

CONSIDERATION OF SUBMISSIONS REPORT

DRAFT AMENDMENT C450GGEE: CREAMERY ROAD PRECINCT STRUCTURE PLAN

To: Tim Webb – Coordinator Strategic Implementation
From: Rachel Carr – Senior Strategic Planner
Subject: Resolution to consider submissions to a draft Ministerial amendment
File number: C-450

Purpose

1. This report considers submissions to Draft Amendment C450ggee (Draft Amendment) and recommends that the submissions be referred to the Northern and Western Geelong Growth Areas (NWGGA) Standing Advisory Committee in accordance with clause 17 of the NWGGA Standing Advisory Committee Terms of Reference.

Summary

2. On 27 August 2024 Council resolved to prepare and exhibit Draft Amendment C450ggee. The Draft Amendment has been prepared by the City of Greater Geelong on behalf of the Minister for Planning, planning authority for the Draft Amendment.
3. The Draft Amendment seeks to facilitate the development of approximately 4,200 dwellings by incorporating the *Creamery Road Precinct Structure Plan* (City of Greater Geelong, November 2025). The Draft Amendment applies the Urban Growth Zone Schedule 8 (UGZ8) and makes ordinance and mapping changes to support implementation of the Creamery Road PSP.
4. The Draft Amendment also applies the Development Contributions Plan Overlay Schedule 11 (DCPO11) and the Parking Overlay Schedule 2 (PO2) to land within the precinct; applies the Heritage Overlay to two properties; applies an Environmental Audit Overlay (EAO) to potentially contaminated land; and incorporates the Creamery Road Development Contributions Plan (November 2025) and Creamery Road Native Vegetation Precinct Plan (June 2024).
5. The Draft Amendment proposes measures to ensure that urban development within the Northern and Western Geelong Growth Areas is undertaken in a manner consistent with the NWGGA Environment Protection and Biodiversity Conservation Plan (EPBC Plan) and supporting documents.
6. The location of the Draft Amendment is shown in **Appendix 1**.
7. In January 2025, in accordance with the NWGGA Standing Advisory Committee Terms of Reference, the Minister for Planning appointed a Standing Advisory Committee under s 151 of the *Planning and Environment Act 1987* (the Act) to conduct an initial review of the Draft Amendment to ensure a more balanced and deliverable development outcome.
8. Following consultation with landowners, agencies, and other relevant stakeholders, the Committee released the *NWGGA Standing Advisory Committee Referral 1 Report – Volumes 1 & 2 (Creamery Road Precinct Structure Plan and Development Contributions)*.

9. The Committee's findings and recommendations guided the further technical work completed in the preparation of the exhibited Draft Amendment material, including consequential changes to the land use, infrastructure provision, and drafting of the exhibited Creamery Road Precinct Structure Plan (Creamery Road PSP) and Development Contributions Plan (Creamery Road DCP).
10. Public exhibition took place from 17 December 2025 to 9 February 2026.

Key Matters

11. A total of 27 submissions were received – 25 during the submission period and a further 2 agency submissions accepted after the conclusion of the submission period. 22 of these submissions requested changes, of which 1 has been resolved.
12. Overall, six core themes emerged from the submissions:
 - Theme 1 – Efficiency or location of designated land uses in the exhibited Future Place-based Plan.**
 - Theme 2 – Transport network.**
 - Theme 3 – Review of the biodiversity related provisions in the Draft Amendment.**
 - Theme 4 – Transport Costing & DCP.**
 - Theme 5 – Configuration, location and design of drainage asset WLRB_07.**
 - Theme 6 – Changes to drafting to ensure flexibility and implementability.**
13. See the **Discussion** section below for more detail of the themes.
14. Council officers have reviewed the submissions. A summary and initial comment on each submission is provided in Appendix 2.
15. Where matters remain unresolved, Council officers request that the referral of specific outstanding matters to the Department of Transport and Planning, acting under delegation for the Minister for Planning as the planning authority in the further consideration of submissions, refer 24 of the 27 submissions to draft planning scheme amendment C450ggee (Creamery Road Precinct Structure Plan) to the NWGGA Standing Advisory Committee.
16. In particular, the Committee's advice is sought on the following matters:
 - **Whether the quantum & distribution of open space throughout the precinct as exhibited is appropriate to serve the future population of the Creamery Road Precinct (approx. 11,700);**
 - **Whether the location and size of the NAC Precinct can be optimised;**
 - **Whether the Cowies Creek conservation area extent should be revised on a property by property basis, considering environmental constraints and regulatory processes;**
 - **Whether the transport costings in respect of projects intersection projects included in the Creamery Road DCP within the Draft Amendment are appropriate;**
 - **Whether the apportionment of Creamery Road DCP projects are appropriate;**
 - **Whether the intersection of the Midland Highway and Geelong Ballan Road (and associated projects) should be partially apportioned to the State;**
 - **Whether drainage basin WLRB_07 should be reconfigured/relocated; and**

- **Whether exhibited drafting:**
 - **is consistent with state planning policy**
 - **sufficiently mitigates risks identified in agency submissions**
 - **allows flexibility and discretion.**
- **Any other relevant matters raised in submissions.**

17. Council officers will continue to work with submitters in the lead up to the Committee hearing to resolve any further matters where possible.

