

City of Greater Geelong
Planning Department
Wadawurrung Country
137-149 Mercer Street,
Geelong
Date: 13.04.2026

This copied document is 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 copyright legislation

Property Details: 279 Torquay Road Grovedale / 7 Flower Court Grovedale.

Planning Permit Number: PP859-2025

Proposal: Change of use of land and buildings and works for a medical centre - Proposed two storey medical centre

Dear Leigh,

Please find attached revised documents as per RFI 2 issued on the 26th of February requesting further information relating to the following items as per the letter received:

1. *A s50 application for is required to be provided to include:*

- *Construct and Display Business Identification Signage and Internally Illuminated Business Identification Signage;*

Alternatively, all reference to signage must be removed from the plans.

All reference to possible future signage has been removed from the architectural drawings and the Town planning report issued by Peter English. Signage type and location is to be confirmed at a later date.

- *Buildings and Works for the Medical Centre (to provide clarity as the application form does not specifically apply for development);*

The application form has been amended stating the following - Change of use of land and building and works for a medical centre - Proposed two storey medical centre.

- *It is recommended that the application include a boundary realignment to align the boundaries in accordance with proposed car park shown on 7 Flower Court.*

As per our teams meeting on the 30th of March 2026 between with the following attendees John Rush, Verity Bright, Leigh Page, Peter English, Cheng Kheen Wong and myself, we discussed the particulars of the plan of subdivision, and that for any development site or a site that requires boundary re-alignment, the expectation of providing a plan of subdivision prior to advertising is unreasonable and the plan of subdivision can be dealt with by way of a permit condition.

Furthermore, a plan of subdivision can not be formally issued without a planning permit in place.

2. *A Plan of Subdivision.*

3. *Consideration against Clause 56 – Residential Subdivision.*

I note, discussions relating to point 2 have been addressed above.

With regards to point 3, I request you refer to Peter English & associates extensive assessment report, further revised including VCAT assessments and outcomes.

4. *(If necessary) An updated planning report that addresses the proposed signage, specifically Clause 15.01-1L-03, Clause 52.05 and the City of Greater Geelong Sign Guidelines (February 2024).*

I note, the signage has been removed from the application and Peter English & associates report has been updated to reflect that.

5. *Amended plans, in accordance with the plan submitted with the application, but modified to show:*

a) *The driveway must be 6.1 m wide at its intersection with the road reserve boundary with a 0.6 m offset from the northern property boundary. All dimensions must be shown on the Ground Floor plan.*

Architectural drawings have been updated indicating a 6.1m wide driveway and 600mm offset.

b) *A note on the Ground Floor plan to show that the existing vehicle crossing will be removed and replaced with a 6.1 m wide vehicle crossing to be centred on the driveway.*

Architectural drawings have been updated with a note indicating the demolition of the existing crossover and proposed new crossover.

Rev B Drawings - Dated 1.04.2026 and Advertising

We request the revision B Architectural drawings and updated town planning report, form part of the submission and request the documents and related documents be submitted for advertising.

These documents are as follows;

Rev B - 1.04.2026 279 Torquay Road TPlanning

279 Torquay Road Grovedale - Sustainability design Assessment_Rev C

Easy waste Letter

Waste Management Plan - 279 Torquay Road

Torquay 279 Report - Amended April 2026- Peter English

Quantum Tiar (279 Torquay Road) C 23-1-26

Site Survey - 25513LF

25513RELO-1

25513RELO-2

Copy of Titles - Provided for Torquay Road and Flower Court.

Updated s50 Application form.

We request to proceed with the advertising.

Kind regards

Demi Iliopoulos - Symétrie Design Group

