



Our Reference: 302970

7 June 2016

AS ADDRESSED

Dear Sir/Madam,

**Re: Greater Geelong Planning Scheme Amendment C321: 30 - 42 Geelong Road, Portarlington  
Permit Application No 1234/2014**

Spiire acts on behalf of Batman Management Group Pty Ltd (proponent) in relation to the above Planning Scheme Amendment and the associated Planning Permit Application (1234/2014).

Pursuant to the Panel Directions dated 26 May 2016, we enclose the following documentation:

- Preliminary Site Investigation for Contamination prepared by Douglas Partners.

The Preliminary Site Investigation was undertaken to identify any potential land contamination associated with previous and current site usage and activities, with specific reference to the Victorian Government's Potentially Contaminated Land General Practice Note (Department of Sustainability and Environment (DSE), 2005).

- Elevation Plans: the attached elevations illustrate the context of the proposal in relation to existing properties as viewed from Geelong Road (south) and from the recreation reserve to the north, extending to the western end of the land to be rezoned and to the Residential Growth Zone 3 east of the site.

In addition, we attach revised plans of the proposed development that incorporate corrections, clarification of material finishes and amendments as listed below:

Corrections:

- Applicable plan scale at A1 and A3
- Deletion of reference to 'dwelling' at 34 Geelong Road (west of site)
- Removal of roof level visibility of 'people' on east/west elevations – correlation with roof level plan (planter separation/screening).

Clarification:

- External finishes within the north elevation – retail/commercial unit (north east corner)

Amendments:

- Reduction in the number of apartment dwellings within the building;
- Variation in the mix of apartment dwellings as detailed in the Development Summary;
- Removal of front fence and section of side fence (western boundary);

- Roof level – continuation of planting treatment adjacent to stairwell and lift (planter separation/screening).

Should you wish to discuss this matter please do not hesitate to contact the undersigned on 5249 6823.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Sarah Wright', with a stylized flourish at the end.

Sarah Wright  
Senior Associate – Planner