

**NORTHERN AND WESTERN GEELONG GROWTH AREAS STANDING ADVISORY COMMITTEE
REFERRAL 2 – DRAFT GREATER GEELONG PLANNING SCHEME AMENDMENT C450GGEE**

**BACKGROUND AND CONTEXT SUBMISSION ON BEHALF OF THE CITY OF GREATER
GEELONG**

A. INTRODUCTION

1. These background and context submissions (**Part A Submissions**) are made on behalf of the City of Greater Geelong (**Council**), the Responsible Authority and the Planning Authority under the *Planning and Environment Act 1987* (**the Act**) for administering and enforcing the Greater Geelong Planning Scheme (**Planning Scheme**).
2. This referral to the Northern and Western Geelong Growth Areas Standing Advisory Committee (**Committee**) relates to draft planning scheme amendment C450ggee (**Draft Amendment**) referred to the Committee by the Minister for Planning. While Council is not the Planning Authority for an amendment that introduces the Draft Amendment into the Planning Scheme, it has nevertheless been the body responsible for preparing and advancing the Draft Amendment. Upon approval it is the body responsible for implementation of the Planning Scheme.
3. The Draft Amendment primarily proposes to incorporate into the Planning Scheme the following:
 - 3.1. the Creamery Road Precinct Structure Plan (**PSP**);
 - 3.2. the Development Contributions Plan (**DCP**); and
 - 3.3. the Native Vegetation Precinct Plan (**NVPP**).
4. The Draft Amendment also proposes to make ancillary and other amendments to the Planning Scheme to:
 - 4.1. apply the Urban Growth Zone Schedule 8 (**UGZ8**) and other changes to support the implementation of the PSP.
 - 4.2. apply the Development Contributions Plan Overlay Schedule 11 (**DCPO11**) and the Parking Overlay Schedule 2 (**PO2**) to all land within the precinct;
 - 4.3. apply the Heritage Overlay to two properties;
 - 4.4. apply an Environmental Audit Overlay (**EAO**) to potentially contaminated land; and
 - 4.5. ensure urban development within the relevant area is undertaken in a manner consistent with the NWGGA Environment Protection and Biodiversity Conservation Plan (**EPBC Plan**) and supporting documents.
5. This is the second referral to the Committee in respect of the Draft Amendment, with a preliminary ‘early advice’ process having been conducted in early 2025, culminating in a round table hearing in April 2025. The Committee issued its report in respect of the round table process in two volumes dated 21 May 2025 and 20 June 2025 (together, **SAC Report 1**), following the circulation of further material on confined matters following the hearing.
6. Properly characterised this second process represents a conventional evaluation of the Draft Amendment and assessment against standard planning principles.

Matters to be addressed — directions of 31 March 2026

7. By its directions letter dated 31 March 2026, the Committee has directed that these background and context submissions address the following:¹
 - 7.1. background to the Draft Amendment including:
 - a. chronology of events;
 - b. overview of the Draft Amendment (focussing on the topics and specific referred matters); and
 - c. overview of the strategic assessment process under the *Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)*, including timelines and relationship with the draft Amendment;
 - 7.2. a summary of the strategic context, including:
 - a. relevant planning policies;
 - b. an overview of relevant strategic planning studies completed by Council and how they informed the Draft Amendment;
 - c. any other recently approved or upcoming planning scheme amendments that might impact on the Draft Amendment;
 - d. relevant Planning Practice Notes and Ministerial Directions;
 - e. the Practitioner's Guide to the Planning Scheme (particularly those aspects of the guide relating to duplication of other legislation in the planning system and certainty);
 - f. an explanation of how Victoria's Housing Statement relates to the proposal; and
 - g. the views of government agencies and authorities consulted during preparation of the Draft Amendment;
 - 7.3. a summary of any changes made in response to the Committee's Part 1 reports, as relevant to the Referred Matters;
 - 7.4. a summary of any permit applications, recently granted permits or EPBC Act approval decisions within or directly abutting land affected by the draft Amendment that may have potential to conflict with the Future Place-based Plan or the Native Vegetation Precinct Plan proposed by the Draft Amendment;
 - 7.5. a summary of the issues raised in submissions, including an explanation of which (if any) of those issues have been resolved; and
 - 7.6. a summary table of Council's recommended changes to the Draft Amendment and reasons for the proposed changes.

¹ Letter from the Committee dated 31 March 2026, direction 13.

B. BACKGROUND TO THE DRAFT AMENDMENT

Overview of the draft Amendment

8. As noted above at paragraphs [3] – [4], the Draft Amendment primarily proposes to incorporate the PSP, DCP and NVPP into the Planning Scheme and make ancillary changes to .
 - 8.1. apply UGZ8 and other changes to support the implementation of the PSP.
 - 8.2. apply DCPO11 and PO2 to all land within the precinct;
 - 8.3. apply the Heritage Overlay to two properties;
 - 8.4. apply an EAO to potentially contaminated land; and
 - 8.5. ensure urban development within the relevant area is undertaken in a manner consistent with the EPBC Plan and supporting documents.
9. Specifically, the Draft Amendment:
 - Zoning maps*
 - 9.1. Amends planning scheme map nos. 24, 25, 31 and 32 to apply Schedule 8 to the Urban Growth Zone (UGZ8) to land within the Creamery Road Precinct.
 - Overlap maps*
 - 9.2. Inserts planning scheme map nos. 24DCPO, 25DCPO, 31DCPO and 32DCPO to apply Schedule 11 to the Development Contribution Plan Overlay (DCPO11) to land within the Creamery Road Precinct.
 - 9.3. Inserts planning scheme map no. 24EAO and amends planning scheme map no. 25EAO to apply the Environmental Audit Overlay (EAO) to 10 Evans Road, Bell Post Hill, and 85-105 Bluestone Bridge Road, Bell Post Hill.
 - 9.4. Amends planning scheme map nos. 24HO and 25HO to apply HO2026 to 85-105 Bluestone Bridge Road, Bell Post Hill, and HO2027 to 20 Evans Road, Bell Post Hill.
 - 9.5. Inserts planning scheme map nos. 24PO, 25PO, 31PO and 32PO to apply Schedule 2 of the Parking Overlay (PO2) to land within the Creamery Road Precinct.
 - Planning scheme ordinance*
 - 9.6. Amends Clause 11.02-2L Northern and Western Geelong Growth Areas to include reference to the Northern and Western Geelong Growth Areas Strategic Assessment.
 - 9.7. Inserts a new Schedule 8 to Clause 37.07 Urban Growth Zone that will apply all Urban Growth Zone land within the Creamery Road Precinct.
 - 9.8. Amends the Schedule to Clause 43.01 Heritage Overlay to insert two new heritage places: Avonlea, 85-105 Bluestone Bridge Road, Bell Post Hill (HO2026) and Coolangatta, 20 Evans Road, Bell Post Hill (HO2027).
 - 9.9. Inserts a new Schedule 11 to Clause 45.06 Development Contributions Plan Overlay that will apply across the Creamery Road Precinct.
 - 9.10. Inserts a new Schedule 2 to Clause 45.09 Parking Overlay that will apply to the land zoned Urban Growth Zone within the Creamery Road Precinct.

- 9.11. Amends the Schedule to Clause 53.01 Public Open Space Contribution and Subdivision to specify a public open space requirement for the Creamery Road Precinct.
- 9.12. Amends the Schedule to Clause 52.16 Native Vegetation Precinct Plan to include reference to the Creamery Road Native Vegetation Precinct Plan (June 2024).
- 9.13. Amends the Schedule to Clause 66.04 Referral of Permit Applications Under Local Provisions to nominate DEECA as a determining referral authority in accordance with the NVPP.
- 9.14. Amends the Schedule to Clause 72.03 What does this planning scheme consist of? to reference new maps 24DCPO, 24EAO, 24PO, 25DCPO, 25PO, 31DCPO, 31PO, 32DCPO, and 32PO.
- 9.15. Amends the Schedule to Clause 72.04 Incorporated Documents to include the following incorporated documents:
 - a. Creamery Road Development Contributions Plan (City of Greater Geelong, November 2025)
 - b. Creamery Road Native Vegetation Precinct Plan (Biosis, June 2024)
 - c. Creamery Road Precinct Structure Plan (City of Greater Geelong, November 2025)
 - d. HO2026 Avonlea Homestead Statement of Significance (City of Greater Geelong, November 2025) HO2027 Coolangatta Homestead Statement of Significance (City of Greater Geelong, November 2025)
- 9.16. Amends the Schedule to Clause 72.08 Background Documents to include the following background documents:
 - a. Northern and Western Geelong Growth Areas Draft Biodiversity Conservation Strategy (City of Greater Geelong, November 2025)
 - b. Northern and Western Geelong Growth Areas Draft Commitments and Measures (City of Greater Geelong, November 2025)
 - c. Northern and Western Geelong Growth Areas Draft EPBC Plan (City of Greater Geelong, November 2025)
 - d. Northern and Western Geelong Growth Areas Draft Strategic Assessment Funding Program (City of Greater Geelong, November 2025)
 - e. Northern and Western Geelong Growth Areas Draft Strategic Assessment Report (Biosis and Open Lines, November 2025)
- 10. The Creamery Road PSP is the first precinct structure plan prepared for the Northern and Western Geelong Growth Areas (**NWGGGA**) in accordance with Plan 46 – Development Sequencing of the Northern and Western Geelong Growth Area Framework Plan (**Framework Plan**).
- 11. The Framework Plan was introduced to accommodate the increased housing demand in the Geelong region, with the capacity to accommodate 112,000 new Geelong residents. It was a result of the G21 Regional Growth Plan 2013 which identified two investigation areas in Geelong and, following further work conducted in 2016-2019, it was adopted and implemented via Amendment C395 to the Greater Geelong Planning Scheme. The PSP covers an area of

approximately 350 hectares, with a net developable area (**NDA**) of 210.22 hectares (61%). It is anticipated to provide for 4,204 new dwellings and a population of 11,772.

12. The land affected by the PSP is currently in the Urban Growth Zone. This zoning was applied as a part of Amendment C395. The Draft Amendment will incorporate a new schedule to the Urban Growth Zone in the Greater Geelong Planning Scheme which will have applied zoning in accordance with the PSP.
13. The introduction of the PSP will ensure that a detailed structure plan is in place to support the future development of the precinct. It will assist in ensuring the orderly and efficient development of the precinct by suitably balancing site constraints, risks, cultural and heritage values, infrastructure, servicing, native vegetation and the future needs of the community. The PSP will ensure that the development of the precinct meets the needs of the existing and future community. There are a number of existing uses within the precinct currently utilised by the Geelong community, including Covenant College and Myers Reserve. The PSP reflects these existing uses and supports their ongoing operation as services for existing residents.
14. The NWGGA contains areas with significant biodiversity values protected under State and Commonwealth law. Council sought Commonwealth approval via a strategic assessment for the taking of actions associated with urban development within the NWGGA in accordance with the EPBC Plan under Part 10 of the EPBC Act. The purpose of the EPBC Plan is to ensure that development within the NWGGA protects matters of national environmental significance in accordance with the requirements of the EPBC Act.
15. The EPBC Plan outlines the biodiversity outcomes to be achieved within the NWGGA by reference to objectives, outcomes, commitments and measures. Council will be responsible for the delivery of the commitments over the life of the EPBC Plan in its capacity as the approval holder.
16. The EPBC Plan was informed by a draft Strategic Assessment that provides for a strategic based approach to managing and protecting biodiversity values of national, state and local significance across the NWGGA. Local policy and permit condition requirements will ensure that urban development within the NWGGA is consistent with the EPBC Plan and its supporting documents and separate funding framework. The Draft Amendment does not itself seek to implement the Commonwealth process which is expected to be approved this year. The amendment facilitates the protection and enhancement of biodiversity and ensures that Victorian planning permissions do not undermine the objectives of the EPBC Plan in relation to the protection of matters of national environmental significance.
17. To this end Council is in receipt of submission expressing concern with the form of drafting within the UGZ schedule. Council is working through a review of the drafting of these provisions and will update the Committee accordingly as soon as practicable.

Present Committee process (Referral 2)

18. By letter dated 1 March 2026, the Minister for Planning referred all matters raised in submissions to the Committee, except for the inclusion and apportionment of state transport infrastructure items (IN-05, LA-02 and LA-03) in the DCP. The basis of the exclusion of these items from the referral was that these items were considered by the Committee in its SAC Report 1 and were reinstated in accordance with directions issue to Council by the Minister for Planning.
19. Specifically, the matters referred to the Committee for consideration are:

Topic	Key Issue
PSP Future Place-based Plan	Whether the following matters in the exhibited Future Place-based plan are appropriate:

Topic	Key Issue
	<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 housing 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	Whether updates are required to the NVPP.

Chronology of events

20. The following chronology broadly sets out the process which was undertaken for the preparation of the Draft Amendment, including reviews conducted subsequent to or in response to recommendations made in SAC Report 1:

Date	Event
May 2022	Formal Consultation with Agency, Landowner/Representatives (Creamery Road PSP, UGZ Schedule and Technical Reports)

Date	Event
	<p>On 13 May 2022, Council commenced its consultation with all agencies, landowners and representatives with regards to the draft PSP, Urban Growth Zone Schedule and relevant technical background reports.</p> <p>Council generally allowed up to 1 month for participants in the project to undertake their review and provide feedback. However, extensions were granted for those who could not submit by the deadline (COB 10 June 2022).</p> <p>Specific sessions on Transport, Environmentally Sustainable Design and Social Housing matters were facilitated over the four weeks following the release of the documents.</p>
August 2022	<p>On 5 August 2022, Council provided an email update to all landowners and representatives to inform them that the team were in the process of reviewing and addressing submissions received in response to the release of documents in May 2022 for agency and landowner consultation.</p>
September 2022	<p>On 26 September 2022, Council provided an email update to all landowners and representatives on the estimated PSP program. The email stated that Council was expecting to have the PSP adopted by Council in March 2023 and then exhibited for public review and feedback in June 2023.</p> <p>Council also informed all landowners and representatives that the draft DCP will be shared with all stakeholders in the December 2022–January 2023 window for review and comment.</p> <p>In this email, the most recently updated version of the draft Future Urban Structure (FUS) was also shared with stakeholders to show Council’s progress on the project.</p> <p>Council stated that they have consulted those who had made a submission and conversations with agencies were ongoing, as is resolution of detailed feedback.</p>
February 2023	<p>On 22 February 2023, Council updated agencies, landowners and representatives that due to the delays associated with the technical inputs required for the DCP, the expected date for Council adoption had been set back (originally estimated for March 2023).</p> <p>Council stated that they will be engaging with landowners and representatives on the draft DCP costings over the next month (March 2023) to discuss the funding approach, infrastructure items included and associated costs.</p>
March 2023	<p>Formal Consultation with Landowners and Representatives Only (Creamery Road DCP Memo and Technical Reports)</p> <p>On the 14 March 2023, Council released the draft Development Contributions Plan (DCP) Memorandum and relevant technical background documents to landowners and representatives, for their review and feedback.</p> <p>Council generally allowed up to 1 month for participants in the project to undertake their review and provide feedback. However, extensions were granted for those who could not submit by the deadline (COB 10th April 2023).</p>
April 2023	<p>On 21 April 2023, Council’s Strategic Transport Planning team sought feedback from landowners/representatives on the intended changes to car parking requirements for the PSP.</p>

Date	Event
	Council gave up to two weeks for stakeholders to provide their feedback on these matters.
October 2023	<p>On 30 October 2023, Council updated landowners and representatives following its review and consideration of all feedback on the draft DCP memo and technical studies informing the DCP.</p> <p>All stakeholders were informed that Council was determined to pursue further work on drainage and transport modelling in response to feedback. The purpose of this further work was to investigate efficiencies to improve the provision of net developable area (NDA), improve asset costing, reduce the number of signalised intersections and refine the precinct transport network.</p> <p>Additionally, various outcomes resulted following Council's review and consideration of feedback and consultant advice, including but not limited to the following:</p> <ul style="list-style-type: none"> • The multipurpose community centre and early learning centre was consolidated on one site to provide the same services with a reduced land take; • The conservation boundary was updated to incorporate native vegetation patches to be retained under the Native Vegetation Precinct Plan and in other areas, the boundary was refined to more closely follow the 100m buffer from the creek; • The scope of the Cowies Creek amenities items was refined and the Cowies Creek Masterplan will be updated following engagement on the Conservation Management Plan. • Provision of active open space in the precinct remained largely unchanged, changes to land take may result following the receipt of drainage and transport advice and asset footprints. • Additional passive open space was now proposed along the conservation boundary to address overlapping catchments and provide parks which benefit from views and additional amenity values. The precinct passive open space distribution was updated to achieve the overall 10% open space contribution. Further changes to the passive open space network will result in the subsequent iteration of the future urban structure. • Minimum densities targeted by the PSP are now 17 dwelling/ha for Conventional Residential, 25 dwellings/ha for Integrated Development Areas and 30 dwellings/ha for the neighbourhood activity centre (NAC) and the Integrated Development Areas directly north and south of the NAC, now referred to as NAC Integrated Development Areas.
November 2023	On 1 November 2023, Council held an online presentation for developers and representatives to take them through the key drainage and transport items under reconsideration.
December 2023	<p>On 18 December 2023, Council provided the final email update of the year to landowners and representatives, following on from the online meeting held on 2 November 2023.</p> <p>Council also confirmed that following the review of submission, it will progress on the following basis:</p> <ul style="list-style-type: none"> • Maintain the Neighbourhood Activity Centre in the central location within the precinct interfacing the Clever and Creative Corridor and the provision of two mixed use nodes in the northern and southern reaches of the precinct. The current configuration is consistent with advice from the precinct retail and economics assessment and the aspirations of the

Date	Event
	<p>Northern and Western Geelong Growth Area Framework Plan (Framework Plan).</p> <ul style="list-style-type: none"> • Continue to provide 10% credited open space within the precinct which excludes existing Myers Reserve and achieves approximately a 6-4% split between active and passive open space. This is consistent with the Myers Reserve Masterplan adopted by Council which recognises that Myers Reserve needs to be upgraded to meet current standards and cater to the demands of the established community of Bell Post Hill. The masterplan optimises use of the current land for recreational use. It does not have capacity to accommodate new drainage assets. • Some of the proposed changes to passive open space will be considered in the next iteration of the future urban structure which will be utilised in the exhibition of the PSP through the planning scheme amendment process. • Changes to the transport network were predominantly tied to the changes proposed by proponents to the precinct future urban structure. As the locations of the activity centre and active open space remain unchanged changes proposed to the transport network are not warranted. Changes proposed were considered against draft transport modelling outputs and previous advice received from Department of Transport and Planning (DTP) regarding locations of signalised and unsignalised intersections along Geelong Ballan Rd and Midland Hwy. • Feedback received on drainage noted support for optimising asset design to minimise dead spaces and the adoption of 1:5 batters for drainage asset embankments. The primary matter of contention is the request to locate drainage assets online to waterways. Drainage assets will be located offline to waterways in accordance with best practice standards. • A submission received requested that density requirements be addressed through wording in the PSP and asked for the removal of the classification of different residential areas in the future urban structure. The PSP will continue to designate different types of residential areas in the precinct to support relevant applied zones and minimum densities. This approach is consistent with the aspirations of the Framework Plan. It will deliver a mix of housing densities and typologies to support a diverse community. Wording in the PSP will ensure flexibility is provided to support higher densities in areas of improved amenity.
November 2023 – July 2024	<p>From November 2023 – July 2024, substantial work was undertaken to refine the FUS, PSP, and update technical studies and background reports, particularly for drainage and transport items.</p> <p>Relevant expert witnesses were also engaged by Council to peer review key PSP documents.</p>
August 2024	<p>Council, at the 27 August 2024 meeting:</p> <ul style="list-style-type: none"> • Adopted the PSP, DCP and NVPP; • Endorsed the preparation and exhibition of the Draft Amendment; and • Requested that the Minister for Planning consents to the exhibition of the Draft Amendment.
September 2024	<p>On 3 September 2024, Council wrote to the Minister for Planning via their delegate to request consent to exhibit the draft amendment.</p>
January 2025	<p>In January 2025, Council received advice from Planning Panels Victoria, that a 2 Stage SAC process will occur for Amendment C450.</p>
January – February 2025	<p>Council continued to review the PSP and DCP to ascertain whether there was the potential to reduce land take and costings for DCP items, thereby increasing NDA and reducing the development infrastructure levy per hectare rate. This included consultation meetings with developers and landowners in the PSP area and</p>

Date	Event
	engagement of consultants to further review the DCP and PSP in light of the Committee's task as set out in its 22 January 2025 directions.
April 2025	Round Table Committee process held. Based on the positions of the parties and material before the Committee, the Council was able to commence process to implement anticipated recommendations.
21 May 2025	Volume 1 of the SAC Report 1 issued.
22 – 30 May 2025	Volume 1 of the SAC Report 1 reviewed internally.
2 – 6 June 2025	Councillor briefings
13 June 2025	Minister consented to public release of Volume 1 of the SAC Report 1.
20 June 2025	Volume 2 of the SAC Report 1 issued.
9 November 2025	Minister consented to public release of Volume 2 of the SAC Report 1.
DRAINAGE – Post SAC Report 1 review	
16 June 2025	Council engaged Water Technology to undertake review of drainage within the precinct.
25 June 2025	Council met with Neil Craigie / Creo/ Villawood in relation to drainage matters.
24 July 2025	Council met with Corangamite CMA regarding drainage strategy.
31 July 2025	Water Technology completed underpinning assessment.
1 August 2025	Villawood/Creo updated costings/design provided.
11 August 2025	Water Technology & Loetis design and costing review of Villawood/Creo design.
12 September 2025	Water Technology Peer Review was provided to Villawood.
19 September 2025	Water Technology finalised peer review.
10 October 2025	Council met with Creo, Villawood, Mr Craigie, and Water Technology to discuss modelling and revised drainage package.
13 October 2025	Council received a memo prepared by Creo and Mr Craigie responding to Water Technology proposed design.
SOCIAL AND AFFORDABLE HOUSING – Post SAC Report 1 review	
3 July – 25 September 2025	Council undertook an internal review of Social and Affordable Housing provisions, including as against contemporary VPA position and other recent PSP examples.
TRAFFIC AND TRANSPORT – Post SAC Report 1 review	
5 June 2025	Council met with OneMileGrid, Creo and Villawood to discuss traffic and transport matters.
6 – 19 June 2025	City undertook internal review of Villawood proposal intersections, cross sections and costs.
3 July 2025	Council met with OneMileGrid, Creo and Villawood to discuss traffic and transport matters.
1 August 2025	Council engaged Stantec to undertake a peer review of traffic and transport matters.
19 August 2025	Council met with Stantec and DTP in relation to arterial intersections.
21 August 2025	Council met with Stantec and Villawood in relation to traffic and transport matters.
12 September 2025	Council and Villawood provided feedback on draft Stantec report.
19 September 2025	Stantec issued final report.
September – October 2025	Council met with Creo and Villawood in relation to transport costings.

