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Ms Jane Monk
Chair
Priority Development Panel
Level 1, 8 Nicholson Street
EAST MELBOURNE VIC 3002


Dear Ms Monk,

**FOUNTAIN GATE – NARRE WARREN PRINCIPAL ACTIVITY CENTRE –
'CASEY MAIN STREET' – REQUEST FOR ADVICE FROM THE PRIORITY
DEVELOPMENT PANEL**

Casey City Council has requested the assistance of the Priority Development Panel (PDP) to review the retail floor space provisions within the Fountain Gate-Narre Warren Principal Activity Centre (PAC).

The proposal relates to an area of the Fountain Gate-Narre Warren PAC which is within the Priority Development Zone Schedule 1 (PDZ1) of the Casey Planning Scheme, known as the 'Casey Main Street'. The City of Casey called for tenders to develop this precinct and Council is currently negotiating with a number of the interested parties in order to determine a preferred developer.

Feedback received during these discussions has indicated that the retail floor space caps and floor space limitations currently in place as part of the PDZ1 adversely impact on the commercial viability of the 'Casey Main Street' project.

In accordance with the General Terms of Reference of the PDP, I request the advice of the PDP in relation to the following matters:

- The appropriateness of removing or modifying the retail floor space caps and limitations.
- The design principles/outcomes to provide a framework to guide development and integration of the precincts
- The appropriate process to implement recommendations in relation to the above matters, including any changes to the Casey Planning Scheme and relevant Incorporated Document

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In preparing its advice, I ask that the PDP works closely with Council, the Department of Planning and Community Development and the Growth Areas Authority and consults with other key stakeholders as required. Westfield Ltd as the adjoining land owner should also be consulted.

It is also requested that the PDP have regard to any specific documents that are relevant including the *Fountain Gate-Narre Warren CBD Incorporated Plan October 2006*.

I request that the PDP provide its advice to me within 3 months of the date of this letter.

Yours sincerely



JUSTIN MADDEN MLC
Minister for Planning