



The Hon Sonya Kilkenny MP

Minister for Planning

GPO Box 4356
Melbourne, Victoria 3001 Australia

Ref: BMIN-1-25-2746

Cr Stretch Kontelj
Mayor
City of Greater Geelong
PO Box 103
GEELONG VIC 3220
Att: psmith@geelongcity.vic.gov.au

Dear Mayor

I refer to the Northern and Western Geelong Growth Areas Standing Advisory Committee Referral 1 Report Volume 2, which relates to draft Planning Scheme Amendment C450ggee and the Creamery Road Precinct Structure Plan (PSP) and Development Contributions Plan (DCP). The report was submitted to me and your council on 20 June 2025.

In accordance with Clause 35 of the advisory committee's terms of reference, I agree to the council publicly releasing the report.

I have considered the advisory committee's recommendations regarding the three state transport infrastructure items that the council has proposed to remove from the DCP.

However, given the priority for future development of the PSP and the need to provide essential transport infrastructure, I direct the council to reinstate the land costs for the widening of the Midland Highway and Geelong-Ballan Road and include 50 percent of the land and construction costs for the Midland Highway/Geelong-Ballan Road intersection in the DCP (with the remaining 50 percent to be included in the future Batesford North PSP). I also encourage the council to consult with the Department of Transport and Planning (DTP) to review the design of the intersection with a view to reducing construction costs and ensuring the design is 'basic and essential' to meet the needs of the community in accordance with PSP Guidelines.

I understand that the council is currently undertaking the further work recommended by the advisory committee in its Volume 1 report and plans to have this work completed by the end of November 2025. The council should continue to review the extent of developable land in the PSP and the need and cost of all items in the DCP with a view to supporting future development in the Creamery Road PSP. I expect the council will resubmit a request for consent to exhibit the draft amendment in early December 2025.

If you would like to discuss this matter further, please email Stuart Menzies, Executive Director, State Planning Policy, DTP, at stuart.menzies@transport.vic.gov.au.

Yours sincerely



The Hon Sonya Kilkenny MP
Minister for Planning

Date: 9/11/2025