



The Hon Sonya Kilkenny MP

Attorney-General
Minister for Planning

GPO Box 4356
Melbourne, Victoria 3001 Australia

Ref: BMIN-1-24-4284

Ms Sarah Raso
Lead Chair
Northern and Western Geelong Growth Areas Standing Advisory Committee
Planning Panels Victoria
planning.panels@transport.vic.gov.au

Dear Ms Raso

DRAFT AMENDMENT C450GGEE – CREAMERY ROAD PRECINCT STRUCTURE PLAN AND DEVELOPMENT CONTRIBUTIONS PLAN – INITIAL REFERRAL TO THE NORTHERN AND WESTERN GEELONG GROWTH AREAS STANDING ADVISORY COMMITTEE

I refer to a request I have received from the Greater Geelong City Council seeking my consent to prepare and give notice of draft Greater Geelong Planning Scheme Amendment C450ggee in accordance with clause 16 of the Northern and Western Geelong Growth Areas (NWGGA) Standing Advisory Committee Terms of Reference.

The draft amendment proposes to implement the Creamery Road Precinct Structure Plan (PSP), Development Contributions Plan (DCP) and Native Vegetation Precinct Plan (NVPP) by:

- Incorporating these documents into the Greater Geelong Planning Scheme.
- Applying the Urban Growth Zone Schedule 8 (UGZ8), Development Contributions Plan Overlay Schedule 11 (DCPO11) and Parking Overlay Schedule 2 (PO2) to the precinct.
- Applying the Environmental Audit Overlay and Heritage Overlay to selected properties.
- Including draft local policy and provisions to support the future implementation of the NWGGA Strategic Assessment undertaken under Part 10 of the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

In accordance with clause 20 of the advisory committee's terms of reference, I seek the early advice of the committee on whether the draft amendment will provide for a balanced development outcome, including consideration of its ability to provide for efficient land use, maximise development opportunities and provide for the timely delivery of development.

I ask the committee to focus on the following specific matters:

- The extent of developable land in the draft Creamery Road PSP, having regard to land required for active and passive open space, conservation reserves, schools and community facilities, transport infrastructure and drainage assets (a net developable area of 57 per cent is proposed).
- The development infrastructure levy, including the design, cost and apportionment of infrastructure items (in particular, the 'Clever and Creative Corridor' and drainage assets), as proposed in the draft Creamery Road DCP (a development infrastructure levy of approximately \$1.6 million per net developable hectare is proposed).

As part of this initial assessment, the advisory committee may consult with relevant parties, as outlined at clauses 13 and 14 of the terms of reference. I request the committee provide a report following the initial assessment which outlines any further work that needs to be undertaken or any changes required to be made to the draft amendment prior to public exhibition to ensure a suitable development outcome. I may request the further advice of the committee to confirm whether these matters have been met to the committee's satisfaction prior to public consultation commencing. The cost of the committee process will be met by the council.

The draft amendment documentation, including all supporting documents, will be provided to the committee by the Department of Transport and Planning (DTP).

If you would like further information, please email Stuart Menzies, Acting Executive Director, State Planning Policy, DTP, at stuart.menzies@transport.vic.gov.au.

Yours sincerely



The Hon Sonya Kilkenny MP
Minister for Planning

Date: 4/1/2025