

ADVERTISED PLAN

18.09.2024

To: Lachlan Forsyth – Manager Department Facilitation Program
c/o: Department of Transport & Planning

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Dear Lachlan,

**RE: ENQUIRY PPA- 2 / 11-27 DORCAS STREET, SOUTH MELBOURNE
PROPOSED CLAUSE 53.23 PERMIT APPLICATION**

We are pleased to submit the enclosed town planning application pursuant to the provisions of Clause 53.23 of the Port Phillip Planning Scheme, relating to 'Significant Residential Development with Affordable Housing' pertaining to the proposed redevelopment at 11-27 Dorcas Street, South Melbourne for the purpose of a 19 storey mixed use building comprising 243 dwellings and ground floor Retail Premises, with complementary car parking, amenities and services.

In support of this application, please find enclosed the following documentation:

- Town Planning Report prepared by Urbis, dated 18 September 2024
- Town Planning Summary prepared by Urbis, dated 18 September 2024
- Urban Context Report prepared by Urbis, dated 17 September 2024
- Architectural Plans prepared by Bates Smart, dated 16 September 2024
- Statement of Changes prepared by Bates Smart, dated 12 September 2024.
- Development Summary prepared by Bates Smart, dated 10 September 2024
- Urban Context Report prepared by Bates Smart, dated 16 September 2024
- Landscape Concept Plan prepared by Acre, dated 11 September 2024
- Economic Benefits Assessment prepared by Urbis, dated September 2024
- Affordable Housing Report prepared by Urbis, dated May 2024
- Project Feasibility Assessment Report prepared by Time and Place, dated 7 June 2024
- Traffic Impact Assessment prepared by Traffix, dated 9 September 2024



- Waste Management Plan prepared by Traffix, dated 5 September 2024
- Sustainability Management Plan prepared by NDY, dated 12 September 2024
- Stormwater Management Plan Report prepared by NDY, dated 9 September 2024
- Wind Impact Assessment prepared by MEL Consultants, dated 10 September 2024
- Reflectivity Assessment prepared by Inhabit, dated 10 September 2024
- Arboricultural Impact Assessment, prepared by Melbourne Tree Care, dated 11 September 2024
- Acoustic Report prepared by WatsonMossGrowcott, dated 17 September 2024
- Shrine of Remembrance Vista Development Design Report prepared by Veris, dated 5 September 2024
- Financial Feasibility Confirmation Letter issued by Invest Victoria, dated 26 July 2024
- DFP Eligibility Confirmation Letter dated 29 July 2024
- Metropolitan Planning Levy Certificate, expiring 4 December 2024
- Certificate of Titles

We look forward to working together with the Department on this exciting project. In the meantime, should you wish to discuss or require any further information, please do not hesitate to contact me.

Kind Regards,

Maugan Bastone

Strategic Planning Advisor

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