Recommendation

That Council, having considered all submissions to Draft Amendment C450ggee to the Greater Geelong Planning Scheme, resolves to:

- 1) Request the Minister for Planning to provide a letter of referral to the Committee Lead Chair, seeking its advice on key matters and/or any other relevant matter in accordance with clause 20 of the NWGGA Standing Advisory Committee Terms of Reference;**
- 2) Request the Minister for Planning refer all unresolved submissions identified in this report to the Standing Advisory Committee; and**
- 3) Submit to the Standing Advisory Committee its response to the submissions generally as outlined in this report.**



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Approved as a resolution of Council by Council's delegate: T. Webb
Date: 16 February 2026

Draft Amendment C450ggee (Creamery Road PSP & DCP) Exhibition – Consideration of Submissions Report

Background

1. The City of Greater Geelong (**council**) has prepared the Creamery Road PSP for the Creamery Road Precinct (**Precinct**). A PSP is a land use and infrastructure plan which guides the development of an area over time. It provides certainty for community members by providing a long-term vision for how an area will develop in the future. The Creamery Road Precinct is included in the Northern and Western Geelong Growth Areas Framework Plan, City of Greater Geelong, August 2020 (the **NWGA Framework Plan**) which sets a strategy for long term greenfield development of Geelong.
2. The Creamery Road Precinct is the first precinct proposed to be developed as part of the Western Geelong Growth Area (**WGGA**). It is understood that, when developed, WGGA is anticipated to deliver approximately 22,000 new dwellings and house a population exceeding 60,000 persons. Creamery Road precinct is expected to accommodate approximately 4,200 dwellings housing around 11,770 residents.
3. The Precinct is located to the north-east corner of the WGGA. It is bounded by the Midland Highway/Ballarat Road to the south, the Princes Freeway/Geelong Ring Road to the east, Geelong-Ballan Road to the west and the Cowies Creek corridor and the Geelong-Ballarat rail line to the north. Cowies Creek runs from east to west along and just inside the northern boundary of the precinct.
4. The Precinct abuts the future Batesford North PSP to its immediate west (separated by Geelong- Ballan Road) and Batesford South PSP to its immediate south (separated by the Midland Highway/Ballarat Road). Land north of the railway corridor is utilised for rural living. East of the precinct and Geelong Ring Road is the established suburb of Bell Post Hill. The majority of the land contained within the precinct is currently within the boundaries of Bell Post Hill. Land south of the precinct is contained in the township of Batesford, the triangular corner of the precinct, located west of Evans Road is within the locality of Moorabool.
5. In accordance with Clause 11.03-2S (Growth Areas) of the Greater Geelong Planning Scheme, the Creamery Road PSP has been prepared in consideration of the PSP 2.0 Guidelines (VPA, 2021), which outlines a hierarchy of relevant considerations and delivery outcomes. These elements are grounded in state policy and strategy, or key future directions for greenfield precincts.
6. It should be noted that all parties have committed to an efficient process and timeline for the progression of Draft Amendment C450ggee.

Discussion

7. A total of 27 submissions were received – 25 during the submission period and a further 2 late agency submissions were also accepted. 22 of these submissions requested changes, of which 1 has been resolved.
8. Six supporting submissions were received. These submissions from landowners on the south side of Avonlea Road spoke in support of the City's proposed Northern Sports Reserve location and against the alternate Avonlea Road/Myers Reserve

location proposed by Submitter 15. Another supporting submission 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.” - Submitter 16.

9. 22 objections were received from agencies, developers, residents, and community groups. These submissions requested changes.
10. 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.
11. Resident landowner submissions requested a variety of minor changes to items on their properties, including infrastructure and application of amenity area. All 3 resident landowners of properties proposed to include WLRB07 requested a review of the configuration and location of the drainage asset.
12. Submissions from developers within the precinct generally acknowledged the changes in the exhibited material made in response to the Committee’s recommendations. Submitter 15, a landowner in the precinct, presented an alternate Future Urban Structure Plan and DCP for consideration. This alternate plan includes a number of consequential changes including: a larger NAC sited further to the west, between Geelong-Ballan Road and the Clever and Creative Boulevard (CCB); relocation of the active open space reserve from Property 12 to Properties 24, 25, 26, 27, and 28. Submitter 15’s alternative DCP proposes an indicative levy of \$721,240 per hectare and includes variation to scope of infrastructure included, as well as to costing of items.
13. 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.
14. The developer submissions also raised concerns around development feasibility with the current NDA and DCP. The City 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.
15. The six core themes raised during the submissions, and the key issues, are outlined in **Table 1** below.

Table 1. Core Themes – Draft C450ggee Submissions

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

- relocating the active open space reserve (SR_02);
- relocating the Neighbourhood Activity Centre (**NAC**) and amending the Local Convenience Centres (**LCCs**);
- refining the conservation area along Cowies Creek; and
- reducing the size of the community hub (CF_01).

Theme 2 - Transport network

- Minor changes to the connector street and local street network, and associated cross-sections

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

- Refining the extent of the Cowies Creek buffer on a property-by-property basis;
- Ensuring requirements and guidelines are sufficient to protect local, state, and federal environmental values; and
- Need to update Native Vegetation Precinct Plan and associated documents.

Theme 4 – Transport Costing & DCP

- Exclusion of state infrastructure items from the DCP;
- Rationalisation of the transport costings;
- Changing or removing the apportionment of BR_01 (and global transport items more generally) in the DCP; and
- General feasibility of the exhibited DCP levy.

Theme 5 – Drainage asset WLRB_07

- Configuration, location and design of drainage asset WLRB_07 which spans three properties on Avonlea Road.

Theme 6 - Changes to drafting to ensure flexibility and implementability

- 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);
- Ensuring logic and flexibility of development staging;
- Clarifying acoustic mitigation measures, including the avoidance of acoustic walls;
- Clarifying discretionary nature of affordable housing provisions;
- Minor changes to drafting of ESD provisions;
- Other associated changes to maps, provision and ordinance drafting.

