



# Planning Panels Victoria

Department of Transport and Planning

1 Spring Street  
Melbourne Victoria 3000  
GPO Box 2392  
Melbourne, Victoria 3001  
Telephone (03) 5381 9457

22 January 2025

Dear stakeholder

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

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### **The draft Amendment and referral**

I am writing to you in relation to draft Greater Geelong Planning Scheme Amendment C450ggee (draft Amendment). The draft Amendment proposes to implement the Creamery Road Precinct Structure Plan (PSP), Development Contributions Plan (DCP) and Native Vegetation Precinct Plan (NVPP).

The Minister for Planning referred the draft Amendment to the Northern and Western Geelong Growth Areas Standing Advisory Committee (the Committee) on 4 January 2025 (see attached letter of referral and Committee Terms of Reference). Lisa Kendal (Chair), Sarah Carlisle (Deputy Chair) and Kate Partenio have been appointed as the Committee to consider this referral.

### **Purpose of this letter**

The purpose of this letter is to:

- inform you of the referral
- explain the Committee's task and proposed process
- explain how you can participate in the Committee's process if you wish to
- provide an opportunity for you to comment on the Committee's proposed process
- explain how we will use the information we collect.

### **The Committee's task**

The Minister has asked the Committee to provide early advice 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*" and to provide a report following the initial assessment which outlines any further work or changes that may be required before public exhibition of the draft Amendment.

### **Specific matters before the Committee**

The Minister has asked the Committee to focus on two specific matters:

- extent of developable land in the draft Creamery Road PSP
- development infrastructure levy, including the design, cost and apportionment of infrastructure items, proposed in the draft Creamery Road DCP.

Consistent with clause 14 of its Terms of Reference, the Committee will provide a targeted process to assess the two specific matters it has been asked to consider. The consultation process will be limited to these two issues.

## Stakeholders

The Committee will seek input from relevant stakeholders to inform its report and recommendations on the two specific matters before the Committee. Based on the referred information and having regard to the matters before the Committee, the following stakeholders are invited to participate in the Committee's consultation process:

- Council
- Villawood Properties (Villawood)
- landowners and other developers within the Creamery Road precinct
- Victorian Planning Authority
- Barwon Water
- Corangamite Catchment Management Authority
- Country Fire Authority
- Department of Energy, Environment and Climate Action
- Department of Families, Fairness and Housing
- Department of Transport and Planning – Transport Regions
- Environment Protection Authority Victoria
- Wadawurrung Traditional Owners Aboriginal Corporation
- Department of Transport and Planning – Barwon South West Regional Planning Services.

Stakeholders who request to participate in the Committee's consultation process are referred to as parties.

## Information received to-date

To date the Committee has received:

- draft Amendment documentation:
  - PSP
  - DCP
  - NVPP
  - Explanatory Report and Instruction Sheet
  - heritage Statements of Significance
  - maps and ordinance
- background reports.

All information referred to the Committee can be found on the Council website [here](#).

A copy of the Council report considering the draft Amendment can be found on the Council website [here](#).

## Proposed process and key dates

The Committee proposes to consult with parties through:

- exchange of written submissions and evidence (if any)
- issue-specific roundtable discussion/s (if needed).

The Committee's directions will provide for parties to identify and resolve issues, to the extent possible, before the roundtable starts, so the Committee can focus on unresolved issues during roundtable discussions.

## Directions Hearing

The Committee will hold a Directions Hearing to discuss procedural matters, confirm its process and issue directions. This will be held by videoconference at **10am on Friday 14 February 2025**. The videoconference link details will be provided once all parties who wish to participate in the consultation process have provided the initial information requested below.

At the Directions Hearing there will be an opportunity to discuss:

- procedural and timing issues
- whether expert evidence would be beneficial
- whether roundtable discussions are required
- the potential benefit of mediation to resolve issues in dispute
- the Committee's proposed directions and timeframes.

The Committee will invite a representative of the Department of Transport and Planning (State Planning Policy) to attend the Directions Hearing to briefly explain the referral and how this may relate to future processes to assess the draft Amendment.

### **Expert witnesses**

Parties may call expert witnesses to provide evidence and participate in roundtable discussions. The Committee will only consider evidence relevant to the specific matters before it.

Expert witnesses will be required to prepare a brief written statement of evidence, and may be required to meet witnesses in the same area of expertise and prepare a joint statement outlining the agreed issues and issues in dispute. If roundtable discussions are held, expert witnesses will be invited to participate in the discussions.

### **Council and Villawood joint statement**

The Committee may direct Council and Villawood to:

- meet before any roundtable discussions to discuss the issues in dispute on a 'without prejudice' basis
- prepare a joint statement setting out sets out the agreed issues and issues in dispute.

