



The Hon Sonya Kilkenny MP

Minister for Planning  
Minister for the Suburbs

1 Spring Street  
Melbourne, Victoria 3000 Australia

Ref: BMIN-1-24-4571

Ms Sarah Raso  
Panel Chair  
Priority Projects Standing Advisory Committee  
Planning Panels Victoria  
[planning.panels@transport.vic.gov.au](mailto:planning.panels@transport.vic.gov.au)

Dear Ms Raso

### **DEVELOPMENT FACILITATION PROGRAM – AMESS ROAD PRECINCT STRUCTURE PLAN, RIDDELLS CREEK**

I refer to draft Planning Scheme Amendment C161 to the Macedon Ranges Planning Scheme and to draft planning permit PLN2024/219 affecting 131.8 hectares of land in Riddells Creek. The proposal has been considered by the Development Facilitation Program, which has deemed that it meets the relevant criteria and should be prioritised for accelerated assessment and determination.

I am considering whether to prepare, adopt and approve draft Amendment C161 to the Macedon Ranges Planning Scheme and to approve draft planning permit PLN2024/219, and exempt myself under section 20(4) of the *Planning and Environment Act 1987* (PE Act) from the requirements of section 17, 18 and 19 of the PE Act and the Regulations.

Draft Amendment C161 proposes to introduce and apply Schedule 1 to the existing Urban Growth Zone, apply a Development Contributions Plan Overlay and Road Closure Overlay (to Wohl Court) and introduce the following incorporated documents: Amess Road Precinct Structure Plan, Amess Road Development Contributions Plan and Amess Road Native Vegetation Precinct Plan.

The draft planning permit is for the staged subdivision of 182 lots for Stage 1 of the Amess Road Precinct Structure Plan at 115 Amess Road, 12 Wohl Court, 61 Wohl Court and 58 Wohl Court, Riddells Creek, and to introduce design guidelines.

The amendment and draft planning permit were subject to public consultation under section 20(5) of the PE Act. Public consultation occurred in two stages, from 10 June to 10 July 2024 and from 30 July to 27 August 2024. A total of 1,339 public submissions were received and eight agency submissions. The majority of public submissions were objections, and the main issues raised were:

- the suitability of Riddells Creek to accommodate further population growth
- protection of landscape character

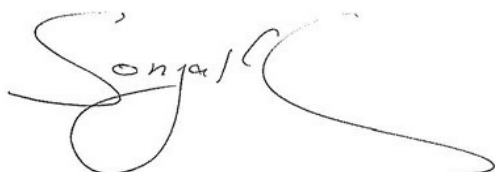
- impact on neighbourhood character
- suitability of residential lot sizes
- the suitability of the developer contributions, including drainage infrastructure and community facilities
- traffic, road and path layout
- flora and fauna
- compliance with the Macedon Ranges Planning Scheme
- heritage impacts.

I have determined to refer submissions to the Priority Projects Standing Advisory Committee for advice and recommendations on whether I should approve draft Amendment C161 to the Macedon Ranges Planning Scheme and Planning Permit PLN2024/219. I request that the committee's specific advice be confined to the matters summarised above, within the parameters of the Precinct Structure Plan.

The draft amendment documentation, including the application and supporting documents, and the submissions will be provided to the committee. The cost of the committee process will be met by the proponent, Banner Asset Management Pty Ltd.

If you have any questions about this matter, please email [REDACTED] DTP, at [REDACTED]

Yours sincerely



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Date: 24/10/2024