



Ref: BORG-1-26-19

Ms Sarah Carlisle
Lead Chair
Victorian Planning Authority Projects Standing Advisory Committee
Planning Panels Victoria
Via email: office@planningpanels.vic.gov.au

Dear Ms Carlisle,

Greater Avalon Employment Precinct VPA Standing Advisory Committee Referral

I refer to draft Amendment C477ggee to the Greater Geelong Planning Scheme (draft Amendment), which facilitates the use and development of land within the Greater Avalon Employment Precinct (GAEP) primarily for industrial use. The draft Amendment proposes to rezone land to the west of the airport to Industrial 1 Zone and Rural Conservation Zone, introduce new Development Plan Overlay Schedule 50 (DPO50) and new Design and Development Overlay Schedule 53 (DDO53), and update the Planning Policy Framework and other associated planning scheme changes.

On 24 October 2025, the Minister for Planning approved the Victorian Planning Authority (VPA), which is now part of the Department of Transport and Planning (DTP), to use a streamlined planning process to progress the draft Amendment and undertake informal public consultation about the matter. Further, the Minister for Planning delegated to the Head of Spatial Planning, who carries out the functions of the VPA, the power to refer matters directly to the VPA Projects Standing Advisory Committee (Committee) for advice.

Between 13 November 2025 and 11 December 2025, DTP undertook a targeted public consultation process for the draft Amendment. A total of 56 submissions were received.

Referral

In accordance with Clause 12 of the Terms of Reference for the Committee (July 2020) and delegation provided to the VPA (now DTP), I am writing to refer 'key issues' identified in **Table 1** below for advice and recommendations. These key issues have been derived from the submissions to the draft Amendment and are provided under clause 13.b of the Terms of Reference as 'the referred submissions'. Only the

'key issues' identified in **Table 1** below are referred to the Committee for advice and recommendations.

Under clause 13.c of the Terms of Reference, I also provide all submissions received during public consultation as 'supporting background material'. The Committee is to limit itself to considering only those parts of the submissions that are relevant to the 'key issues' identified in **Table 1** of this letter.

DTP will continue seeking to resolve specific issues that have not been referred to the Committee directly with submitters.

The matters that have not been identified as Key Issues in **Table 1** are those DTP is confident will be resolved outside of the Committee process or where DTP has formed a clear position that does not require the Committee's consideration.

Table 1 - Key Issues

Key Issues	Advice Sought
Flooding, drainage and integrated water management	Please advise whether the planning controls proposed in the draft Amendment provide enough certainty about the management of drainage and flooding to allow Industrial 1 Zone rezoning and development to proceed.
Biodiversity	Please advise whether: <ul style="list-style-type: none"> - The proposed extent of conservation areas and native vegetation identified for protection, including the proposed application and extent of the Rural Conservation Zone, is suitable. - The planning controls proposed in the draft Amendment appropriately manage potential biodiversity impacts to allow Industrial 1 Zone rezoning and development to proceed.
Strategies under clause 11.03-6L-06	Please advise whether the strategies at proposed Clause 11.03-6L-06 clearly outline the necessary steps for the future rezoning of Greater Avalon Employment Precinct North via a separate amendment.
Drafting of planning scheme ordinance	Please advise whether: <ul style="list-style-type: none"> - The type and nature of permits that can be granted prior to the approval of a development plan under the DPO50 is appropriate. - The requirements for a development plan at clause 4.0 of DPO50 are appropriate as it relates to the site master plan, the environment protection and

Key Issues	Advice Sought
	<p>biodiversity conservation report, the Avalon Airport impact assessment report, the integrated water management plan, the drainage and stormwater management strategy, the drainage and conservation area asset management plan, the staging plan, the landscape concept plan, the conservation management plan and the environmentally sustainable development assessment.</p> <ul style="list-style-type: none"> - The urban design, subdivision and design outcomes sought for GAEP West are appropriately contained within a schedule to a Design and Development Overlay (as proposed in the DDO53) or in the DPO50. - The controls included in the proposed DPO50 and DDO53 provide for acceptable interface outcomes and manage potential adverse amenity impacts to the Rural Living Zone properties along Avalon Road, west of the precinct.

Committee Process

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:

- a) Specifying a time limit for submitters seeking to be heard;
- b) Requiring presentation of evidence from like witnesses concurrently, commencing with exploratory questions posed by the parties and Committee;
- c) Regulating the duration of evidence in chief to balance efficiency and fairness;
- d) Limiting cross examination to matters which are of interest to the Committee; and
- e) Directing the submitters to focus preparation of submissions and appointment of experts only on the key issues DTP has requested your advice on and raised 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. These documents will be available to parties in due course.

Acknowledging that all submissions have been provided to the Committee, the DTP Part A submission will include a DTP position on issues that fall outside of the key

issues to assist the Committee. If submitters raise issues that are outside of the identified key issues before the Committee during the hearing, DTP may, if it considers it appropriate, address these issues in writing in its closing submission.

Any engagement by DTP on issues not identified in the 'key issues' before the Committee is in furtherance of its efforts to resolve unreferred issues and is not intended to alter the limited scope of the 'key issues' referred to the Committee for advice.

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,



Emily Mottram (DTP)

Acting Head of Spatial Planning & VPA CEO
Housing, Building and Land Delivery

Date: 18/02/2026

Enclosed:

- Draft Amendment C477ggee to the Greater Geelong Planning Scheme documentation (public consultation versions)
Referred submissions Summary Table under Clause 13.b of Terms of Reference.
- Supporting background material under clause 13.c of Terms of Reference:
 - o All submissions and submitter details
 - o Greater Avalon Employment Precinct Public Consultation Report (draft)
 - o Supporting background reports