Council's Preliminary Response to Submissions

16. Due to time constraints, a full response to all submissions is not yet available. The preliminary comments below are based on the initial review. The City will continue to work with submitters in the coming weeks to try to resolve matters ahead of the Committee hearing in April 2026.

THEME 1 - LAND USE

17. 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, the City 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).

18. 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, the City 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.
19. 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. While a reduction in overall contribution may not be supported, there may be opportunity to reduce CP_04 to 0.5 hectares if a suitable alternate location for the remaining 0.5 hectares can be identified and agreed.
20. 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.
21. 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. The City's preference remains for the CCB-adjacent location.
22. The position on the conservation area will be informed by the Strategic Assessment work conducted concurrently. See THEME 3 – BIODIVERSITY for further discussion.

THEME 2 – TRANSPORT NETWORK

23. 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. Any proposed changes to cross-sections require further review.

THEME 3 – BIODIVERSITY

24. 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.
25. 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.”*
26. Designation of land for conservation area in the Creamery Road PSP is a separate matter from identification of federal biodiversity offset areas under the federal *Environment Protection and Biodiversity Conservation Act 1999* (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:
 - The extent of conservation reserve along Cowies Creek being resolved or agreed with individual landowners.

- 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.

27. In regards to items raised in submissions to the Draft Amendment C450ggee:

- The City generally accepts Submitter 7's extent of proposed offset and buffer as per federal approval on the south and west side of the Creek. This is subject to accurate siting of a proposed wetland and detention basin. City has concerns with proposed residential development north of creek between Creek/GGF buffer, Evans Rd and the railway line.
- The City maintains concerns around 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.
- 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.
- The extent of conservation reserve on land owned by Submitter 15 is resolved with buffer generally maintained at 100m from Cowies Creek.

THEME 4 – DRAINAGE ASSET WLRB_07

28. All directly affected landowners have requested a review of the configuration and location of this drainage asset. The City 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 5 – COSTING & THE CREAMERY ROAD DCP

29. The City is committed to continuing to work with submitters to resolve transport costing matters in a manner that balances risk and feasibility.

THEME 6 – DRAFTING

30. All drafting changes are under consideration. The City is committed to working with submitters in the lead up to the hearing to resolve as many of these matters as possible.

Financial Implications

31. The *Creamery Road Development Contributions Plan* (November 2025) (**Creamery Road DCP**) has been prepared by the City and forms part of the Draft Amendment.
32. The Creamery Road DCP is proposed to become an Incorporated Document in the Greater Geelong Planning Scheme which would legally tie Council to the provisions of the plan. The Creamery Road DCP levies contributions to fund shared development infrastructure projects for drainage, road intersections, local park improvements and land, to a value of \$173.1m.
33. The infrastructure is required to support and provide services for the new Creamery Road PSP residents.
34. Contributions towards two Western Geelong Growth Area community facilities (McCanns Lane Cultural Hub (incl library and museum) and Northern Sports

Reserve Pavilion), will also apply in the form of a per dwelling community infrastructure levy capped at \$1,530 per dwelling for the 2025-26 financial year.

Stakeholder Consultation and Communication

35. The Draft Amendment was exhibited in accordance with clause 17 of the NWGGA Standing Advisory Committee Terms of Reference.
36. In accordance with clause 20 of the NWGGA Standing Advisory Committee Terms of Reference, the following hearing dates have been set for this Amendment:
 - Directions Hearing: in the week commencing 23 March 2026.
 - Standing Advisory Committee Hearing: in the week commencing 27 April 2026.
37. Planning Panels Victoria will notify all submitters of the Panel dates and invite requests to be heard at the Standing Advisory Committee Hearing.

Policy/Legal/Statutory Implications

38. The Northern and Western Geelong Growth Areas are identified in state, regional and local policy as growth areas including in the G21 Regional Growth Plan. Council adopted a Settlement Strategy in October 2018 which highlights the importance of the growth areas in supporting Geelong's long term land supply.
39. The Settlement Strategy and NWGGA Framework Plan was adopted into the Greater Geelong Planning Scheme through Amendment C395. The amendment was gazetted on 6 May 2021.
40. Input from relevant policy areas in Victorian Government agencies was sought and has been taken into account in preparing the Creamery Road PSP. This included regular input and guidance from the Victorian Planning Authority (VPA), Department of Energy, Environment and Climate Action (DEECA), Department of Transport and Planning (DTP), Department of Education (DoE), Environment Protection Authority (EPA) Victoria, Corangamite Catchment Management Authority (CCMA) and Barwon Water.
41. During the further work and exhibition stage, Council officers worked closely with DTP and Planning Panels Victoria (PPV) to coordinate the process.

Alignment to City Plan

42. The Draft Amendment supports the 'Growing our Economy' strategic direction of City Plan by providing local construction jobs, housing diversity and affordability and small business opportunities.

Conflict of Interest

43. No Council officer involved in the preparation of this report has any direct or indirect interest, in accordance with Section 80(c) of the Local Government Act.

Risk Assessment

44. The planning for infrastructure and sequencing of development is critical to managing the financial costs of urban development. The DCP for the PSP must ensure that the scale of community infrastructure is commensurate with community needs, scope is minimised and funding for local infrastructure is maximised.

