



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

8 March 2021

As addressed

Dear party,

VPA Projects Standing Advisory Committee – Referral No. 1 Draft Bannockburn Growth Plan

The VPA Project Standing Advisory Committee (SAC) held a Directions Hearing for the above matter on 8 February 2021 via video conference. Submissions will be considered through a roundtable format on the 1 and 2 March, 2021 with a reserve day on the 3 March, 2021. Please find attached:

1. SAC Directions
2. Distribution List
3. Roundtable Timetable
4. Current Document List

The following dates apply:

Time	Date	Action	Direction
4.00pm	Friday, 19 February 2021	VPA must supply the documents specified	3
4.00pm	Friday, 19 February 2021	VPA must circulate its Part A submission	4
4.00pm	Friday, 19 February 2021	Parties must circulate Expert witness reports	6
4.00pm	Thursday, 25 February 2021	Parties must circulate their Roundtable written submissions	8
10.00am	Monday, 1 March 2021	The Roundtable starts	

Declarations

At the Directions Hearing Mr Hellsten declared he had no conflict of interest in this matter but that he had had professional interactions with the authors of the Golden Plains, TGM Cardno, St Quantins, Ramsey Property Group, Insight Planning and Urbis submissions in a former role with the City of Greater Geelong he had. Ms McGuiness also declared that she had no conflicts of interest but noted that she was the project lead for the preparation of the Golden Plains Food Production Precinct Concept Plan, in 2014 and when updated in 2017. No concerns were raised about these declarations.

Roundtable arrangements

1. Parties to the Roundtable:

- VPA represented by Mr Aaron Shrimpton of Harwood Andrews. The VPA may call traffic and transport evidence (to be confirmed) and will endeavour to have available technical report authors (Traffic, Employment, Bushfire and Biodiversity) to provide report overviews or respond to the Committee questions
- Golden Plains Shire Council represented by Ms Laura Wilkes

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- CFA represented by Ms Luci Johnson and Mr Michael Boatman
- Ballarat Environment Network represented by Mr Peter Noble
- Bannockburn Holdings represented by Mr Cameron Gray of St Quentins who is calling Traffic evidence from Mr Benjamin Mentha of Cardno
- 1527 Midland Highway landowner, represented by Mr Chris Marshall of Cardno TGM
- Josco Pty Ltd represented by Mr Jason Black of Insight Planning
- Mr Cameron Steele
- Mr David Evans
- Mr Stuart McCallum.

2. Submissions:

The SAC will hear briefly from each party (as relevant) in relation to the issue themes (as set out below and in the Timetable) in the following order – VPA, Council, CFA and then other parties. Written submissions should be structured around the identified themes (as relevant) and identify any changes sought to amendment documents or respond to the VPA distributed tracked change documents.

3. Evidence or presentations:

Any evidence or Growth Plan technical report author summary shall be provided during the issue theme. Evidence should be set out using issue themes where possible. Evidence in Chief should be limited to 10 minutes with cross examination limited as far as practicable and reasonable, to matters of clarification. Employment, Traffic (if not giving evidence), Bushfire, Biodiversity Report authors will be considered advocates and will not be cross examined but parties can ask questions of clarification in a manner which will assist the SAC. It is not intended other technical report authors be present at the Roundtable but may be available on call as required to respond to any emerging issues.

4. Issue themes:

Issue theme	Sub issues
Issue 1 – Growth and land use directions	<ul style="list-style-type: none"> • Residential growth directions: <ul style="list-style-type: none"> ▪ settlement boundary and inclusion of further sites ▪ specific growth area directions ▪ timing and sequencing ▪ buffers from sensitive uses • Employment growth: <ul style="list-style-type: none"> ▪ business park expansion amenity impacts ▪ role of Gheringhap Employment Precinct ▪ buffers and contamination • Activity Centre – timing, location and format
Issue 2 – Housing development	<ul style="list-style-type: none"> • Neighbourhood character • Rural interfaces

Issue 3 - Environment	<ul style="list-style-type: none"> • Flora and Fauna Reserve impacts • Habitat impacts • Bushfire (including policy considerations, impacts on vulnerable and intensive land uses from areas of high bushfire risk, managing residential interfaces) • Stormwater management including waterways and IWM
Issue 4 – Transport and movement	<ul style="list-style-type: none"> • Road connections (including arterial road location) • Bridges
Issue 5 - Infrastructure	<ul style="list-style-type: none"> • Adequacy of community infrastructure • Electric vehicle charging point provision • Emergency services precinct location • Development contributions – need for flexibility and an ICP
Issue 6 - other	<ul style="list-style-type: none"> • Recognition of cultural heritage • Community engagement

Roundtable invitations

The VPA will provide invitations to parties for the Roundtable and instructions for using the MS Teams platform. This will be sent to parties on the distribution list. If parties require additional invitations, they should contact Kimberly Martin at Planning Panels Victoria. Invitations must not be forwarded to other persons.

If you have questions, please contact Kimberly Martin, Senior Project Officer, Planning Panels Victoria on (03) 8624 3266 or planning.panels@delwp.vic.gov.au.