### **Roundtable discussions**

The Committee anticipates 2 – 3 days may be required for roundtable discussions. The roundtable will take place between 3 and 11 April 2025. The roundtable will be held in Geelong (venue to be confirmed) with an option to participate or observe online via video conference.

The roundtable discussions will focus on unresolved issues relating to the specific matters the Committee has been asked to consider, and are likely to include:

- high-level project overview from the Proponent
- roundtable discussions, facilitated by the Chair.

The Committee will issue an agenda for the roundtable discussions closer to the time.

### **Drafting comments**

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

## Proposed dates

The following dates are proposed:

Time	Date	Actions for filing and other matters
12 noon	Tuesday, 11 February 2025	Initial information due from any stakeholders wishing to participate in the consultation
<b>10 am</b>	<b>Friday, 14 February 2025</b>	<b>Directions Hearing (online)</b>
12 noon	Monday, 24 February 2025	Council background and context submission, and relevant information/documents
12 noon	Wednesday, 26 February 2025	Expert witness reports (if required)
12 noon	Wednesday, 12 March 2025	Expert witness joint statements (if required)
12 noon	Wednesday, 19 March 2025	Council and other party written submissions
12 noon	Monday, 31 March 2025	Council and Villawood joint statement (if required)
	<b>3 to 11 April 2025</b>	<b>Roundtable discussions (if required) (in person and online)</b>

## How to participate in the consultation process

By **12 noon on Tuesday, 11 February 2025**, all stakeholders who wish to participate in the Committee process must:

- provide the details of their representatives (if any) and the name and expertise of expert witnesses (if any)
- provide an outline of preliminary views on the matters on which the Committee has been asked to advise (no more than two pages long and will be discussed at the Directions Hearing)
- advise the name and contact details of any other stakeholder/s they consider the Committee should consult, and the reason they should be consulted
- advise of any procedural or timing matters relating to the Committee process
- advise of any further background information the Committee should consider.

Parties may provide this information in the attached template.

## Questions

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](mailto:planning.panels@transport.vic.gov.au).

Yours sincerely



**Lisa Kendal**  
Committee Chair

Your personal information will be collected during this Committee process for the purpose of documenting your views about the Amendment, advising the planning authority and the Minister for Planning about the Amendment, and communicating with you throughout the Committee process.

## While the Committee process is underway

Natural justice for all participants and transparency are important parts of the Committee process. The *Planning and Environment Act 1987* requires the Committee to conduct any Hearing it holds in public, and to keep a public record of the material provided to the Committee. Planning Panels Victoria (PPV) may:

- provide a copy of your material with all contact details to the Proponent, government agencies and other parties to the Hearing
- provide a copy of your material to any other person who requests it (your personal information will be removed first)
- provide a copy of your material to the Department of Transport and Planning (DTP) if needed for preparing Ministerial briefings
- publicly display a copy of your material in the PPV Office or Hearing room
- direct that a copy of your material be publicly displayed in the relevant local council office or DTP regional office.

## Hearings

The Committee may conduct a Hearing, either in person or using video conferencing. Hearings by video conference have special privacy requirements. If you choose to participate in the Hearing, you should be aware:

- a link to the Hearing will be published on the internet, and third parties will be able to join the Hearing and observe
- the Committee may broadcast the Hearing live on the internet.

The Committee may make a recording of the Hearing and may provide a copy of any recording to any person who requests it. Where Hearings are recorded, generally audio only is recorded (not video).

The Committee can hear submissions or accept material on a confidential basis, provided this would be fair to the other parties to the Hearing. If you want to make your submissions or provide material to the Committee confidentially, you will need to ask permission from the Committee Chair and provide reasons why the Committee should treat your submissions or material confidentially.

## The Committee report

Under the *Planning and Environment Act 1987*, a Committee report is a public document. The Committee's report will include a list of the names of submitters and a list of the names of the parties to the Hearing. It may include direct quotes from submitters. The report will be published on the internet up to 10 business days after it has been provided to the Planning Authority.

## After the Committee has reported

When the Committee has reported to the Planning Authority, your material will be removed from public display.

## Requesting copies

If you would like a copy of any submissions or material collected by the Committee, or a copy of any recording the Committee makes of the Hearing, make a request to PPV by email at [planning.panels@transport.vic.gov.au](mailto:planning.panels@transport.vic.gov.au) before the Committee submits its report. If the Committee has reported, you should submit your request to the DTP Freedom of Information and Privacy Unit at [foi.unit@transport.vic.gov.au](mailto:foi.unit@transport.vic.gov.au)

If you have any concerns about how your submission will be used, please contact Planning Panels Victoria on (03) 8572 7999.