



The Hon Sonya Kilkenny MP

Minister for Planning

GPO Box 4356
Melbourne, Victoria 3001 Australia

Ref: BMIN-1-26-447

Ms Lisa Kendal
Lead Chair
Northern and Western Geelong Growth Areas Standing Advisory Committee
Planning Panels Victoria
Via email: office@planningpanels.vic.gov.au

Dear Ms Kendal

**REFERRAL OF DRAFT AMENDMENT C450GEE (CREAMERY ROAD PRECINCT) TO THE
NORTHERN AND WESTERN GEELONG GROWTH AREAS STANDING ADVISORY COMMITTEE**

I refer to draft Greater Geelong Planning Scheme Amendment C450ggee which proposes to implement the Creamery Road Precinct Structure Plan (PSP), Development Contributions Plan (DCP) and Native Vegetation Precinct Plan (NVPP). I am referring the draft amendment to the Northern and Western Geelong Growth Areas Standing Advisory Committee for consideration and advice in response to a request from Greater Geelong City Council.

The draft amendment proposes to make the following changes:

- Incorporate the Creamery Road PSP, DCP and NVPP.
- Apply the Urban Growth Zone Schedule 8 (UGZ8), Development Contributions Plan Overlay Schedule 11 (DCPO11) and Parking Overlay Schedule 2 (PO2) to the precinct.
- Apply the Environmental Audit Overlay and Heritage Overlay to selected properties.
- Include 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).

The council exhibited the draft amendment between 17 December 2025 and 9 February 2026. The council received 28 submissions from residents and community groups, landowners and developers, and government agencies and referral authorities. The council considered the submissions and endorsed changes to the draft amendment in response to submissions on 16 February 2026. Of the 28 submissions, 24 are unresolved.

Referral of specific matters

To support an efficient and timely hearing process, I have decided to refer specific matters listed in the attachment to this letter to the committee for consideration and advice. The specific matters are consistent with the key issues identified by the council in its review of submissions. The committee only needs to consider submissions and the council's response to the extent that they address specific matters of referral.

Matters not referred

I am satisfied that advice from the committee is not required on the inclusion and apportionment of state transport infrastructure items (IN-05, LA-02, LA-03) in the DCP. These items were considered by the committee in its Referral 1 Volume 2 report and reinstated in the DCP following my instructions to the council.

Resolved submissions

I have asked the council to continue to work with submitters to resolve the matters raised in submissions prior to the scheduled directions hearing and main hearing. I have requested that council provide the committee with a written update on the resolution of any referred matters at both the directions hearing and as part of their day one submission at the main hearing. This written update should identify matters referred which have subsequently been resolved including evidence of the agreed position from the relevant submitter(s).

Upon receipt of this information from the council, if the committee is satisfied that a matter referred to it has subsequently been resolved and there is evidence of an agreed position between the council and the relevant submitter(s), the committee is not required to consider the resolved matter further.

In its report, the committee is directed to record the issues that were initially referred but were not considered by the committee as they had been resolved by the council to the satisfaction of the relevant submitter(s).

The Department of Transport and Planning (DTP) will provide a copy of the exhibited draft amendment documents and supporting documents, submissions and council's response to the submissions to the committee.

The cost of the committee will be met by the council in accordance with the committee's terms of reference.

If you would like further information, please email Alison McFarlane, Acting Executive Director, State Planning Policy and Heritage, DTP, at alison.mcfarlane@transport.vic.gov.au.

Yours sincerely



The Hon Sonya Kilkenny MP
Minister for Planning

Date: 1/3/2026

Attachment 1: List of specific matters of referral

Topic	Key issue
PSP Future Place-based Plan	<p>Whether the following matters in the exhibited Future Place-based Plan are appropriate:</p> <ul style="list-style-type: none"> • Extent of developable land • Location and size of the neighbourhood activity centre • Local convenience centres • Location of the active open space reserve (SR-02) • Quantum and distribution of public open space • Size of the community hub (CF-01) • Residential areas, including amenity area • Transport network • Drainage infrastructure, specifically the size, configuration and location of WLRB-06 and WLRB-07 • Extent of Cowies Creek conservation area and buffer
DCP	<p>Whether the following matters in the exhibited DCP are appropriate:</p> <ul style="list-style-type: none"> • Project costings • Intersection and road designs • Apportionment of BR-01 (Batesford South PSP bridge) • Overall rate of the Development Infrastructure Levy
PSP / UGZ8 provisions	<p>Whether the requirements, guidelines and provisions in the exhibited PSP and UGZ8 are appropriate in relation to:</p> <ul style="list-style-type: none"> • Applied residential zones and densities • Affordable housing • Acoustic treatment / noise • Activity centres • ESD, smart cities, zero carbon • Potentially contaminated land • Quarry buffer • Bushfire • Biodiversity and EPBC Act Strategic Assessment • Integrated water management
NVPP	<p>Whether updates are required to the NVPP.</p>