Date	Event
OPEN SPACE – Post SAC Report 1 review	
16 June – 15 August 2025	Council undertook an internal review of open space planning.
7 August 2025	Zinc Cost Management was engaged to undertake peer review of open space costings.
19 September 2025	SGS Economics and Planning was engaged to undertake peer review of open space planning.
11 – 19 September 2025	Final open space location and land take determined.
October 2025	Zinc Cost Management undertook costing updates for active open space.
October 2025	Council finalised Creamery Road PSP Open Space Report.
November	SGS Economics and Planning finalised Peer Review report.
DEVELOPER CONSULTATION	
6 – 12 August 2025	Council engaged with non-Villawood developers by phone.
25 August – 16 September 2025	Council met with Bisinella, Yih Sheng, SIG Group and Ramsey. Engagement with Villawood ongoing.
UPDATES TO FUTURE URBAN STRUCTURE	
29 August – 19 September 2025	Council updated draft drainage, transport and open space layers.
22 September – 8 October 2025	Council updated Final FUS (Placed Based Plan).
9 October – 5 November 2025	Council updated all PSP plans.
REVIEW AND UPDATES TO PSP UGZ	
2 June – 8 August 2025	Council undertook review of UGZ drafting.
4 – 11 August 2025	Council engaged with Villawood in relation to UGZ drafting.
11 August – 26 September 2025	Council updated drafting.
29 September – 19 November 2025	Council finalised drafting, updated graphic designs, plans and maps and finalised revised PSP and UGZ schedule.
REVIEW AND UPDATES TO DCP	
2 June – 14 October 2025	Council considered SAC Report 1 recommendations and updates to DCP as appropriate.
29 August 2025	Council engaged Urbis to undertake updated land valuations.
19 September 2025	Draft revised infrastructure list, land budget.
26 September 2025	Council updated costings and details as available.
28 – 31 October 2025	Council reviewed draft report and feedback.
24 October 2025	Finalised costings received from all consultants.

Date	Event
28 October 2025	Input/process costings (internal).
7 October 2025	Council finalised infrastructure list & land budget.
31 October 2025	Council presented to NWGGA Steering Group (Initial).
November 2025	Urbis finalised land valuation report.
11 November 2025	Revised Draft DCP completed.
12 November 2025	Land values input.
12 November 2025	Updated and finalised DCPO schedule.
13 November 2025	Council presented to NWGGA Steering Group (Final).
EXHIBITION OF UPDATED DRAFT AMENDMENT	
26 November 2025	Council requested consent to exhibit.
25 November - 12 December 2025	DTP Consideration.
8 December 25	Ministerial consent provided.
17 December 2025 – 9 February 2026	Exhibition of Draft Amendment.

Overview of the strategic assessment process under the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act), including timelines and relationship with the draft Amendment.

21. NWGGA contains significant ecological values including Commonwealth and State listed species such as the Growling Grass Frog, Golden Sun Moth and Striped Legless Lizard. Development within the growth areas is highly likely to lead to impacts to biodiversity values of national, state and local significance.
22. A Biodiversity Conservation Strategy (**BCS**) has been prepared to outline how impacts will be addressed. The BCS focuses conservation efforts on the most important biodiversity values and integrating actions to improve biodiversity within urban areas and offsetting values where appropriate. The BCS addresses the delivery of two key actions of the Framework Plan (N1.3.1 and W1.3.1) for the protection of biodiversity in the growth areas.
23. In addition to the BCS, a strategic assessment under Part 10 of the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (Cth) (**EPBC Act**) is underway to support development within the growth areas and to protect matters of national environmental significance (**MNES**). This process is given effect through the NWGGA EPBC Plan. The purpose of the EPBC Plan is to ensure development within the growth areas and associated infrastructure development outside the growth areas protects MNES and proceeds in accordance with the requirements of the EPBC Act.
24. Alongside the strategic assessment process under Part 10 of the EPBC Act, Council understands a number of individual referrals have been made to the Department of Climate Change, Energy, the Environment and Water (**DCCEW**) under the EPBC Act by landowners and developers for the assessment of impacts to MNES arising from proposed development within the Creamery Road precinct. Council understands that if these referrals are considered

by the DCCEW and the Commonwealth Minister for Environment and Water to either be not controlled actions or controlled actions which are then approved, this may influence whether the relevant parcels will form part of the Part 10 strategic assessment area or whether they will need to be removed. For the most part, Council understands the EPBC Act referrals remain under assessment.

25. One EPBC Approval has been granted, while the balance of landowners have been working with Council to incorporate the Part 10 Strategic Assessment into their proposed development concepts. On this basis, Council currently understands that, other than the one approved EPBC referral, the balance of EPBC referrals have not been actively pursued.
26. The strategic assessment process was delayed, along with many other planning projects, by the rediscovery of the Victorian Grassland Earless Dragon. The rediscovery triggered the need for further field work and consideration which was included in the draft strategy that was on public consultation up to early December 2025. Council has since been undertaking a process of meeting with submitters to that process to consider submissions, and the Strategy will return to Council for endorsement before submission to the DCEEW in 2026.
27. The Cowies Creek Conservation Area is located at the northern boundary of the precinct and includes significant national, State and local biodiversity values. A WGGGA Cowies Creek Conservation Area Growling Grass Frog Conservation Management Plan (25 July 2024) (**CMP**) has been developed and guides the ongoing management of Growling Grass Frog populations and other biodiversity values within the Cowies Creek Conservation Area.
28. The CMP informed the boundaries for the Cowies Creek Conservation Area and is a supporting document to the Draft Amendment.
29. We draw the Committee's particular attention to the following passage (extracted for convenience):²

The boundary of the conservation area as of June 2024 is proposed as a 100 metre buffer surrounding Cowies Creek. The boundary described measures 100 metres across the terrain from the centreline of Cowies Creek. The term 'conservation area' used throughout this document is inclusive of the land north of Cowies Creek to the railway easement, and 100 metres south from the centreline of Cowies Creek, accounting for the topographic changes and minor encroachment of a stormwater treatment facility. The conservation area discussed in this CMP is reflective of the boundary provided by the City on 18 June 2024, which includes native vegetation patches identified through the NVPP. It should also be noted that the land north of Cowies Creek is restricted by the railway line, and as such this section of the conservation area is much more variable in width with the buffer area as narrow as approximately 20 metres in some locations.

The conservation area boundary has been clearly defined as part of the Part 10 Strategic Assessment (shown in the EPBC Plan and Biodiversity Conservation Strategy). Following approval of the Part 10 Assessment, the boundary will be set. Precinct Structure Plans and subsequent development will then be required to follow the Part 10 approved documents and this CMP. The boundaries of the conservation area outlined in this CMP are subject to change by the City or following approval by the Commonwealth Government under the EPBC Act. Any further changes would be for the purpose of GGF habitat improvement.

Biosis provided advice to the City relating to the conservation area boundary, in support of adopting a minimum 100 metre buffer area (Biosis Pty Ltd 2021). The proposed 100 metre buffer is less than the 200 metre buffer zone recommended to avoid impacts as per the Significant impact guidelines for the vulnerable growling grass frog (DEWHA 2009). However, the proposed buffer is considered suitable to protect and conserve

² WGGGA Cowies Creek Conservation Area Growling Grass Frog Conservation Management Plan (25 July 2024), p 15.

GGF habitat in the context of Cowies Creek as discussed here, and will be further enhanced by providing off-stream wetland breeding habitat. Along its length through the WGGGA the floodplain is generally less than 100 metres in width. To the south of the creek and particularly to the north, the gradients of surrounding slopes rise evenly and relatively steeply above those contour levels. If a reserve of 200 metres width from Cowies Creek was to be required as proposed by EHP, it would encompass land on the slopes that does not provide suitable primary habitat for GGF as it does not offer the humid microenvironments and terrestrial habitat resources required by the species. The topography and isolated nature of Cowies Creek is such that there is little or no existing capacity for GGF to disperse to habitats within other catchments. The most important purpose for maintenance of the population will be for frogs moving up- and downstream, and for gene-flow, along the length of Cowies Creek and to enhance existing breeding habitat potential. Providing terrestrial habitat surrounding Cowies Creek and the proposed GGF wetlands for foraging, basking, overwintering, and movement is also critical for protecting the local population.

30. The Draft Amendment seeks to align with the BCS and the Strategic Assessment in providing a 100m buffer to protect the ecological values of Cowies Creek.
31. The UGZ includes provisions that seek to ensure that the staging of planning proposals are consistent with (where required) / take account of the staging and delivery works in kind (if any) under the EPBC Act. The Planning system controls are directed at consistency with the EPBC Act approval but not implementation by the planning system. For this reason there is a proposed application requirement under the UGZ that is intended to ensure information on the above matters is before the responsible authority when it considers staging under the planning permit.
32. The anticipated timeline for the Strategic Assessment is as follows:

Date	Event
Dec 2025	Submissions closed (17 received)
Jan – April 2026	Council summarised submissions, met with key developer submitters (including Villawood, Bisinella, Lovely Banks) and agencies (Barwon Water)
Mid-April to late May 2026	Council officers to resolve position on issues raised and confirm with Council executive and DCCEEW
Mid-April to late May 2026	Council officers to finalise documentation package and write Council report
July 2026	Council meeting to endorse final NWGGA Strategic Assessment
August 2026	Council to seek Federal Environment Minister’s approval
Late 2026	Approval to be granted under part 10 of EPBC Act

C. SUMMARY OF THE STRATEGIC CONTEXT

33. The NWGGA is the largest urban growth area in regional Victoria and is anticipated to be home to at least 110,000 residents. The Framework Plan, the key overarching strategic document, was introduced into the Greater Geelong Planning Scheme through Amendment C395ggee, which was approved and gazetted on 6 May 2021.
34. The Framework Plan is a background document, rather than a formal Incorporated Document within the Planning Scheme. However, the Framework Plan map forms part of clause 11.02-

2L of the Greater Geelong Planning Scheme and the Framework Plan itself is referenced as a policy document.

35. The Framework Plan is a high-level strategic document that outlines considerations related to the future urban structure, development, transport, utilities and infrastructure and provides a vision and set of urban development objectives and actions to inform the preparation of precinct structure plans within NWGGA. The themes in the Framework Plan include Growth Areas, Clever and Creative Corridor, Environment, Neighbourhood, Economy, Movement and Delivery.

36. The Framework Plan sets out the following vision for the NWGGA:

The Northern and Western Geelong Growth Areas will exemplify Geelong's transformation as a clever and creative city by building diverse, localised and sustainable neighbourhoods that prioritise self-sufficiency whilst maximising connections to the Geelong community, economy and identity.

37. The Framework Plan seeks innovation in the design and development of the NWGGA PSPs and includes the following objectives:

- Develop comfortable climate resilient communities;
- Develop zero carbon and zero waste communities;
- Build integrated water management systems around major catchments;
- Support a Clever and Creative Corridor and prioritise active transport and transit to develop 20 minute neighbourhoods;
- Enable and support the delivery of smart city infrastructure; and
- Enable environmentally sustainable development (ESD), in line with the Framework Sustainability Action Plan.

38. The Schedule to clause 74.02 Further Strategic Work notes the preparation of PSPs and DCPs for the Northern and Western Geelong Growth Areas as further strategic work identified as necessary by Council.

39. Accordingly, as the Framework Plan is the overarching strategic document, the PSP and other Draft Amendment documents have been prepared to be in alignment with and build upon the Framework Plan, and Council considers it has broadly achieved this goal.

40. Following Council's adoption of the Framework Plan at the Council meeting of 25 August 2020, Council began preparation of the Creamery Road PSP and Elcho Road PSP, being the two 'short term' PSPs identified in the Framework Plan, in early 2021.

41. Creamery Road and Elcho Road were classified 'short term' PSPs due to their direct access to central Geelong via Ballarat Road and proximity to urban development and services in Bell Post Hill. As noted in the Framework Plan:³

Urban development in the Western Geelong Growth Area will commence on the land adjoining Bell Post Hill with direct access to central Geelong via Ballarat Road. New neighbourhoods will be established along the Midland Highway and Hamilton Highway corridors in the medium- term before urban development is considered in proximity to Batesford Quarry. The Clever and Creative Corridor will be accessible to all precincts.

42. As is generally the case when more detailed lower-level strategic planning occurs against the backdrop of a higher-level strategic framework, there are areas in which the PSP and therefore

³ Framework Plan, p 239.

other Draft Amendment documents deviate from the Framework Plan for various reasons. The PSP's main deviations from the Framework Plan include:

- 42.1. **Density:** The Framework Plan estimated a minimum average residential density of 15 dwellings per hectare for the Western Geelong Growth Area, in line with state policy at the time. Amendment VC283, gazetted on 2 September 2025, introduces provisions relating to the PSP 2.0 Guidelines, including a strategy at Clause 11.03-2S (Growth areas) to deliver an average of at least 20 dwellings per net developable hectare. The minimum densities for residential land in the Creamery Road precinct were revised to achieve the target of 20 dwellings per NDHA.
 - 42.2. **Clever and Creative Corridor, now Clever and Creative Boulevard (CCC/CCB):** The Framework Plan provides the CCC along the western boundary of the Creamery Road Precinct. However, the CCB was relocated to sit centrally within the precinct. The rationale for this change includes enabling a higher proportion of residents to live within walking distance of the CCB; increasing safety and comfort for pedestrians and cyclists due to lower traffic volumes compared to Geelong-Ballan Road; and making walking, cycling and public transport convenient modes for accessing the Neighbourhood Activity Centre. Realignment of the CCB also allows Geelong Ballan Road to prioritise north-south traffic movements and continued use for heavy vehicles, as per advice received from the Department of Transport and Planning. The realignment offers development sequencing benefits and improved view lines. Following SAC Report 1, the CCC has been reimagined to become the CCB with reduced width than was previously anticipated to increase NDA and reduce the cost of delivery.
 - 42.3. **Neighbourhood Activity Centre (NAC):** The Framework Plan shows two NACs along the CCB, located on the western boundary of the Creamery Road Precinct. During design of the FUS, this evolved into a single NAC, located centrally in the precinct whilst fronting the CCB. The benefits of this change include: a concentrated activity in one location rather than two separate smaller locations; a more pedestrian-oriented centre; and greater local population access to the NAC and other services via active and public transport. This remains unchanged following the SAC Report 1 though Council notes the size and location of the NAC is a referred matter, with an alternate FUS prepared by Submitter 15 showing the NAC as being located further west than in the FUS in the PSP.
 - 42.4. **Location of the future train station:** The Framework Plan envisions locating a future train station along the existing rail line at the northern PSP boundary. However, this location is not feasible for a train station due to the proximity of the Cowies Creek Conservation Area to the south, which restricts opportunities for higher density, transit-oriented development around the station. Further, the topography in this location makes the provision of train station facilities extremely challenging. As such, the preferred location for a future train station is west of Geelong-Ballan Road within the Batesford North PSP area. The notation of the proposed future railway station has been updated following receipt of submission 17. The siting of any future railway station, as required, will be determined during the preparation of the Batesford North PSP.
 - 42.5. **Cowies Creek Conservation area:** This strategic conservation area has been amended to include native vegetation patches identified through the Native Vegetation Precinct Plan and removal of areas near Coolangatta Homestead which are not required for Growling Grass Frog conservation. The boundary of the Cowies Creek conservation area includes a proposed 100-metre buffer surrounding Cowies Creek, measured from the centreline of the creek.
43. Further strategic planning work informing the preparation of the Draft Amendment is discussed at 64.

Relevant planning policies

44. The Explanatory Memorandum outlines the relevant sections of the planning policy framework, as follows:

Clause 11.02-1S Development capacity – by achieving the objectives and strategies including:

- *To ensure sufficient development opportunities are available to meet the needs of current and future Victorians.*

Clause 11.02-2S Structure planning – by achieving the objectives and strategies including:

- *To facilitate the fair, orderly, economic and sustainable use and development of urban areas*

Clause 11.02-2L Northern and Western Geelong Growth Areas – by achieving the objectives and strategies including:

- *To create sustainable neighbourhoods where residents can live locally and meet most of their everyday needs within a 20-minute walk, cycle or local public transport trip of their home.*
- *To provide a network of activity centres that support employment, retail, commercial, entertainment and community uses for local residents.*
- *To promote mode shift from private vehicles to active and public transport throughout and between the growth areas and extending into the balance of urban Geelong.*
- *To develop the Clever and Creative Corridor as a consistent and unifying design element of the growth areas to ensure development is sustainable, self-sufficient, distinctive and connected by active and public transport options.*
- *To protect valuable environmental features and biodiversity assets.*

Clause 11.03-2S Growth areas – by achieving the objectives and strategies including:

- *To locate urban growth close to transport corridors and services and provide efficient and effective infrastructure to create sustainability benefits while protecting primary production, major sources of raw materials and valued environmental areas.*

Clause 12.01-1S Protection of biodiversity – by achieving the objectives and strategies including:

- *To protect and enhance Victoria's biodiversity.*

Clause 12.01-1L Protection of biodiversity – by achieving the objectives and strategies including:

- *Ensure that land use and development enhances areas of native vegetation and other habitats.*

Clause 12.03-1S River and riparian corridors, waterways, lakes, wetlands and billabongs – by achieving the objectives and strategies including:

- *To protect and enhance waterway systems including river and riparian corridors, waterways, lakes, wetlands and billabongs.*

Clause 12.03-1L River corridors, waterways, lakes and wetlands – by achieving the objectives and strategies including:

- *Ensure that land use and development avoids isolating wetlands and provides for connective water flows and vegetative links.*
- *Ensure waterways and wetlands are not drained or adversely affected as a result of development.*

Clause 12.06-1S Urban forests – by achieving the objectives and strategies including:

- *To protect and enhance tree canopy in urban areas and contribute to achieving an overall 30 per cent canopy target for urban areas.*

Clause 13.01-3S Urban heat – by achieving the objectives and strategies including:

- *To reduce urban heat and minimise impacts of urban heat on human health and wellbeing.*

Clause 13.02-1S Bushfire planning – by achieving the objectives and strategies including:

- *To strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.*

Clause 13.04-1S Contaminated and potentially contaminated land – by achieving the objectives and strategies including:

- *To ensure that contaminated and potentially contaminated land is used and developed safely.*

Clause 13.04-2S Erosion and landslip – by achieving the objectives and strategies including:

- *To protect areas prone to erosion, landslip or other land degradation processes.*

Clause 13.05-1S Noise management – by achieving the objectives and strategies including:

- *To assist the management of noise effects on sensitive land uses.*

Clause 13.07-1S Land use compatibility – by achieving the objectives and strategies including:

- *To protect community amenity, human health and safety while facilitating appropriate commercial, industrial, infrastructure or other uses with potential adverse off-site impacts.*

Clause 15.01-1S Urban design – by achieving the objectives and strategies including:

- *To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.*

Clause 15.01-3S Subdivision design – by achieving the objectives and strategies including:

- *To ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods.*

Clause 15.01-4S Healthy neighbourhoods – by achieving the objectives and strategies including:

- *To achieve neighbourhoods that foster healthy and active living and community wellbeing.*

Clause 15.01-5S Neighbourhood character – by achieving the objectives and strategies including:

- *To recognise, support and protect neighbourhood character, cultural identity, and sense of place.*

Clause 15.03-1S Heritage conservation – by achieving the objectives and strategies including:

- *To ensure the conservation of places of heritage significance.*

Clause 15.03-2S Aboriginal cultural heritage - by achieving the objectives and strategies including:

- *To ensure the protection and conservation of places of Aboriginal cultural heritage significance.*

Clause 16.01-1S Housing supply - by achieving the objectives and strategies including:

- *To facilitate well-located, integrated and diverse housing that meets community needs.*
- *The amendment contributes to the greenfield Housing Target for Greater Geelong outlined in Table 2.*

Clause 16.01-2S Housing affordability - by achieving the objectives and strategies including:

- *To deliver more affordable housing closer to jobs, transport and services.*

Clause 17.01-1S Diversified economy - by achieving the objectives and strategies including:

- *To strengthen and diversify the economy.*

Clause 18.01-1S Land use and transport integration – by achieving the objectives and strategies including:

- *To facilitate access to social, cultural and economic opportunities by effectively integrating land use and transport.*

Clause 18.01-2S Transport system – by achieving the objectives and strategies including:

- *To facilitate the efficient, coordinated and reliable movement of people and goods by developing an integrated and efficient transport system.*

Clause 18.01-2R Transport system – Geelong G21 – by achieving the objectives and strategies including:

- *Support improved transit and access within Geelong and the wider region.*

Clause 18.01-3S Sustainable and safe transport – by achieving the objectives and strategies including:

- *To facilitate an environmentally sustainable transport system that is safe and supports health and wellbeing.*

Clause 18.02-1S Walking – by achieving the objectives and strategies including:

- *To facilitate an efficient and safe walking network and increase the proportion of trips made by walking.*

Clause 18.02-2S Cycling – by achieving the objectives and strategies including:

- *To facilitate an efficient and safe bicycle network and increase the proportion of trips made by cycling.*

Clause 18.02-3S Public transport – by achieving the objectives and strategies including:

- *To facilitate an efficient and safe public transport network and increase the proportion of trips made by public transport.*

Clause 18.02-4S Roads – by achieving the objectives and strategies including:

- *To facilitate an efficient and safe road network that integrates all movement networks and makes best use of existing infrastructure.*

Plan and develop the road network to facilitate the use of public transport, cycling and walking.

- *Protect and develop the Principal Road Network to provide high mobility for through traffic and the efficient movement of freight by facilitating adequate movement capacity and speeds. Also limit access point to high-volume, high-speed roads by utilising urban design techniques such as service roads and internal connector roads.*

Clause 19.02-2S Education facilities – by achieving the objectives and strategies including: To assist the integration of education and early childhood facilities with local and regional communities.

Clause 19.02-3S Cultural facilities – by achieving the objectives and strategies including:

- *To develop a strong cultural environment and increase access to arts, recreation and other cultural facilities.*
- *Clause 19.02-6S Open space – by achieving the objectives and strategies including:*

To establish, manage and improve a diverse and integrated network of public open space that meets the needs of the community.

