



Planning Panels Victoria

Department of Transport and Planning

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Melbourne Victoria 3000
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4 April 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)

Please find attached:

- an updated list of parties and expert witnesses (version 4) to:
 - add Paul Shipp of Urban Enterprise as an expert witness for Batesford Developments
 - remove Stephen Hundt of Stantec and Luana Kenny of M3 property as expert witnesses for Bisinella Developments
 - add Aaron Walley of Ratio an expert witness for Bisinella Developments
- an updated distribution list (version 5) to add a contact for Council
- document list (version 2).

Roundtable venue and online link

The roundtable will be held in **Multipurpose Room 1, Podium Level, Wurriki Nyal, Wadawurrung Country, 137-149 Mercer Street, Geelong**. On Thursday 10 April, the roundtable will be in the Multipurpose Room 2.

Parties and experts may also observe or participate online via Microsoft Teams using the link below:

[Join the meeting now](#)

Meeting ID: 418 500 056 974

Passcode: jZ7aj23V

Roundtable participants

All parties have indicated they wish to participate in the roundtable discussions apart from:

- Barwon Water, who have noted they are willing to be involved if parties have questions. This will be discussed in preliminary matters on Day 1.
- Submitter 9, who has not yet confirmed.

Opening submissions

Opening submissions will be scheduled as follows on Day 1 of the roundtable.

Day 1: Monday 7 April 2025			
Time	Party	Sub No	Allocated
10:00am	Preliminary matters		15 mins
10:15am	City of Greater Geelong (Council) overview and opening submissions	1	1.5 hours
11:45am	Break		15 mins

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12:00pm	Batesford Developments Project Pty Ltd (Villawood) opening presentation and submissions	2	1 hour
1:00pm	Lunch break		55 mins
1:55pm	Bisinella Developments opening submissions	8	1 hour
2:55pm	DTP Transport Regions opening submissions	3	15 mins
3:05pm	305 Bat Pty Ltd opening submissions	5	15 mins
3:25pm	Break		15 mins
3:40pm	Adbri Limited opening submissions	6	15 mins
3:55pm	Ramsey Property Group opening submissions	13	15 mins
4:10pm	Antonio, Rosalia and Simon Nardi & Lovely Banks Development and Growland (Submitters 7 and 11) opening submissions	7, 11	15 mins
4:25pm	Denis Canjuga (Avonlea Homestead) opening submissions	10	5 mins
4:30pm	Day close		

If you have questions, please contact Gabrielle Trowse, Project Officer at Planning Panels Victoria on (03) 9935 4189 or planning.panels@transport.vic.gov.au.

Yours sincerely



Lisa Kendal
Committee Chair

Parties List

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

Version 4 Parties List

Name	Sub. no.	Representative	Expert(s)
City of Greater Geelong (Council)	1	Greg Tobin and Xander Nguyen-Meachem of Harwood Andrews	<ul style="list-style-type: none"> - Mark Sheppard of Urbis in urban design - Mark Woodland of EthosUrban in town planning - Reece Humphreys of Stantec in traffic - Andrew Kinnaird of Urbis in land valuation - Warwick Bishop of Water Technology in drainage
Batesford Developments Project Pty Ltd (Villawood)	2	Susan Brennan and Jennifer Trehwella of Counsel instructed by Tamara Brezzi of Norton Rose Fulbright	<ul style="list-style-type: none"> - Neil Craigie of Neil M Craigie Pty Ltd in drainage - Marco Negri of Contour in planning - Jason Walsh of Traffix Group in traffic - Paul Shipp of Urban Enterprise in development contributions - Craig Czarny of Hansen Partnership in urban design
DTP Transport Regions	3	Jozef Vass	
Barwon Water	4	Rhys Bennett, Network Planning Coordinator	
305 Bat Pty Ltd	5	Paul Connor instructed by James Lofting of Russell Kennedy	<ul style="list-style-type: none"> - Greg Bursill of Bursill Consulting in development contributions - Robert Panozzo of ASR Research in community infrastructure - Leigh Holmes of Spiire in drainage - Justin Slater of Tract in planning - Hilary Marshall of Ratio in traffic
Adbri Limited	6	Nick Clements of Tract	
Antonio, Rosalia and Simon Nardi	7	John Cicero and Edward Mahony of Best Hooper	<ul style="list-style-type: none"> - Nina Barich of Incitus in hydrology
Bisinella Developments	8	Peter O'Farrell and Kate Lyle instructed by Briana Eastaugh and Zina Teoh of Maddocks Lawyers	<ul style="list-style-type: none"> - Jason Black of Insight Planning in development contributions - Jake Urlus of Tactecol in ecology - Aaron Walley of Ratio in transport
David Secen	9		
Denis Canjuga (Avonlea Homestead)	10		
Lovely Banks Development and Growland	11	John Cicero and Edward Mahony of Best Hooper	<ul style="list-style-type: none"> - Knowles Tivendale of Movement and Place in strategic transport - Nina Barich of Incitus in hydrology
McCann family	12	Ellen Tarasenko of Polis Legal	
Ramsey Property Group	13	Jarryd Gray of MinterEllison	
Yih-Sheng Investments Pty Ltd and Janet Michael & Richard Michael	14	David Passarella of Colin Biggers & Paisley Lawyers	<ul style="list-style-type: none"> - John-Paul Maina of Impact in traffic engineering

