

26 November 2025

Department of Transport and Planning
Development Facilitation Program
GPO Box 2392
MELBOURNE VIC 3001

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Dear Sir/Madam

**DEVELOPMENT FACILITATION PROGRAM PPA-877
BRUNSWICK MARKET REDEVELOPMENT
655-661 SYDNEY ROAD & 46-52 BREESE STREET, BRUNSWICK**

We act for Brunswick Market Developments Pty Ltd (an entity related to Molonglo) in relation to the above matter.

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Background

Our client is seeking to redevelop the site at 655-661 Sydney Road & 46-52 Breese Street, Brunswick ('Site') for a sustainable, high-quality townhouse offering of 43 dwellings including five affordable housing dwellings ('Proposal'). The Proposal adopts a modular design, which is capable of being reconfigured to suit a particular purchaser's preferences.

The Site comprises four parcels of land and has frontages to William, Breese and Florence Streets. It is desirably located between Sydney Road and Anstey Station, providing convenient access to transport, jobs and community facilities.

The Site is zoned Commercial 1 Zone ('C1Z') under the Merri-bek Planning Scheme ('Planning Scheme') and is subject to:

- Design and Development Overlay – Schedule 18 ('DDO18').
- Development Contributions Plan Overlay – Schedule 1.
- Parking Overlay – Precinct 1.
- Environmental Audit Overlay in part.
- Special Building Overlay in part.
- Heritage Overlay – Schedule Ref HO149 in part (but, importantly, not part of the Site that our client is seeking to develop).

We approached the Department of Transport and Planning's ('DTP') Development Facilitation Team in December 2024 to discuss this exciting and unique Proposal. Over the past 11 months, our client has engaged extensively with DTP's planners and urban designers to finetune the Proposal.

On 24 September 2025, DTP issued a letter confirming that a planning permit application could be made for the Proposal under Category 3 of Clause 53.23-1 of the Planning Scheme ('Eligibility Letter').

We now enclose the following documentation in support of a planning permit application for the Proposal:

- Certificates of title for the Site.
- Metropolitan Planning Levy Certificate.

- Survey plan prepared by SMEC.
- Architectural plans prepared by Molonglo's in-house team.
- Landscape plans prepared by Tim Pilgrim Gardens.
- Architectural renders prepared by Molonglo's in-house team.
- Town Planning Report prepared by Planning & Property Partners Pty Ltd.
- Design Report prepared by Molonglo's in-house team.
- Affordable Housing Framework prepared by Molonglo's in-house team.
- Cost Plan prepared by C3S Pty Ltd.
- Traffic Engineering Assessment prepared by Traffix Group,
- Sustainability Management Plan prepared by WRAP Engineering.
- Waste Management Plan prepared by One Mile Grid.
- Preliminary Site Investigation prepared by Geotesta.
- Heritage letter prepared by Bryce Raworth Conservation & Heritage.

The enclosures can be accessed at the following link:

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Response to preliminary feedback

Public realm

Merri-bek City Council ('Council') has recommended that our client makes a commitment to public realm improvements including widening of footpaths, undergrounding of powerlines and generous canopy tree planting.

The Proposal already contemplates substantial landscaping along each street frontage, including the planting of canopy trees.

There are no overhead powerlines along the Breese Street or Florence Street frontages, but there are currently overhead powerlines along the Site's William Street frontage.

Our client is open to discussing the types of public realm upgrades that might be provided but observes that this would require cooperation from Council. Given the design of the Proposal, there is no opportunity for any footpath widening to encroach into the Site, so Council would need to be prepared to make the additional land required available.

Clause 55 / internal amenity

At the request of DTP, in response to preliminary feedback from Council, we have also enclosed a Clause 55 Assessment prepared by our office. Given the Site's C1Z zoning, Clause 55 of the Scheme does not apply to the Proposal. Notwithstanding, the Clause 55 Assessment has been provided to aid DTP in its consideration of the Proposal.

The Proposal achieves a high level of compliance with the objectives of Clause 55. However, at a detailed level, it more closely aligns with the intentions of the DDO18 and C1Z.

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Internal amenity has been a key focus of our client's engagement with DTP to date. Since receiving the Eligibility Letter, our client has made further refinements to the Proposal to optimise internal amenity. These refinements include:

- Centralising all bathrooms to ensure that habitable rooms can be larger and have better access to daylight.
- Increasing the size of windows facing Florence Street to optimise ventilation and provide greater activation.
- Offering a flexible space that can be configured according to a particular purchaser's needs or preferences.

Other matters

At this stage, with reference to the Eligibility Letter, we have not enclosed:

- A separate Stormwater Management Plan given the Sustainability Management Plan prepared by WRAP Engineering includes a stormwater assessment.
- A Green Travel Plan. The Proposal includes an abundance of bicycle parking and only one car share space, so the initiative to encourage sustainable modes of transport is clear. This could be a condition of any permit issued if considered necessary.
- An Acoustic Report, noting that the Proposal does not include any commercial uses, and there are existing dwellings along Breese and William Streets.

We trust this is sufficient for DTP to commence its formal assessment of the Proposal. We would welcome the opportunity to meet with officers to discuss the Proposal and further explain the rationale behind the unique design.

Please contact Tristan Layton on 8626 9022 (email: tlayton@pppartners.com.au) if we can be of further assistance.

Yours faithfully



HANNAH WILSON
Planning & Property Partners Pty Ltd
Encl.

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