Clause 19.03-1S Development and infrastructure contributions plans – by achieving the objectives and strategies including:

- *To facilitate the timely provision of planned infrastructure to communities through the preparation and implementation of development contributions plans and infrastructure contributions plans.*

Clause 19.03-3S Integrated water management – by achieving the objectives and strategies including:

- *To sustainably manage water supply and demand, water resources, wastewater, drainage and stormwater through an integrated water management approach.*

45. Of particular relevance is Clause 11.02-2L of the Planning Scheme, which is entitled Northern and Western Geelong Growth Areas. The policy provides synthesis of the key themes that exist within the Framework Plan.

46. The objectives of clause 11.02-2L include:

- *To create sustainable neighbourhoods where residents can live locally and meet most of their everyday needs within a 20 minute walk, cycle or local public transport trip of their home.*
- *To provide a network of activity centres that support employment, retail, commercial, entertainment and community uses for local residents.*

...

- *To promote mode shift from private vehicles to active and public transport throughout and between the growth areas and extending into the balance of urban Geelong.*
- *To develop the Clever and Creative Corridor as a consistent and unifying design element of the growth areas to ensure development is sustainable, self-sufficient, distinctive and connected by active and public transport options.*

47. Strategies supporting these objectives (as relevant to Creamery Road precinct) include to:

- *Ensure Precinct Structure Plans are generally in accordance with the Northern and Western Geelong Growth Areas Framework Plan map forming part of this clause.*
- *Support development that is sequenced generally in accordance with the Development Sequencing Northern Geelong Growth Area Map or the Development Sequencing Western Geelong Growth Area Map forming part of this clause.*
- *Prior to resolving to commence a Precinct Structure Plan ensure that:*
 - *The precinct will enable the staged extension of infrastructure networks in a way that minimises the real cost of infrastructure provision.*
 - *The precinct is not subject to major constraints or uncertainties that is likely to delay development.*
 - *The precinct is of a size that is likely to result in a substantial and predictable development yield.*
 - *The potential for multiple land owners to co-ordinate the planning and development of the precinct has been set out.*
 - *The precinct's development will support the effective and early development of public transport infrastructure, town centre and employment precincts.*

- *Ensure the number, location, size and function of activity centres within the growth areas provides for the needs of local residents within walkable catchments without adversely impacting on the broader Geelong activity centre network, particularly Central Geelong, Lara, Corio and Waurn Ponds.*
- *Develop the Clever and Creative Corridor as a tree-lined, boulevard style transit corridor that prioritises public transport, walking and cycling between activity centres and education, community and recreation facilities, and provides a focal point for the design of sustainable neighbourhoods that are interconnected and support housing diversity.*
- ...
- *Ensure urban development delivers carbon neutral neighbourhoods.*
- *Design neighbourhoods and integrated transport networks that provide for and prioritise comprehensive, safe and convenient active transport.*
- *Prioritise public transport over private vehicles in the design of neighbourhoods and integrated transport networks.*
- *Locate high and medium density housing within proximity of sub-regional activity centres, neighbourhood activity centres, the Clever and Creative Corridor and a potential new railway station on the Geelong-Ballarat railway adjacent to Geelong-Ballan Road.*
- ...
- *Ensure development retains and protects or, where that is not possible, offsets valuable biodiversity assets, including grassland areas.*

48. The Creamery Road PSP is the first PSP in the NWGGA to be developed. It will facilitate the urban development of Geelong's new neighbourhood and was prepared in response to the Framework Plan and the Greater Geelong Planning Scheme.
49. As shown in the Future Urban Structure (**FUS**) within the PSP, the Creamery Road precinct has a total area of 344.57 hectares, with a net developable area (**NDA**) of 210.22 hectares (61.01%). Based on the NDA, approximately 4,204 dwellings can be provided within the Creamery Road Precinct to accommodate approximately 11,772 residents.
50. To help meet the objectives of the Framework Plan and key strategic objectives adopted by Council, the PSP includes innovative components not typically found in Victorian PSPs, including in particular the Clever and Creative Corridor, now Clever and Creative Boulevard (**CCB**) and smart city technology. In accordance with the Precinct Structure Planning Guidelines: New Communities in Victoria (VPA, October 2021), the PSP also provides for and addresses social and affordable housing, environmentally sustainable design, net zero carbon requirements, and tree canopy cover targets. These components are critical to achieving vibrant, healthy, and sustainable future communities.
51. The Creamery Road Native Vegetation Precinct Plan (**NVPP**) addresses biodiversity values across the precinct and shows areas of native vegetation removal and retention.
52. Council notes the Framework Plan provides not only the precinct boundaries but sets out the strategic basis for the development sequence for the precincts as follows:⁴

The Western Geelong Growth Area will be planned and developed in an orderly sequence of short, medium and long term precincts as illustrated on Plan 46:

⁴ Framework Plan, p 239.

Short term precinct:

- *Creamery Road (illustrated on Plan 47)*

Medium term precinct:

- *Batesford North (illustrated on Plan 48)*
- *McCanns Lane (illustrated on Plan 49)*
- *Merrawarp Road (illustrated on Plan 50)*

Long term precinct:

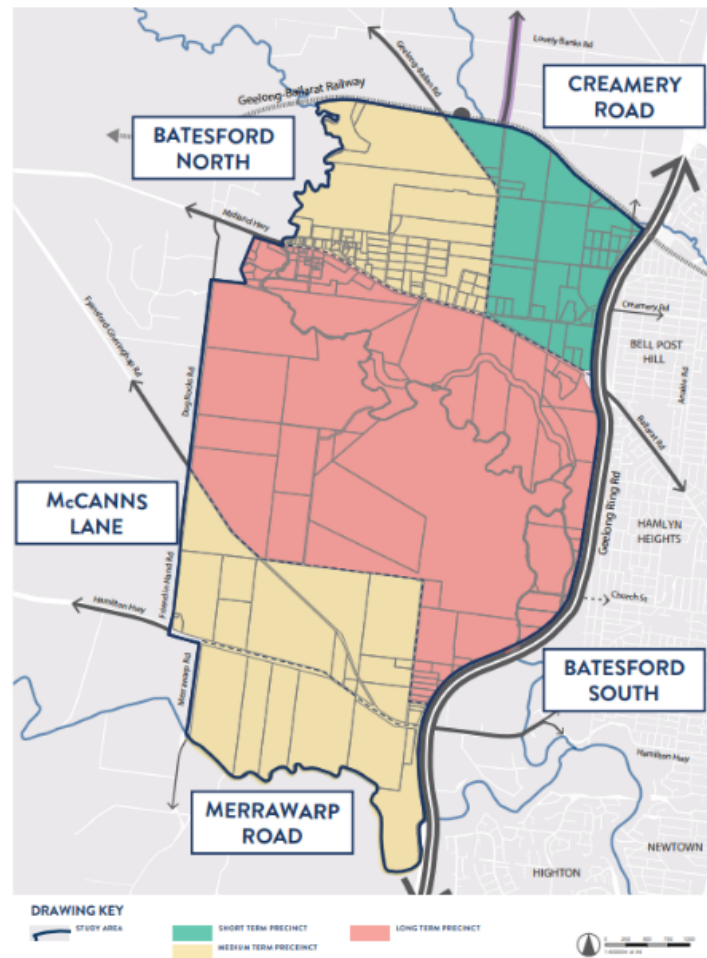
- *Batesford South (illustrated on Plan 51).*

Urban development in the Western Geelong Growth Area will commence on the land adjoining Bell Post Hill with direct access to central Geelong via Ballarat Road. New neighbourhoods will be established along the Midland Highway and Hamilton Highway corridors in the medium- term before urban development is considered in proximity to Batesford Quarry. The Clever and Creative Corridor will be accessible to all precincts.

Each precinct will accommodate a standalone, neighbourhood-sized community that is sufficient to support local services, easing the short-term precincts will not be dependent on the immediate or premature development of subsequent precincts. The large size and development potential of the Batesford South precinct means that the Western Geelong Growth Area will develop as two separate, smaller growth corridors in the short and medium term with large-scale infrastructure requirements triggered by long-term urban development.

53. This development sequence, and the precinct boundaries that result, flows from the detailed strategic planning work that went into Amendment C395ggee and its panel process.
54. The development sequencing and precinct boundaries are reflected in clause 11.02-2L, which includes the Development Sequencing Western Geelong Growth Area Map showing:
 - 54.1. the green 'short term' Creamery Road precinct;
 - 54.2. the yellow 'medium term' Batesford North precinct to the west; and

54.3. the salmon 'long term' Batesford South precinct to the south:



55. However, as noted above the broad strategic basis has previously been interrogated as part of Amendment C395ggee, including through its panel process.

56. The Amendment C395ggee panel report noted⁵:

There was general support for the CCC. The Panel considers the concept to be ambitious and may be difficult to realise fully along the entire length of the Corridor. It agrees nonetheless that the concept is worthy of pursuit. The option of realising the concept should be preserved and therefore it is important to retain the proposed 14 metre wide corridor in the Framework Plan. Preservation of the corridor width of 14 metres was the main concern expressed by Council.

57. After considering the various evidence and submissions made in the panel proceeding, the Amendment C395ggee panel report concluded:

The 14 metre wide median reservation for the Clever and Creative Corridor should be retained in the Framework Plan

58. The CCB is further strategically supported by clause 11.02-2L and, as discussed throughout these Part A Submissions, the Framework Plan. The CCB is the centrepiece of the NWGGA movement and transport network, with a strategically supported focus on transitioning away from car based transport to active transport.

⁵ Amendment C395ggee panel report, pp 77 – 78.

59. At a State level, the clause 11.02-2S objective to '*facilitate the fair, orderly, economic and sustainable use and development of urban areas*' is supported by strategies to (underlining added):

Undertake comprehensive planning for new areas as sustainable communities that offer high-quality, frequent and safe local and regional public transport and a range of local activities for living, working and recreation.

Undertake the preparation of a hierarchy of structure plans or precinct structure plans that:

...

- *Assist the development of walkable neighbourhoods.*
- *Facilitate the use of active and sustainable transport modes.*
- *Facilitate the logical and efficient provision of infrastructure.*

60. Clause 11.02-2S then refers to the Precinct Structure Planning Guidelines (Victorian Planning Authority, 2021) (**PSP Guidelines**) as a policy document. The PSP Guidelines provide that a:⁶

20 minute neighbourhood must:

- *be safe, accessible and well connected for pedestrians and cyclists to optimise active transport*
- *offer high-quality public realm and open space*
- *provide services and destinations that support local living*
- *facilitate access to quality public transport that connects people to jobs and higher order services*
- *deliver housing/population at densities that make local services and transport viable*

61. And that:⁷

To genuinely create 20-minute neighbourhoods in new communities, the urban form in new PSP areas will need to:

- *adapt to support increasing densities and intensity of activity*
- *ensure the design of the public realm provides more meaningful opportunities for amenity and social inclusion*
- *renew the approach to infrastructure and service delivery to adapt and be resilient to a changing climate, evolving social needs and other emerging challenges.*

62. Clause 11.02-2L further builds on this strategic platform and connects to the 20-minute neighbourhood strategic approach, including objectives:

⁶ PSP Guidelines, p 11.

⁷ PSP Guidelines, p 11.

- *To create sustainable neighbourhoods where residents can live locally and meet most of their everyday needs within a 20 minute walk, cycle or local public transport trip of their home.*
- ...
- *To promote mode shift from private vehicles to active and public transport throughout and between the growth areas and extending into the balance of urban Geelong.*
- *To develop the Clever and Creative Corridor as a consistent and unifying design element of the growth areas to ensure development is sustainable, self-sufficient, distinctive and connected by active and public transport options.*

63. While the detail of its form and design is in the process of refinement through this and other processes, the CCB is a central part of the NWGGA's and the Creamery Road precinct's response to these express strategic imperatives.

64. The CCB and broader PSP have been further refined through a review of the SAC Report 1 and submissions received through the public consultation process leading to this second referral to the Committee. The relevant changes made are set out Appendices 1 and 2.

An overview of relevant strategic planning studies completed by council and how they informed the Draft Amendment.

65. Section 5.2 of the Creamery Road Precinct Background Report (17 December 2025) (**Background Report**) outlines and summarises the technical reports and studies that have been undertaken or commissioned by Council, in collaboration with others where appropriate, to inform the Draft Amendment. The below is a list of the studies undertaken, as well as short extracts from the Background Report summarising their relevance and input into the preparation of the Draft Amendment.

65.1. Aboriginal Cultural Heritage:

- a. Creamery Road PSP Aboriginal Cultural Heritage Impact Assessment (ACHIA) (Unearthed Heritage, 28 July 2023), which '*documents the known and potential Aboriginal cultural heritage values within the precinct, to help inform and support planning for the Creamery Road PSP. The ACHIA includes a review of previously registered Aboriginal places with the study area and details the results of a cultural heritage survey and newly registered Aboriginal cultural heritage and mapping of archaeological sensitivity.*'
- b. Creamery Road PSP Cultural Values Assessment (CVA) (Unearthed Heritage, 9 October 2023), which was '*prepared to identify areas of Wadawurrung living cultural heritage sensitivity and cultural values across the precinct, through consultation and collaboration with the Wadawurrung Traditional Owners Aboriginal Corporation (WTOAC) who are the Registered Aboriginal Party (RAP) for the area. This information is used to help determine the future land use and help inform future urban development.*'

65.2. Affordable Housing

- a. Providing social housing as essential infrastructure in the Creamery Road Precinct (SGS Economics & Planning, 17 May 2022), which '*assesses the demand for affordable housing, including social housing, in Greater Geelong and in particular the proportion of affordable housing that the private market should deliver in the Creamery Road Precinct.*'

65.3. Amenity Impact

- a. Creamery Road PSP Acoustic Assessment (Marshall Day Acoustics, 18 November 2022), an acoustic assessment which ‘assessed the impact of adjoining roads, the freeway and the railway line to the north on the future residential and sensitive land uses within the PSP area. The assessment considered the railway noise in its current form for freight connection, however also made provision for a possible ‘passenger’ train which may be explored in the future.’
- b. Creamery Road PSP – Geotechnical Assessment Review (GHD, 11 November 2022), ‘identifies three areas, including ‘high and moderate landslip susceptibility’ areas that require further investigation and areas that requires no investigation. Informs mitigation measures required to address the risk that have been included in the PSP and UGZ schedule.’
- c. Creamery Road PSP Landscape and Visual Analysis (GHS, 9 May 2022), which ‘identified views and aspects for protection and key placemaking opportunities which informed several plans and provisions in the PSP.’
- d. Cowies Creek Landscape Master Plan, (GbLA, 28 June 2024), which ‘informs several elements translated into the PSP to maintain the amenity of the precinct and protect the biodiversity and heritage values of Cowies Creek.’

65.4. Biodiversity

- a. WGGA Cowies Creek Conservation Area - Growling Grass Frog Conservation Management Plan (Biosis, 2024), which has been ‘developed and will guide the ongoing management of Growling Grass Frog (GGF) populations and other biodiversity values within the Cowies Creek Conservation Area.’
- b. Cowies Creek Landscape Master Plan (GbLA, 28 June 2024), which ‘informs several elements translated into the PSP to maintain the amenity of the precinct and protect the biodiversity and heritage values of Cowies Creek.’
- c. NWGGA Strategic Assessment (discussed at paragraphs [20] – [31]), comprising:
 - i. Northern and Western Geelong Growth Areas Draft Biodiversity Conservation Strategy (City of Greater Geelong, November 2025)
 - ii. Northern and Western Geelong Growth Areas Draft EPBC Plan (City of Greater Geelong, November 2025)
 - iii. Growth Areas Draft Strategic Assessment Funding Program (City of Greater Geelong, November 2025)
 - iv. Northern and Western Geelong Growth Areas Draft Commitments and Measures (City of Greater Geelong, November 2025)
 - v. Northern and Western Geelong Growth Areas Draft Strategic Assessment Report (Biosis and Open Lines, November 2025)

65.5. Bushfire Risk

- a. Interim Report Approach to Bushfire Assessment & Planning – Creamery Road Precinct Structure Plan (Bushfire Environs, 5 May 2022) and Bushfire Resilience – Creamery Road PSP Hazard and BAL Assessment – Option 2 (Bushfire Environs, 19 July 2024), which were ‘undertaken for the Precinct and includes an assessment of landscape, neighbourhood and site scale bushfire hazards and the production of a generalised BAL (radiant heat flux) map that determines setbacks for habitable buildings from classified vegetation.’

65.6. Canopy Cover

- a. Creamery Road Precinct Structure Plan Arboriculture Assessment (ENSPEC Environment and Risk, 12 May 2022), which ‘identifies the conservation and retention values of trees with respect to cultural, landscape and biodiversity values within the precinct. This information informs the future land uses and urban development.’
- b. Urban Greening Review Northern and Western Geelong Growth Areas (with Addendum) (Verve, 7 June 2024), which ‘included assessment of the feasibility of initially proposed canopy cover, recommendations on the appropriate mechanisms to enact the canopy targets via the planning scheme, and provided analysis of the proposed streetscape cross sections. The report noted that streetscapes are affected by lot typology and urban design principles, not just the street section’... ‘Note: On 2 September 2025, Amendment VC283 introduced a 30 per cent canopy target for urban areas into the Greater Geelong Planning Scheme. Provisions in the PSP were updated to support this new state level target, and may vary from those identified in the Verve report.’

65.7. Drainage

- a. Creamery Road Development Services Scheme Functional Design Report (Alluvium, December 2022) and Addendum (Alluvium, June 2024), which ‘included concept and functional drainage designs for the Creamery Road Precinct Structure Plan as part of the Cowies Creek Stormwater Management Strategy. This work included a review of existing site conditions and stormwater issues within the project area. The study identified the main constraints that influence how future water management measures can operate once the precinct is developed. In 2024, the City re-engaged Alluvium to prepare a concept level revision of the stormwater drainage solution for the December 2022 report. The revision responds to updates relating to the 2023 Future Urban Structure, recent technical studies, the Cowies Creek Conservation Management Plan, submissions received on the draft Development Contributions Plan, and direction from Council in 2024.’
- b. Alternate Drainage Design Strategy (Creo Consulting, 2025). This was reviewed via Drainage Strategy Peer Review, Water Technology, (23 October 2025). ‘In response to Recommendation 2 of the Committee’s Referral 1 Report – Volume 1 (21 May 2025), the City reviewed an alternate drainage strategy prepared by Creo Consulting on behalf of Batesford Developments Project Pty Ltd, a key landowner in the precinct. This suite of technical work advocated for delivery of some online drainage assets, particularly along the central waterway. It also provided updated costings which informed the DCP.’

- 65.8. Environmentally Sustainable Development
- a. Zero Carbon Precincts Strategic Assessment (Hansen Partnership, March 2023) ‘*outlines best practice for zero carbon precincts.*’
 - b. Zero Carbon Financial Assessment (HillPDA, April 2023) ‘*assesses the financial implications of proposed zero carbon standards for the Creamery Road Precinct Structure Plans and the related Urban Growth Zone Schedules.*’
- 65.9. Land Contamination Risk
- a. City of Greater - Geelong Land Capability Assessment – Creamery Road PSP – Planning Practice Note 30 Update Addendum (Meinhardt, June 2023). ‘*A Land Capability Assessment (LCA) was undertaken by Meinhardt as part of the technical studies. Based on the review of site history and screening against potentially contaminating industries as detailed in PPN30-2021, no properties were given a “high” potential for contamination. Two properties located at 10 Evans Road, Bell Post Hill VIC 3215 and 85-105 Bluestone Bridge Road, Bell Post Hill VIC 3215 were deemed to have a “medium” potential for contamination. Further correspondence occurred with the EPA, who advised that in line with PPN30, all properties would be classified as ‘medium’ potential for contamination. As such, the entire precinct will require a PRSA to be undertaken, and those two specific properties identified Properties 4 and 13, will be affected by an Environmental Audit Overlay.*’
- 65.10. Land Valuations
- a. Creamery Road Development Contributions Plan Land Assessment (URBIS, November 2025), ‘*undertaken by Urbis to value the land needed to deliver DCP infrastructure items. The Public Land Equalisation Method (PLEM) was used.*’
- 65.11. Native Vegetation Precinct Plan
- a. Creamery Road Native Vegetation Precinct Plan (Biosis, 26 June 2024), ‘*prepared alongside the PSP. The NVPP summarises the biodiversity values in the precinct. It seeks to retain native vegetation within the Cowies Creek Conservation Reserve. Outside of the Conservation Reserve, the NVPP identifies native vegetation that will be lost through development and will therefore need to be offset. The NVPP will be incorporated into Clause 52.16 and is referred to in the PSP. Recommendations of the NVPP are incorporated into the provisions and plans of the Creamery Road PSP as relevant.*’
- 65.12. Open Space
- a. Creamery Road PSP Open Space Network Investigation and Analysis Report (City of Greater Geelong, October 2025), ‘*prepared in response to Recommendation 4 of the Committee’s Referral 1 Report – Volume 1 (21 May 2025). It consisted of an internal review and analysis of open space within the Northern and Western Geelong Growth Areas to identify needs of the future populations and, in particular, to identify the open space needs for the Creamery Road Precinct.*’ This was supported by Peer Review: Creamery Road PSP Open Space Network, (SGS Economics & Planning, November 2025).
 - b. Northern & Western Geelong Growth Area Social Infrastructure Report, (TAP Consulting, November 2018).

