

# ADVERTISED PLAN

Tract

**Michael Dafnomilis**

Department of Transport and Planning  
1 Spring Street  
MELBOURNE VIC 3000  
Submitted Via Online Portal

12 May 2026

Dear Michael,

## **Planning Permit Application – 46 Brougham Street, North Melbourne**

Tract Consultants Pty Ltd (Tract) on behalf of **McAuley Property Ltd** ('the Applicant') in relation to land at 46 Brougham Street, North Melbourne ('the Site').

We are pleased to submit this application for the use of the land for a Secondary School associated with the existing St Aloysius College (College) primary and secondary campus at 31 Curran Street, North Melbourne (Main Campus), and development (including partial demolition of the existing contributory heritage building) for the construction of a single storey extension to the rear.

To assist in the consideration of this matter, please find enclosed the following documents:

- Certificate of Title, dated March 2026
- Metropolitan Planning Levy Certificate, dated April 2026
- Town Planning Report, prepared by Tract, dated April 2026
- Plans and Elevations, prepared by Hayball as follows:
  - Existing Site Plan TP01.01 Rev A
  - Proposed Site Plan TP01.02 Rev A
  - Existing & Demolition Floor Plans TP02.01 Rev A
  - Existing & Demolition Elevations TP02.02 Rev A
  - Proposed Floor Plans TP03.01 Rev A
  - Proposed Elevations TP03.02 Rev A
  - Proposed Sections TP03.03 Rev A
  - Sun Study TP04.01 Rev A
  - Materials & Finishes TP05.01 Rev A
  - 3D Views TP06.01 Rev A
  - Sight Line TP06.02 Rev A
- Landscape Architectural Package, prepared by Site Image as follows:
  - Site Plan, LT P 001 Rev C
  - Landscape Plan 01 – Ground Floor LT P 101 Rev D
  - Landscape Plan 02 – Level 1 Floor LT P 102 Rev C
  - Sections LT P 201 Rev B
  - Material Palette LT P 301 Rev C
- Heritage Impact Statement, prepared by Heritage Alliance, dated April 2026
- Sustainable Management Plan, prepared by Intrax, dated April 2026

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We trust the above enclosures provide a comprehensive understanding of the nature of the proposal and thank you in advance for its consideration of this application.

Tract Consultants Pty Ltd  
ACN: 055 213 842

ATF Tract Consultants Unit Trust  
ABN: 75 423 048 489

Quality Endorsed Company  
ISO 9001: Licence No. 2095

Should you have any queries regarding the above or require any further clarification, please feel free to contact me.

Yours sincerely

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

**Mia Zar**

Senior Principal Town Planner

Tract

mzar@tract.net.au

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