



The Hon Sonya Kilkenny MP

Minister for Planning  
Minister for the Suburbs

1 Spring Street  
Melbourne, Victoria 3000 Australia

Ref: BMIN-1-24-868

Kathy Mitchell AM  
Lead Chair  
Priority Projects Standing Advisory Committee  
Planning Panels Victoria  
[Planning.panels@delwp.vic.gov.au](mailto:Planning.panels@delwp.vic.gov.au)

Dear Ms Mitchell

**DEVELOPMENT FACILITATION PROGRAM – 14-40 AND 42-60 WILLS STREET AND 98 KING STREET, WARRAGUL**

I refer to draft Planning Scheme Amendment C148bawb to the Baw Baw Planning Scheme and draft planning permit affecting land at 14-40 and 42-60 Wills Street and 98 King Street, Warragul. The proposal, requested by Echelon Planning Pty Ltd on behalf of Advantage All Group Pty Ltd, has been considered by the Development Facilitation Program (DFP), which has deemed that it meets relevant criteria and should be prioritised for accelerated assessment and determination.

I am considering whether to prepare, adopt and approve draft Amendment C148bawb to the Baw Baw Planning Scheme and to grant the permit and exempt myself under section 20(4) of the *Planning and Environment Act 1987* (PE Act) from the notice requirements of section 17, 18 and 19 of the PE Act and the Regulations.

Draft Amendment C148bawb proposes to:

- Replace the Urban Floodway Zone (UFZ) with the Industrial 1 Zone (INZ1) for part of the subject land.
- Apply a new Design and Development Overlay (DDO) schedule to the entire subject land.

Draft permit PA2302141 proposes to:

- Subdivide the land into 24 lots.
- Realign Hazel Creek into a new drainage reserve.

To inform my decision about whether to prepare, adopt and approve draft Amendment C148bawb, I undertook consultation under section 20(5) of the PE Act. Nine submissions have been received, including one objection from a nearby property owner and one agency objection from the Environment Protection Authority. The submissions relate to concerns about flooding impacts and potential land use conflicts for future uses of the site.

I have determined to refer draft Amendment C148bawb and draft planning permit PA2302141 to the Priority Projects Standing Advisory Committee for advice and recommendations on whether the amendment and permit should be approved. I request the committee's specific advice on the themes summarised above and any suggested improvements. The submissions received will be provided to the committee, along with the draft amendment and draft permit documents made available during the consultation period.

The cost of the committee process will be met by the proponent, Advantage All Pty Ltd.

If you have any questions about this matter, please contact [REDACTED]  
[REDACTED] Development Approvals and Design, Department of Transport and Planning, on email [REDACTED]

Yours sincerely



**The Hon Sonya Kilkenny MP**  
Minister for Planning

Date: //

21/4/2024