

To	Planning Panels Victoria
From	Colleen Peterson
Regarding	C252 Wyndham Planning Scheme
Date	23 March 2021
Reference Number	

In preparing for the upcoming panel hearing and having completed evidence before the VCGLR for a proposed new Club venue, I consider that the following information will be of assistance to the Panel in reviewing the material before it in relation to C252 to the Wyndham Planning Scheme. Specifically:

- A plan, prepared by Tract Consultants, showing land contained within the Truganina PSP which has been granted planning approval. This plan shows that the vast majority of land within that PSP has been granted planning approval, which is an indicator of the timing of development in that precinct.
- Concept plans prepared by Ranfurly Asset Management, owners of the Tarneit Central Shopping Centre, of a proposed entertainment precinct in the vacant section of that activity centre. I am advised by Mr Tim Crowe (the development manager of the land owner) that this proposal will contain 8 cinemas, a bowling alley, laser tag, amusement games and various food and beverage offers and that an in-principle agreement/heads of agreement with various entities is close to being signed. Once this agreement has been finalised, formal plans will be developed, planning approval sought, and construction commence. I am advised by Mr Crowe that these discussions were materially advanced before the pandemic and were put on hold during 2020. These negotiations are now in their final stages and will introduce a wide variety of non-gaming entertainment uses into Tarneit in the foreseeable future.
- A drive time analysis which shows a 10-minute drive of Pacific Werribee Plaza Shopping Centre, a major activity centre that provides a focal point for various entertainment options such as cinemas, food and beverage offerings. This map also shows the location of other non-gaming entertainment uses, which gives an understanding of the access to such uses to growth areas¹.
- A 10-minute drive time analysis from the proposed Tarneit Central Shopping Centre entertainment complex, showing the extent of the growth area, both existing and proposed, which will be within a comfortable drive of this non-gaming entertainment offering.

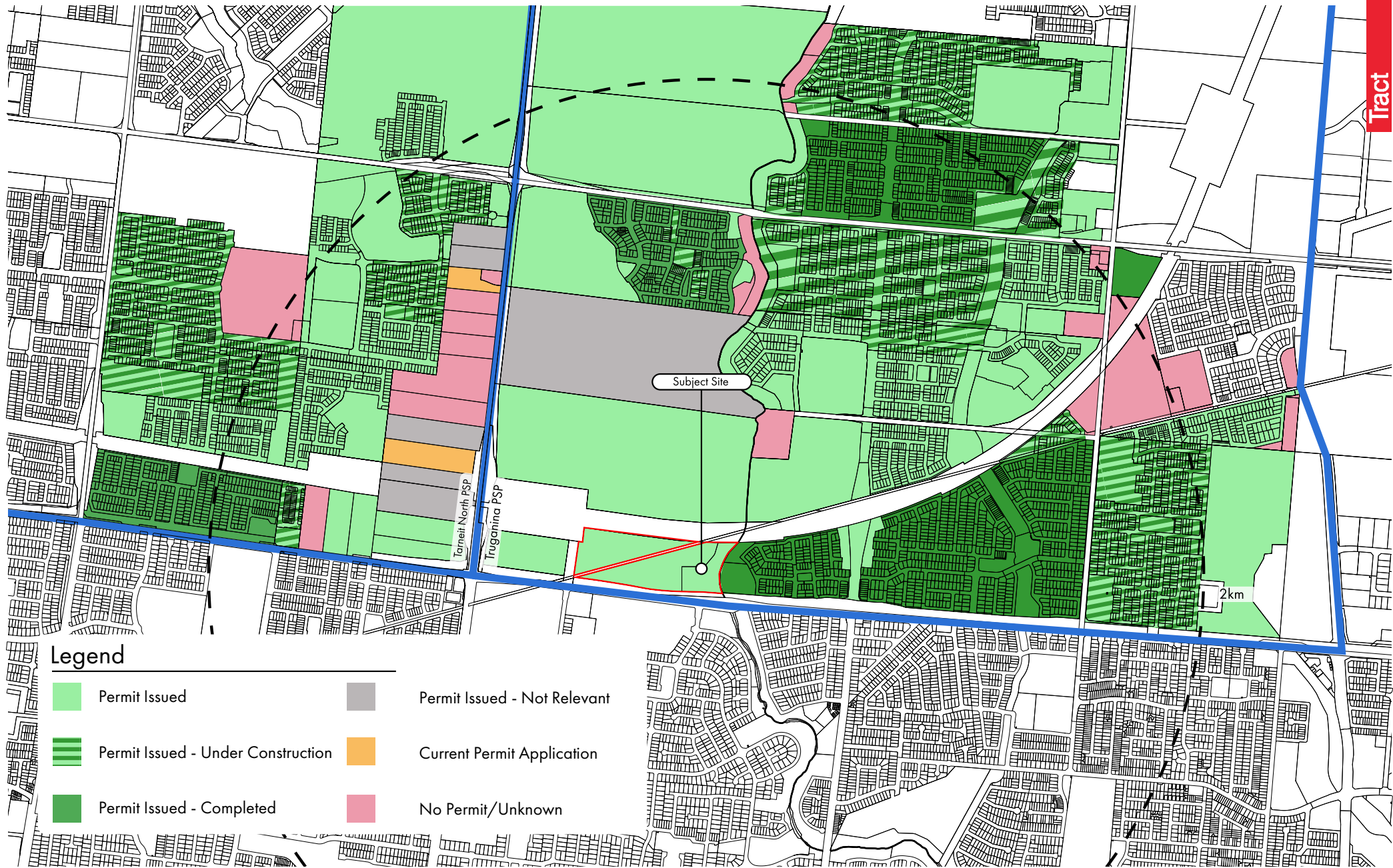
A copy of this relevant material is attached to this memo.

