31. Council must present an opening submission on Day 1 of the roundtable discussions that addresses the following:
- a brief overview of the proposal
 - a high level outline of the key infrastructure items to be funded through the DCP, including:
 - the strategic justification for each item
 - the funding arrangements, including any apportionment and other funding sources for items that are not fully funded under the DCP
 - any further changes Council proposes to make to the place based plan, the DCP or other Amendment documentation in response to the parties' written submissions or expert evidence.

Opening statements and presentations from other parties

32. Batesford Developments and Bisinella may present the following on Day 1:
- a presentation on the principles underlying development viability
 - an opening statement outlining their position on their key issues of concern.
33. Presentations must be circulated as follows:
- if the presentations are in the form of submissions, they will be due at **12 noon on Wednesday, 2 April 2025**
 - if the presentations are in the form of expert evidence, they will be due at **12 noon on Friday, 21 March 2025.**
34. Opening statements must be circulated by **12 noon on Friday 4 April 2025.**
35. Other parties wishing to give a brief opening statement must advise PPV by **12 noon on Wednesday 2 April 2025** (parties will be allocated 15 minutes for opening submissions unless otherwise requested and approved by the Committee). Opening statements must be pre-circulated in accordance with Direction 34.

Presenting material

36. Submissions, presentations and other material presented to the Committee:
- must be presented electronically
 - must be filed by 12 noon on the business day before the material is to be presented
 - should relate to the matters before the Committee
 - must include a summary of fewer than 5 pages if the material is more than 40 pages.

Evidence

37. Unless agreed by the Chair, experts will not be required to present evidence-in-chief at the roundtable discussions. Evidence will be taken as read.
38. The Committee may ask questions of clarification of an expert witness. Other parties may ask questions of clarification with the leave of the Chair.

Council Part C (closing) submissions

39. Council will be provided time to present a Part C (closing) submission on the final day of the roundtable discussions. The Part C (closing) submissions:

Directions:

Draft Greater Geelong Planning Scheme Amendment C450ggee (Creamery Road Precinct Structure Plan)

- a) must not raise new matters
- b) may respond to matters raised in other parties' submissions or evidence.

Privacy and use of personal information

- 40. A party must not record, keep, distribute or publish contact details of any other party obtained during the Committee process, or use those contact details for any other purpose.
- 41. A party must not record any part of a Hearing by any means without permission from the Chair.
- 42. A party who wishes proceedings to be recorded must make a request to the Chair at least five business days before the Roundtable discussions commence, outlining its reasons.
- 43. 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 Committee process.

Note

Hearings and roundtables are only recorded in exceptional circumstances.

For more information on how your personal information will be used, refer to the Privacy Collection Notice attached to the Committee's letter dated 22 January 2025.

Roundtable discussions

Draft Greater Geelong Planning Scheme Amendment C450ggee (Creamery Road Precinct Structure Plan)

Purpose of roundtable discussions

To explore unresolved issues related to the matters before the Committee, specifically the NDA and the development infrastructure levy, in the context of the broader question about whether the Amendment will provide for a balanced development outcome, including consideration of whether the Amendment:

- provides for efficient land use
- maximises development outcomes
- provides for the timely delivery of development.

Focus of discussion

The Committee will likely seek to explore (indicative):

- issues in dispute as outlined in the Joint Expert Statements
- areas of disagreement between Council and the parties (see Direction 15.b)
- benchmark comparisons with other similar growth areas
- justification of specific projects and land take requirements
- the scope and standard of infrastructure to be funded under the DCP
- approach to design, cost and apportionment
- opportunities to reduce infrastructure costs and costs relating to encumbered land and land take requirements
- flexibility in requirements to maximise NDA
- impacts on development viability.

Participants

All parties will be invited to participate in the roundtable discussions.

Roundtable discussion agenda – Version 1

Day 1: Monday 7 April 2025 - Opening statements and presentations

Venue: Multipurpose Room 1, Podium Level, Wurriki Nyal, Wadawurrung Country, 137-149 Mercer Street, Geelong

Or join online via MS Teams video conference: [Click here to join the meeting](#)

Time	Party	Sub No	Allocated
10:00am	Preliminary matters		20 mins
10:20am	City of Greater Geelong (Council) overview and opening submissions		1.5 hours
11:50am	Break		15 mins
12:05pm	Batesford Developments Project Pty Ltd (Batesford Developments) opening presentation and submissions	2	1 hour
1:05pm	Lunch break		55 mins
2:00pm	Bisinella Developments opening presentation and submissions	8	1 hour
3:00pm	Any other party opening submissions (TBC)		
3:15pm	Break		15 mins
3:30pm	Any other party opening submissions (TBC)		
4:30pm	Day close		

Day 2: Tuesday 8 April 2025

Venue: Multipurpose Room 1, Podium Level, Wurriki Nyal, Wadawurrung Country, 137-149 Mercer Street, Geelong

Or join online via MS Teams video conference: [Click here to join the meeting](#)

Time	Party	Sub No	Allocated
10:00am	Preliminary matters		20 mins
10:20am	Roundtable discussions (topics and issues TBC)		
11:20am	Break		15 mins
1:00pm	Lunch break		1 hour
3:15pm	Break		15 mins
4:30pm	Day close		

Day 3: Wednesday 9 April 2025

Venue: Multipurpose Room 1, Podium Level, Wurriki Nyal, Wadawurrung Country, 137-149 Mercer Street, Geelong

Or join online via MS Teams video conference: [Click here to join the meeting](#)

Time	Party	Sub No	Allocated
10:00am	Preliminary matters		20 mins
10:20am	Roundtable discussions (topics and issues TBC)		
11:20am	Break		15 mins
1:00pm	Lunch break		1 hour
3:15pm	Break		15 mins
4:30pm	Day close		

Day 4: Thursday 10 April 2025

Venue: Multipurpose Room 1 **(TBC)**, Podium Level, Wurriki Nyal, Wadawurrung Country, 137-149 Mercer Street, Geelong

Or join online via MS Teams video conference: [Click here to join the meeting](#)

Time	Party	Sub No	Allocated
10:00am	Preliminary matters		20 mins
10:20am	Roundtable discussions (topics and issues TBC)		
11:20am	Break		15 mins
1:00pm	Lunch break		1 hour
3:15pm	Break		15 mins
4:30pm	Day close		

Day 5: Friday 11 April 2025

Venue: Multipurpose Room 1, Podium Level, Wurriki Nyal, Wadawurrung Country, 137-149 Mercer Street, Geelong

Or join online via MS Teams video conference: [Click here to join the meeting](#)

Time	Party	Sub No	Allocated
10:00am	Preliminary matters		20 mins
10:20am	Roundtable discussions (topics TBC) and closing submissions		
11:20am	Break		15 mins
1:00pm	Lunch break		1 hour
3:15pm	Break		15 mins
3:30pm	Council closing submissions		1 hour
4:30pm	Day close		

Hearing Timetable Notes:

1. If you are unable to be present at your scheduled time, please contact Planning Panels Victoria on [REDACTED] as soon as possible.
2. Please be present or online at least 15 minutes before your scheduled start time.
3. The Committee 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 [REDACTED]