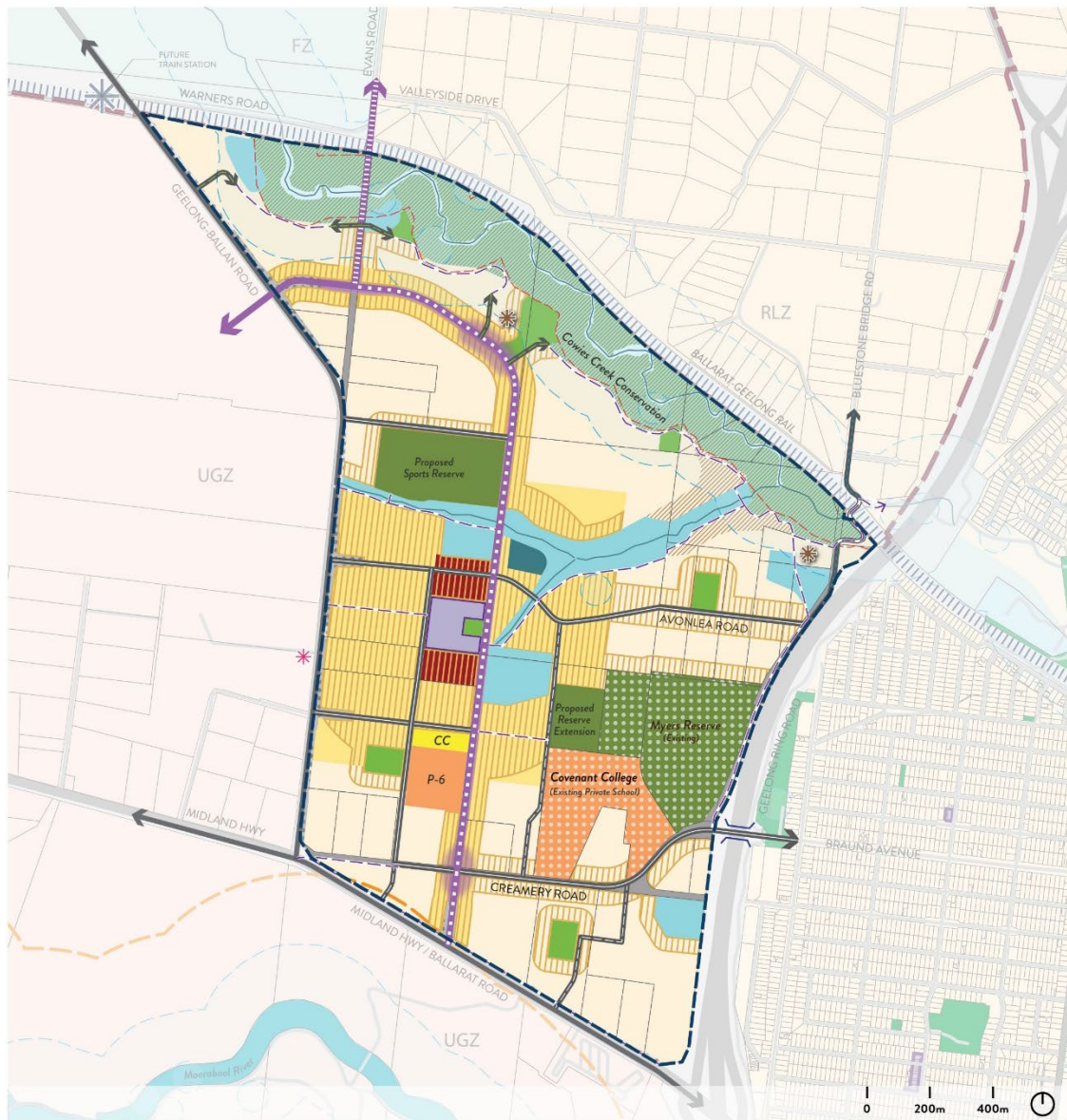
45. The draft amendment DCP seeks to balance development feasibility with financial risk to the City.
46. There will be a cost to Council for the Early Years and Community Hub building wherein the Community Infrastructure Levy will not fully cover construction and land costs.
47. The City will continue to work with relevant State Government agencies to achieve timely and effective upgrades to State Government managed infrastructure such as the Midland Highway.

Environmental Implications

48. The PSP considers environmental implications of the precinct, including impact on existing biodiversity values and energy efficiency.
49. A key objective of the PSP is to protect significant environmental and landscape values including the Cowies Creek Conservation Area and key views identified in the Framework Plan.
50. The PSP includes provisions that will contribute to environmentally sustainable design and the City's zero carbon objectives.

Appendix 1 – Location plan / aerial photo

P5. FUTURE PLACE BASED PLAN



LEGEND

<ul style="list-style-type: none"> Precinct Boundary Parcel Boundary Urban Growth Boundary NAC Precinct Boundary Railway Corridor Potential Future Railway Station Heritage Homestead Emergency Hub (Indicative) 100m Buffer to Cowies Creek 500m Quarry Buffer Area of Cultural Sensitivity 	<p>FUTURE URBAN STRUCTURE</p> <ul style="list-style-type: none"> General Residential Zone (GRZ) Residential Growth Zone (RGZ) Mixed Use Zone (MUZ) Local Convenience Centre (RGZ) Neighbourhood Activity Centre (C12) Amenity Area Barwon Water Facility Waterway & Drainage Asset CC Early Years & Community Hub P-6 Government Primary School 	<ul style="list-style-type: none"> Existing Private School Community Park Proposed Sports Reserve Existing Sports Reserve Cowies Creek Conservation Investigation Area (Subject to Stormwater & Geotechnical Assessment) <p>MOVEMENT NETWORK</p> <ul style="list-style-type: none"> Clever & Creative Corridor Clever & Creative Corridor (Evans Road Variation) Clever & Creative Boulevard Key Pedestrian Street Recreational Transport Links Bridge Future Road Infrastructure Existing Road being Retained Arterial Road Connector Road Indicative Local Access Street Conservation Interface Street Bluestone Bridge Road
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Appendix 2 - Summary of Submissions and Officer Response

Note: See **Appendix 3** for referenced property numbers.

