



Stantec Australia Pty Ltd
Level 1, 27 - 31 Myers Street Geelong Victoria 3220 Australia

23rd April 2026
File: 3044 01158

Statutory Planning Unit
City of Greater Geelong
P.O. Box 104
GEELONG 3220

Attention : Lewis Muston

Dear Lewis,

**PLANNING PERMIT APPLICATION 1249-2023: 370 BACCHUS MARSH ROAD, CORIO.
CONSTRUCTION OF BUILDINGS AND WORKS & DISPLAY OF A BUSINESS IDENTIFICATION SIGN**

Reference is made to the above Planning Permit Application lodged on the 5th December, 2023 and our email of the 1st May 2024 advising to place the application on hold. Since that time, numerous discussions have occurred with Council's Drainage Engineers regarding the site, a resolution having been agreed to on the 6th December 2025. Discussions were held with Lewis Muston, 25th February, 2026, to provide an update of the progress of the project. Subsequently, we now wish to re-submit revised plans for the development to replace those originally lodged and advise of the following:

1. Completed request to amend a current Planning Permit application (attached).
2. Revised development plans dated 16th April, 2026 prepared by Morton & Co (attached). These are to replace plans prepared by Morton & Co, dated 27th October, 2023.
3. Changes to plans:
 - Demolition of existing office and part demolition of maintenance workshop.
 - Reconfiguration of carpark.
 - Installation of sliding gate and fence, Bacchus Marsh Road entry.
 - Office extension, northern elevation.
 - Increase in floor area of walkway and workshop.
 - Addition, western elevation, to maintenance shed.

A copy of the revised plans are attached for Council's consideration.

4. A review of the Planning Scheme has been undertaken with relevant changes as follows:
 - DDO18 –The only implication to Schedule is the installation of sliding gate and extension to fencing on the Bacchus Marsh Road frontage. The fence will match that of the existing.

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- Carparking – The site is identified in the Car Parking Requirement Map as being a ‘Category 1’. The parking requirements are now a minimum of 2.9 spaces to each 100 square metres of additional leasable floor area, whereas previously it was 2.9 spaces to each 100 square metres of additional net floor area.

Floor area proposed by revised plans:

- Workshop, additional 3,765 square metres
- Office and walkway, 1,375 square metres combined (note office being relocation and expanded)
- Kinetic, additional 107 square metres
- Maintenance shed, additional 170 square metres

Total overall additional area, including ancillary relocated office space, is 5,417 square metres. Based on this, an additional 157 parking spaces are required. The reconfigured carpark will provide a total of 143 spaces, including one bus bay. The original application sought a reduction in carparking.

- Land Adjacent to the Principal Road Network – Planning Permit 342-2022 allowed, among other things, “*alter access to a Transport road Zone 2*”. Our Client has advised the revised plans/development will not result in an intensification in the use of the crossover to Bacchus Marsh Road.
- Bicycle Facilities – The original application sought approval for a reduction in the provision of bicycle spaces. It is noted the amenities within the relocated office provide both male and female changeroom facilities, including showers.
- Uses with Adverse Amenity Potential – Our client has advised that the revision to the proposal will not result in an increase in the production output of the facility beyond the threshold of 53.10-1.
- Stormwater Management in Urban Development – Detailed Drainage Design plans, which took into account the extension to the workshop at 370 Bacchus March Road, was endorsed by Council as part of Planning Permit 1342-2022 on the 16.12.2025. In addition, the attached Overall Stormwater Management Strategy was also submitted to Council. Both these documents are attached for Council reference.
- Planning Policy Framework – There has been no fundamental changes to planning policies relevant to this site or proposal.

We trust Council is in a position to continue their assessment of the proposal.

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If you have any queries please do not hesitate to contact Matthew Payne on 4232 3539.

Stantec Australia

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Matthew Payne

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Community Development (Regional Victoria)
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Attachments : Application to Amend a current Planning Permit Application form
Revised Development Plans, Morton & Co, 16.4.2026
Endorsed Drainage Plans 1342-2022, 6.12.2025
Overall Stormwater Management Strategy, Stantec, Nov 2025

Copy to: Client