- c. NWGGA Social Infrastructure and Open Space Peer-Review and Costing, (HillPDA, June 2024).
- 65.13. Post-contact Heritage
- a. Creamery Road Precinct Structure Plan Post-Contact Heritage (City of Greater Geelong, May 2023) *'identified two properties as being of post-contact heritage value and nominated them for inclusion in the Heritage Overlay.'* Heritage assessments were then undertaken for each of the selected properties, being:
 - i. Avonlea Homestead Heritage Assessment (City of Greater Geelong, 24 May 2023, updated 14 August 2024); and
 - ii. Coolangatta Homestead Heritage Assessment (City of Greater Geelong, 24 May 2023, updated 14 August 2024).
- 65.14. Retail and Employment
- a. Creamery Road Retail and Employment Analysis (SGS Economics & Planning, 21 April 2022), prepared to *'to further inform the PSP, particularly with robust evidence surrounding the location, sized and scale of Creamery Road's retail centres.'*
- 65.15. Servicing Plan
- a. Servicing Plan Report – Creamery Road PSP (SMEC, 4 July 2024), *'collates preliminary information on the status and necessary provision of sewerage, water, power, gas, electrical and telecommunications for the precinct. Stormwater management and road infrastructure do not form part of the scope of the Servicing Plan. The report informed the preparation of relevant utility plans and associated provisions regarding service delivery within the PSP.'*
- 65.16. Social and Community Infrastructure
- a. NWGGA Social Infrastructure and Open Space Peer-Review and Costing (HillPDA, June 2024) assesses the social infrastructure and open space needs of the precinct and *'prescribes Creamery Road PSP the following social infrastructure and open space items:*
 - i. *Early Learning Centre (consolidated facility with the Multipurpose Community Centre)*
 - ii. *Sports Pavilion*
 - iii. *Emergency Hub*
 - iv. *Long Day Care Centre*
 - v. *2 x Primary School*
 - vi. *10% open space contribution'*
- 65.17. Traffic and Transport
- a. Creamery Road PSP Movement and Access (Stantec, 16 January 2023) *'summarises the existing traffic and transport network and identifies infrastructure projects for the precinct.'*

- b. NWGGA Bridge Review (Stantec, 25 July 2024) 'prepared by Stantec to understand the implications of changes to certain bridges in the Creamery Road DCP, as well as movement and access within the NWGGA.'
- c. Alternative Transport Design and Costing Package (Creo Civil/One Mile Grid/Mesh, 2025), including:
 - i. Creamery Road Intersection Designs (One Mile Grid, 22 July 2025)
 - ii. Evans Road Alternative Layout - Rev C (Creo Civil, 23 July 2025)
 - iii. Intersection Movement Summary (One Mile Grid, 23 July 2025)
 - iv. Creamery Road DCP Intersections Cost Sheets -Rev C (Creo Civil, 7 March 2025)
 - v. CRPSP Connector Road Testing (Mesh, 2025)
 - vi. Memo - Creamery Road PSP Traffic Engineering Advice (One Mile Grid, 11 August 2025)

'These documents included updated concept designs and costings for PSP network post-SAC and provide primary evidence for revised transport layouts and cost base. The updated designs and cost estimates replace May 2024 Stantec work, as agreed post-SAC, and is the primary source for PSP cost base and intersection designs.'

- d. Creamery Road PSP Review of Villawood Designs (Stantec, 19 September 2025), 'an independent review of the documentation provided by Creo and One Mile Grid which made five key recommendations:
 - i. *The reframed CCC cross sections with bus priority at intersections are supported.*
 - ii. *The role of Evans Road that includes the CCC connecting the two growth areas needs to be maintained. As such the intersection of Evans Road and the CCC (CC_12) should include the ability to provide dedicated bus lanes on the north approach.*
 - iii. *The vertical grading of the shared path on Evans Road are recommended to be updated to meet AGRD requirements and DDA compliance.*
 - iv. *The Connector Road cross sections are recommended to include unidirectional cycle lanes on both sides of the road. This is a safer outcome for cyclists in the context of the urban environment.*
 - v. *The SIDRA analysis be updated to reflect the recommendations within the report, including the changes in FUS and resultant travel patterns.'*
- e. Creamery Road Parking Strategy (Stantec, 20 December 2022). 'Recommends car and bicycle parking rates consistent with PSP objectives. Supports sustainable transport and parking policy integration.'

Identifies Parking Overlay as most appropriate mechanism to implement the findings of the report into the statutory framework.'

- f. CRPSP Bluestone Bridge Road Options Assessment Report (GHD, April 2023). *'Assesses multiple options for the Bluestone Bridge Road upgrade, including alignment and connection treatments. Informs preferred option selection for upgrade and active transport link integration.'*
- g. Bluestone Bridge Road Geelong Preferred Option Report (GHD, 7 July 2023). *'Confirms costed preferred option for Bluestone Bridge Road upgrade, including signalisation and shared path connections. Defines preferred option integrated into PSP, provides verified cost and justification for DCP infrastructure.'*
- h. Creamery Road Precinct Structure Plan Concept Design and Opinion of Probable Costs Report (Stantec, 7 May 2024). *'Supports general transport principles. VITM modelling underpins road and intersection design work.'*
- i. CRPSP Technical Transport and Access Report (PMP Urbanists, 11 April 2023). *'Establishes overall transport network, access hierarchy, and intersection layout for PSP. Forms baseline network framework and discusses cross-section applications. Determines how the street network can support mode shift to active and public transport.'*
- j. CRPSP Movement and Place Classifications (PMP Urbanists, July 2024). *'Updates Movement & Place hierarchy in line with DTP Framework and planning scheme. Provides policy basis for cross-section design and strategic transport hierarchy.'*
- k. NWGGA Apportionment Select Link Analysis (Usage) Assessment (Stantec, 6 March 2023). *'Select link analysis to support transport infrastructure apportionment for the DCP. While some sections of this report have been superseded, the section relating to apportionment of Bluestone Bridge Road remains relevant.'*

Any other recently approved or upcoming planning scheme amendments that might impact on the Draft Amendment

Relevant Council-led amendments:

C428ggee Urban Geelong Long Term Boundary Review – on authorisation

- 66. The amendment proposes to update local policy to amend the settlement boundary for urban Geelong and change the settlement boundary to a long-term settlement boundary.
- 67. The amendment was sent to the Minister requesting authorisation on 1 April 2025 and remains on 'further review'.
- 68. The amendment does not propose to change to the settlement boundary location for the northern Geelong area.
- 69. Impact: will reinforce the identified and established settlement boundary which surrounds the Northern and Western Geelong Growth Area.

C489ggee NWGGA Framework Plan Map – in preparation

70. Updates the Northern and Western Geelong Growth Areas Framework Plan Map at Clause 11.02-2L (Northern and Western Geelong Growth Areas) of the Greater Geelong Planning Scheme to reflect changes made during the preparation of precinct level structure plans, including to the CCC layout, NAC locations, conservation areas etc. Council officers are preparing this amendment.
71. Impact: will ensure clarity and cohesion with draft C450ggee documentation

Relevant VC amendments:

VC283 Plan for Victoria – gazetted 2 September 2025; VC289 Canopy trees – gazetted 15 September 2025

72. VC283 changed the Victoria Planning Provisions and all planning schemes in Victoria to implement Plan for Victoria (Department of Transport and Planning, 2025). It updated the Planning Policy Framework to implement Plan for Victoria (Department of Transport and Planning, 2025), updated and introduced policy, removed references to Plan Melbourne 2017-2050: Metropolitan Planning Strategy and made general drafting improvements and clarifications to give effect to Plan for Victoria.
73. VC289 introduced new provisions around canopy trees.
74. Impact: changes in these amendments influenced changes made to the drafting put on public consultation, including the removal of requirements or guidelines made redundant by the VC amendments.

VC277 Car parking – gazetted 18 December 2026

75. Amends car parking requirements to align car parking rates with demand and reduce the number of car parks required in locations well-served by public transport. It categorises parking areas according to their relative public transport accessibility.
76. Impact: No direct impact on the parking provisions in the draft Amendment, including to Schedule 2 to Parking Overlay. Minor drafting changes to reference appropriate category may be needed, subject to further review. VC227 Car Parking Reforms Frequently Asked Questions (DTP, December 2025) notes that options for bicycle parking minimums and end of trip facilities are being investigated and that any changes are to occur in 2026. Any changes implemented into the planning scheme prior to gazettal will be reviewed in the context of the draft amendment documentation.

VC278 Yarra (Birraring) and Waterways of the West catchments – gazetted 23 December 2025

77. Introduces controls to reserve the unique landscape character, cultural values, amenity and ecological health of each waterway; strengthens state policy for waterways.
78. Impact: updates to Clause 12.03-1S (River and riparian corridors, waterways, lakes, wetlands and billabongs) influenced Submitter 26/DEECA's response to the proposed setback's from Cowies Creek (see in particular text in bold):

"VC278 has amended Clause 12.03-1S of all planning schemes to direct responsible authorities to consider, where relevant, locating development a minimum of 50 metres from the banks of waterway systems.

As Cowies Creek is known to support an 'important population' of Growling Grass Frog, as defined under the EPBC Act, DEECA considers that an additional 50-metre buffer beyond this accepted minimum for all waterways represents the minimum setback distance that should be achieved."

Note: the Notification of approval decision for 200 Ballan Road, Moorabool (EPBX 2023/09498) was issued on 12 December 2025, prior to the gazettal of VC278.

VC245 – gazetted 13 February 2026

79. Gives effect to the Surf Coast Statement of Planning Policy (SPP) and Bellarine Peninsula SPP, reinforcing housing growth within identified and, where relevant, protected settlement boundaries.
80. Potential impact: higher demand on housing in NWGGA once limited availability in Bellarine Peninsula exhausted.

VC300 Mid-rise code – gazetted 19 March 2026

81. Implements the Mid-Rise Code to introduce new deemed to comply assessment provisions for four to six storey residential development in residential zones.
82. Impact: supports mid-rise density proposed in draft C450ggee in Residential Growth and Mixed Use Zones.

Relevant planning practice notes and ministerial directions

83. The planning practice notes most relevant to the Committee's consideration of the Draft Amendment will be familiar to the Committee and include the following:
 - 83.1. PPN01: Applying a Heritage Overlay due to the application of heritage overlay over two properties;
 - 83.2. PPN30: Potentially Contaminated Land due to the application of an Environmental Audit Overlay over potentially contaminated land;
 - 83.3. PPN46: Strategic Assessment Guidelines, which provide a framework for preparing and evaluating a proposed planning scheme amendment;
 - 83.4. PPN47: Urban growth zone, which sets out the purpose and provisions of the Urban Growth Zone (UGZ) and the role of precinct structure plans in the UGZ;
 - 83.5. PPN58: Structure planning for Activity Centres, which provides guidance to councils on the activity centre structure planning process and covers the reasons for structure planning in activity centres, the policy context, and possible inputs and outputs of the process;
 - 83.6. PPN59: The role of mandatory provisions in planning schemes, which sets out criteria that can be used to decide whether a mandatory provision is appropriate in a planning scheme;
 - 83.7. PPN60: Height and setback controls for activity centres, which provides guidance on the preferred approach to the application of height and setback controls for activity centres;
 - 83.8. PPN90: Planning for Housing, which provides guidance on how to plan for housing growth to meet municipal housing targets and ensure planning schemes have sufficient capacity for new homes;
 - 83.9. PPN91: Using the residential zones, which provides guidance on how to implement strategic planning for housing in the planning scheme and make use of key features of the residential zones;

- 83.10. PPN92: Managing buffers for land use compatibility, which provides Guidance on planning for land use compatibility and the Planning Policy Framework, and requirements in planning provisions relating to the management of buffers; and
 - 83.11. PPN97: Strategic planning for waterways, which provides guidance to planning authorities on how to plan strategically for waterway protection. It outlines how to identify, plan for and protect the values of waterways through planning scheme tools and other strategic work.
84. As set out in the Explanatory Memorandum, the Ministerial directions relevant to the Committee's consideration are:
- 84.1. Ministerial direction 1: Potentially contaminated land;
 - 84.2. Ministerial direction 11: Strategic assessment of amendments;
 - 84.3. Ministerial direction 12: Urban Growth Areas;
 - 84.4. Ministerial direction 15: The planning scheme amendment process;
 - 84.5. Ministerial direction 19: Amendments that may result in impacts on the environment, amenity and human health;
 - 84.6. Ministerial Direction on the Preparation and Content of Development Contributions Plans; and
 - 84.7. Ministerial Reporting Requirements for Development Contributions Plans.
85. Ministerial direction 22: Climate Change Consideration does not apply to the Draft Amendment, as it is exempt under s 230 of the PE Act because the Minister established a committee under s 151 of the PE Act before the commencement of section 17 of the *Climate Change and Energy Legislation Amendment (Renewable Energy and Storage Targets) Act 2024* on 26 March 2025. However, the Draft Amendment has regard to climate change issues, as explained in the Explanatory Memorandum.⁸
86. Council otherwise refers to the Explanatory Memorandum for further detail on the application of the Ministerial Directions.

The practitioner's guide to the planning scheme (particularly those aspects of the guide relating to duplication of other legislation in the planning system and certainty)

87. The Practitioner's Guide to the Planning Schemes Version 8 (August 2025) (**Practitioner's Guide**) provides useful explanation of:
- 87.1. The principles that should underpin the creation, selection and application of a planning scheme provision.
 - 87.2. How a planning scheme relates to the VPP.
 - 87.3. Rules and advice about how the various components of a planning scheme operate.
 - 87.4. How to select, write and apply various elements of a planning scheme.
88. The Practitioner's Guide should be read with other documents that provide instruction and guidance on the operation of planning in Victoria, such as Using Victoria's Planning System, relevant Ministerial Directions, Planning Practice Notes and Planning Advisory Notes.

⁸ Draft Amendment Explanatory Memorandum, PDF pp 9 – 10.

89. Section 4 of the Practitioner's Guide outlines the rules that should be applied to the preparation of all new planning scheme provisions, namely:

Entry rules

1. A provision must be within the scope of the objectives and power of the PE Act.
2. A provision must implement the objectives of planning and be supported by sound strategic planning and policy basis.
3. A provision must not conflict with or duplicate other legislation, instruments or planning scheme provisions

Application rules

4. The application of a provision must be necessary and proportional to the intended planning outcome.
5. A provision must be consistent with the operational provisions of the scheme, any parent provision and any relevant Ministerial Direction.
6. The application of a provision must be clear.

Drafting rules

7. The requirements of a provision must be clear and unambiguous.
 8. A provision must be structured to be clear and unambiguous.
 9. A provision must be written to be clear and unambiguous.
90. As the Practitioner's Guide seeks only to explain the operation of the planning schemes, these rules don't carry legislative weight in and of themselves. However, they provide useful guidance to ensure the preparation of planning schemes is undertaken in accordance with the statutory framework, the VPP principles and sound planning policy.
91. Of particular relevance, the Practitioner's Guide acknowledges in its discussion of rule 3 — *A provision must not conflict with or duplicate other legislation, instruments or planning scheme provisions* — that overlap with other regulatory mechanisms may be unavoidable in some circumstances, stating:⁹

The planning system performs an important role in integrating a range of policy considerations through land use and development regulation. It also plays a role in the coordination of permit approvals with related approvals and instruments issued under other statutory regimes. The subject matter and sequencing of permits and related approvals can sometimes overlap.

Provisions should be drafted so that they maintain the focus of the planning scheme on matters that need to be 'planned for' or 'designed in' to a land use or development proposal, so that any impacts can be properly mitigated into the future. Where another statutory regime regulates the same activity, or imposes specific requirements, it is not appropriate for a planning scheme to impose different requirements or to seek to enforce the requirements of the other regime through the planning system.

92. One such example that must be managed by the Draft Amendment is the need to align the requirements of the Strategic Assessment being undertaken in accordance with Part 10 of the EPBC Act with the Future Urban Structure of the precinct. The Draft Amendment seeks to do

⁹ Practitioner's Guide, p 22.

this by providing for the 100m buffer considered appropriate to protect the ecological significance of Cowies Creek within the FUS. To provide for a different buffer distance may introduce conflict with the Strategic Assessment, inconsistent with rule 3.

93. However, it is entirely appropriate that the PSP takes into account the 100m buffer, thereby arguably duplicating the buffer proposed to be regulated by the Strategic Assessment and EPBC Act. If it failed to do so, this would introduce conflict between the regulatory processes of the planning scheme (through the PSP) and the EPBC Act (through the Part 10 Strategic Assessment).
94. As stated above, Council does not consider it is the role of the planning system to implement the EPBC Approval. However the approval does form part of factual matrix against which permit will be granted. The provisions of the UGZ directed to the EPBC Approval are intended only to ensure that there is consistency between planning permits and the EPBC Act Approval by ensuring that proponents have obtained approval from Council under the strategic assessment.
95. Development within the precinct will need to rely on the strategic assessment approval. For many proponents this will involve a monetary contribution under the EPBC Act Approval that is agreed and paid to Council under that approval during the development cycle. For some proponents this may include works in kind, for instance to Cowies Creek. These arrangements are not made through the planning scheme – they are made under the strategic assessment. Council is reviewing the associated UGZ text in response to submissions.
96. Council has had due regard to these rules when preparing the Draft Amendment and considers each of these to be met.

An explanation of how Victoria's Housing Statement relates to the proposal

97. As set out in the Explanatory memorandum:¹⁰

The amendment facilitates the delivery of housing in land identified for growth in the various strategic documents as outlined above.

Clause 16.01-1S (Housing Supply) identifies a housing target for Greater Geelong of an additional 128,600 dwellings, of which 51,100 are to be delivered in greenfield areas.

Initial estimates in the NWGGA Framework Plan forecast 3,012 dwellings for the Creamery Road Precinct. In response to the detailed work undertaken during the preparation of the amendment, which considered economic feasibility, sustainable densities, and development in state policy, the forecast dwelling yield of the Creamery Road Precinct has increased.

The Creamery Road Precinct Structure Plan aims to deliver an average target of 20 dwellings per hectare, equivalent to 4,204 dwellings or 8% of Greater Geelong's greenfield area target of 51,100 additional dwellings.

The PSP encourages density in key locations close to jobs and services, including around activity centres and along key public and active transport routes, while maintaining flexibility in the delivery of density through the precinct. It facilitates a range of housing typologies.

The delivery of affordable housing, including social housing, throughout the precinct is strongly encouraged.

98. The PSP aims to exceed the housing targets set out for the Precinct.

¹⁰ Draft Amendment Explanatory Memorandum, PDF pp 25 – 26.

The views of government agencies and authorities consulted during preparation of the Draft Amendment

99. Various agencies were consulted during the preparation of the Draft Amendment. Feedback was received from Powercor, Barwon Water, Environmental Protection Authority, Corangamite Catchment Management Authority, Department of Energy, Environment and Climate Action, Department of Transport and Planning, Country Fire Authority and the Wadawurrung Traditional Owners Aboriginal Corporation. Council has sought to appropriately address the various matters raised by and feedback received from the relevant agencies.

100. The following agencies made submissions to the Draft Amendment:

Barwon Water

101. Council met with Barwon Water over the course of preparation with the Draft Amendment to discuss and reach agreement on an alignment for the proposed sewer main and other matters. Drafting changes raised in their submission were implemented where appropriate. See "Council Day 0 version – Creamery Road Precinct Structure Plan".

Environmental Protection Authority (EPA)

102. Early in preparation, Council consulted with the EPA in accordance with Ministerial Direction 19. During public consultation, Council reached out again to seek comment on the implementation of the EPA's earlier recommendations. The EPA requested changes to drafting of acoustic measures and to the quarry buffer, which have been implemented. Council understands the EPA considers the submission resolved. See "Council Day 0 version – Schedule 8 to Clause 37.07 (Urban Growth Zone)".

Corangamite Catchment Management Authority (CCMA)

103. In its submission, the CCMA identified the subject area as appropriate for 'Priority area' designation under EPA Publication 1739.1. Council is seeking clarification on this. Other requested drafting changes have been implemented as relevant. See "Council Day 0 version – Creamery Road Precinct Structure Plan".

Department of Energy, Environment and Climate Action (DEECA)

104. Discussions with DEECA following its submission reached agreement that updates are needed to the NVPP and that an expiry date should be added. Subject to the incorporation of these recommendations, DEECA consider their submission resolved.

Department of Transport and Planning (DTP)

105. Council has met regularly with the transport arm of DTP to resolve outstanding matters around the interaction of the proposed precinct with the established arterial road network. These discussions have led to resolution of a number of matters, and are ongoing. Drafting changes requested have been adopted. See "Council Day 0 version – Schedule 8 to Clause 37.07 (Urban Growth Zone)".

Country Fire Authority (CFA)

106. Requested drafting changes were implemented in the UGZ schedule. CFA consider their submission resolved. See "Council Day 0 version – Schedule 8 to Clause 37.07 (Urban Growth Zone)".

D. A SUMMARY OF ANY CHANGES MADE IN RESPONSE TO THE COMMITTEE'S PART 1 REPORTS, AS RELEVANT TO THE REFERRED MATTERS.

Preliminary Committee process (Referral 1)

107. On 4 January 2025, the Minister for Planning sought the Committee's early advice in respect of the PSP and DCP 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.'* Specifically, the Committee was requested to focus on the following specific matters:¹¹

- *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).*

108. By letter dated 22 January 2025, the Committee set out the scope of its task with reference to the Minister for Planning's referral letter, being 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.*¹²

109. Specifically, the Committee confirmed in its letter that its focus is on two specific matters, being:

- *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.*¹³

110. In its directions dated 20 February 2025, the Committee summarised its task as follows:¹⁴

- *the Committee has been asked to undertake a higher level strategic assessment of whether the proposed extent of net developable area (NDA) and the development infrastructure levy represent threshold 'road block' issues that could fundamentally undermine development viability in the precinct, or require further work to demonstrate development will be viable*
- *the advice sought in relation to the specific issues (NDA and the development infrastructure levy) was in the context of broader advice about whether the Amendment will provide for a balanced development outcome, including consideration of whether the Amendment:*
 - *provides for efficient land use*
 - *maximises development outcomes*

¹¹ Letter from the Minister for Planning to SAC seeking early advice, 4 January 2025, p 2.

¹² Letter from the Committee dated 22 January 2025, p 1.

¹³ Letter from the Committee dated 22 January 2025, p 1.

¹⁴ Letter from the Committee dated 20 February 2025, p 3.

- provides for the timely delivery of development

- the Committee is not tasked with undertaking a full merits assessment of the Amendment, or the merits of individual proposed land takes, the projects in the Development Contributions Plan (DCP) or the DCP costings.

111. To inform itself on these relevant issues, the Committee conducted a round table process culminating in April 2025 with the presentation of submitters' cases and the views of their experts (**Round Table**).