No.	Submission Type	Summary of submission	CoGG Initial Comments	Suggested Referral to SAC
1 (Prop. 28)	Acceptance	Supports the Draft Amendment as exhibited and notes rejection of submitter-proposed alternative active open space location on Avonlea Road. No changes requested to exhibited material.	Noted.	Yes – landowner affected by Submitter 15’s alternate active open space proposal
2 Agency	Acceptance	Supports Council’s plan but notes sewer and water mains designed in accordance with the VW plan for Avonlea Road, which is different to the City’s proposed layout. Generally supportive of the PSP but note there is limited integration with IMW Management Plan (2021). Requested changes: Various updates to PSP including text and map changes re: <ul style="list-style-type: none"> • Sewer hub location and integration • IWM matters including blue green infrastructure and recycled water reuse. Update references to the joint IWM Plan from 2021 prepared by E2Design Lab for CoGG and BW. Identify location of ~7,000sqm land required for water storage and pump station.	The City is committed to working with Barwon Water to implement the requested changes. Drafting changes can be resolved in the lead up to the hearing.	Yes – where it may be relevant to other drainage or servicing matters discussed.
3 (Prop. 34)	Objection	Provides information on current state and constraints of the Myers Reserve facility and expresses support for submitter-proposed alternative active open space location on Avonlea Road. Seeks clarity on population catchments. Requested changes: Adopt Submitter 15’s alternate active sports location	Clarity on catchments and measurements can be provided. Support for Submitter 15 DCP noted. 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.	Yes – where alternate open space option is seriously considered.

No.	Submission Type	Summary of submission	CoGG Initial Comments	Suggested Referral to SAC
4	Objection	<p>Raises concerns about:</p> <ul style="list-style-type: none"> the configuration and location of drainage asset WLRB_07; process of drainage review and implementation of drainage conclave positions, including re design efficiency of drainage assets WLRB_06 and WLRB_07. <p>Requested changes:</p> <p>Reconsider the exhibited configuration of WLRB_07.</p> <p>Update drainage strategy to address matters raised by Drainage conclave statement.</p> <p>Make associated changes to design, land take, costings in all relevant documentation.</p>	<p>Agree in principle that a further review of the configuration and location of WLRB_07 is in alignment with the Committee's recommendations. Where this results in changes, all relevant documentation will be updated accordingly.</p> <p>Note: WLRB_07 is in an isolated catchment, there is no identified need to also review other drainage assets. The City does not support a change in asset type for WLRB_07.</p>	Yes – regarding configuration of WLRB_07.
5 (Prop. 19)	Objection	<p>Raises concerns about:</p> <ul style="list-style-type: none"> the configuration and location of drainage asset WLRB_07, and associated pipe infrastructure; heritage (extent of overlay and impact of drainage asset) <p>Requested changes:</p> <p>Reconsider the exhibited configuration of WLRB_07.</p> <p>Ensure pipe infrastructure associated with WLRB_07 does not negatively impact existing heritage residence.</p> <p>Amend extent of HO2026 to include farm shed and contributory tree.</p>	<p>See response to Submitter 4 re WLRB_07.</p> <p>Heritage assessment notes farm shed is heavily altered and does not contribute to the heritage value of the homestead. The current curtilage represents a balance between development pressures in the growth area and protection of the heritage homestead.</p>	Yes – regarding configuration of WLRB_07, and heritage implications as relevant.
6 Agency	Objection	<p>Raises concerns about characterisation of Integrated Water Management Objectives, and the omission of stormwater as a specific threat to Cowies Creek within the precinct and downstream of this development area and recommends updates to the stormwater management elements of the Draft Amendment.</p> <p>Requested changes:</p> <p>Amend IWM objective to suggested wording</p>	<p>The City is committed to working with CCMA to implement the requested changes. Drafting changes can be resolved in the lead up to the hearing.</p>	Yes – where it may be relevant to other drainage or servicing matters discussed.

No.	Submission Type	Summary of submission	CoGG Initial Comments	Suggested Referral to SAC
		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.		
7 (Prop. 1)	Objection	<p>Raises concerns about the viability of the PSP re DCP levy and NDA. Notes Part 7 EPBC approval re Cowies Creek at subject property, and seeks clarification on implementation in the PSP. Notes support for Submitter 15's preliminary submission FUS.</p> <p>Requested changes:</p> <p>Remove state infrastructure items from DCP.</p> <p>Reduce conservation area in subject property consistent with EPBC approval extent.</p> <p>Allow crossovers on west of CCC section along Evans Road.</p> <p>Changes to affordable housing drafting.</p>	<p>Noted. Inclusions of state infrastructure items in the Creamery Road DCP are as directed by Minister for Planning.</p> <p>Designation of land for conservation area in the PSP is a separate matter identification of federal biodiversity offset areas under the EPBC Act.</p> <p>The affordable housing contribution is and remains under the framework of the <i>Planning and Environment Act 1987</i> (the Act), as at 13 February 2026, a voluntary matter. The drafting of provisions relating to this matter have been updated to align with that of recent VPA examples.</p>	Yes – regarding DCP apportionment for transport infrastructure items, and any other matters raised in submission put to Committee.
8 (NGGA)	Objection	<p>Raises concerns about principles established in CR process and recommend further work to inform future PSPs. Notes support for Submitter 15's preliminary submission FUS.</p> <p>Requested changes:</p> <p>Remove zero carbon objectives</p> <p>Other changes as per Submitter 15</p> <p>Further work including:</p> <ul style="list-style-type: none"> • prepare independent development feasibility assessment • set housing targets for each precinct • engage early on biodiversity to avoid permit delays 	<p>Zero carbon objectives and provisions will be reviewed and changes considered. Removal is not supported.</p> <p>Support of Submitter 15 noted.</p> <p>Further work requested is noted but generally beyond the scope of the Draft Amendment C450ggee process.</p>	Yes – regarding ESD drafting.
9 (Prop. 30)	Objection	<p>Supports many revisions to the NDA and DCP levy. Raises concerns about:</p> <ul style="list-style-type: none"> • flexibility of staging • acoustic walls <p>Requested changes:</p> <p>Refine amenity area to 'walkable catchment' of the CCC</p>	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	Yes – if DTP determines to refer application of amenity area; and any other matters raised in