Yours sincerely,

Tim Hellsten

Co-chair VPA Projects Standing Advisory Committee

SAC Directions

VPA Projects Standing Advisory Committee – Referral No. 1 Draft Bannockburn Growth Plan

Before the Roundtable

Shared document folder

1. The VPA to provide an on-line shared access folder for draft amendment materials and documents circulated relating to the roundtable and provide links and instructions relating to it to the parties.
2. Documents should be circulated electronically and lodged by parties on the shared drive.

Issues map

3. The VPA must provide a map to assist the SAC identifying site specific issues and in conducting its unaccompanied inspections by **4.00pm on Friday, 19 February 2021**.

VPA Part A submission

4. The VPA must circulate a Part A submission to parties on the distribution list by **4.00pm on Issue 2 – Housing development** that includes:
 - a) overview of the development of the draft Bannockburn Growth Plan, background and technical reports and the Amendment
 - b) summary of strategic context
 - c) summary of proposed changes to the draft Bannockburn Growth Plan and Amendment in response to submissions which includes a Day 1 version in a tracked changes format and a summary table of changes which identifies which submissions are being addressed by the changes.

Note: The VPA's Part A submission will be taken as read by the SAC at the Roundtable. The VPA should allow time for questions about its Part A submission on Day 1.

Witness reports

5. 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 SAC as an unlocked document.
6. Parties must circulate their witness reports to parties on the distribution list by **4.00pm on Friday, 19 February 2021**.
7. Parties providing traffic evidence may by agreement, elect to conduct a meeting of experts to identify issues in agreement and dispute. The VPA shall provide agreed details of any meeting of experts to the SAC including dates for the conduct of the meeting and provision of a report.

Submissions and information

8. Parties should present material at the Roundtable electronically in MS Word format and in an unlocked format. Submissions prepared for the Roundtable must be:
 - a) circulated to parties on the distribution list and uploaded to the shared drive by **4.00pm on 25 February 2021**.

Directions:

- b) structured around the 6 issue themes (as relevant) and identify changes sought to the amendment documents including those proposed by the VPA in its 'Day1' proposed changes.
9. All information presented at the Roundtable is a public document unless the SAC directs otherwise.

VPA Part B submission

10. The VPA must provide a Part B submission by **4.00pm on 25 February 2021** that includes:
- a) its response to all submissions and evidence
 - b) its final position on the Amendment.

At the Roundtable

11. The VPA to provide a written response to any new or further matters raised in submission from parties made in accordance with Direction 8.

Timetable

VPA Projects Standing Advisory Committee – Referral No. 1 Draft Bannockburn Growth Plan

Timetable Version 1

Day 1: Monday 1 March 2021

Venue: By video conference

Time	Issue	Allocated
10.00am – 10.15am	Preliminary matters Confirmation that all material has been properly circulated	15 mins
10.15am – 10.35am	VPA Draft Amendment overview and summary of position	20 mins
10.35am – 11.35am	<ul style="list-style-type: none">• Issue 1 – Growth and land use directions <i>Note: Includes possible presentation or response to questions from the VPAs draft Bannockburn Growth Plan economic technical report author</i>	
11.35am – 11.50am	Break	15 mins
11.50am – 1.00pm	<ul style="list-style-type: none">• Issue 1 continued• Issue 2 – Housing development	
1.00pm – 1.45pm	Lunch Break	45 mins
1.45pm – 3.15pm	<ul style="list-style-type: none">• Issue 2 continued• Issue 3 – Environment <i>Note: Issue 3 may include a presentation or response to questions from the VPAs draft Bannockburn Growth Plan biodiversity and bushfire technical report authors</i>	
3.15pm – 3.30pm	Break	15 mins
3.30pm – 4.30pm	<ul style="list-style-type: none">• Issue 4 – Transport and movement• Issue 5 – Infrastructure• Issue 6 – Other <i>Notes:</i> <ul style="list-style-type: none">• Issue 4 will include traffic evidence from Bannockburn Holdings and evidence or a presentation or response to questions from the VPAs draft Bannockburn Growth Plan traffic and transport technical report authors.• Issues will be discussed in the order appearing in the Timetable and any issues not addressed on Day 1 will be discussed on Day 2	
4.30pm	Day close	

Timetable Version 1:

VPA Projects Standing Advisory Committee – Referral No. 1 Draft Bannockburn Growth Plan

Day 2: Tuesday 2 March 2021

Venue: By videoconference

Time	Party	Allocated
10.00am – 10.15am	Preliminary matters	15 mins
10.15am – 11.15am	• Issues 3 to 6 continued	
11.30am – 11.45am	Break	15 mins
11.45am – 1.00pm	• Issues 3 to 6 continued	
1.00pm – 1.45pm	Lunch Break	45 mins
1.45pm – 3.15pm	• Issues 3 to 6 continued	
3.15pm – 3.30pm	Break	15 mins
3.30pm – 4.30pm	Without prejudice discussion on Amendment document drafting	1 hour
4.30pm	Roundtable close	

Day 3: Wednesday 3 March 2021

Venue: By video conference

Time	Issues
	RESERVE DAY

Hearing Timetable Notes:

1. The SAC 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 or have questions about the Timetable, please contact Planning Panels Victoria as soon as possible on (03) 8624 3266.