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

Dear Ms Monk 

**WATERGARDENS TOWN CENTRE PLANNING PROVISIONS– STAGE THREE  
REQUEST FOR ADVICE FROM THE PRIORITY DEVELOPMENT PANEL**

Brimbank City Council has requested that I refer consideration of Stage Three of the Watergardens Transit City to the Priority Development Panel (PDP) for advice.

The proposal relates to the area covered by Comprehensive Development Zone – Schedule 1 (Sydenham Regional Activity Centre) (CDZ1) in the Brimbank Planning Scheme. The area covered by CDZ1 forms part of the Sydenham Transit City and includes the Watergardens Shopping Centre. The future Stage 3 of the shopping centre will expand retail floorspace over the 75,000 square metres currently allowed under CDZ1, prompting the need for review of the appropriateness of the floor cap.

Council is also currently in the process of reviewing the planning provisions for the area covered by the CDZ and has requested advice on current strategy and its implementation into the Brimbank Planning Scheme.

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 increasing the retail floor cap.
- Concept appraisal for Stage 3 of Watergardens Shopping Centre having regard to relevant environmental issues and achieving best practice urban design.
- Peer review of draft future planning provisions for the area currently covered by CDZ1. This should include advice on the adequacy of current strategy and its implementation (including the Master Plan and the Regional Structure Plan), and the most appropriate and effective use of Victoria Planning Provisions, having regard to relevant environmental issues and achieving best practice urban design.
- The appropriate processes to implement recommendations in relation to the above matters.

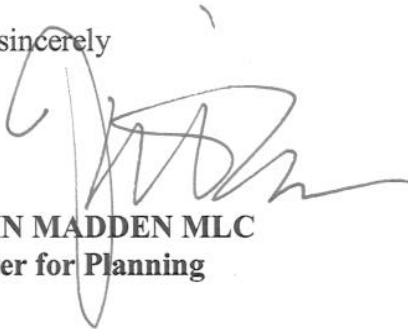
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In preparing its advice, I ask that the PDP works closely with Council, the Queensland Investment Corporation (the owner of the shopping centre), the Department of Planning and Community Development, and consults with other key stakeholders as required. I also request that the PDP have regard to any specific documents that are relevant including the *Sydenham Regional Activity Centre Structure Plan 1999* and the *Sydenham Transit City Master Plan 2006*.

I request that the PDP provide its advice to me within 3 months of receiving the appropriate material referred to in the terms of reference.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Justin Madden', is written over the typed name and title.

**JUSTIN MADDEN MLC**  
**Minister for Planning**