No.	Submission Type	Summary of submission	CoGG Initial Comments	Suggested Referral to SAC
		<p>Reduce size of community hub</p> <p>Amend staging provisions to allow temporary works/ infrastructure</p> <p>Amend drafting to clearly avoid acoustic walls</p> <p>Other changes as per Submitter 15</p>	<p>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”.</p> <p>Note also: the amenity area guides density, not built form, which is informed instead by underlying applied zone relevant to particular site.</p> <p>Drafting changes can be considered. A position has not yet been reached on other matters.</p>	<p>submission put to Committee.</p>
<p>10 (Prop. 24)</p>	<p>Objection</p>	<p>Opposes application of amenity area on subject property, and opposes submitter-proposed alternative active open space location on Avonlea Road.</p> <p>Requested changes:</p> <p>Remove amenity area from subject property.</p>	<p>See response to Submitter 9 re amenity area.</p>	<p>Yes – landowner affected by Submitter 15’s alternate active open space proposal</p>
<p>11 (Prop. 41)</p>	<p>Acceptance</p>	<p>Supports the Draft Amendment as exhibited.</p> <p>Requested changes:</p> <p>Add amenity area to affected property north of WLRB_06.</p>	<p>Initially excluded due to concerns re overshadowing of WLRB_06 affecting asset function. Built form testing indicates no risk of overshadowing of basin. Change supported.</p>	<p>Yes – if DTP determines to refer application of amenity area.</p>
<p>12 WGGA - Batesford North Precinct</p>	<p>Objection</p>	<p>Raise concerns around proposed future impact on property through development of IN_05 and the Batesford North Precinct.</p> <p>No changes requested to exhibited material.</p>	<p>Noted.</p>	<p>No</p>
<p>13 (Prop. 14 and others)</p>	<p>Objection</p>	<p>Opposes extent of conservation area/Cowies Creek buffer on subject land. Raises concerns about feasibility and delivery. Seeks further detail on the functioning the drainage system on subject land. Supports the alternate DCP presented by Submitter 15.</p> <p>Requested changes:</p> <p>Reduce extent of CC buffer, and associated changes to drafting and maps</p> <p>Include all of Property 18 in ‘Short-term’ staging designation</p>	<p>The issues are noted and will be further considered and addressed at the SAC.</p> <p>Further detail on drainage can be provided.</p> <p>Support of Submitter 15 DCP noted.</p>	<p>Yes – biodiversity/ Cowies Creek buffer</p>

No.	Submission Type	Summary of submission	CoGG Initial Comments	Suggested Referral to SAC
14 WGGA	Objection	<p>Generally support the changes to CCC and drainage network in exhibited version. Raises concerns about transport infrastructure in the Batesford South Precinct which is partially apportioned to the Creamery Road DCP. Provides further design and costing work regarding BR_01, based on Stantec modelling. Seeks confirmation BR_02 is no longer required or proposed for WGGA.</p> <p>Requested changes:</p> <ul style="list-style-type: none"> • increase apportionment of BR_01 to 12% • revise BR_01 cost estimates to include northern and southern road approach component. • amend bus priority measures in intersections. 	<p>The work conducted on the bridge costing is noted. Indicative calculations suggest a levy increase of approximately \$17,500 per net developable hectare if adopted.</p>	<p>Yes – regarding DCP apportionment for transport infrastructure items.</p>
15 (Prop. 5 and others)	Objection	<p>Raises concerns about feasibility and delivery. Provides alternate FUS and DCP.</p> <p>Requested changes:</p> <p>Amend the Future Urban Structure of the PSP to align with Vilawood/Mesh v19 attached, including the following key changes:</p> <ul style="list-style-type: none"> • Relocate of the northern Active Open Space to the area north of Myers Reserve • Move the NAC to a more commercially viable site near Ballan Road • Rationalise passive open space to enable more efficient use of encumbered land <p>Reduce the DCP levy to \$721,240 per hectare to improve commercial viability</p> <p>Amend drafting of the PSP and related documents to:</p> <ul style="list-style-type: none"> • Address cumulative costs and potential sources of delay - this includes approaches to affordable housing, biodiversity, and passive open space. • Ensure clarity, flexibility, and innovation • Ensure outcomes in future PSP areas are not prejudiced – including approaches to the Clever and Creative Corridor and biodiversity avoidance areas. 	<p>The City continues to work with the submitter to reach consensus. That said, in relation to the matters of the NAC and Active Open Space location, the City retains its position as exhibited. Minor changes to road alignments along the CCB and Avonlea Road can be considered, subject to proper review (noting the scope of timing has not allowed us to reach a conclusive position at this time). The realignment of the key local road east of IN_06 can be supported. Drafting changes can also be considered. A position has not yet been reached on other matters.</p>	<p>Yes</p>
16	Acceptance	<p>Notes support for the Draft Amendment.</p>	<p>Noted.</p>	<p>No</p>

