



The Hon Sonya Kilkeny MP

Minister for Planning

GPO Box 4356
Melbourne, Victoria 3001 Australia

Ref: BMIN-1-25-4588

Cr Stretch Kontelj OAM
Mayor
Greater Geelong City Council
PO Box 104
GEELONG VIC 3220



Dear Mayor

I refer to your council's request for authorisation to prepare and exhibit Amendment C428ggee to the Greater Geelong Planning Scheme.

The amendment proposes to implement the findings of the Urban Geelong Long Term Settlement Boundary Review (Echelon, July 2023) by including additional land within the settlement boundary, amending local planning policy to identify Mount Duneed-Armstrong Creek as an investigation area for future Rural Living, rezoning land at 145 Harriott Road, Charlemont from Farming Zone to General Residential Zone Schedule 1 (GRZ1) and applying the Environmental Audit Overlay (EAO) to the land, and making associated changes to the Greater Geelong Planning Scheme.

In accordance with section 16G of the *Planning and Environment Act 1987* (the Act), I authorise your council as planning authority to prepare the amendment subject to the following conditions:

1. Remove proposed content in Clauses 02.03-1, 02.04-3, 11.03-6L and 16.01-3L and the Schedule to Clause 74.02 relating to the Mount Duneed - Armstrong Creek Rural Living Node.
2. Identify on planning scheme maps and relevant other clauses in the planning scheme a Strategic Settlement Boundary in accordance with *Planning Practice Note 99: Implementing a Strategic Settlement Boundary*, which generally reflects land intended for urban development (including industrial and employment land) and excludes land identified for future investigation or other non-urban purposes, unless otherwise agreed by the Department of Transport and Planning. This should replace the current long term settlement boundary in the planning scheme.
3. In the Schedule to Clause 72.08 (Background documents), amend the name of the review report to *Greater Geelong Settlement Boundary – Long Term Boundary Review for Urban Geelong Final Background Report (Echelon Planning, July 2023)*.

Note: If council wishes to include the Long Term Boundary Review report as a background document in the planning scheme, it should be updated upon adoption of the amendment to remove any conflicting and unsupported recommendations.

4. Update the instruction sheet to reflect the changes required in condition 1 and 2.
5. Update the explanatory report to reflect the changes required by condition 1 and 2 and using the most recent template, including a response to *Ministerial Direction No. 22 (Climate change consideration)*, how the amendment balances competing policy, how the amendment supports any strategic plan adopted by a minister and how the amendment is consistent with housing targets.

A decision of Amendment C428ggee may inform a future amendment to the Surf Coast Statement of Planning Policy (SPP) to establish a protected settlement boundary for the Armstrong Creek Urban Growth Area.

The amendment must be submitted to me for approval.

The authorisation to prepare the amendment is not an indication of whether or not the amendment will ultimately be supported.

Please note that [Ministerial Direction No. 15](#) sets times for completing steps in the planning scheme amendment process. This includes council:

- Giving notice of the amendment within 40 business days of receiving authorisation; and
- Before notice of the amendment is given, setting Directions Hearing and Panel Hearing dates with the agreement of Planning Panels Victoria. These dates should be included in the Explanatory Report.

The Direction also sets out times for subsequent steps of the process following exhibition of the amendment.

I may decide to grant an exemption from requirements of this Direction. Each exemption request will be considered on its merits. Circumstances in which an exemption may be appropriate are outlined in [Advisory Note 48: Ministerial Direction No.15 – the planning scheme amendment process](#).

In accordance with sections 17(3) and (4) of the Act the amendment must be submitted to me **at least 10 business days** before council first gives notice of the amendment.

Please submit the amendment electronically using the Amendment Tracking System (ATS).

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Yours sincerely

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The Hon Sonya Kilkeny MP
Minister for Planning

Date: 13/09/2026