112. On 21 May 2025, the Committee issued the first of a two volume report setting out the requested early advice (**Volume 1**). Volume 1 set out 10 recommendations for further work before public notice of the Draft Amendment:

1. *Redesign and repurpose the proposed Clever and Creative Corridor as an Urban Connector street, including associated intersections, and revise the Future Urban Structure, land take and costs accordingly.*
2. *Revise the drainage strategy to optimise the number, location and design of drainage assets, and revise the Future Urban Structure, land take and costs accordingly.*
3. *Review the road design parameters and design for Evans Road in the Creamery Road Precinct, and revise the Future Urban Structure, land take and costs accordingly.*
4. *After completing the further work in Recommendations 1, 2 and 3, update the open space needs assessment in section 5.3 of the HillPDA Report to reflect the revised Net Developable Area and revised population projections to be delivered through the revised Future Urban Structure. The updated needs analysis should further consider opportunities to:*
 - a. *maximise Net Developable Area in the Creamery Road Precinct by reconfiguring open space while still delivering acceptable open space outcomes having regard to the targets and other guidance in the Precinct Structure Planning Guidelines: New Communities in Victoria (VPA, October 2021)*
 - b. *maximise capacity within Myers Reserve including any further extensions*
 - c. *better utilise the encumbered open space in the Precinct for passive recreation, shared trails and the like*
 - d. *balance the provision of active open space across neighbouring precincts in the Western Geelong Growth Area.*
5. *Prepare information documenting the basis for proposed apportionment of shared infrastructure located in the Precinct or external to the Precinct, including an assessment of need, nexus and equity.*
6. *After completing the further work in Recommendation 5:*
 - a. *determine whether it is reasonable to include a contribution towards Evans Road Link in the Creamery Road Development Contributions Plan*
 - b. *further consider whether the Creamery Road Development Contributions Plan should include a contribution towards the Indoor Recreation Centre (IRC_01).*
7. *After completing further work recommended by the Committee (Recommendations 1, 2 and 3) prepare updated land valuation estimates for each relevant Development Contribution Plan item using the Public Land Equalisation Method methodology.*

8. *Amend the Creamery Road Precinct Structure Plan, including updating the Future Urban Structure, to:*
 - a. *incorporate changes resulting from further work in Recommendations 1, 2, 3, 4, 5, 6 and 7*
 - b. *provide greater flexibility in relation to the provision of housing densities, including the locations where increased densities are encouraged by:*
 - *rewording the Requirements in Section 3.1.2 (Housing diversity, density and choice) to:*
 - *allow delivery of densities below the minimums specified in Table 4 if the market for medium and higher density housing is not yet sufficiently mature*
 - *encourage higher densities in appropriate locations outside the Integrated Development Areas*
 - *amending Plan 8 (Housing) to indicate increased densities may be appropriate in locations outside the Integrated Development Areas*
 - c. *ensure the social and affordable housing provisions are discretionary*
 - d. *remove the non-government school (project PS_02)*
 - e. *designate an appropriate dwelling density on the land currently shown as the non-government school (project PS_02)*
 - f. *ensure there is sufficient flexibility to refine the conservation boundary in response to the Environment Protection and Biodiversity Act 1999 strategic assessment and any updated ecological survey work*
 - g. *ensure there is sufficient flexibility to refine the conservation boundary in response to the Environment Protection and Biodiversity Act 1999 strategic assessment and any updated ecological survey work*
 - h. *include guidance on design to appropriately respond to ecological values for online drainage assets.*
9. *Amend the Creamery Road Development Contributions Plan to:*
 - a. *incorporate changes resulting from further work in Recommendations 1, 2, 3, 4, 5, 6 and 7*
 - b. *include an explanation of how the requirement for infrastructure to be “essential to the health, safety and well-being of the community” has been applied in assessing Development Contributions Plan items*
 - c. *include more detail in relation to the design and costings of the proposed improvements to the active open space*
 - d. *include more detail in relation to the catchments and the design of the Creamery Road and Batesford North community hubs (projects CF_01 and CF_BN_01)*
 - e. *remove the non-government school (project PS_02).*

10. *Amend the draft Urban Growth Zone Schedule 8 to ensure the social and affordable housing provisions are discretionary.*
113. On 20 June 2025, following the receipt of further submissions confined to the inclusion of State infrastructure in the DCP and drainage matters affecting 110 Creamery Road, the Committee issued the second volume (**Volume 2**). Volume 2 set out a further three recommendations for further work to be undertaken prior to public notice being given for the Draft Amendment (referred to as 1, 2 and 3 in Volume 2, but referred to 11, 12 and 13 for the purposes of this submission for clarity and ease of reference):
11. *Amend the Creamery Road Development Contributions Plan to:*
- a. *remove Intersection IN_05 (construction)*
 - b. *apportion the land costs for the Midland Highway widening (LA_03) at no more than 11 percent to the Creamery Road Precinct (and 89 percent external).*
12. *Identify the land within the Creamery Road Precinct required for the ultimate design of Intersection IN_05. Amend the Creamery Road Precinct Structure Plan (including the Precinct boundaries if required) to set the land aside.*
13. *After completing the further work in Recommendation 2 above and in Recommendation 5 in the Committee's Volume 1 Report, amend the Creamery Road Development Contributions Plan to:*
- a. *include an appropriately apportioned contribution to the land costs for Intersection IN_05*
 - b. *include an appropriately apportioned contribution to the land costs for LA_02 (Geelong-Ballan Road widening)*
 - c. *adjust (if necessary) the 11 percent apportionment for LA_03 (Midland Highway widening).*
114. Together, Volume 1 and Volume 2 are referred to as **SAC Report 1**.

Work undertaken following Round Table and SAC Report 1

115. Since the Round Table process concluded and SAC Report 1 was issued, Council has undertaken significant work. In summary, this work has comprised:
- 115.1. Council has worked with its consultants to make changes to the PSP, DCP and associated PSA documents to respond to the recommendations made in SAC Report 1, including:
- a. Engaging Water Technology to undertake a peer review of the drainage infrastructure design, engaging with Mr Neil Craigie, Creo, Villawood and Loetis;
 - b. Undertaking a desktop review of the social and affordable housing provisions, including a comparison with contemporary VPA approaches;
 - c. Engaging Stantec to undertake a peer review of the traffic and transport aspects of the PSP, engaging with OneMileGrid, Creo, Villawood and DTP;
 - d. Engagement of SGS Economics and Planning and Zinc Cost Management to undertake peer reviews of open space and costings for active open space;

- e. Undertaking a developer consultation phase that included informal engagement with various non-Villawood developers and meetings with four landowner/developer stakeholders;
 - f. Engaging Urbis to undertake updated land valuations for the precinct; and
 - g. Updating the PSP, DCP and planning scheme amendment documentation to reflect the findings of the peer review and further engagement processes;
- 115.2. after consent to give notice of the Draft Amendment was given by the Minister for Planning on 8 December 2025, the Draft Amendment was advertised for public consultation between 18 December 2025 and 9 February 2026;
- 115.3. in response to public consultation in respect of the Draft Amendment, 28 submissions were received;
- 115.4. Council has worked with submitters to resolve 6 submissions and provided all submissions to the Minister for Planning for consideration, along with recommendations as to a specific set of matters which ought to be referred to the Committee for consideration in accordance with the Terms of Reference;
- 115.5. on 1 March 2026, the Minister for Planning referred all matters raised in submissions to the Committee, except for the inclusion and apportionment of state transport infrastructure items (IN-05, LA-02 and LA-03) in the DCP; and
- 115.6. Council has continued to work with submitters to address concerns raised to resolve matters prior to the Committee hearing process, where possible.

Key changes made following the issue of SAC Report 1 as relevant to the referred matters

116. The various changes made to the Draft Amendment documentation following the issue of the SAC Report 1 are set out in the table at Appendix 1.
117. Council draws the Committee's attention to the following changes in particular.
118. In response to recommendation 1 of SAC Report 1 outlined at para [111] above, Council has redesignated the CCC (now CCB) to a lower order road with similar placemaking function between IN_12 and IN_06. This road section referred to in SAC report as 'Urban Connector street' renamed "Clever and Creative Boulevard" to reflect placemaking function within the precinct.
119. In response to recommendation 2 of SAC Report 1 outlined at para [111] above (relating to drainage), Council has adopted an online drainage assets approach along the defined waterway in properties 12 & 13. Other changes to drainage assets have been made across the precinct. The proposed asset arrangement set is considered generally in accordance with the Referral 1 Report – Vol.1 (21 May 2025) and the Conclave for Hydrology, Stormwater and Drainage Statement of Agreed Opinions (Referral 1 SAC Document 090.) Elements of the proposed asset arrangement which deviate (partially or fully) from the recommendation in SAC Report 1 and expert opinions include:
- 119.1. No alteration to the WLRB6 outfall; and
 - 119.2. No alteration to the WLRB7 asset typology (i.e consideration for a sedimentation basin).

Council confirms Water Technology's assessment did not further consider the alteration of WLRB7 to a stand-alone sedimentation basin asset.

120. In response to recommendation 9 of SAC Report 1 outlined at para [111] above, Council undertook an internal review of DCP developed a set of criteria against which all items were assessed for:

120.1. Eligibility of infrastructure to be funded by DIL in accordance with Section 5 of the Ministerial Direction on the Preparation and Content of Development Contributions Plans (11 April 2025).

120.2. Alignment to the primary principles of a DCP (strategic basis, justification, need/nexus) per the Development Contributions Guidelines (2007).

120.3. Eligibility to be included in a DCP (Infrastructure type/project catchment/project scope) per the Development Contributions Guidelines (2007).

120.4. Financial and delivery risk to the Council/Community/Developers if not DCP funded.

Items that did not satisfy these criteria were removed, resulting in increases to NDA and a decrease to the Development Infrastructure Levy.

121. In response to recommendation 2 of SAC Report 2, noted as recommendation 12 at para [112] above in relation to intersections IN_05 and LA_03, Council has undertaken an internal review of DCP-eligible infrastructure to determine appropriate apportionment and determine the extent of land required for Midland Highway Widening (LA_03). Council notes the Minister for Planning has directed that the costs items IN-05, LA-02 and LA-03 are to be included in the DCP and accordingly have not been referred to the Committee for consideration.

122. Council otherwise refers to Appendix 1 for a summary of the changes made since the issue of the SAC Report 1.

E. A SUMMARY OF ANY PERMIT APPLICATIONS, RECENTLY GRANTED PERMITS OR EPBC ACT APPROVAL DECISIONS WITHIN OR DIRECTLY ABUTTING LAND AFFECTED BY THE DRAFT AMENDMENT THAT MAY HAVE POTENTIAL TO CONFLICT WITH THE FUTURE PLACE-BASED PLAN OR THE NATIVE VEGETATION PRECINCT PLAN PROPOSED BY THE DRAFT AMENDMENT.

123. Council has undertaken a review of all planning permits issued since gazettal of C395ggee on 6 May 2021. There are no relevant planning permits within or adjacent to the precinct that may conflict with the Future Place-based Plan or the Native Vegetation Precinct Plan proposed by the draft Amendment.

124. An EPBC Act approval was granted for the land at 200 Ballan Road, Moorabool (EPBX 2023/09498), being Property 1 in the Creamery Road Precinct. The EPBX 2023/09498 approval allows a 50m buffer that conflicts with the 100m buffer proposed under the PSP, which remains Council's position, and which is supported by DEECA's submission.

125. Submitter 15 has also lodged 2 EPBC applications for 60 Avonlea Road (2022/09307) and 100 Ballan Road (2022/09305). It is understood that these are not being actively pursued, and that the submitter is working with Council on its own Part 10 assessment.

F. A SUMMARY OF THE ISSUES RAISED IN SUBMISSIONS, INCLUDING AN EXPLANATION OF WHICH (IF ANY) OF THOSE ISSUES HAVE BEEN RESOLVED

126. A total of 28 submissions were received — 25 during the submission period and a further 3 late agency submissions.

127. 22 of these submissions requested changes, of which 6 have been resolved.

128. Six supporting submissions were received. These submissions from landowners on the south side of Avonlea Road spoke in support of Council's proposed Northern Sports Reserve location and against the alternate Avonlea Road/Myers Reserve location proposed by Submitter 15.

Submitter 16, in supporting the Draft Amendment, encouraged the efficient finalisation of the Draft Amendment and noted '*Increased supply will help to reduce the housing costs in Geelong and increase the options available beyond Lara and Armstrong Creek Growth areas.*'

129. 22 objections were received from agencies, developers, residents, and community groups. These submissions requested changes. Agency submissions expressed general support for the exhibited Draft Amendment but requested adjustments to drafting and plans to better address matters including integrated water management, biodiversity, and the transport network.
130. Resident landowner submissions requested a variety of minor changes to items on their properties, including infrastructure and application of amenity area.
131. All 3 resident landowners of properties proposed to include WLRB07 requested a review of the configuration and location of the drainage asset.
132. Submissions from developers within the precinct generally acknowledged the changes in the exhibited material made in response to the Committee's recommendations.
133. Submitter 15, a land-owner in the precinct, presented an alternate Future Urban Structure Plan and DCP for consideration. This alternate plan includes a number of consequential changes including:
 - 133.1. a larger NAC sited further to the west, between Geelong-Ballan Road and the Clever and Creative Boulevard (CCB); and
 - 133.2. relocation of the active open space reserve from Property 12 to Properties 24, 25, 26, 27, and 28.
134. Submitter 15's alternative DCP proposes an indicative levy of \$721,240 per hectare and includes variation to scope of infra-structure included, as well as to costing of items.
135. Submissions from developers external to the precinct raised concerns around apportionment of global infrastructure items, and precedents set in regards to road design, conservation, and other policy matters through the work on the Creamery Road PSP.
136. The developer submissions also raised concerns around development feasibility with the current NDA and DCP. Council has worked extensively over the past months to exhibit a Draft Amendment with an increased NDA and reduced DIL while ensuring the delivery of a thriving, well connected and climate resilient neighbourhood.
137. A table summarising the changes sought and Council's responses is set out at Appendix 2.
138. Six core themes arose from the submissions made in response to public consultation of the Draft Amendment. Council sets out its response to each of these themes below.

Theme 1 - Efficiency or location of designated land uses in the exhibited Future Place-based Plan

139. Under this theme, the key changes sought and concerns raised by submitters are:
 - 139.1. Relocating the active open space reserve (SR_02);
 - 139.2. Relocating the Neighbourhood Activity Centre (NAC) and amending the Local Convenience Centres (LCCs);
 - 139.3. Refining the conservation area along Cowies Creek; and
 - 139.4. Reducing the size of the community hub (CF_01).

140. The designated land use in the exhibited PSP has been carefully considered to balance access, functionality, equity, cost and other factors. While minor variations may be considered, Council does not support the significant variations in Submitter 15's alternate FUS proposal, including their alternate locations for the NAC, and active open space reserve (SR_02).
141. The passive open space location and distribution in the exhibited FUS is informed by a review of open space across the NWGGA. On the Committee's recommendation, Council prepared the Creamery Road PSP Open Space Network Investigation and Analysis Report (City of Greater Geelong, October 2025) which informed the size and location of all unencumbered open space assets proposed in Creamery Road. The distribution of passive open spaces in the exhibited FUS ensures equitable access to usable open space across the precinct.
142. The quantum and distribution of passive open space was also raised by Submitter 25. 2.99% of the NDA is nominated for passive open space. Submitter 25's request to reduce CP_05 to 0.5 hectares is reflected in "Council's Day 0 version Future Place Based Plan". However, a reduction in overall contribution across the precinct is not supported.
143. It should be noted that the overall open space for provision is exhibited at 8.64% and that this under provision of open space will have to be accounted across existing and future open spaces.
144. The size and configuration of the NAC proposed by Submitter 15 may be able to be considered, but the location isolated from both the Clever and Creative Boulevard (CCB) and Geelong-Ballan Road is not supported. Council's preference remains for the CCB-adjacent location.
145. The position on the conservation area will be informed by the Strategic Assessment work conducted concurrently.

Theme 2 - Transport network

146. Under this theme, the key changes sought and concerns raised by submitters are:
 - 146.1. Minor changes to the connector street and local street network, and associated cross-sections.
147. Some minor changes to the connector street and local street network can be considered, where there are no negative knock-on affects to other parts of the network and public transport prioritisation is not compromised. Changes to the proposed connector cross-sections are not supported.

Theme 3 - Review of the biodiversity related provisions in the Draft Amendment

148. Under this theme, the key changes sought and concerns raised by submitters are:
 - 148.1. Refining the extent of the Cowies Creek buffer on a property-by-property basis;
 - 148.2. Ensuring requirements and guidelines are sufficient to protect local, state, and federal environmental values; and
 - 148.3. Need to update Native Vegetation Precinct Plan and associated documents.
149. Submissions from key agencies including the CCMA and DEECA require careful consideration to balance concerns raised with developer/landowner requests to refine or reduce the Cowies Creek buffer extent.
150. On this issue, Submitter 26 (DEECA) stated: "DEECA also notes that the recent planning scheme amendment VC278 has amended Clause 12.03-1S of all planning schemes to direct responsible authorities to consider, where relevant, locating development a minimum of 50 metres from the banks of waterway systems. As Cowies Creek is known to support an

'important population' of Growling Grass Frog, as defined under the EPBC Act, DEECA considers that an additional 50-metre buffer beyond this accepted minimum for all waterways represents the minimum setback distance that should be achieved."

151. Designation of land for conservation area in the Creamery Road PSP is a separate matter from identification of federal biodiversity offset areas under the EPBC Act. Exhibition of the Strategic Assessment under the EPBC Act in December 2025 resulted in 17 submissions. The work with Creamery Road landowners as part of that process has resolved some aspects of the submissions raised in response to the Draft Amendment. Specifically:
- 151.1. The extent of conservation reserve along Cowies Creek being resolved or agreed with individual landowners.
 - 151.2. Land at 200 Ballan Rd has recently been granted approval under Part 9 of the EPBC Act. This land will be excised from the Strategic Assessment, though Council's position remains that it does not support a reduction of the conservation area within the PSP.
152. In regards to items raised in submissions to the Draft Amendment C450ggee:
- 152.1. Council has concerns with proposed residential development north of creek between Creek/GGF buffer, Evans Rd and the railway line.
 - 152.2. Council does not support Submitter 7's request to nominate the land between Cowies Creek, Evans Road and the railway line for residential use. Potential issues with setbacks from Growling Grass Frog (GGF) ponds and habitat, lack of clarity on stormwater treatment and general urban design, access and planning issues need further consideration.
 - 152.3. Minor changes to the extent of conservation reserve on land owned by Submitter 13 are under consideration, noting the buffer to be generally maintained at 100m from Cowies Creek.
 - 152.4. The extent of conservation reserve on land owned by Submitter 15 is resolved with buffer generally maintained at 100m from Cowies Creek.

Theme 4 – Transport Costing & DCP

153. Under this theme, the key changes sought and concerns raised by submitters are:
- 153.1. Exclusion of state infrastructure items from the DCP;
 - 153.2. Rationalisation of the transport costings;
 - 153.3. Changing or removing the apportionment of BR_01 (and global transport items more generally) in the DCP; and
 - 153.4. General feasibility of the exhibited DCP levy.
154. Council is committed to continuing to work with submitters to resolve transport costing matters in a manner that balances risk and feasibility.

Theme 5 – Drainage asset WLRB_07

155. Under this theme, the key changes sought and concerns raised by submitters are:
- 155.1. Configuration, location and design of drainage asset WLRB_07 which spans three properties on Avonlea Road.

156. All directly affected landowners have requested a review of the configuration and location of this drainage asset. Council supports this, noting a significant amount of work has already been completed on the drainage network. The review of WLRB_07, which manages a relatively isolated catchment, should not have any knock-on affects on other assets, nor be cause to reopen the consideration of other drainage assets or the drainage network as a whole.

Theme 6 - Changes to drafting to ensure flexibility and implementability

157. Under this theme, the key changes sought and concerns raised by submitters are:
- 157.1. Updates to IWM objectives, requirements and guidelines to accord with current best practice, including updating drafting in accordance with the Urban stormwater management guidance (Environment Protection Authority - Publication 1739.1, 2021) introduced to the planning scheme under amendment VC265 (gazetted 4 February 2026);
 - 157.2. Ensuring logic and flexibility of development staging;
 - 157.3. Clarifying acoustic mitigation measures, including the avoidance of acoustic walls;
 - 157.4. Clarifying discretionary nature of affordable housing provisions;
 - 157.5. Minor changes to drafting of ESD provisions;
 - 157.6. Other associated changes to maps, provision and ordinance drafting.
158. All drafting changes outlined in the above paragraphs have been considered. Changes to drafting for IWM, staging, acoustic mitigation, affordable housing, and ESD have been actioned. A number of other drafting changes are also enacted in response to submitters. See Appendix 2 and the Draft Amendment C450ggee – Summary of Changes Day 0 Version. are under consideration. Council is committed to working with submitters in the lead up to the hearing to resolve as many of these matters as possible

G. A SUMMARY TABLE OF COUNCIL'S RECOMMENDED CHANGES TO THE DRAFT AMENDMENT AND REASONS FOR THE PROPOSED CHANGES

159. Following the exhibition of the Draft Amendment, receipt of submissions and subsequent engagement with submitters, Council recommends the following changes, as set out in its Day 0 version of the Draft Amendment documentation.
160. The changes Council recommends in response to submissions made are set out in the Draft Amendment C450ggee – Summary of Changes Day 0 Version.

H. CONCLUSION

161. This submission responds sets out the background to the Draft Amendment. Council looks forward to working with the parties to refine the PSP and DCP over the course of the hearing.

9 April 2026

HARWOOD ANDREWS
on behalf of
THE CITY OF GREATER GEELONG

APPENDIX 1 – TABLE OF CHANGES MADE SINCE SAC REPORT 1

1. NWGGA Standing Advisory Committee Referral 1 Report – Volume1 (Creamery Road Precinct Structure Plan and Development Contributions), 21 May 2025.

Recommendation	Action	Change	See also
<p>1-1. Redesign and repurpose the proposed Clever and Creative Corridor as an Urban Connector street, including associated intersections, and revise the Future Urban Structure, land take and costs accordingly.</p>	<p>The City considered the Transport Design Package provided by Villawood, a key stakeholder in the precinct. The work they commissioned from Creo/One Mile Grid included updated concept designs and costings for the PSP network. These documents provide primary evidence for the revised transport layouts and cost base.</p> <p>An independent peer review of this work was conducted to ensure it met best practice.</p>	<p>CCC redesignated to lower order road with similar placemaking function between IN_12 and IN_06.</p> <p>This road section referred to in SAC report as ‘Urban Connector street’ renamed “Clever and Creative Boulevard” to reflect placemaking function within the precinct.</p>	<p>Creamery Road PSP November 2025 - Appendix 3</p> <p>Creamery Road Background Report, City of Greater Geelong, November 2025.</p> <p>Creamery Road PSP Review of Villawood Designs, Stantec, 19 September 2025.</p>
<p>1-2. Revise the drainage strategy to optimise the number, location and design of drainage assets, and revise the Future Urban Structure, land take and costs accordingly.</p>	<p>An alternate drainage strategy (Neil Craigie; Creo) was prepared for the Creamery Road Precinct which responded to the proposed changes to the drainage strategy agreed upon at the <i>Conclave for Hydrology, Stormwater and Drainage Statement of Agreed Opinions</i> (SAC Document 090.)</p> <p>Water Technology provided a peer review and provided commentary on:</p> <ul style="list-style-type: none"> • Proposed asset arrangements including locations, sizing/consolidations and outfalls. • Modelling assessments including RORB and MUSIC. • FUS comparison between Batesford Development and Council’s plans, to highlight areas of difference in the drainage strategy. • Review of Creo Functional Designs and modelling. • Climate Change Sensitivity Testing was completed under SSP3-7.0 for the climate pathway up to 2100. • Review of Growling Grass Frog Conservation Area and the impacts with the proposed drainage network, mitigation strategies and habitat requirements. • Costing summary review. • Recommendations to the proposed strategy for best implementation. 	<p>Adoption of online drainage assets along the defined waterway in properties 12 & 13.</p> <p>Other changes to drainage assets across the precinct.</p> <p>The proposed asset arrangement set is considered generally in accordance with the <i>Referral 1 Report – Vol.1</i> (21 May 2025) and the <i>Conclave for Hydrology, Stormwater and Drainage Statement of Agreed Opinions</i> (SAC Document 090.)</p> <p>Elements of the proposed asset arrangement which deviate (partially or fully) from the SAC report and expert opinions include:</p> <ul style="list-style-type: none"> • No alteration to the WLRB6 outfall • No alteration to the WLRB7 asset typology (i.e consideration for a sedimentation basin). <p>Water Technology’s assessment did not further consider the alteration of WLRB7 to a stand-alone sedimentation basin asset.</p>	<p>Drainage Strategy Peer Review Report, Water Technology, 23 October 2025.</p>
<p>1-3. Review the road design parameters and design for Evans Road in the Creamery Road Precinct, and revise the Future Urban Structure*, land take and costs accordingly.</p>	<p>See response to 1-1.</p>	<p>Evans Road (within the Precinct) redesigned, leading to reduction in costs and land take while maintaining bus capability.</p>	<p>Creamery Road PSP November 2025 - Appendix 3</p> <p>Creamery Road Background Report, City of Greater Geelong, November 2025.</p>

Recommendation	Action	Change	See also																				
<p>1-4. After completing the further work in Recommendations 1, 2 and 3, update the open space needs assessment in section 5.3 of the HillPDA Report to reflect the revised Net Developable Area and revised population projections to be delivered through the revised Future Urban Structure. The updated needs analysis should further consider opportunities to:</p>	<p>Internal review and analysis of open space within the Northern and Western Geelong Growth Areas was conducted to identify needs of the future populations and, in particular, to identify the open space needs for the Creamery Road Precinct. It also assesses several locations for the active open space reserve and includes an analysis of the capacity of encumbered open space in the precinct to contribute to the open space network.</p> <p>This report was peer reviewed by SGS.</p> <p>These reports were prepared on an assumed NDA of 210 Ha and population of 11,760.</p> <p><i>Note: final NDA figure is 210.221; final population estimated 11,772.</i></p>	<p>Reduce size of the Northern Sports Reserve to 8.644 ha and relocate towards the Clever and Creative Boulevard (CCB).</p> <p>Changes to size and characteristics of certain local community parks.</p>	<p>Creamery Road PSP Open Space Network Investigation and Analysis Report, City of Greater Geelong, October 2025.</p> <p>Peer Review: Creamery Road PSP Open Space Network, SGS Economics & Planning, November 2025.</p> <p>Creamery Road Background Report, City of Greater Geelong, November 2025.</p>																				
<p>1-4a. maximise Net Developable Area in the Creamery Road Precinct by reconfiguring open space while still delivering acceptable open space outcomes having regard to the targets and other guidance in the <i>Precinct Structure Planning Guidelines: New Communities in Victoria</i> (VPA, October 2021)</p>	<p>All land use in the precinct reviewed through respective technical work. Opportunities were identified to rationalise or reduce local open space.</p>	<p>Reduction in provision of credited open space in favour of NDA. Total credited open space in Creamery Road Precinct is 8.64% which is below the PSP Guidelines target.</p> <table border="1" data-bbox="1234 668 1771 855"> <thead> <tr> <th>Open Space</th> <th colspan="2">Area (ha)</th> <th colspan="2">% of NDA</th> </tr> </thead> <tbody> <tr> <td>Total Credited</td> <td>18,171</td> <td>-1.400*</td> <td>8.64%</td> <td>-1.36%</td> </tr> <tr> <td>Active</td> <td>11.891</td> <td>-0.282*</td> <td>5.66%</td> <td>-0.56%</td> </tr> <tr> <td>Passive</td> <td>6.280</td> <td>-1.118*</td> <td>2.99%</td> <td>-0.79%</td> </tr> </tbody> </table> <p><i>*compared to August 2024 figures</i></p> <p>Note: the total credited open space is below the PSP Guidelines recommended 10%.</p>	Open Space	Area (ha)		% of NDA		Total Credited	18,171	-1.400*	8.64%	-1.36%	Active	11.891	-0.282*	5.66%	-0.56%	Passive	6.280	-1.118*	2.99%	-0.79%	
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<p>1-4b. maximise capacity within Myers Reserve including any further extensions</p>	<p>Internal review of existing capacity at Myers Reserve.</p> <p><i>Note: The Sports and Recreation planners are currently in process of implementing the adopted Myers Reserve Masterplan.</i></p>	<p>Capacity for certain sports identified.</p> <p>Apportionment of associated DCP item split:</p> <table border="1" data-bbox="1234 1067 1666 1163"> <tbody> <tr> <td>Creamery Road DCP</td> <td>70%</td> </tr> <tr> <td>External (the City)</td> <td>30%</td> </tr> </tbody> </table>	Creamery Road DCP	70%	External (the City)	30%																	
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<p>1-4c. better utilise the encumbered open space in the Precinct for passive recreation, shared trails and the like</p>	<p>See response to 1-4.</p>																						
<p>1-4d. balance the provision of active open space across neighbouring precincts in the Western Geelong Growth Area</p>	<p>See response to 1-4.</p>																						

Recommendation	Action	Change	See also
<p>1-5. Prepare information documenting the basis for proposed apportionment of shared infrastructure located in the Precinct or external to the Precinct, including an assessment of need, nexus and equity.</p>	<p>Where appropriate, items are apportioned in line with relevant technical reports.</p> <p>Project tables in the DCP were updated to clearly define strategic justification for each project and commentary was added to the DCP report to define risk to health, safety and wellbeing to community if projects not delivered.</p> <p>For detail of DCP review, see 1-9b.</p>	<p>See 1-9b.</p>	<p>Creamery Road Background Report, City of Greater Geelong, November 2025.</p> <p>Creamery Road Development Contributions Plan, City of Greater Geelong, November 2025.</p>
<p>1-6. After completing the further work in Recommendation 5:</p>			
<p>1-6a. determine whether it is reasonable to include a contribution towards Evans Road Link in the Creamery Road Development Contributions Plan</p>	<p>Evans Road works between the Northern and Western Geelong Growth Areas is identified as part of the critical Strategic Transport network.</p> <p>However, as it is outside the defined growth areas, it is not proposed that infrastructure items relating to upgrading that section of Evans Road be included in the Creamery Road DCP.</p>	<p>Removal of all DCP infrastructure items relating to the upgrading of Evans Road beyond the Creamery Road Precinct.</p>	
<p>1-6b. further consider whether the Creamery Road Development Contributions Plan should include a contribution towards the Indoor Recreation Centre (IRC_01).</p>	<p>Assessment determined that the Indoor Recreation Centre (IRC_01) was ineligible for inclusion in the DIL and would need to be funded via the Community Infrastructure Levy (CIL). Project excluded from CRDCP as CIL cap reached.</p>	<p>The Indoor Recreation Centre (IRC_01) was removed from the Creamery Road DCP.</p>	<p>Creamery Road PSP Open Space Network Investigation and Analysis Report, City of Greater Geelong, October 2025.</p> <p>Peer Review: Creamery Road PSP Open Space Network, SGS Economics & Planning, November 2025.</p>
<p>1-7. After completing further work recommended by the Committee (Recommendations 1, 2 and 3) prepare updated land valuation estimates for each relevant Development Contribution Plan item using the Public Land Equalisation Method methodology.</p>	<p>Land valuations prepared according to PLEM method.</p>	<p>Total cost of land projects allocated to the DCP main catchment area = \$47,971,502.30 (\$228,196.66 per net developable hectare)*</p> <p><i>*compared to \$93,259,540.95 (\$476,501.99 per net developable hectare) in August 2024.</i></p>	<p>Creamery Road Development Contributions Plan, City of Greater Geelong, November 2025.</p> <p>Creamery Road Development Contribution Plan Land Assessment, URBIS, November 2025.</p>

Recommendation	Action	Change	See also
<p>1-8. Amend the Creamery Road Precinct Structure Plan, including updating the Future Urban Structure*, to:</p>	<p>In addition to actions and changes outlined in 1-8a to 1-8h, a review of the requirements and guidelines in the PSP was conducted to identify changes from the below themes:</p> <ul style="list-style-type: none"> a) “Non-standard” provisions; b) Ancillary changes as a result of other recommendations; c) Changes to state policy since the drafting of the August 2024 version; d) Internal review of redundant provisions. 	<p>"Non-standard" provisions</p> <p>Affordable Housing – all relevant provisions redrafted to maximise flexibility and discretion</p> <p>ESD/Zero carbon etc – all relevant provisions redrafted to maximise flexibility and adaptability to emerging and future technologies without negatively impinging development feasibility</p> <p>Complete Streets – relevant provisions redrafted; significant revision to T20. Complete Streets General Requirements to reduce prescriptiveness.</p> <p>Smart Cities Infrastructure – R55 deleted</p> <p>Staging – changes pending exhibition submissions</p> <p>Ancillary changes</p> <p>Several provisions redrafted or deleted due to changes from other recommendations, including removal of reference to the CCC where relevant, and of provisions relating to the non-government primary school etc.</p> <p>Changes to state policy & review of redundant provisions</p> <p>Canopy cover – all relevant provisions redrafted in wake of inclusion of state canopy target via VC283.</p> <p>Redundancies – provisions, e.g. those relating to bushfire, which duplicated existing applicable planning scheme provisions deleted.</p>	<p>Creamery Road Place Based Plan (November 2025).</p> <p>Creamery Road Background Report, City of Greater Geelong, November 2025.</p>
<p>1-8a. incorporate changes resulting from further work in Recommendations 1, 2, 3, 4,5, 6 and 7</p>	<p>Actioned.</p>	<p>Significant changes to plans and provisions within the Creamery Road PSP.</p>	<p>Summary of Creamery Road PSP Provision Change, City of Greater Geelong, November 2025.</p>

Recommendation	Action	Change	See also										
<p>1-8b. provide greater flexibility in relation to the provision of housing densities, including the locations where increased densities are encouraged by:</p> <ul style="list-style-type: none"> rewording the Requirements in Chapter 3.1.2 (Housing diversity, density and choice) to: <ul style="list-style-type: none"> allow delivery of densities below the minimums specified in Table 4 if the market for medium and higher density housing is not yet sufficiently mature encourage higher densities in appropriate locations outside the Integrated Development Areas amending Plan 8 (Housing) to indicate increased densities may be appropriate in locations outside the Integrated Development Areas 	<p>Distribution of density reviewed through VPA amenity model. Areas within 400m of the NAC or 50m of open space and public transport routes were identified as suitable for higher densities. The extent of this amenity area was further refined dependent on conflicting factors i.e. potential for negative impact on adjoining land use; parcel feasibility etc.</p> <p>Desktop review of PSP provisions in Chapter 3.1.2 to more clearly communicate intent for flexibility of density and housing diversity across the precinct.</p>	<p>IDA designation removed from the PSP and plans.</p> <p>Amenity area identified on all relevant plans, including the Place Based Plan.</p> <p>Provisions redrafted:</p> <ul style="list-style-type: none"> R8 – edited R9 – edited T3. Housing Delivery Guide – revised T4. Dwelling Density Minimums – revised <table border="1" data-bbox="1232 526 1800 734"> <thead> <tr> <th></th> <th>MINIMUM DWELLINGS/HA</th> </tr> </thead> <tbody> <tr> <td>Neighbourhood Activity Centre (C1Z)</td> <td>23</td> </tr> <tr> <td>Amenity Area (RGZ; GRZ)</td> <td>23</td> </tr> <tr> <td>Conventional Residential Area (GRZ)</td> <td>17</td> </tr> <tr> <td>Minimum target density across precinct</td> <td>20</td> </tr> </tbody> </table>		MINIMUM DWELLINGS/HA	Neighbourhood Activity Centre (C1Z)	23	Amenity Area (RGZ; GRZ)	23	Conventional Residential Area (GRZ)	17	Minimum target density across precinct	20	<p>Creamery Road Precinct Structure Plan, City of Greater Geelong, November 2025.</p> <p>Creamery Road Background Report, City of Greater Geelong, November 2025.</p> <p>Creamery Road Place Based Plan (November 2025)</p>
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<p>1-8c. ensure the social and affordable housing provisions are discretionary</p>	<p>Desktop review of comparable provisions for affordable housing in contemporary PSPs.</p>	<p>Provisions redrafted:</p> <ul style="list-style-type: none"> R12 – deleted. G11 – deleted. G12 – deleted. <p>Three guidelines added (+G-a; +G-b; +G-c).</p>	<p>Creamery Road Background Report, City of Greater Geelong, November 2025.</p> <p>Summary of Creamery Road PSP Provision Change, City of Greater Geelong, November 2025.</p>										
<p>1-8d. remove the non-government school (project PS_02)</p>	<p>Determine appropriate alternate land use.</p>	<p>Provision G18 deleted.</p> <p>Infrastructure project PS_02 removed from the Creamery Road Place Based Plan. Land redesignated for residential development.</p>	<p>Creamery Road Background Report, City of Greater Geelong, November 2025.</p>										
<p>1-8e. designate an appropriate dwelling density on the land currently shown as the non-government school (project PS_02)</p>	<p>See response to 1-8b.</p>												
<p>1-8f. ensure there is sufficient flexibility to refine the conservation boundary in response to the <i>Environment Protection and Biodiversity Act 1999</i> strategic assessment and any updated ecological survey work</p> <p>1-8g.</p>	<p>Consider small changes to conservation boundary where it may result in a more practical development outcome without jeopardising conservation values.</p> <p><i>Note: A revised Strategic Assessment is open for public comment from 6 November 2025 to 8 December 2025.</i></p>	<p>Small changes made to the conservation boundary in Properties 5 & 8.</p> <p>Changes to the design of Evans Road (including reduction of batters) resulted in small increase to overall conservation area.</p> <p>Total = 42.025 Ha</p>	<p>Creamery Road Precinct Structure Plan, City of Greater Geelong, November 2025.</p>										

Recommendation	Action	Change	See also
<p>1-8h. include guidance on design to appropriately respond to ecological values for online drainage assets.</p>	<p>Part of Water Technology's review of the Drainage Strategy Peer Review provides information on the proposed Growling Grass Frog ponds and habitat areas.</p>	<p>The peer reviewed drainage strategy outlines guidelines on designing the appropriate growling grass frog habitat. These include specification for:</p> <ul style="list-style-type: none"> Habitat requirements for SBRB-09 which is the dedicated GGF pond. The pond meets all standards excluding the 'submergent zone area' which is 108sqm short of the requirement. The report identifies that the water source for the pond, presents a partial risk as it comes from stream water and not a ground water source. Other wetlands (WLRB-01, WLRB-07 and WLRB-08) within the precinct are unsuitable as direct GGF habitat, but they may be able to support potential habitat for GGF as the wetlands are a part of a stormwater treatment train which will help manage stormwater and improve the water quality. The report provides risks, potential impacts and proposed mitigation measures to manage the GGF population. 	<p>Drainage Strategy Peer Review Report, Water Technology, 23 October 2025.</p>
<p>1-9. Amend the Creamery Road Development Contributions Plan to:</p>	<p>Actioned.</p> <p>Note: Main Catchment Area referred to in relevant sub-tables as MCA</p>	<p>All DCP item codes redone for consistency across documentation (see Table 15. Precinct Infrastructure in the PSP).</p> <hr/> <p>Transport</p> <ul style="list-style-type: none"> CCC construction removed Culvert projects removed Intersections mostly developer works, DCP funding signalisation only for number of items State arterial intersection apportioned 50% to Creamery Road Removal of items relating to the Evans Road extension from the DCP Transport items recosted <hr/> <p>Open space</p> <ul style="list-style-type: none"> Active open space reduced to 8.644 Ha Improvements recosted <hr/> <p>Community</p> <ul style="list-style-type: none"> Community hub reduced to 1 Ha Partial apportionment of Batesford North Community Facility removed from the Creamery Road DCP <hr/> <p>Drainage</p> <ul style="list-style-type: none"> Several drainage assets designed as online assets Reduction in number of assets needed & associated land take Drainage items recosted 	<p>Creamery Road Development Contributions Plan, City of Greater Geelong, November 2025.</p>
<p>1-9a. incorporate changes resulting from further work in Recommendations 1, 2, 3, 4,5, 6 and 7</p>	<p>Actioned.</p>		

Recommendation	Action	Change	See also												
<p>1-9b. include an explanation of how the requirement for infrastructure to be “essential to the health, safety and well-being of the community” has been applied in assessing Development Contributions Plan items</p>	<p>Review DCP inclusion criteria for the Creamery Road Precinct, in consideration of the constraints identified in the SAC’s initial review.</p> <p>Clarify and detail strategic justification for each DCP item.</p>	<p>Internal review of DCP developed a set of criteria against which all items were assessed for:</p> <ol style="list-style-type: none"> 1) Eligibility of infrastructure to be funded by DIL in accordance with Section 5 of the <i>Ministerial Direction on the Preparation and Content of Development Contributions Plans</i> (11 April 2025). 2) Alignment to the primary principles of a DCP (strategic basis, justification, need/nexus) per the <i>Development Contributions Guidelines (2007)</i>. 3) Eligibility to be included in a DCP (Infrastructure type/project catchment/project scope) per the <i>Development Contributions Guidelines (2007)</i>. 4) Financial and delivery risk to the City/Community/Developers if not DCP funded. <p>Items that did not satisfy these criteria were removed. See also response to 1-5.</p>	<p>Creamery Road Development Contributions Plan, City of Greater Geelong, November 2025.</p>												
<p>1-9c. include more detail in relation to the design and costings of the proposed improvements to the active open space</p>	<p>Review of scope of proposed improvements to the active open space funded by the DCP (see also response to 1-4.)</p> <p>Updated high-level costings prepared.</p>	<p>The table below summarises the costs of improvements (excluding land) to the active open space included in the DCP.</p> <table border="1" data-bbox="1229 730 1789 879"> <thead> <tr> <th></th> <th>COST TO MCA</th> <th>COST PER NDH</th> </tr> </thead> <tbody> <tr> <td>DI_OS_01 (SR_01)</td> <td>\$4,780,300.00</td> <td>\$22,739.51</td> </tr> <tr> <td>DI_OS_02 (SR_02)</td> <td>\$19,285,000.00</td> <td>\$91,737.23</td> </tr> <tr> <td>TOTAL*</td> <td>\$24,065,300.00</td> <td>\$114,476.74</td> </tr> </tbody> </table> <p><i>*compared to \$23,603,943.19 (\$120,602.41 per net developable hectare) in August 2024.</i></p> <p>Note: DI_OS_01 is only 70% apportioned to the Creamery Road Precinct.</p>		COST TO MCA	COST PER NDH	DI_OS_01 (SR_01)	\$4,780,300.00	\$22,739.51	DI_OS_02 (SR_02)	\$19,285,000.00	\$91,737.23	TOTAL*	\$24,065,300.00	\$114,476.74	<p>Creamery Road PSP Open Space Network Investigation and Analysis Report, City of Greater Geelong, October 2025.</p> <p>Peer Review: Creamery Road PSP Open Space Network, SGS Economics & Planning, November 2025.</p> <p>Creamery Road PSP – Northern Active Open Space Cost Plan No. 1 (High-Level), ZINC, October 2025.</p>
	COST TO MCA	COST PER NDH													
DI_OS_01 (SR_01)	\$4,780,300.00	\$22,739.51													
DI_OS_02 (SR_02)	\$19,285,000.00	\$91,737.23													
TOTAL*	\$24,065,300.00	\$114,476.74													
<p>1-9d. include more detail in relation to the catchments and the design of the Creamery Road and Batesford North community hubs (projects CF_01 and CF_BN_01)</p>	<p>Internal review determined facility should be funded by precinct in which it sits, regardless of wider catchment area.</p>	<p>Determined that facility should be funded by precinct in which it sits. Therefore:</p> <ul style="list-style-type: none"> • Creamery Road Early Learning Centre and Community Hub (CF_01) fully apportioned to Creamery Road Precinct DCP. • Batesford North Integrated Children’s Centre (CF_BN_01) removed from Creamery Road Precinct DCP. 	<p>Creamery Road Development Contributions Plan, City of Greater Geelong, November 2025.</p>												
<p>1-9e. remove the non-government school (project PS_02).</p>	<p>See response to 1-8d.</p>	<p>Infrastructure project PS_02 removed from the Creamery Road PSP & DCP.</p>	<p>Creamery Road Place Based Plan (November 2025)</p>												
<p>1-10. Amend the draft Urban Growth Zone Schedule 8 to ensure the social and affordable housing provisions are discretionary.</p>	<p>Desktop review of comparable provisions for affordable housing in contemporary PSPs.</p>	<p>Application requirement in UGZ8 redrafted.</p>	<p>Creamery Road Background Report, City of Greater Geelong, November 2025.</p> <p>Schedule 8 to Clause 37.07 Urban Growth Zone</p>												

*The “Future Urban Structure” is now referred to throughout as the “Place-based Plan”.

2. NWGGA Standing Advisory Committee Referral 1 Report – Volume 2 (Creamery Road Precinct Structure Plan and Development Contributions), 20 June 2025.