Yours sincerely,



Colleen Peterson
CEO

¹ This list is not exhaustive but shows the location of a variety of non-gaming uses that growth area have access to that could easily be sourced in a 1-hour internet search.



Drawing Title

Project Name

Drawing No.

Revision

Date

Drawn

Checked

Project Principal

Scale

Existing Approvals

Werribee Football Club

320-0068-00-P-01-DR01

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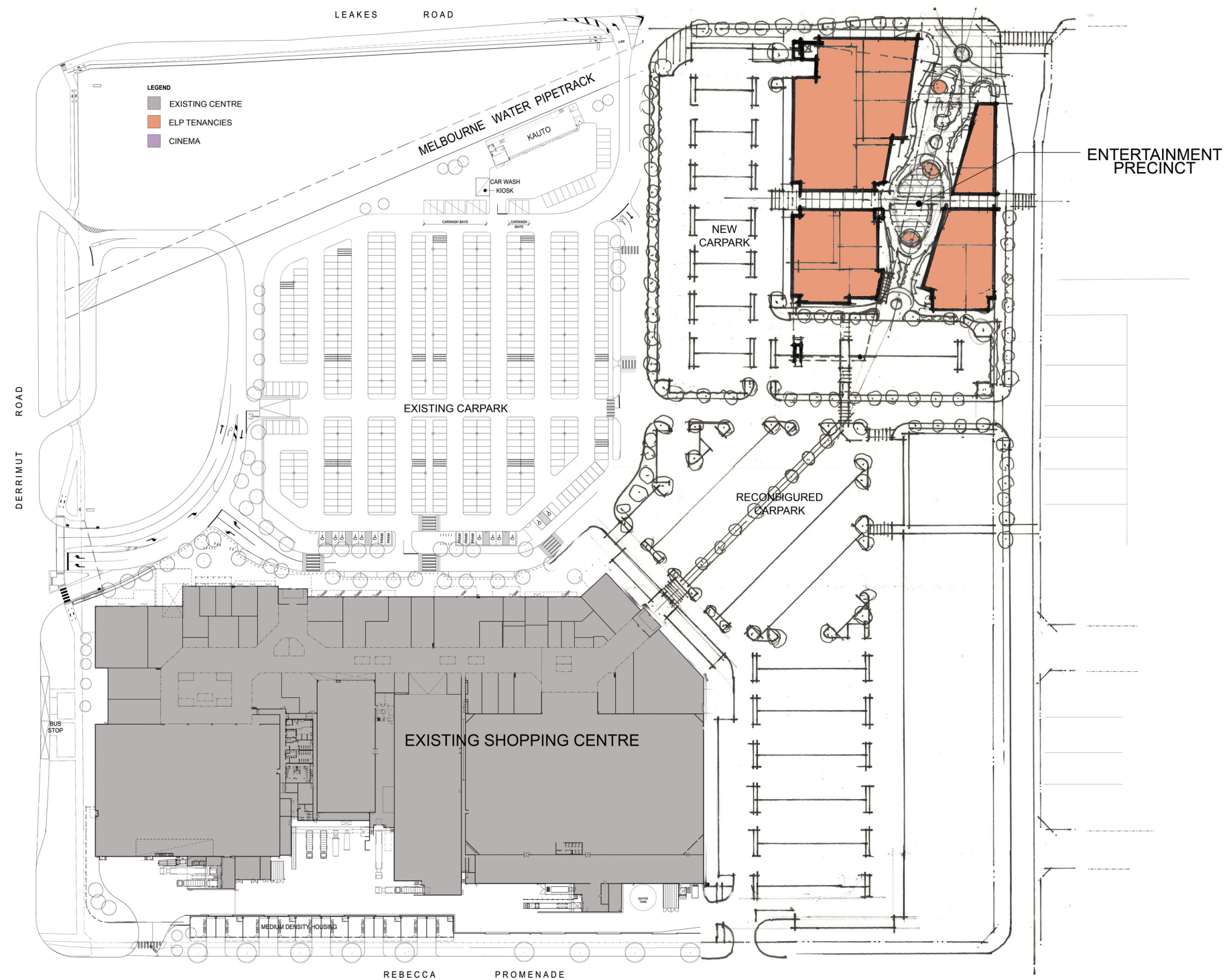
07.04.2020

SM

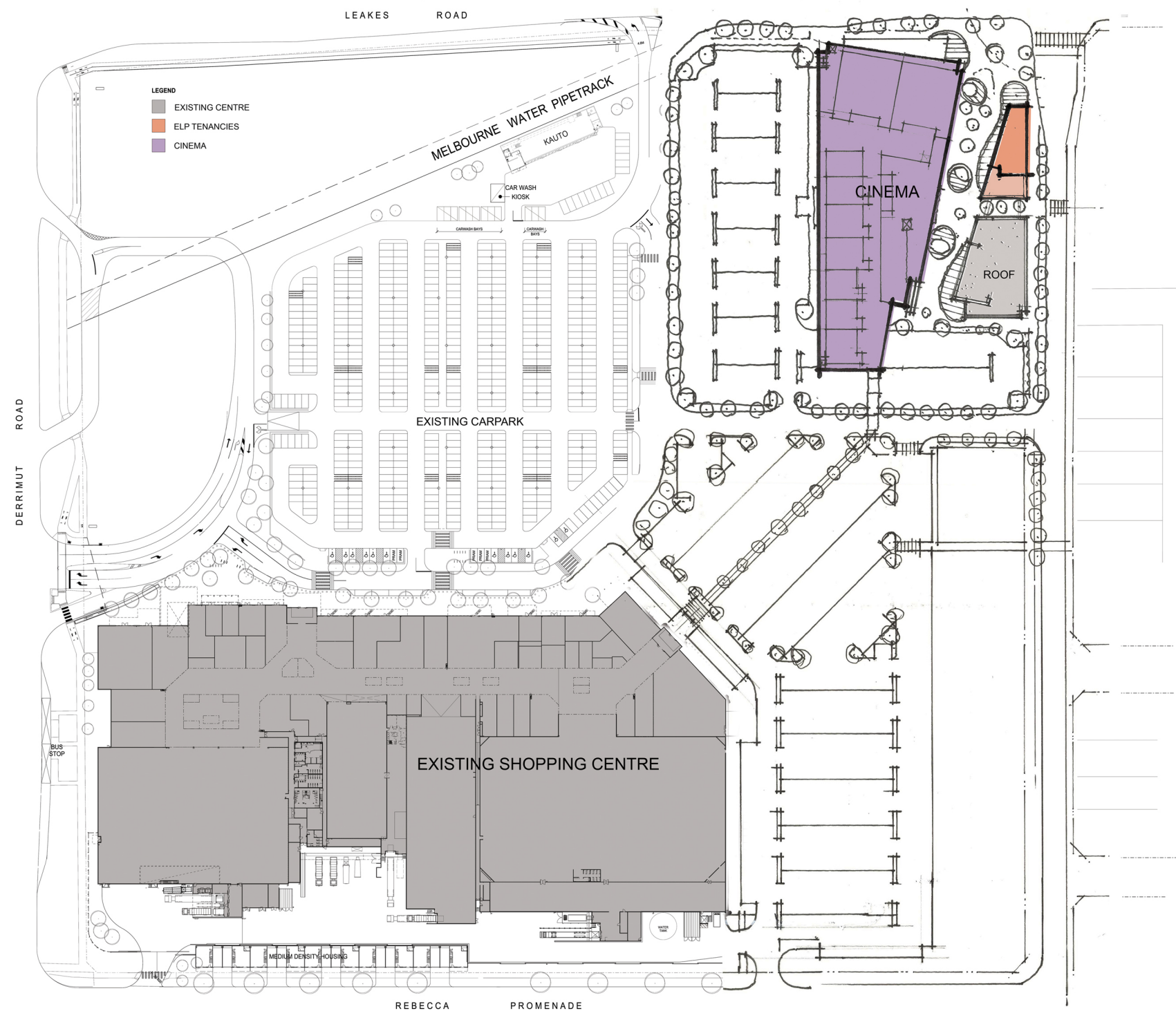
NC

