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Tract

[redacted]

Department of Transport & Planning
Level 7, 8 Nicholson Street
EAST MELBOURNE VIC 3002
via email: [redacted]

4 September 2026

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Dear [redacted]

Section 72 Application to Amend a Planning Permit - Development Facilitation Program – 51-53 Hope St and 66-76 Autumn Street, Geelong West

Tract Consultants Pty Ltd acts on behalf of Hope and Autumn Pty Ltd in relation to the above address.

Further to our recent pre-application meeting on 5 June 2026 held with representatives from the Department of Transport and Planning (DTP), we are pleased to enclose an application to amend Planning Permit PA2403398-1 which approved a four-storey residential development at the above Site.

The amended design, prepared by Austin Maynard Architects, maintains the architectural quality which was supported by DTP and the Office of the Victorian Government Architect (OVGA) as part of the assessment of the original application. The design has been modified to respond to changing market conditions, including the following key changes:

- The overall building height of the Autumn Street building has been increased by one level, from 4 storeys to 5 storeys.
- An additional level has been provided to the western most portion of the Hope Street building, increasing this element from three to four levels. The overall height of the Hope Street building remains at four levels.
- The basement has been reconfigured to provide a single combined basement across the site, including an additional seven car spaces and the removal of vehicle access from Hope Street.
- An additional 31 homes are provided, through changes to dwelling typologies and building footprint.

The amendment application is made in accordance with Clause 53.23 (Significant Residential Development with Affordable Housing) of the Greater Geelong Planning Scheme. The application is proposed via the Development Facilitation Program (DFP), and the Minister of Planning is the Responsible Authority for matters where Clause 53.23 applies. DTP have confirmed eligibility for the DFP pathway on 2 December 2024.

Please find the following documents enclosed to assist in DTP's assessment:

- *Certificate of Titles dated 1 September 2026.*
- *Town Planning Report, prepared by Tract and dated 2 September 2026.*
- *Architectural Drawings prepared by Austin Manard Architects, dated 4 September 2026.*
- *Traffic Impact Assessment prepared by Traffix Group, dated 4 September 2026.*
- *Waste Management Plan prepared by Traffix Group, dated 4 September 2026.*

A Sustainability Management Plan is currently being prepared by GIW Consulting and will be provided separately in the coming days.

Importantly, no change is proposed to the provision of affordable housing, which will be addressed via an agreement made pursuant to Section 173 of the Planning and Environment Act 1987. Condition 17 of the existing Planning Permit ensures affordable housing is provided in accordance with Clause 53.23-4.

Should you have any questions, please do not hesitate to contact me on [redacted]

Yours sincerely

[redacted]

Principal Town Planner
Tract

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