Recommendation	Action	Change	See also																
<p>2-1. Amend the Creamery Road Development Contributions Plan to:</p>																			
<p>2-1a. remove Intersection IN_05 (construction)</p>	<p>Internal review of DCP-eligible infrastructure. Determine appropriate apportionment of shared items.</p>	<p>DI_RD_05 (IN_05) construction retained in the DCP Apportioned with neighbouring precinct as per table below:</p> <table border="1" data-bbox="1220 352 1818 469"> <thead> <tr> <th></th> <th>COST</th> <th>PERCENT</th> <th>COST PER NDH</th> </tr> </thead> <tbody> <tr> <td>Creamery Road</td> <td>\$7,401,271.50</td> <td>50%</td> <td>\$35,207.27</td> </tr> <tr> <td>Batesford North</td> <td>\$7,401,271.50</td> <td>50%</td> <td>TBC</td> </tr> <tr> <td>TOTAL</td> <td>\$14,802,543.00</td> <td>100%</td> <td></td> </tr> </tbody> </table>		COST	PERCENT	COST PER NDH	Creamery Road	\$7,401,271.50	50%	\$35,207.27	Batesford North	\$7,401,271.50	50%	TBC	TOTAL	\$14,802,543.00	100%		<p>Letter – Minister Kilkenny to CoGG – 9 November 2025.</p> <p>Creamery Road Development Contributions Plan, City of Greater Geelong, November 2025.</p> <p>Creamery Road Background Report, City of Greater Geelong, November 2025.</p>
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<p>2-1b. apportion the land costs for the Midland Highway widening (LA_03) at no more than 11 percent to the Creamery Road Precinct (and 89 percent external).</p>	<p>Determine extent of land for Midland Highway Widening DI_RD_03_L (LA_03) and value. Ministerial Letter (9 November 2025) directed that the land cost of widening for the Midland Highway be reinstated in the DCP.</p>	<p>100% of land within Creamery Road PSP needed for Midland Highway widening DI_RD_03_L (LA_03) apportioned to the Creamery Road DCP.</p> <table border="1" data-bbox="1220 619 1742 678"> <thead> <tr> <th></th> <th>COST TO MCA</th> <th>COST PER NDH</th> </tr> </thead> <tbody> <tr> <td>DI_RD_03_L (LA_03)</td> <td>\$1,205,397.88</td> <td>\$5,733.98</td> </tr> </tbody> </table>		COST TO MCA	COST PER NDH	DI_RD_03_L (LA_03)	\$1,205,397.88	\$5,733.98	<p>Letter – Minister Kilkenny to CoGG – 9 November 2025.</p> <p>Creamery Road Development Contributions Plan, City of Greater Geelong, November 2025.</p> <p>Creamery Road Development Contribution Plan Land Assessment, URBIS, November 2025.</p> <p>Creamery Road Background Report, City of Greater Geelong, November 2025.</p>										
	COST TO MCA	COST PER NDH																	
DI_RD_03_L (LA_03)	\$1,205,397.88	\$5,733.98																	
<p>2-2. Identify the land within the Creamery Road Precinct required for the ultimate design of Intersection IN_05. Amend the Creamery Road Precinct Structure Plan (including the Precinct boundaries if required) to set the land aside.</p>	<p>Land for ultimate DI_RD_05 (IN_05) design determined from DTP Transport Services submission to the Standing Advisory Committee (Documents 179a; 179b; and 179c).</p>	<p>Extent of land for ultimate DI_RD_05 (IN_05) design notated on Place Based Plan and in land use budget as encumbered land.</p>																	
<p>2-3. After completing the further work in Recommendation 2 above and in Recommendation 5 in the Committee’s Volume 1 Report, amend the Creamery Road Development Contributions Plan to:</p>	<p>Actioned.</p>																		

Recommendation	Action	Change	See also																
<p>2-3a. include an appropriately apportioned contribution to the land costs for Intersection IN_05</p>	<p>Determine and value extent of land needed for DI_RD_05_L (IN_05). Only the extent of land within the Creamery Road Precinct for DI_RD_05_L (IN_05) has been appropriately identified and valued. Land needed for the ultimate state intersection in the adjoining precincts will be identified, valued, and accounted for at the development of those precincts.</p>	<p>100% of the land inside Creamery Road Precinct needed for the ultimate DI_RD_05_L (IN_05) is funded through the Creamery Road DCP.</p> <table border="1" data-bbox="1220 263 1742 327"> <thead> <tr> <th></th> <th>COST TO MCA</th> <th>COST PER NDH</th> </tr> </thead> <tbody> <tr> <td>DI_RD_05_L (IN_05)</td> <td>\$735,753.42</td> <td>\$3,499.92</td> </tr> </tbody> </table>		COST TO MCA	COST PER NDH	DI_RD_05_L (IN_05)	\$735,753.42	\$3,499.92	<p>Letter – Minister Kilkenny to CoGG – 9 November 2025.</p> <p>Creamery Road Development Contributions Plan, City of Greater Geelong, November 2025.</p> <p>Creamery Road Development Contribution Plan Land Assessment, URBIS, November 2025.</p> <p>Creamery Road Background Report, City of Greater Geelong, November 2025.</p>										
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DI_RD_05_L (IN_05)	\$735,753.42	\$3,499.92																	
<p>2-3b. include an appropriately apportioned contribution to the land costs for LA_02 (Geelong-Ballan Road widening)</p>	<p>Identify general extent of land needed. 100% of the land widening predicted for Geelong-Ballan Road is within the Creamery Road Precinct, though benefit is shared with the adjoining Batesford North Precinct.</p>	<p>Apportioned with neighbouring precinct as per table below:</p> <table border="1" data-bbox="1220 534 1816 651"> <thead> <tr> <th></th> <th>COST</th> <th>PERCENT</th> <th>COST PER NDH</th> </tr> </thead> <tbody> <tr> <td>Creamery Road</td> <td>\$1,038,497.70</td> <td>50%</td> <td>\$4,940.05</td> </tr> <tr> <td>Batesford North</td> <td>\$1,038,497.70</td> <td>50%</td> <td>TBC</td> </tr> <tr> <td>TOTAL</td> <td>\$2,076,995.40</td> <td>100%</td> <td></td> </tr> </tbody> </table>		COST	PERCENT	COST PER NDH	Creamery Road	\$1,038,497.70	50%	\$4,940.05	Batesford North	\$1,038,497.70	50%	TBC	TOTAL	\$2,076,995.40	100%		<p>Creamery Road Development Contributions Plan, City of Greater Geelong, November 2025.</p> <p>Creamery Road Development Contribution Plan Land Assessment, URBIS, November 2025.</p>
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<p>2-3c. adjust (if necessary) the 11 percent apportionment for LA_03 (Midland Highway widening).</p>	<p>See response to 2-1b.</p>	<p>See response to 2-1b.</p>																	

APPENDIX 2 – COUNCIL’S RESPONSE TO SUBMISSIONS AND SUBSEQUENT ENGAGEMENT

Submitter & Requested Changes	CoGG Response
<p>1 Resident Requested changes: None (note: do not support Sub 15 AOS proposal)</p>	<p>Supported noted.</p>
<p>2 Barwon Water Requested changes: Multiple drafting changes Identify location of ~7,000sqm land required for water storage and pump station.</p>	<p>Drafting and mapping changes actioned where relevant. See “Council Day 0 version – Creamery Road Precinct Structure Plan” Sewer main/storage pump station under review.</p>
<p>3 Bell Post Hill Sporting Club Requested changes: Relocate the active open space reserve SR_02 to the five properties between Myers Reserve and Avonlea Road, as per Submission 15.</p>	<p><u>Timing and Delivery</u> A masterplan has already been prepared and adopted for Myers Reserve (see REF). Preparation for implementation is underway. An extension to the north would require a review of this masterplan, which would result in additional resource cost for the work and further delays to the delivery and associated upgrades. Funding for the proposed SR_02 Active Sports Reserve on Property 12 will be funded via the DIL. Land will be vested as part of the subdivision of the land parcel. Delivery of the northern extension would pose an increased cost burden to Council, and likely rely on the application of PAO’s to properties that currently have a residential use. The submitter puts that the western land parcel (SR_01) would not be accessible early enough to support delivery of the masterplan. However, the western land parcel, being part of a larger lot which early conversations with relevant developers indicate is likely to be one of the first sections developed, is likely to be deliverable long before the parcels of land on Avonlea Road. <u>Myers Reserve Operational Sustainability</u> The operational sustainability of clubs at an existing sport facility is beyond the scope of planning considerations for the PSP. The preparation of the adopted Myers Reserve Masterplan is already underway. Delivery of an extension to the north is reliant on the acquisition of five separate properties and will likely not offer a short-term solution to the operational struggles facing existing clubs at Myers Reserve.</p>
<p>4 Best Hooper on behalf of the Nardi Family Requested changes: Reconsider the exhibited configuration of WLRB_07 and make associated changes to design, land take, costings. In particular, reduce to the size to</p>	<p><u>Drainage asset WLRB_07</u> The design and sizing of the asset can be revisited. The City has engaged drainage expert Warwick Bishop at Water Technology to work with other submitters’ drainage experts to resolve this matter. <u>Outfall of WLRB_06</u> The detail of the outfall can be revisited. The City has engaged drainage expert Warwick Bishop at Water Technology to work with other submitters’ drainage experts to resolve this matter.</p>

<p>remove from the subject land and consider a change in asset type e.g. to a sediment pond rather than a constructed wetland.</p>	
<p>5 Resident Requested changes: Reconsider the exhibited configuration of WLRB_07. Ensure pipe infrastructure associated with WLRB_07 does not negatively impact existing heritage residence (e.g. provide suitable land buffer along south-east boundary of the homestead). Amend extent of HO2026 to include farm shed and contributory tree.</p>	<p><u>Drainage asset WLRB_07</u> See response to Submitter 4. The review of this asset will consider the alignment of the 900mm pipe and any impact on heritage value/extent. <u>Extent of Heritage Overlay (HO2026 Avonlea Homestead)</u> The heritage assessment notes the farm shed, identified as dating to the mid-20th century, is heavily altered and does not contribute to the heritage value of the homestead. While the submission included a newspaper clipping from 1903 which mentions a barn, this evidence is insufficient to determine the ‘barn’ refers to the same farm shed in question. A review of similar places proposed for the Heritage Overlay as part of a forthcoming heritage amendment looked at similar homesteads in Greater Geelong where an associated outbuilding contributed to the heritage value of the place. It identified that, where outbuildings associated with equivalent homesteads are determined to contribute to the overall heritage of the place, generally these examples are highly intact and can be confidently dated in relation to the main buildings as relevant. The current curtilage represents a balance between infrastructure delivery pressures in the growth area and protection of Avonlea Homestead’s heritage value. The contribution of a single tree to heritage value of the site is negligible. The exclusion of the tree, which was not deemed significant, from the current HO extent is appropriate.</p>
<p>6 Corangamite CMA Requested changes: Amend IWM objective to suggested wording. Amend ‘best practice stormwater management’ for this PSP area to explicitly consider the higher infiltration and harvesting targets of ‘priority areas’ as defined in EPA Publication 1739.1.</p>	<p>Wording changes actioned as relevant.</p>
<p>7 Different City Pty Ltd acts on behalf of Yih-Sheng Investments Pty Ltd Requested changes: Reduce conservation area in subject property consistent with EPBC approval extent. Allow crossovers on west of CCC section along Evans Road.</p>	<p><u>Affordable Housing</u> The request to change drafting of affordable housing provisions in the PSP & UGZ is noted. Council has worked on reviewing the drafting of these provisions in the wake of the April 2025 SAC hearing and subsequent reports to ensure the voluntary nature of the contribution is clear to all parties. During the desktop review of affordable housing provisions, it was determined to generally align with the VPA’s drafting approach. This is reflected in the text in the consultation draft, which was based on the most up-to-date VPA versions of affordable housing drafting. Subsequent VPA drafting for affordable housing provisions has since been made available, and it is proposed to adopt the VPA updated drafting for the UGZ, and to generally adopt with place-specific variations, the VPA updated drafting for the PSP</p>

<p>Changes to affordable housing drafting.</p>	<p><u>Cowies Creek Conservation Buffer</u> The reduction of the conservation buffer in Creamery Road PSP is not supported. A 100m buffer conservation area to Cowies Creek should be maintained in the PSP. <u>Implementation of the CCC and Evans Road</u> Noted. The use of land north of Cowies Creek for non-conservation uses is not supported.</p>
<p>8 Growland Requested changes: Adopt guiding principles for future NWGGA precinct structure plans. Remove zero carbon objective See also Submission 19 – Lovely Banks Development Group & Growland c/o Tract Consultants.</p>	<p>The City notes the submitter’s suggested principles. The adoption of these is beyond the scope of the draft amendment. <u>Zero carbon</u> Zero carbon objectives included within the Creamery Road PSP are aligned with state policy. The Zero Carbon Operational Energy Plan (ZCOEP), Circular Economy Written Statement and the Residential ESD Design Guidelines are not intended to be onerous, complex deliverables. These documents can be completed in house by the developer and do not need to be prepared by a consultant. Council has prepared a series of guidelines and templates to support developers and applicants in addressing the ESD provisions. Council has engaged with Powercor during the preparation of the Creamery Road PSP. Powercor have not expressed any concern with the PSP’s zero carbon objectives and any possible impact of solar photovoltaic (PV) on the supply and stability of power to the precinct</p>
<p>9 HB Land (HBL VIC PTY LTD) Requested changes: Refine amenity area to ‘walkable catchment’ of the CCC Reduce size of community hub Amend staging provisions to allow temporary works/ infrastructure Amend drafting to clearly avoid acoustic walls Other changes as per Submitter 15</p>	<p><u>Amenity Area</u> The amenity area indicates locations where increased densities may be appropriate across the precinct. Extent of the amenity area designation is informed by Target 1 of the <i>Precinct Structure Planning Guidelines: New Communities in Victoria</i> (Victorian Planning Authority, 2021) and consistent with the approach at VPA prepared PSPs. This was applied in direct response to Recommendation 8b of the Committee’s Volume 1 report to “provide greater flexibility in relation to the provision of housing densities, including the locations where increased densities are encouraged”. Note: the amenity area guides density, not built form, which is informed instead by underlying applied zone relevant to particular site. <u>Creamery Road Early Years and Community Hub (CF_01)</u> The further reduction of the Creamery Road Early Years and Community Hub (CF_01) to 0.8-hectares would undermine the consolidation of community facilities approach and erode the functional performance of the sole community hub serving the precinct. CF_01 represents the consolidation of two recommended facilities:</p> <ol style="list-style-type: none"> 1. the Early Years Centre, and 2. the Community Hub, which was originally proposed east of the NAC. <p>This consolidation was done in response to early feedback on land take and other constraints. It underpins the justification for both the classification of CF_01 as a Level 2 facility and its land area. Nevertheless, in response to submissions made to the Standing Advisory Committee’s Initial Review Hearing in April 2025, the City agreed to reduce the site from 1.3-hectares to 1-hectare. This represents a significant downsizing that has already tested assumptions relating to building efficiency, outdoor space provision and future adaptability. Any further reduction of the site area would materially constrain outdoor play areas for early years services, separation and functionality of community uses, flexibility for shared and multipurpose spaces, and the ability to adapt the facility over time.</p>

It should also be noted that with the further work, the forecast population has increased since initial estimates to approximately 11,760 people. The Lara West PSP, with a similar forecast population of approximately 11,000 people, provides two Level 2 community facilities with land areas above 1-hectare (1.25- and 1.2-hectares respectively).

The examples of community centres provided in the submission were helpful in understanding the submitter's position. However, review of these examples has determined that they are not comparable with the intended function, scale, or service delivery model CF_01 for the following reasons:

- a specialist, city scale cultural facility which does not provide early years, maternal and child health, or neighbourhood level community services (such as the Geelong Arts & Cultural Precinct) is a different facility type and has a different role to a districts scale, community based hub intended to serve daily local needs.
- the examples provide different levels of service provisions. For example, the Cranbourne West site does not include kindergarten or maternal and child health services, while the Point Cook kindergarten component is significantly smaller (2 rooms, rather than the 6 proposed at CF_01).
- CF_01 has been deliberately planned as a consolidated hub, replacing what would otherwise be multiple separate community facilities. The cited examples function as single purpose or limited scope facilities, and therefore do not require the same land take, functional separation or flexibility.
- The facilities cited align more closely with Level 1 (local/neighbourhood) facilities, serving smaller catchments and a narrower service scope. Meanwhile, CF_01 is intended to function as a Level 2 (district scale) facility, serving a larger catchment and a broader range of services.

Staging

While the reliance on interim infrastructure is to be avoided, the PSP drafting has been updated to increase flexibility on this matter. See “**Council Day 0 version – Creamery Road Precinct Structure Plan**”

Acoustic mitigation measures

The PSP drafting has been updated to increase flexibility on this matter and to clarify that acoustic walls are not a desired outcome. See “**Council Day 0 version – Creamery Road Precinct Structure Plan**”

10 Resident

Requested changes:

Remove amenity area and residential zoning from Property 24 (and adjacent/similar properties along Avonlea Road). Opposes Submitter 15's alternate AOS location.

Residential Zoning Designation in the Creamery Road PSP

The City has a strategic directive to prepare and implement precinct structure plans (PSP) for the precincts in the Northern and Western Geelong Growth Areas. The land is currently zoned to Urban Growth Zone. The preparation of a PSP and Schedule to the UGZ are required to facilitate development in the precinct. It is not appropriate to exclude a single property from the PSP. However, the UGZ also serves to provide for the continued non-urban use of the land until urban development in accordance with a precinct structure plan occurs. The General Residential Zone (GRZ) is an appropriate applied zone for Property 24. The purpose of this zone is to encourage development that is responsive to the neighbourhood character of the area, and to encourage a diversity of housing types in locations offering good access to services and transport.

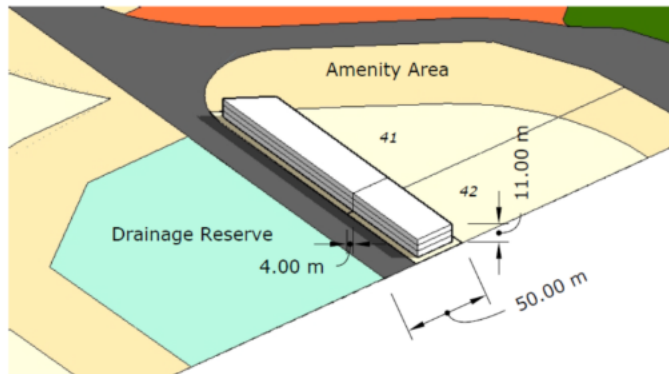
11 Resident

Requested changes:

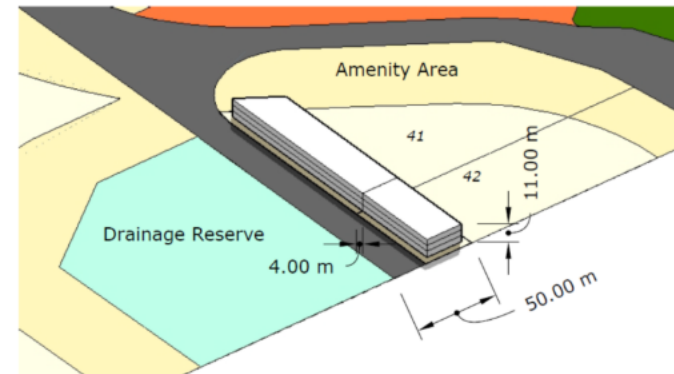
Add amenity area designation to the southern edge of the subject property

The amenity area was initially not included on the south of Properties 41 and 42 due to concerns that buildings may overshadow drainage asset WLRB_06 and impact its functionality. In response to the submission, built form testing was conducted on the subject sites and determined that overshadowing from any residential buildings within the amenity area and zoned General Residential Zone as is proposed on that site would not impact the drainage asset.

Development on Lots 41 and 42 at 3 storeys

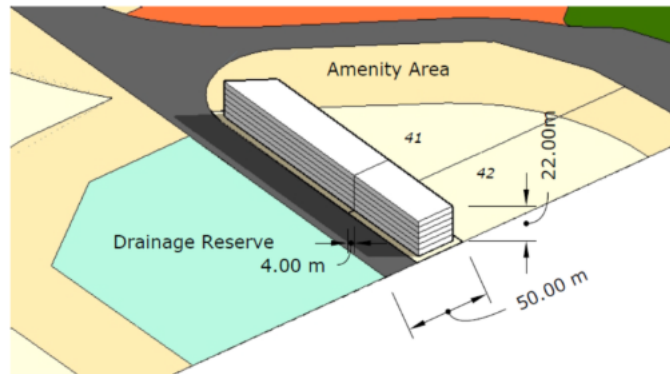


Shadows on Spring Equinox - 10 am

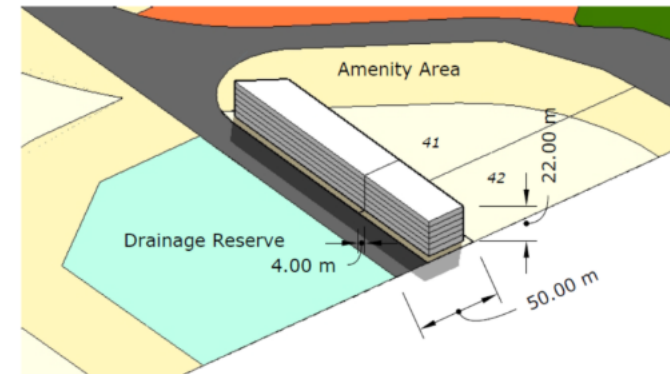


Shadows on Spring Equinox - 2 pm

Development on Lots 41 and 42 at 6 storeys



Shadows on Spring Equinox - 10 am



Shadows on Spring Equinox - 2 pm

12 Macedonian Orthodox Community of Geelong Victoria Inc

Submission is noted. Future consultation with landowners will take place as part of the preparations of the Batesford North PSP.

Requested changes:

No changes requested to exhibited material.

13 Maddocks of behalf of Bisnella

Requested changes:

Adjust extent of the Cowies Creek buffer
Include all of Property 18 in 'Short-term' staging designation
Drafting changes (UGZ)
Inconsistencies regarding patch of EVC132 Plains Grassland
Detail drainage matters on subject land
ESD
Development feasibility

Cowies Creek buffer

It is understood the party also made a submission on this matter to the Geelong Growth Areas Strategic Assessment, which is currently under consideration, and has participated in talks with Council officers regarding the resolution of the conservation buffer on the subject property. Changes that have been agreed to date are incorporated in the “**Council Day 0 version – Future Place Based Plan**”. Any further changes stemming from the Strategic Assessment relevant to the land will be mirrored in the draft Amendment documentation at the relevant stage.

Associated changes to maps and drafting will also be made.

Staging

Noted. The staging map will be updated in response to this submission and others.

Drafting changes

The request to clarify where the requirement for an acoustic report applies is noted. Drafting updates on this matter are proposed in the “**Council Day 0 version – Creamery Road Precinct Structure Plan**” and “**Council Day 0 version – Schedule 8 to Clause 37.07 (Urban Growth Zone)**”. Further wording changes are also under consideration.

The requested changes to the UGZ drafting are noted. Changes to the drafting provisions for geotechnical assessments have been actioned. See “**Council Day 0 version – Schedule 8 to Clause 37.07 (Urban Growth Zone)**”. Changes to conditions on land management plan for conservation area and security of conservation land and decision making guidelines remain under review and will be addressed in the Council Day 1 version of the UGZ schedule.

