



The Hon Sonya Kilkeny MP

Minister for Planning
Minister for the Suburbs

1 Spring Street
Melbourne, Victoria 3000 Australia

Ref: BMIN-1-24-2763

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

Dear Ms Mitchell

I refer to the Victorian Civil and Administrative Tribunal (VCAT) application P508/2024, which relates to the use and development of the land for two buildings (a residential mixed-use building and a commercial building) with associated open space areas, reduction of carparking requirements, and a liquor licence at 102-108 Humffray Street South, Bakery Hill. The project was referred to me by the Development Facilitation Program (DFP).

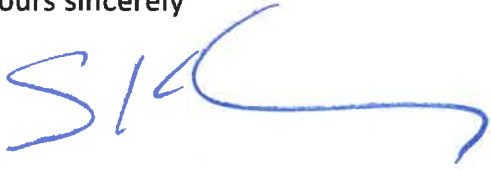
I advise that I have decided to call in the proceeding from VCAT under Clause 58(2)(a) of Schedule 1 to the *Victorian Civil and Administrative Tribunal Act 1998* as I consider that the proceeding raises a major issue of policy, and the determination of the proceeding may have a substantial effect on the achievement or development of planning objectives. I have also decided to refer the matter to the Priority Projects Standing Advisory Committee for advice and recommendations on whether a planning permit should be issued, and if so, the appropriate permit conditions that should be imposed.

On 22 May 2024, one objector representing three parties filed a joint submission to VCAT under section 82(1) of the *Planning and Environment Act 1987* against the Ballarat City Council's decision to issue a Notice of Decision to Grant a Permit. The matters raised by the objectors relate to overshadowing, overlooking, noise and odour from vehicle traffic, reduction in car parking, and the height, scale and form of the buildings.

The VCAT hearing was scheduled to commence on 20 January 2025.

The cost of the advisory committee will be met by the proponent, Hygge Property.

Yours sincerely

A handwritten signature in blue ink, appearing to be 'S/K', with a long horizontal flourish extending to the right.

The Hon Sonya Kilkenny MP
Minister for Planning

Date: / / 18/7/2024