Roundtable discussion agenda – Draft Version 2

Day 1: Monday 7 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		10 mins
10:10am	City of Greater Geelong (Council) overview and opening submissions		1.5 hours
11:40am	Break		10 mins
11:50am	Batesford Developments Project Pty Ltd (Batesford Developments) opening presentation and submissions	2	1 hour
12:50pm	Lunch break		45 mins
1:35pm	Bisinella Developments opening presentation and submissions	8	1 hour
2:35pm	Any other party opening submissions (TBC)		1 hour
3:35pm	Break		10 mins
3:45pm	305 Bat Pty Ltd opening submissions		15 mins
4:00pm	Any other party opening submissions (TBC)		30 mins
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		10 mins
10:10am	Roundtable discussions (Planning and urban design)		1 hour
	<u>Planning</u>		
	<ul style="list-style-type: none">Marco Negri of Contour (Batesford Developments)Mark Woodland of Echelon (Council)Justin Slater of Tract (305 Bat Pty Ltd)Greg Bursill of Bursill Consulting (305 Bat Pty Ltd)		
	<u>Urban design</u>		
	<ul style="list-style-type: none">Craig Czarny of Hansen (Batesford Developments)Mark Sheppard of Urbis (Council)		
11:10am	Break		10 mins
11:20am	Roundtable discussions (Planning and urban design – cont'd)		1 hour 10 mins
12:30pm	Roundtable discussions (Traffic)		30 mins
	<ul style="list-style-type: none">Jason Walsh of Traffix Group (Batesford Developments)Reece Humphreys of Stantec (Council)Hilary Marshall of Ratio (305 Bat Pty Ltd)		

Roundtable discussion agenda – Draft Version 2:

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

- Knowles Tivendale of Movement and Place (Lovely Banks, Growland, Nardis)
- Aaron Walley of Ratio (Bisinella Developments)
- John-Paul Maina of Impact (Yih Sheng Investments, Janet & Richard Michael)

1:00pm	Lunch break	45 mins
1:45pm	Roundtable discussions (Traffic – cont'd)	1 hour 35 mins
3:20pm	Break	10 mins
3:30pm	Roundtable discussions (Traffic – cont'd)	1 hour
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		10 mins
10:10am	Roundtable discussions (DCP and land valuation)		1 hour
	<u>DCP</u>		
	<ul style="list-style-type: none">• Paul Shipp of Urban Enterprise (Batesford Developments)• Mark Woodland of Echelon (Council)• Greg Bursill of Bursill Consulting (305 Bat Pty Ltd)• Jason Black of Insight Planning (Bisinella Developments)		
	<u>Valuation</u>		
	<ul style="list-style-type: none">• Andrew Kinnaird of Urbis (Council)		
11:10am	Break		10 mins
11:20am	Roundtable discussions (DCP and land valuation – cont'd)		1 hour 40 mins
1:00pm	Lunch break		45 mins
1:45pm	Roundtable discussions (DCP and land valuation – cont'd)		1 hour 35 mins
3:20pm	Break		10 mins
3:30pm	Roundtable discussions (DCP and land valuation – cont'd)		1 hour
4:30pm	Day close		

Roundtable discussion agenda – Draft Version 2:

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

Day4: 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		10 mins
10:10am	Roundtable discussions (Ecology and community infrastructure) <ul style="list-style-type: none">Jake Urlus of Tactecol (Bisinella Developments)Robert Panozzo of ASR (305 Bat Pty Ltd)		1 hour
11:10am	Break		10 mins
11:20am	Roundtable discussions (Ecology and community infrastructure – cont'd)		1 hour 40 mins
1:00pm	Lunch break		45 mins
1:45pm	Roundtable discussions (Drainage) <ul style="list-style-type: none">Neil Craigie of N M Craigie Pty Ltd (Batesford Developments)Warwick Bishop of Water Technology (Council)Leigh Holmes of Spiire (305 Bat Pty Ltd)Nina Barich of Incitus (Lovely Banks, Growland, Nardis)		1 hour 45 mins
3:30pm	Break		10 mins
3:40pm	Reserve		50 mins
4:30pm	Day close		

Day5: 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		10 mins
10:10am	Closing submissions		1 hour
11:10am	Break		10 mins
11:20am	Closing submissions		1 hour 40 mins
1:00pm	Lunch break		45 mins
1:45pm	Closing submissions		1 hour 35 mins
3:20pm	Break		10 mins
3:30pm	Closing submissions		1 hour
4:30pm	Day close		