No.	Submission Type	Summary of submission	CoGG Initial Comments	Suggested Referral to SAC
Outside NWWGA		No changes requested to exhibited material.		
17 Outside NWWGA	Objection	Opposes exhibited notation of future railway station on relevant PSP maps. Requested changes: Amend notation of future railway station on relevant PSP maps.	Resolved. Updated notation agreed with submitter.	No – resolved
18 (Prop. 43 and others)	Objection	Broadly support the PSP as exhibited, including the exhibited FUS, with minor concerns around elements of the street network, servicing, and drafting matters. Requested changes: Minor changes to the movement network and cross-sections Amend drafting of: <ul style="list-style-type: none"> • the PSP and associated maps as per detailed submission • associated ordinance Remove southern LCC from PSP Change provision triggers in DCP/PSP	Drafting changes, including those relating to provision triggers in the DCP, under consideration. The other issues are noted and will be further considered and addressed at the SAC.	Yes – regarding DCP apportionment for transport infrastructure items.
19 NGGA	Objection	Notes still seeking increase to NDA/reduction to DIL. Seeks clarity on a number of matters, including transport items which may impact the NGGA. Raises concerns about: <ul style="list-style-type: none"> • Impact of ‘non-standard’ PSP elements and associated costs on development feasibility • Apportionment of state infrastructure to DCP. 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.	See response to Submitter 7 re state infrastructure. Dwelling yields in the PSPs are minimums to manage flexibility. However, higher yields and a variety of housing typologies are strongly encouraged. Where relevant, supporting documents will be updated prior to the finalisation of the Draft Amendment. Support for Submitter 15’s changes noted.	Yes – where DCP apportionment of state infrastructure items is to be further considered.

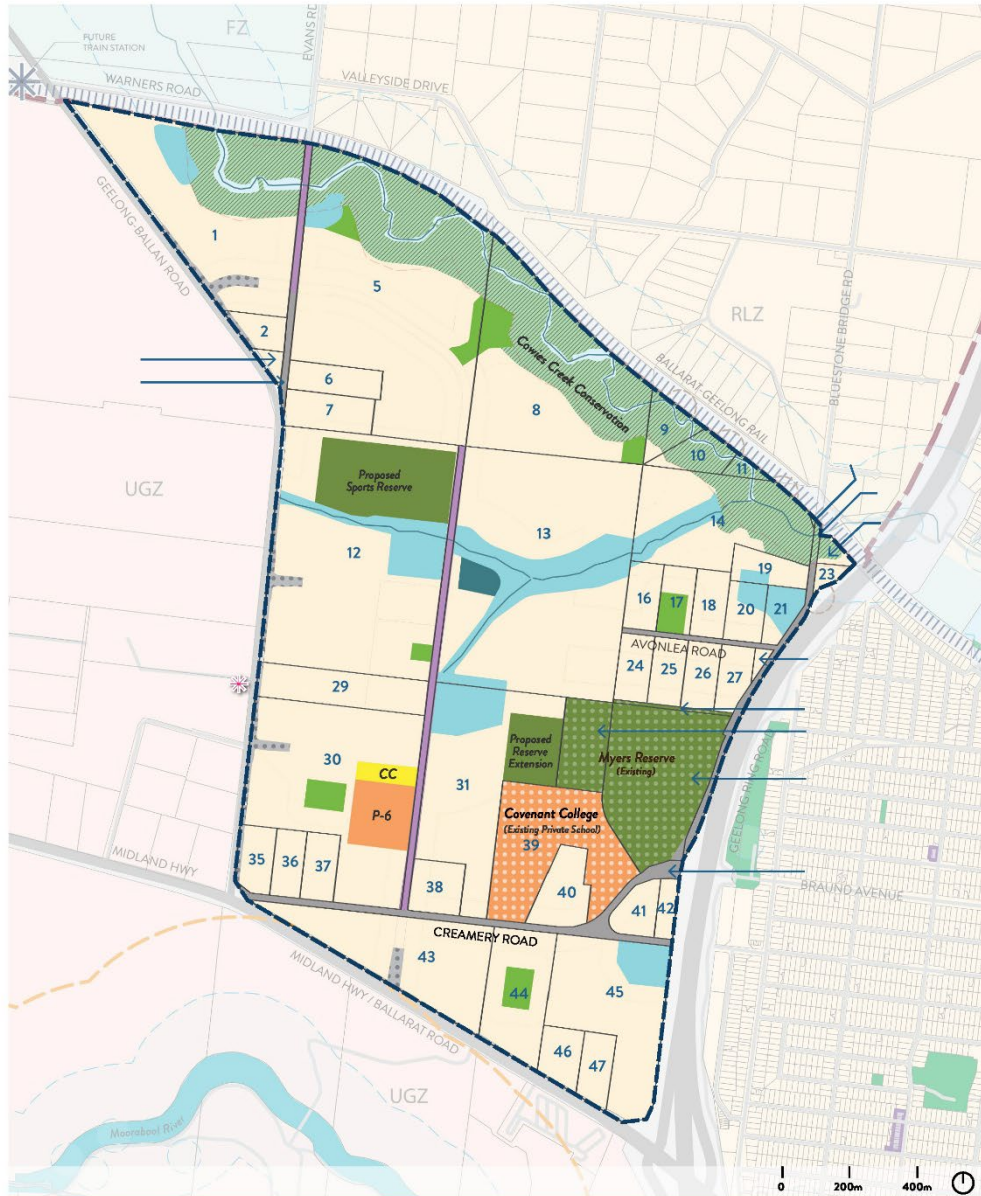
No.	Submission Type	Summary of submission	CoGG Initial Comments	Suggested Referral to SAC
<p>20 WGGA - Batesford South Precinct</p>	<p>Objection</p>	<p>Submits that exhibited material does not sufficiently respond to the Committee's recommendations and findings. Provides Independent Transport Review by Eukai for review, and requests a specific response. Raises concerns about feasibility and delivery. Submits that the DCP should give effect to the recommendations of the SAC (Volume 2). Notes support of Submitter 15 (despite interests being located outside the precinct).</p> <p>Requested changes:</p> <p>Review apportionment of BR_01.</p> <p>Formally resolve and adopt the GGATIS to inform the considerations of the Amendment and ensure a coordinated approach for shared infrastructure items, in particular, global transport items.</p> <p>Remove state infrastructure items from DCP.</p> <p>Outline a preliminary position of transport infrastructure within the broader transport network to enable equitable funding of shared items across relevant precincts.</p>	<p>See response to Submitter 7 re. state infrastructure.</p> <p>A response to the Eukai report will be forthcoming.</p> <p>Other requested changes noted. A position has not yet been formed.</p>	<p>Yes – re BR_01; and where DCP apportionment of state infrastructure items is to be further considered.</p>
<p>21 (Prop. 21)</p>	<p>Objection</p>	<p>Raises concerns about:</p> <ul style="list-style-type: none"> • the configuration and location of drainage asset WLRB_07. • procedural issues re. timing of exhibition. <p>Requested changes:</p> <p>Reconsider the exhibited configuration of WLRB_07.</p> <p>Provide additional time for submitter to engage technical expertise prior to the Committee hearing process.</p>	<p>See response to Submitter 4 re WLRB_07.</p>	<p>Yes – regarding configuration of WLRB_07.</p>
<p>22 Agency</p>	<p>Objection</p>	<p>Seeks clarity on matters of apportionment re IN_05 and IN_06 land, and functionality of emergency hub. Notes continued use of GGATIS modelling scenario not supported pending further scrutiny given the reduced priority given to public transport including changes to the Clever and Creative Corridor. Raises concerns around DCP transport costings. Requests design</p>	<p>The City is committed to working with DTP Transport to implement the requested changes, to the extent is appropriate and implementable. Drafting changes can be resolved in the lead up to the hearing. Where further modelling or testing is</p>	<p>Yes – re. state transport infrastructure items and other matters as relevant.</p>

