



8 August 2025

Ms Sarah Carlisle
Lead Chair
Victorian Planning Authority Projects Standing Advisory Committee
Planning Panels Victoria
Sent via: planning.panels@transport.vic.gov.au

Dear Ms Carlisle,

**DRAFT AMENDMENT C107GPLA TO THE GOLDEN PLAINS PLANNING SCHEME –
BANNOCKBURN SOUTH EAST PRECINCT STRUCTURE PLAN AND DEVELOPMENT
CONTRIBUTIONS PLAN: REFERRAL OF SUBMISSIONS TO THE VPA PROJECTS STANDING
ADVISORY COMMITTEE**

I refer to draft Amendment C107gpla to the Golden Plains Planning Scheme (the draft Amendment), which facilitates the use and development of land within the Bannockburn South East precinct primarily for residential use, generally in accordance with the Bannockburn South East Precinct Structure Plan (PSP) and Bannockburn South East Development Contributions Plan (DCP).

I note that the Victorian Planning Authority (VPA) is now part of the Department of Transport and Planning (DTP) and will be referred in this correspondence as DTP.

On 3 April 2025, the Minister for Planning approved DTP to use a streamlined planning process to progress the draft amendment, undertake informal public consultation about the matter and delegated to the VPA Chief Executive Officer (CEO) the power to refer any unresolved submissions directly to the VPA Projects Standing Advisory Committee (Committee).

Between 5 May 2025 and 15 June 2025, DTP undertook a targeted public consultation process for the PSP and the associated draft Amendment. A total of 49 submissions have been received.

Referral

To facilitate an efficient and effective hearing and in accordance with clause 12 of the terms of reference for the Committee (July 2020) and delegation provided to DTP, I am writing to refer 'key issues' identified in **Table 1** below from unresolved submissions to the PSP and associated draft Amendment for advice and recommendations.

DTP will continue seeking to resolve submissions that have not been referred to the Committee directly with submitters. The submissions that have not been referred are those DTP is confident will be resolved outside of the Committee process, including submissions by government agencies and submissions that do not request changes to the draft Amendment.

Table 1 – Key Issues

KEY ISSUES	ADVICE SOUGHT
Development Contributions Plan (DCP)	Submissions have been made that the draft Development Infrastructure Levy (DIL) is significant. DTP is currently exploring ways to lower the rate. However, this is still higher than preferred by some submitters. Please advise whether:

	<ul style="list-style-type: none"> The projects proposed in the Development Contributions Plan (DCP) are strategically justified and fulfil principles of need and nexus, particularly the proposed transport infrastructure items (BR-01, the east-west link road and its intersections), with consideration for the Bannockburn Growth Plan (2021). The extent of developable land in the draft PSP is appropriate, having regard to land required for active and passive open space, Bruce Creek, culturally and/or environmentally sensitive areas, schools and community facilities, transport infrastructure and drainage assets. Embellishments to the Bruce Creek corridor should be included in the DCP. The proposed DCP costings are appropriate.
Transport network	Please advise whether the transport upgrades identified in the PSP are strategically justified and sufficient to support the future development of the precinct.
Drainage infrastructure	<p>Please advise whether:</p> <ul style="list-style-type: none"> The location and size of the proposed drainage assets adjacent Bruce Creek and the culturally and/or environmentally sensitive areas are appropriate for managing existing and post-development stormwater conditions. The proposed railway infrastructure for stormwater management is appropriate.
Culturally and or/environmentally sensitive areas and bridge investigation area	<p>Please advise whether:</p> <ul style="list-style-type: none"> The provisions and information included in the PSP and Urban Growth Zone schedule are appropriate for managing cultural heritage and biodiversity within the scope of structure planning. Particularly, provisions relating to the “culturally and/or environmentally sensitive areas” and “bridge investigation area”, noting that there must be no contradictions or duplication with the <i>Aboriginal Heritage Act 2006 (Vic)</i> or the <i>Environment Protection and Biodiversity Conservation Act 1999</i>.
Public Acquisition Overlay	<p>Please advise whether:</p> <ul style="list-style-type: none"> The location and application of proposed Public Acquisition Overlays to facilitate the timely provision of drainage and recreation areas is appropriate.

Without limiting its powers under the *Planning and Environment Act 1987 (Vic)*, including the power to regulate its own proceedings, DTP encourages the Committee to consider adopting the following procedures to provide an efficient and timely process for the assessment of the referred issues:

- Specifying a time limit for submitters seeking to be heard.
- Considering referred issues on the papers, through round table discussions or forums, or through a more conventional Hearing process as appropriate.
- Regulating evidence in chief to balance efficiency and fairness.
- Limiting cross examination to matters which are of interest to the Committee; and
- Directing the submitters to focus preparation of submissions and appointment of experts only on the specific matters DTP has requested your advice on and raised in their submission as outlined in **Table 1**.

The supporting documents required by clause 13 of the terms of reference are enclosed via a ShareFile link in the accompanying email.

DTP requests the Committee confirm the following indicative dates:

- A Directions Hearing commencing in the week of 8 September 2025.
- A Hearing commencing in the week of 20 October 2025.

I enclose all referred submissions, and a submissions summary table which identifies the key issues within unresolved submissions and DTP's current response to submitters.

Please be advised that the public release of the Committee's Report will be at the discretion of the Minister for Planning.

If you would like further information, please email Dean Rochfort, Executive Director New Communities at [REDACTED]

Yours sincerely,



JUSTIN O'MEARA
HEAD OF SPATIAL PLANNING
DEPARTMENT OF TRANSPORT AND PLANNING

Encl.

- Bannockburn South East PSP and DCP (public consultation versions)
- Draft Amendment C107gpla to the Golden Plains Planning Scheme documentation (public consultation versions)
- Referred submissions and submitter details
- Referred Submissions Summary Table
- Bannockburn South East Public Consultation Report (draft)
- Supporting background reports