



The Hon Sonya Kilkeny MP

Minister for Planning
Minister for the Suburbs

8 Nicholson Street
East Melbourne, Victoria 3002 Australia

Ref: BMIN-1-23-3171

Ms Kathy Mitchell AM
Lead Chair
Priority Projects Standing Advisory Committee
Planning Panels Victoria
planning.panels@delwp.vic.gov.au

Dear Ms Mitchell

DEVELOPMENT FACILITATION PROGRAM – 50 MACKEY STREET, NORTH GEELONG

I refer to draft Planning Scheme Amendment C462ggee to the Greater Geelong Planning Scheme and draft planning permit PP632/2023 affecting land at 50 Mackey Street, North Geelong. The proposal has been considered by the Development Facilitation Program (DFP), which has deemed that it meets relevant criteria and should be prioritised for accelerated assessment and determination.

I am considering whether to prepare, adopt and approve draft Amendment C462ggee to the Greater Geelong Planning Scheme and to grant draft planning permit PP632/2023 and exempt myself under section 20(4) of the *Planning and Environment Act 1987* (PE Act) from the requirements of sections 17, 18 and 19 of the PE Act and the Regulations. This would facilitate the proposed use and redevelopment of the land for a seven-storey mixed-use building generally comprising office, industrial and warehouse uses.

What the draft amendment does

Draft Amendment C462ggee makes the following changes to the Greater Geelong Planning Scheme:

- Inserts a new Schedule 1 to Clause 33.01 (Industrial 1 Zone) for the land at 50 Mackey Street, North Geelong.

What draft planning permit PP632/202 seeks approval for

- Draft planning permit PP632/202 seeks approval for the use and development of the land for the purpose of a seven-storey mixed use building comprising office, industrial and warehouse uses.

- Combined gross floor area of 12,062 square metres. Minimum 60 per cent of total net leasable area to be used for mixed use/port and industry-related uses with potential maximum 40 per cent commercial uses secured through a section 173 agreement and permit conditions.
- A total of 398 car parking spaces and 45 bicycle parking spaces.

The Department of Transport and Planning (DTP) has carried out consultation under section 20(5) of the PE Act to obtain the views of affected parties. A total of 17 submissions, including 11 objections, have been received. The main objector concerns relate to reverse amenity impacts, out-of-centre development, encroachment on the existing and future port operations, traffic-related concerns and lack of material change from a previous planning permit application.

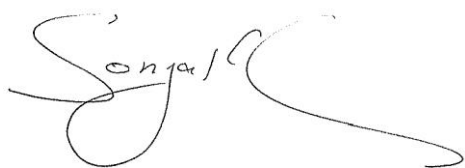
I have determined to refer the matter to the Priority Projects Standing Advisory Committee for advice and recommendations on whether I should approve draft Amendment C462ggee and grant draft planning permit PP632/202. I request your specific advice on the matters raised in submissions and any suggested improvements to the draft amendment and draft permit.

The draft amendment and permit documentation, including application and supporting documents, and submissions will be provided to the committee.

The cost of the committee process will be met by the proponent, Power Station B Pty Ltd.

If you have any questions about this matter, please contact Marty Vahala, Senior Planner, Priority Projects, DTP, on [REDACTED] or email [REDACTED]

Yours sincerely



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5 October 2023