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NOT TO SCALE

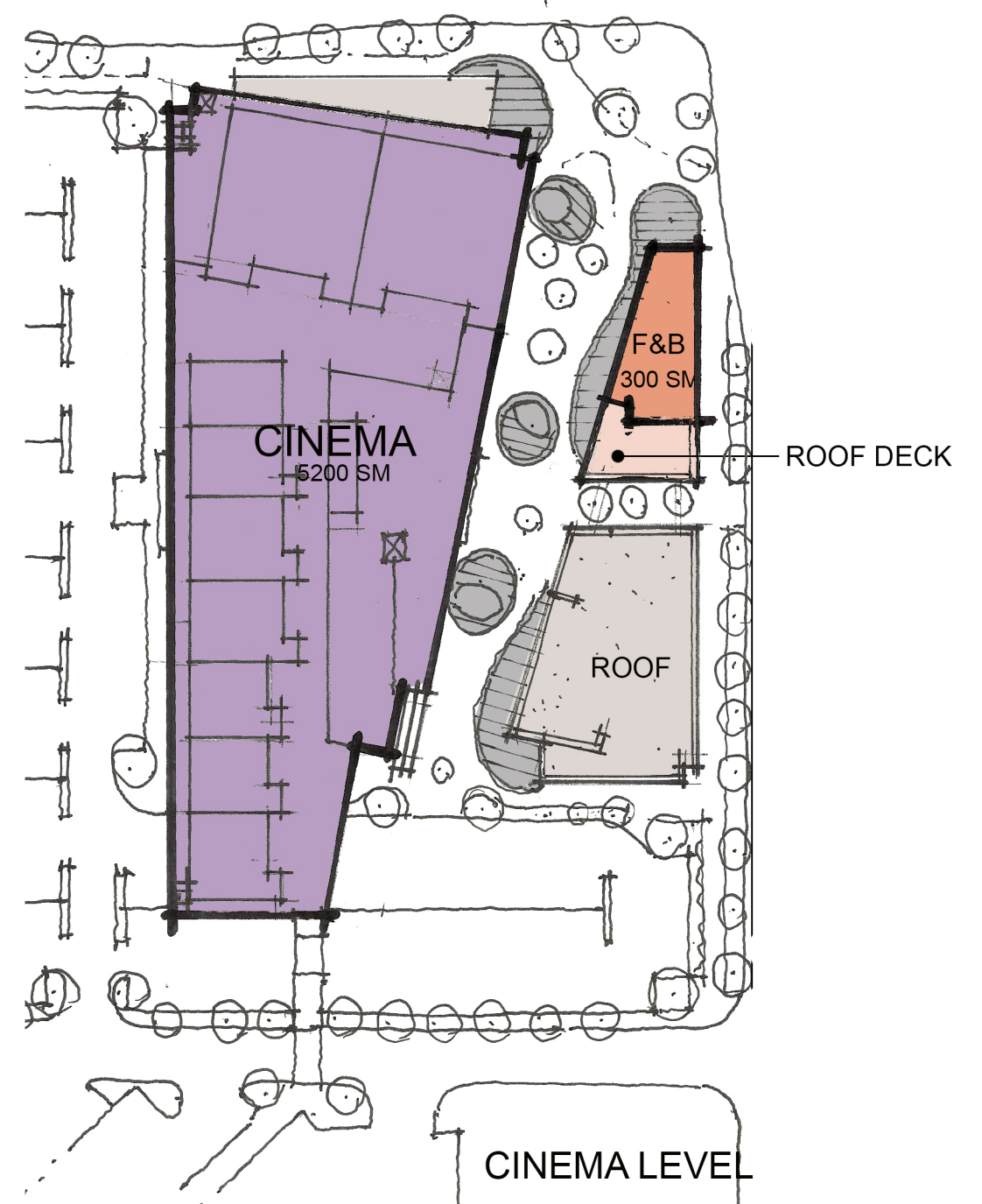
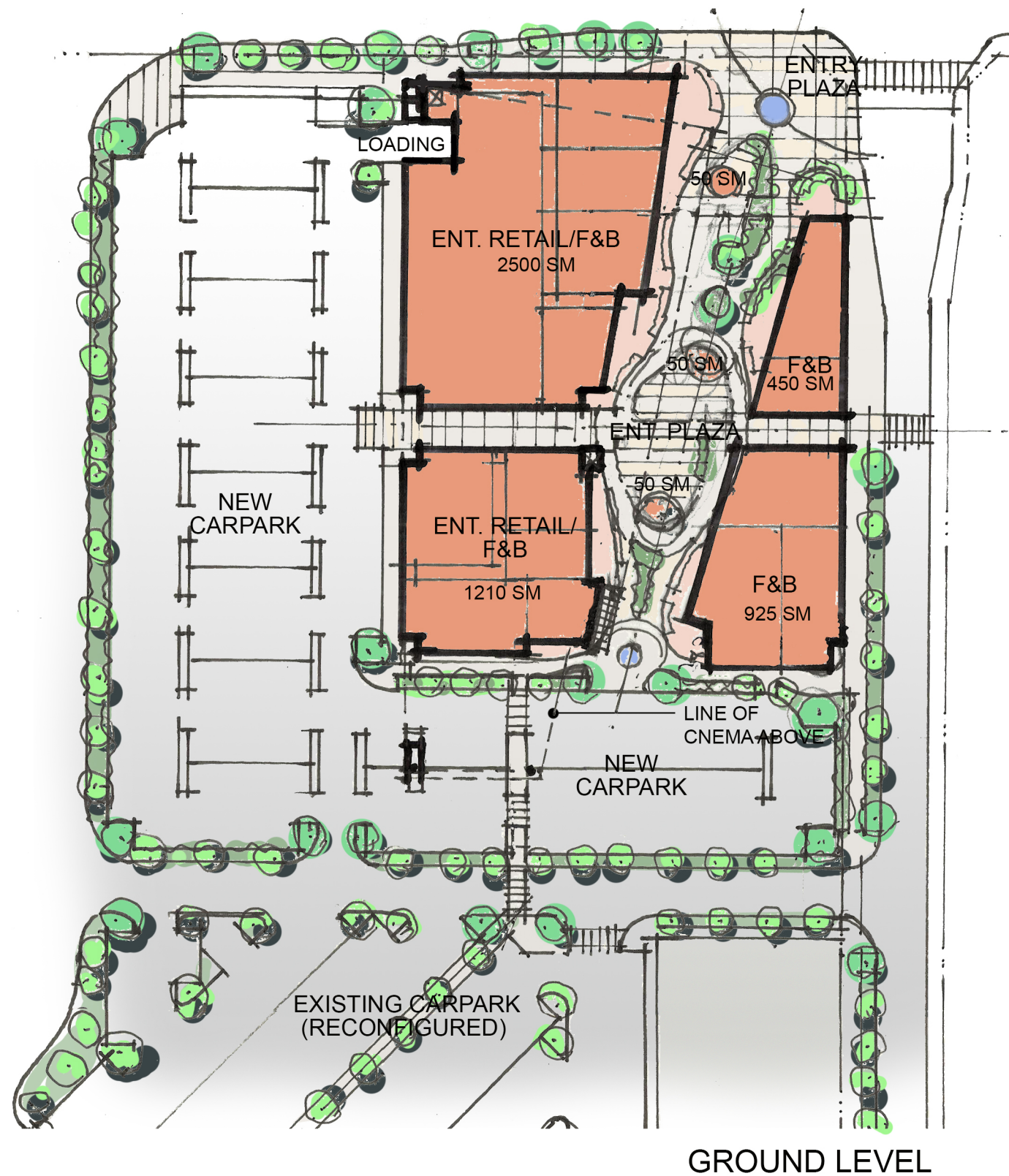


