



24TH FEBRUARY 2026

MS. SALLY BEERS
PRINCIPAL STATUTORY PLANNER
CITY OF GREATER GEELONG
WADAWURRUNG COUNTRY
PO BOX 104
GEELONG VIC 3220 AUSTRALIA

**RE: SECTION 72 AMENDMENT APPLICATION
PLANNING PERMIT PP-305-2023
9 BROWN STREET PORTARLINGTON**

Dear Sally,

We write to formally lodge a **Section 72 amendment application** in respect of Planning Permit **PP-305-2023** for the above site.

The amendment is sought to address design refinements, updated Planning Scheme provisions, and operational improvements.
The proposed changes are summarised as follows:

- Amendment to the permit preamble to omit reference to the "Minor Sports & Recreation Facility (Gymnasium)".
- Removal of basement levels and the previously approved gymnasium.
- Relocation of all car parking to ground level, positioned behind the retail component.
- Optimisation of apartment layouts:
 - Level 1: 2 × three-bedroom and 4 × two-bedroom apartments
 - Level 2: 4 × three-bedroom apartments
 - Total yield: 10 apartments.
- Provision of a 328 m² GFA retail component.
- Minor adjustments to external fenestration to improve outlook and internal amenity.
- On-site residential parking provision of 16 spaces, with no visitor or retail parking.

These amendments collectively reduce building bulk, improve internal amenity, and maintain compliance with **Clause 52.06 (Car Parking)**, **Clause 58 (Apartment Developments)**, and the objectives of **DDO21**, as detailed in the accompanying updated Town Planning Report and revised Clause 58 assessment.

Supporting documentation enclosed with this application includes:

- Updated architectural plans.
- An amended Traffic Impact Assessment; and
- Revised Planning Report addressing the current Planning Scheme provisions.

We respectfully request Council's assessment of this application under Section 72 of the **Planning and Environment Act 1987**, and confirmation of the applicable fee.
Please do not hesitate to contact us should any further information be required.

Kind Regards,

