



The Hon Sonya Kilkeny MP

Minister for Planning

GPO Box 4356
Melbourne, Victoria 3001 Australia

Ref: BMIN-1-26-4774

Ms Sarah Raso
Lead Chair
Priority Projects Standing Advisory Committee
Planning Panels Victoria
office@planningpanels.vic.gov.au

Dear Ms Raso,

I refer to draft Planning Scheme Amendment C164 to the Macedon Ranges Planning Scheme and draft Planning Permit PA2604339 affecting approximately 175 hectares of land in Clarkefield. The proposal has been considered through the Development Facilitation Program and was identified as suitable for priority assessment.

The proposed amendment facilitates the long-term growth of Clarkefield as a new district town by updating the Planning Policy Framework, rezoning approximately 175 hectares of land to a new Comprehensive Development Zone, and introducing planning controls and incorporated documents to guide the future development of the township. The amendment also includes provisions relating to environmental management, native vegetation, public open space, subdivision and associated planning controls.

The proposed permit relates to Stage 1 of the development at 1227 Melbourne-Lancefield Road, 32 Station Street, 36 Station Street and 1560 Melbourne-Lancefield Road, Clarkefield. The permit application proposes a staged subdivision of approximately 62.1 hectares comprising 780 lots and 13 super lots.

The amendment and permit application were the subject of consultation under section 20(5) of the *Planning and Environment Act 1987* for four weeks commencing on 4 May 2026. A total of 224 submissions were received, comprising 214 public submissions and 10 submissions from councils, government agencies and servicing authorities.

The submissions raised a broad range of issues, including the strategic justification for the proposal, consistency with State, regional and local planning policy, infrastructure capacity and delivery, transport impacts, drainage and stormwater management, environmental impacts, housing density and character, and the timing and delivery of supporting infrastructure.

In addition, a number of strategic and technical matters remain subject to further consideration, including drainage and flood management arrangements, infrastructure delivery and funding mechanisms, and other matters raised by referral authorities and submitters.

Having regard to the scale of the proposal, the volume and nature of submissions received, and the outstanding issues requiring further consideration, I have determined to refer draft Amendment C164, draft Planning Permit PA2604339 and all submissions received to the Priority Projects Standing Advisory Committee for independent consideration and advice.

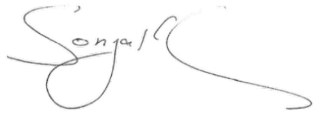
The issues arising from submissions that I seek the Committee's advice on are:

- 1) The strategic merits of the proposal, including:
 - a. whether the proposal is strategically justified;
 - b. whether the establishment of Clarkefield as a district town is supported by and aligned with relevant State, regional and local planning policy; and
 - c. whether the extent of land proposed to be included within the amendment area is appropriate.
- 2) The appropriateness of the proposed planning framework, including:
 - a. the Comprehensive Development Zone and associated planning controls;
 - b. the incorporated documents proposed by Amendment C164;
 - c. the drafting and operation of the amendment provisions; and
 - d. the drafting and content of Planning Permit PA2604339.
- 3) Infrastructure, transport and servicing matters, including:
 - a. transport impacts and infrastructure delivery;
 - b. drainage, flooding, stormwater harvesting and integrated water management arrangements; and
 - c. infrastructure funding, sequencing, delivery, governance and implementation mechanisms.
- 4) The issues raised in submissions, including submissions from Macedon Ranges Shire Council, Hume City Council, Head, Transport for Victoria, VicTrack, Melbourne Water, the Department of Energy, Environment and Climate Action, the Environment Protection Authority, Greater Western Water, the Country Fire Authority and members of the public.
- 5) Any modifications that should be made to Amendment C164 or Planning Permit PA2604339 to ensure acceptable planning outcomes.
- 6) Any other matter the Advisory Committee considers relevant to the assessment of the draft amendment and draft planning permit.

The amendment documentation, permit application material and all submissions received will be provided to the Committee. The cost of the committee process will be met by the proponent.

I would appreciate the Committee's advice at the earliest practicable opportunity.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Sonya Kilkenny', with a stylized flourish extending to the right.

The Hon Sonya Kilkenny MP
Minister for Planning

Date: 19/10/2026