EVC132 Plains Grassland

Conclusion of Mr Trengrove, detailed at paragraph 20 of the submission, is noted. The inconsistency regarding the patch of EVC132 Plains Grassland on Property 14 across the documentation will be reconciled as part of the NVPP review. Any relevant plans in the PSP will be updated accordingly.

Drainage matters

The drainage work undertaken in response to the 2025 Committee recommendations focused on changes to parts of the system where offline assets were redesigned to online assets, and associated infrastructure changes (i.e. to the waterways). In response to other submitters, the design, location, and function of WLRB_07 is being reviewed.

See response to **Submitter 4**.

Development feasibility

The City has undertaken significant work to reduce the per hectare development infrastructure levy.

Affordable housing contributions are voluntary and therefore cannot be assumed to threaten development viability.

During the further work stage, Council reviewed non-standard provisions identified in the Committee process and made significant changes to ESD, smart city, and other ‘non-standard’ provisions to improve flexibility and reduce resourcing impact on the applicant. This included the redrafting or deletion of a number of provisions, details of which were provided in the CRPSP Provision Drafting Changes Summary (City of Greater Geelong, November 2025) which was a supporting document to the draft

amendment. Some further drafting changes are also being considered. See “Council Day 0 version – Creamery Road Precinct Structure Plan”.

ESD

Council has made a significant effort to consider feasibility when drafting the ESD provisions, and as part of the further work in the wake of the Committee reports, updated several provisions from requirement to guideline to allow flexibility. The ESD provisions included in the consultation draft are not considered ‘non-standard’ as similar wording has been included within the Marshall and Ballarat North PSP. Council is not aware of any evidence of ESD provisions causing a delay in housing delivery. Furthermore, there is growing recognition that ‘housing affordability’ should not simply focus on upfront construction costs and that ongoing operational costs such as energy, water and mobility directly impact on affordability. ESD measures provide a financial benefit to the building’s occupant, for example:

- a. Solar photovoltaic (PV) system: has a strong financial benefit with a return on investment generally less than five years, while also contributing towards the minimum 7-star National House Energy Rating Scheme (NatHERS) rating as required in the National Construction Code (NCC).
- b. Electric Vehicle (EV) charging capacity: avoids a more costly retrofit and removes barriers for residents who wish to transition to an EV in the future.
- c. Lighter coloured roofs: capital cost impact of lighter coloured material is considered cost neutral. Reduced urban heat resulting in more thermally comfortable environments for occupants and pedestrians.

See also response to Submitter 8.

14 McCann Family

Requested changes:

Include north and south road approaches in scope of project DI_BR_01

Increase apportionment of DI_BR_01 from 7.8% to 12%

Remove zero carbon objective

Apportionment of BR_01

It is agreed that the apportionment of DI_BR_01 to reflect the below (indexed to FY2025 values) as per NWGGA Bridge Review (Stantec, 2024), which is equivalent to 11.96%. The updated CRDCP apportionment of DI_BR_01 is reflected in the below (indexed to FY2025 values):

Total project cost	External apportionment	Cost to MCA	NDA*	Levy amount	Impact
\$27,066,269.00	88.04%	\$3,237,125.77	210.22	\$15,398.75	+ \$5,356.09 per NDHa

Inclusion of north and south road approaches to BR_01

The exhibited documentation identifies the strategic need and general location for the Moorabool River crossing as a functional layout plan rather than a detailed design. The McCann Family submission proposes alternative alignments and cost assumptions for the road approaches to DI_BR_01 based on concept work undertaken by Loetis Engineers.

From a transport planning perspective:

- The work presented by Loetis demonstrates that alternative alignments may exist that could influence earthworks quantities and associated costs. However, this work has been prepared at a high-level concept stage and has not been tested through Council’s transport planning, engineering review processes or had the costing scrutinised.
-

At this stage, the Stantec concept design remains an appropriate strategic-level reference design to support planning scheme documentation and DCP infrastructure identification.

Zero carbon

See also response to **Submitter 8**.

15 Mesh on behalf of Villawood Properties

Requested changes:

Alternate place based plan, including:

- Relocate SR_02 to five properties on Avonlea Road, north of the existing Myers Reserve
- Reduce size of community hub

Alternate Development Contributions Plan Changes to HO2027 (Coolongatta Homestead):

- reduce curtilage of HO2027.
- remove Criteria C from the Statement of Significance. Drafting (multiple)

Alternate cross-sections Drafting changes (multiple)

Alternate FUS

Open space

Council's position on the appropriate location for active open space remains as per that exhibited with the draft amendment.

Neighbourhood Activity Centre (NAC)

While the proposed alternate location, and orientation to a road other than the CCB, is not supported, it is acknowledged there may be multiple viable NAC layouts which can achieve the principles at T23 and T24 of the PSP.

Small changes to key local roads

See "**Council Day 0 Version – Future Place Based Plan**"

Alternate Development Contributions Plan

The submitter proposes the below changes in their alternate DCP.

Submitter proposed	CoGG Comment
<p>Community Facilities Reduces the delivery cost and land allocation for the Community Hub (DI_CF_01).</p>	Reduction of CF_01 not supported. See response to Submitter 9 .
<p>Intersection Costings Costings for intersection projects reduced to align with Creo Civil Consultants July 2025 costings.</p>	Council has engaged an expert as part of the Committee hearing process to conduct an independent assessment on the transport infrastructure costs. Concern remain that costs proposed by the submitter are too low based on internal benchmarking and pose a significant risk to delivery.
<p>Bridge Over Moorabool River Bridge project BR_01 is removed on the basis it is unlikely to be delivered within the lifespan of the DCP.</p>	Other submitters also object to inclusion or request changes on the matter or BR_01. See also Submissions 14 and 20 .
<p>Active Open Space DI_OS_02 AOS relocated from Property 12 to Properties 24-28 (Avonlea Road north of Myers Reserve).</p>	CoGG position remains this approach is unsupported. Re land values: 0.5 ha less land in VW version, but property values around \$2.35m, vs Property 2 \$1.64m increasing DIL by \$23.6k, not including the costs surrounding using PAO's.
<p>Drainage Land Projects Various 'land' projects are added to the DCP for drainage assets that are located on currently unencumbered land.</p>	Land for waterways was removed as per SAC.
<p>Shared Paths Two additional shared path projects are added to the DCP along the drainage corridor.</p>	Review conducted of DCP inclusions determined that only necessary shared paths that are separated from the road network or not part of local infrastructure e.g., paths in Active Open Space/sports reserves, conservation areas, drainage reserves or connections external to precincts should be funded through the DCP.

<p>Culvert Projects Two additional culvert projects are added to the DCP.</p>	<p>Review conducted of DCP inclusions determined that only included when providing key connections for the cycling/pedestrian network and when located on the arterial road network or as part of the core CCC network (as in the case of Evans Rd/Cowies Creek culvert (DI_RD_01))</p>
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Note: the submitter also proposed construction and Land projects for DI_IN_05 removed from the DCP, however as per the Minister's Letter of Referral, this is beyond the scope of the Committee's considerations.

Heritage Overlay (Coolangatta Homestead)

The reduction of the curtilage of the Heritage Overlay 2027 is generally supported in principle, with detail of the southern boundary subject to further internal review.

The removal of the statement on HERCON Criteria C regarding the archaeological potential of an aspect of the site can be supported and actioned.

Creamery Road Early Years and Community Hub (CF_01)

See response to **Submitter 9**.

Connector road cross-sections

Council does not support the provision of bidirectional bicycle lanes outside the CCB/CCC. The City believe it is more unsafe to have bikes riding against reversing cars and have concerns that a reduction in safety would impact on the behaviour change required to meet sustainable transport mode shift targets and that a unidirectional path is better aligned to encourage active travel. Unidirectional paths is considered safer than bidirectional, because they:

- reduce conflict points
- align with driver expectations
- simplify intersection design

Note: the difference with the CCB cross-section, in which the City does support a bidirectional bicycle lane, is that there are no conflict points e.g. driveways, because the CCB cross-section does not support crossovers on the western side of the carriageway.

Rationale for Council's Preferred Connector Road Cross Section

- **Reduced Conflict and Crossover Risk:** One-way separated bike lanes align the direction of travel for bike riders with motor vehicles, reducing confusion and limiting potential conflict points. This is particularly important on Connector Roads, where property access and crossovers are unavoidable.
- **Improved Intersection Safety:** One-way protected lanes improve sightlines and reduce turning conflicts at intersections and driveways, addressing key crash risk factors identified in national and international research.
- **Enhanced User Safety and Comfort:** Physical separation, through kerbs, buffers, or other treatments, provides protection from motor vehicles, reduces rider stress, and supports uptake by a broader range of users.
- Stantec report is more supportive of Council's design

Supporting references

- AusRoads guidelines ‘A Safe System approach ideally removes conflicts between motor vehicles and vulnerable road users, such as cyclists and pedestrians.’ *The City’s position is that Villawood alternative connector road cross section increases the conflict points.* Guide to Road Design Part 6A: Paths for Walking and Cycling
- Safe System approach states that unidirectional is the preferred approach, highlights that bi-directional requires significant reductions in the number of conflict points – driveways. <https://safesystemsolutions.com.au/wp-content/uploads/2024/01/SSS-Fact-Sheet-Separated-Cycling-Paths.pdf>
- Globally, this approach is supported by North America’s current approach, [NACTO- Unidirectional bike lanes are the preferred design in most situations and should be considered before bidirectional bike lanes. They are more intuitive for everyone using the street, including people biking, walking, and driving. Bidirectional bike lanes can be helpful in some situations. Where there are significantly fewer intersections and driveways on one side of the street, a bidirectional bike lane may be safer and more comfortable.](#)

Drafting changes (multiple)

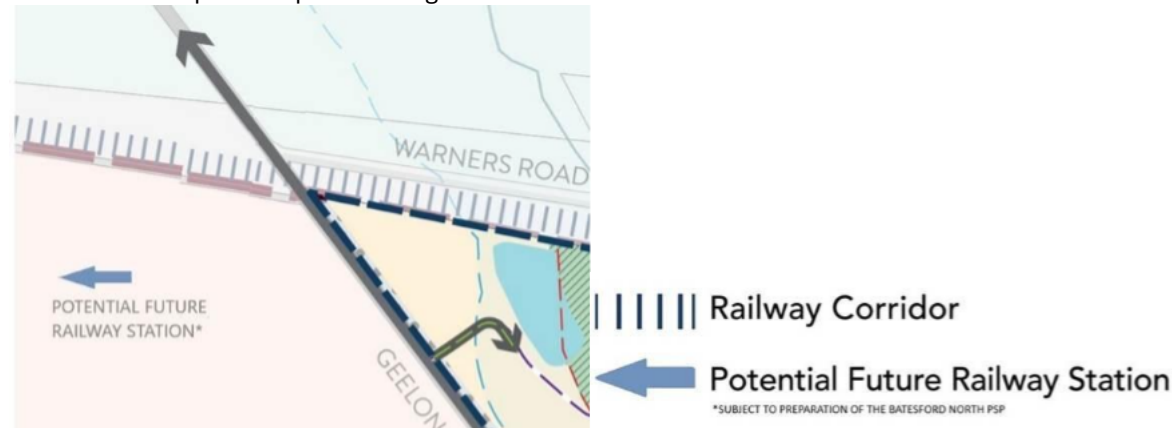
See response to **Submitter 9** re changes to acoustic and staging provisions. See also “**Council Day 0 version – Creamery Road Precinct Structure Plan**”

16 Interested party
Requested changes:
 None

Support noted.

17 Interested party
Requested changes:
 Amend notation of future railway station on relevant PSP maps.

The City has resolved this submission. Notation of the proposed future railway station along the railway line will be updated on all relevant PSP plans as per the image below.



The City supports the change to notation of the proposed future railway station in all relevant Creamery Road PSP documentation.

<p>18 Spiire on behalf of SIG Group</p> <p>Requested changes: Removal of left-in, left-outs onto Midland Hwy Remove southern LCC Drafting</p>	<p><u>Removal of left-in, left-outs onto Midland Hwy</u> Not supported – these roads contribute to the functioning of the road network.</p> <p><u>Remove southern LCC</u> Noted. Removal not supported. Could be delivered on northern side of Creamery Road, outside submitters landholdings.</p> <p><u>Drafting</u> Multiple drafting updates addressed. See response to Submitter 9 re changes to acoustic and staging provisions. See also “Council Day 0 version – Creamery Road Precinct Structure Plan”</p>
<hr/>	
<p>19 Tract Consultants on behalf of Lovely Banks Development Group & Growland</p> <p>Requested changes: Remove state infrastructure items from DCP. Increase dwelling yield. Remove Evans Road information from exhibited material. Changes to Active Open Space, CCC cross section, and PSP drafting as per Submitter 15. Commitment from Council to commission independent Development Feasibility Assessments at the early stages of the PSP and DCP preparation for future NWGGA precincts.</p>	<p><u>Development feasibility</u> The City has undertaken significant work to reduce the per hectare development infrastructure levy. The levy associated with the EPBC Act is acknowledged as an impact, but is beyond the scope of the PSP to consider. Affordable housing contributions are voluntary and therefore cannot be assumed to threaten development viability. During the further work stage, Council reviewed non-standard provisions identified in the Committee process and made significant changes to ESD, smart city, and other ‘non-standard’ provisions to improve flexibility and reduce resourcing impact on the applicant. This included the redrafting or deletion of a number of provisions, details of which were provided in the CRPSP Provision Drafting Changes Summary (City of Greater Geelong, November 2025) which was a supporting document to the draft amendment. Some further drafting changes are also being considered. See response to Submitter 8. See also response to Submitter 13 and “Council Day 0 version – Creamery Road Precinct Structure Plan”.</p> <p><u>Inclusion of State infrastructure items in the DCP</u> See response to Submitter 7.</p> <p><u>Dwelling yield</u> Dwelling yields in the PSPs are minimums to manage flexibility. However, higher yields and a variety of housing typologies are strongly encouraged.</p> <p><u>Maximise NDA</u> The further work streamlined the land takes for drainage, transport, and open space infrastructure. Community infrastructure land take was reduced during the April 2025 Committee process. This resulted in a total addition of almost 15-hectares to the NDA. Further reductions in land take will be difficult to achieve without compromising the delivery and quality of the relevant assets. However, the City remains open to considering increases to NDA where responses to various submissions may facilitate increased developable land availability without compromising infrastructure outcomes. See response to Submitters 5, 7, 13, and 21.</p> <p><u>Evans Road</u> Removal of references on to Evans Road in T15 Precinct Infrastructure of the PSP not supported. Although the items are no longer in the Creamery Road DCP, they need to be identified as part of the growth area infrastructure.</p>

20 Tract Consultants on behalf of Adbri Limited
Requested changes:

Clarify BR_01 matters

Respond to *Creamery Road PSP - Transport Infrastructure Review & Batesford South PSP Impacts (Eukai, 2026)*

Confirm IN_06 apportionment

Response to *Creamery Road PSP - Transport Infrastructure Review & Batesford South PSP Impacts (Eukai, 2026)*

As requested, the City provides the below responses to matters raised in the Eukai review and summarised at Paragraph 31 of the submission:

a. *How many Moorabool River bridges are ultimately proposed within the Batesford South PSP?*

Strategic Transport notes that more recent network testing undertaken by Stantec indicated that a single crossing west of the quarry (DI_BR_01) could support the strategic network in the 2051 timeline. This single bridge on the western side of the quarry will be a part of the CCC network.

b. *If only one bridge is now intended, can Council confirm that no future funding obligation will arise for a second bridge crossing?*

Long-term minor network planning across the WGGGA remains subject to refinement as additional PSPs progress and traffic modelling is updated, with the delivery of any additional infrastructure to not be funded by the CRPSP DCP. Apportionment of global items to future precincts will be analysed appropriately in due course and in line with respective precinct planning and DCP development. This includes any consideration of future technical reports/subject matter expertise that may supersede or support existing documents and advice.

c. *If two bridges remain planned, what is the intended funding mechanism for the second bridge, and which PSPs or agencies will contribute?*

N/a

d. *What modelling evidence supports the 7.8% apportionment for BR-01 under the current exhibited network configuration?*

Appropriate apportionment for BR_01 should be in accordance with the NWGGA Bridges Review (Stantec, 2024), which models the volumes without the second/eastern bridge considered in earlier versions. The apportionment of BR_01 to the CRDCP is proposed at 12%.

e. *Why has earlier modelling assuming two bridges been relied upon where the exhibited PSP identifies only one?*

This was in error – the correct reference document is the NWGGA Bridges Review (Stantec, 2024). Council considers the existing modelling sufficient for the purposes of identifying strategic infrastructure and preliminary cost apportionment at this stage of PSP preparation. Noting that the road configuration is generally in accordance with what was originally modelled and that no major land use changes or population increased has occurred.

Further VITM modelling will occur as part of future precinct planning with NWGGA, including Batesford South and North.

f. *Can Council clearly confirm the final alignment and functional role of the CCC beyond the Creamery Road PSP and its interface with Batesford South?*

See “**Council Day 0 Version – Western Geelong Growth Area Plan**”

Apportion IN_06 fully to Creamery Road Precinct

100% of the construction cost of project DI_IN_06 (CCB/Midland Hwy intersection), now a three-leg intersection with signals, is to be apportioned to the Creamery Road DCP, as per the public consultation draft of that document. *Table 15. Precinct Infrastructure* of the Creamery Road PSP contains reference to the earlier, four-legged intersection version in error, which apportioned 50% of the intersection to Creamery Road Precinct and the other 50% to the Batesford South Precinct.

Maximise NDA

See response to **Submitter 19**.

Matters beyond scope of draft Amendment C450ggee

The below matters raised by Submitter 20 are noted but remain beyond the scope of the draft amendment in question.

- Preparation of development feasibility assessments for future NWGGA precinct DCPs.
- Impacts of development feasibility of including state infrastructure items in the DCP.
- Resolution and adoption of a global strategic document such as the GGATIS.

21 Transect Planning on behalf of the owners of 65-75 Bluestone Bridge Road

Requested changes:

Reconsider the exhibited configuration of WLRB_07.
Allow additional time to allow parties to engage technical expertise and present an alternative solution for consideration prior to the Advisory Committee hearings.

Drainage asset WLRB_07

The design and sizing of the asset can be revisited. The City has engaged drainage expert Warwick Bishop at Water Technology to work with other submitters' drainage experts to resolve this matter.

22 Transport for Victoria

Requested changes:

Amend design elements of IN_01, IN_03, IN_04, IN_05 and IN_06.
Other design elements

Council has been working with Transport for Victoria and has resolved a number of elements of the submission, including adopting the submitters proposed drafting changes to the UGZ schedule. See "**Council Day 0 version – Schedule 8 to Clause 37.07 (Urban Growth Zone)**". The below comments are provided on outstanding matters.

Intersection design elements

In principle, recommendations to amend design elements where it will create efficiencies or increased safety outcomes are supported. Detail of these changes is pending. The submitters concerns about the underlying "do-differnt" modelling are noted, however Council is comfortable that the relevant modelling provides adequate information to underpin the proposed designs.

Emergency hub

It is agreed that the detail of the proposed emergency hub notated on the west side of Geelong-Ballan Road in the Creamery Road Future Urban Structure Plan can be resolved in the preparation of the Batesford North PSP.

23 Resident

Requested changes:

None (note: do not support Sub 15 AOS proposal)

Support noted.

<p>24 Interested party</p> <p>Requested changes: None (note: do not support Sub 15 AOS proposal)</p>	<p>Support noted.</p>
<p>25 Resident</p> <p>Requested changes: Reduce local park CP_05 to 0.5-hectares.</p>	<p>Reduction of local park to 0.5-hectares is accepted, noting that an overall contribution of 8.64% across the precinct is still expected.</p>
<p>26 DEECA</p> <p>Requested changes: Amend PSP Guideline 57 Make updates to the NVPP, including:</p> <ul style="list-style-type: none"> • Update mapping for biodiversity assets where relevant. • Clarify wording and/or add to ensure consistency with best practice NVPP drafting. • Include an expiry date to ensure it reflects contemporary ecological conditions, policy settings and regulatory requirements. <p>Other minor edits.</p>	<p><u>Updates to NVPP</u> Comments are noted and will be incorporated into the NVPP where relevant, including addition of expiry date.</p> <p><u>Updates to PSP</u> Change to Guideline 57 not supported.</p>
<p>27 CFA</p> <p>Requested changes: Update UGZ Schedule 8 to address additional bushfire management matters.</p>	<p>Actioned in the updated UGZ drafting. See “Council Day 0 version – Schedule 8 to Clause 37.07 (Urban Growth Zone)”.</p>

28 EPA

Requested changes:

Update Section 3 (prohibited uses) in UGZ8 sub-clause 2.3 (Specific provisions – use of land) to:

- Ensure all sensitive use designations under [EPA Publication 1949 – Separation distance guidelines](#) are accurately reflected.
- Remove EPA as a decision-making body in the conditions.

Update acoustic drafting provisions in the UGZ schedule

Quarry Buffer

Section 3 (Prohibited uses) in UGZ8 sub-clause 2.3 (Specific provisions – use of land) was reviewed in the context of sensitive uses outlined in Table 7 (Land use definitions), Appendix D, of EPA Publication 1949. This review identified some open space uses were not sufficiently captured in the public consultation draft of UGZ8. Updates are proposed as per the below:

Section 3 – Prohibited

Use	Condition
Accommodation Education Centre Informal outdoor recreation —Minor sports and recreation facility Medical centre Hospital	Prohibited within the Quarry Buffer in the incorporated Creamery Road Precinct Structure Plan whilst the Batesford Quarry Facility continues to operate at 380-530 Ballarat Road, Batesford. Note: The Quarry Buffer may be reduced or deleted if the facility ceases operation or changes its operations and an amenity assessment report is prepared to the satisfaction of the responsible authority and Environment Protection Authority . If the facility ceases or changes its operations and the Quarry Buffer is reduced or deleted then the permit requirements of the applied zone apply to land which is no longer required to act as a buffer.
Any use listed in Section 3 in the Table of uses of the applicable applied zone.	

Note: while EPA Publication 1949 lists a number of sensitive land uses, these are all captured within the definitions of the proposed drafting, in accordance with Clauses 73.03 and 73.04 of the Greater Geelong Planning Scheme.

See “**Council Day 0 version – Schedule 8 to Clause 37.07 (Urban Growth Zone)**”.

Acoustic drafting

UGZ drafting has been updated to incorporate EPA recommendations. See “**Council Day 0 version – Schedule 8 to Clause 37.07 (Urban Growth Zone)**”.