



The Hon Sonya Kilkeny MP

Minister for Planning

GPO Box 4356
Melbourne, Victoria 3001 Australia

Ref: BMIN-1-25-2993]

Ms Sarah Raso
Lead Chair
Priority Projects Standing Advisory Committee
Planning Panels Victoria
planning.panels@transport.vic.gov.au

Dear Ms Raso

**REFERRAL OF DRAFT PLANNING SCHEME AMENDMENT C194knox TO THE
PRIORITY PROJECTS STANDING ADVISORY COMMITTEE – 191 GEORGE STREET,
WANTIRNA SOUTH**

I refer to draft Knox Planning Scheme Amendment C194knox. I am considering whether to prepare, adopt and approve the draft amendment and the draft Wantirna South North-West Residential Area Development Plan (Stage 1 Development Plan).

The draft amendment seeks to enable redevelopment of the 171-hectare Boral Quarry site at 191 George Street, Wantirna South, and 1257 Ferntree Gully Road, Scoresby. The land was previously used for clay extraction and brick manufacturing. The redevelopment will facilitate a new residential and mixed-use community with a projected yield of 1,750 dwellings including areas of public open space, community infrastructure, a network of paths and trails and a 10 per cent affordable housing contribution. It is also proposed as part of the draft amendment to transfer 68 hectares of future parkland to the state as an extension to the adjoining Dandenong Valley Parklands.

The draft amendment proposes to:

- Rezone part of the land from Special Use Zone Schedule 2 (SUZ2) to General Residential Zone Schedule 1 (GRZ1) and Mixed Use Zone Schedule 2 (MUZ2) and Schedule 3 (MUZ3).
- Introduce the Development Plan Overlay Schedule 16 (DPO16) and apply the DPO16 to the part of the land to be zoned General Residential Zone and Mixed Use Zone.
- Remove the Environmental Significance Overlay Schedule 2 (ESO2) from the part of the land to be rezoned and also apply the ESO2 to the part of the Dandenong Valley Parkland extension not already covered by the ESO2.
- Remove the Public Acquisition Overlay Schedule 2 (PAO2) from the part of the land to be rezoned.
- Remove the Vegetation Protection Overlay Schedule 1 (VPO1) from part of the land.
- Apply the Environmental Audit Overlay (EAO) to defined areas of the site.
- Introduce Schedule 1 to the Buffer Area Overlay (BAO1) and apply the BAO1 to part of the land.

- Amend the Schedule to Clause 72.01 to make the Minister for Planning the responsible authority for the approval or amendment of the Stage 1 Development Plan under the DPO16 and for the section 173 agreement relating to the delivery of the Dandenong Valley Parklands extension.
- Amend the Schedule to Clause 72.03 to include reference to the new planning scheme map for the BAO1.

The request also seeks approval for the Draft North-West Residential Area Development Plan (Stage 1). Stage 1 is located in the north-west of the site, proposing approximately 320 residences and the provision of a large active open space reserve with a pavilion and playground, a series of smaller open spaces and a network of paths and trails. It will also establish a primary, direct access route to High Street Road through Nortons Lane (located outside of the development site), requiring upgrades to Nortons Lane.

Consultation under section 20(5) of the *Planning and Environment Act 1987* was undertaken between in May and June 2025. There were 98 public submissions to the draft amendment, as well as submissions from Knox City Council and several government agencies.

I have decided to refer all submissions to the Priority Projects Standing Advisory Committee under section 151 of the Act for advice on the draft amendment and draft development plan.

The issues arising from submissions that I seek the advisory committee's advice on are:

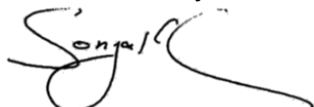
- Access and traffic movement on Nortons Lane and the adjoining road network.
- Flora and fauna impacts, including the adequacy of proposed remediation measures.
- Impact on existing recreational uses and facilities, including St Paul's Retreat.
- Environmental risks and risks to infrastructure, including potential contamination, landfill gas migration, off-site odour, geotechnical, fire and flooding risks (excluding acoustic impacts from East Link).
- Suitability of the affordable housing contribution.

I request that the advisory committee's advice be confined to the matters outlined above. To the extent that the referred submissions raise issues beyond the matters outlined above, the committee is not required to consider or report on those issues.

The draft amendment and development plan documentation, including the supporting documents, and the submissions will be provided to the committee. The cost of the committee process will be met by the proponent, Mirvac.

If you would like more information about this matter, please email Bruce Abernethy, Executive Director, State Planning Assessment and Facilitation, Department of Transport and Planning, at [REDACTED]

Yours sincerely



The Hon Sonya Kilkeny MP
Minister for Planning

Date: 22/08/25