SITE PLAN- GROUND LEVEL
SCALE 1:2000 @A3



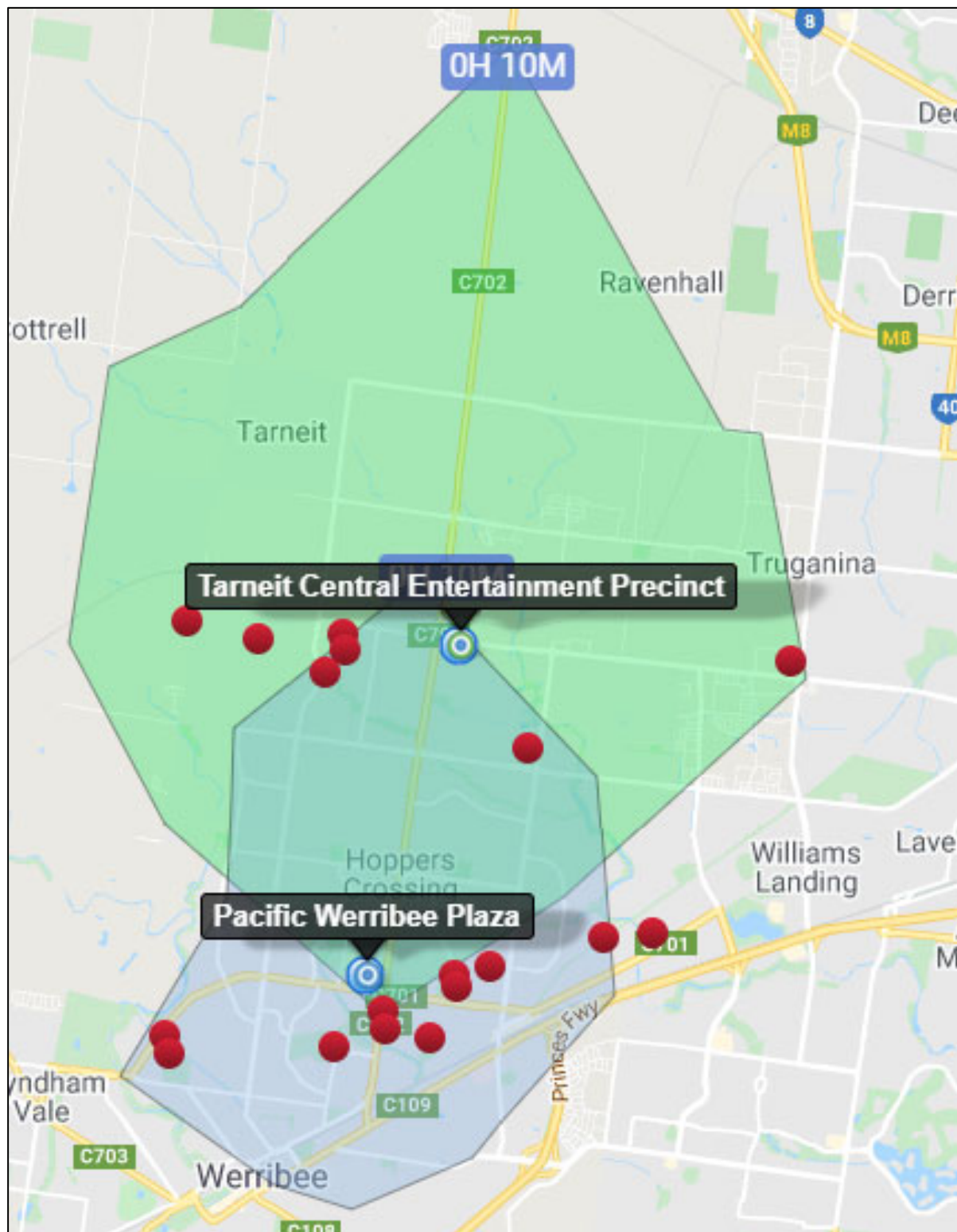
SITE PLAN- CINEMA LEVEL




SCALE 1:2000 @A3



ENLARGED PLANS
SCALE 1:1000 @ A3

DRIVE TIME ANALYSIS FROM PACIFIC WERRIBEE PLAZA AND TARNEIT CENTRAL ENTERTAINMENT PRECINCT



-  Pacific Werribee Plaza 10-minute drive time
-  Tarneit Central Entertainment Precinct 10-minute drive time
-  Non-gaming facility (sports clubs, cafes/restaurants, swimming pools, leisure centres etc)