No.	Submission Type	Summary of submission	CoGG Initial Comments	Suggested Referral to SAC
		<p>changes to a number of intersections. Makes additional comment in relation to a range of internal and external street network matters.</p> <p>Requested changes: Amend design elements of IN_01, IN_03, IN_04, IN_05 and IN_06. Add safety measures to address right turns along Geelong-Ballan Road. Minor drafting changes in UGZ8.</p>	<p>required, this matter will need further discussion to resolve.</p> <p>Other issues are noted and will be further considered and addressed at the SAC.</p>	
<p>23 (Prop. 27)</p>	<p>Acceptance</p>	<p>Supports the Draft Amendment as exhibited and notes rejection of submitter-proposed alternative active open space location on Avonlea Road.</p> <p>No changes requested to exhibited material.</p>	<p>Noted.</p>	<p>Yes – landowner affected by Submitter 15’s alternate active open space proposal</p>
<p>24</p>	<p>Acceptance</p>	<p>Supports the Draft Amendment as exhibited and notes rejection of submitter-proposed alternative active open space location on Avonlea Road.</p> <p>No changes requested to exhibited material.</p>	<p>Noted.</p>	<p>Yes – landowner affected by Submitter 15’s alternate active open space proposal</p>
<p>25 (Prop. 17)</p>	<p>Objection</p>	<p>Objects to 1ha size of exhibited passive open space CP_04</p> <p>Requested changes: Reduce CP_04 to 0.5ha</p>	<p>For consideration in context of overall open space network.</p>	<p>Yes – as relevant to matter of quantum & distribution of passive open space throughout the precinct</p>
<p>26 Agency</p>	<p>Acceptance</p>	<p>DEECA is generally supportive of the amendment subject to drafting updates, in particular to the NVPP. Notes support for 100m buffer from Cowies Creek.</p> <p>Requested changes: Update the NVPP at include an expiry date. Redraft G57.</p>	<p>Updates to be considered. Other comments noted.</p>	<p>Yes – as relevant to biodiversity matters.</p>
<p>27 Agency</p>	<p>Acceptance</p>	<p>Generally supportive.</p> <p>Requested changes: Update bushfire requirements in the UGZ schedule to be more consistent with the Bushfire Resilience requirements in the PSP.</p>	<p>The requested drafting changes can be accommodated.</p>	<p>No.</p>

No.	Submission Type	Summary of submission	CoGG Initial Comments	Suggested Referral to SAC
28 Agency	Acceptance	<p>Preliminary comments on PCL and Quarry Buffer are provided. It is noted that the acoustic report and associated planning control are being assessed by EPA. A response on these matters is anticipated by 10 April 2026.</p> <p>Requested changes: Various – including minor drafting changes.</p>	The City will review and work with the EPA to resolve.	Yes – re acoustic drafting matters

Appendix 3 – Land Use Budget Plan

P6. PRECINCT LAND USE BUDGET PLAN



LEGEND

- | | | |
|--|--------------------------------------|---------------------------|
| Precinct Boundary | Future Road Infrastructure | Cowies Creek Conservation |
| NDA | Proposed Early Years & Community Hub | Proposed Sports Reserve |
| Existing Road being Retained (Clever & Creative Network) | Proposed Government Primary School | Existing Sports Reserve |
| Existing Road | Existing Private School | Waterway & Drainage Asset |
| | Community Park | Barwon Water Facility |

CREAMERY ROAD PRECINCT STRUCTURE PLAN | 2. OUTCOMES 31