



██████████  
Senior Principal Town Planner  
Tract  
Level 6, 6 Riverside Quay  
Southbank VIC 3006

Via email: ██████████

**This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright**

Dear ██████████

**DEVELOPMENT FACILITATION PROGRAM PPA-185  
HOPE AND AUTUMN STREETS, GEELONG WEST**

Thank you for your pre-application submission to the Development Facilitation Program (DFP) within the Department of Transport and Planning (DTP) on 12 June 2024 and revised documents provided on 16 October 2024, regarding proposed use and development of land at the above address for 57 dwellings in a four storey building.

I am writing to advise that a planning permit application can be made for the proposal under Category 1 Clause 53.23 of the Greater Geelong Planning Scheme on the basis that:

- The proposed land use (dwellings) is listed under Table 2 of Clause 53 23-1, and
- The proposed estimated cost of development cost is at least \$15 million.

More information on how to submit a planning permit application is available at [planning.vic.gov.au](http://planning.vic.gov.au).

**Further information**

In addition to the matters above, I advise the following information is required to be submitted with a planning permit application:

- a) Quantity surveyor report confirming the development cost
- b) Written advice of the Chief Executive Officer, Invest Victoria
- c) Architectural drawings
- d) Urban context and architectural design report
- e) Town planning report
- f) Landscape plan
- g) Heritage report
- h) Traffic impact assessment
- i) Environmentally sustainable design report
- j) Waste management plan
- k) Any other document required by the Greater Geelong Planning Scheme

# ADVERTISED PLAN

To reduce the likelihood of receiving a request for further information, I encourage the project team to ensure that detailed design matters (such as building height and setbacks, finished floor levels, car parking and aisle widths, etc.) are accurately depicted in the application documents.

Please note that a comprehensive assessment against the requirements of the Greater Geelong Planning Scheme and the *Planning and Environment Act 1987* has not yet been undertaken. All commentary is based on preliminary review, provided on a without prejudice basis and may be subject to change once full information is provided and assessed in detail.

Should you have any further queries in relation to this matter please contact [REDACTED]  
Senior Planner on [REDACTED]

Yours sincerely,

[REDACTED]

[REDACTED]  
Director, Development Facilitation

2 / 12 / 2024

**This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright**