



Department of Transport and Planning

GPO Box 2392
Melbourne, VIC 3001 Australia
www.transport.vic.gov.au

Ref: PPA-1135

**This copied document to be made available
for the sole purpose of enabling
its consideration and review as
part of a planning process under the
Planning and Environment Act 1987.
The document must not be used for any
purpose which may breach any
copyright**

Rob Carletti
Associate Town Planner
Tract
Level 6, 6 Riverside Quay
SOUTHBANK VIC 3006

**ADVERTISED
PLAN**

Via email: RCarletti@tract.net.au

Dear Rob,

DEVELOPMENT FACILITATION PROGRAM PPA-1135 64-70 HANOVER STREET, FITZROY

Thank you for your pre-application submission to the Development Facilitation Program (DFP) within the Department of Transport and Planning (DTP) on 28/05/2025 regarding the demolition of the existing buildings and the use and development of an eight-storey building containing 63 dwellings and two ground floor retail premises' above a two-storey basement car park at the above address.

The following comments are made on the basis of the architectural plans dated December 2025 prepared by SJB.

Project eligibility

Under delegation of the Minister for Planning, I am writing to advise that a planning permit application for the proposal can be made under Clause 53.25 of the Yarra Planning Scheme on the basis that:

- The proposed development is consistent with the purpose of Clause 53.25 – Great Design Fast Track.
- The proposed development has convenient access to jobs, services, infrastructure and community facilities.
- The quality of the design, liveability and sustainability of the proposed development meets the design principles published by the Minister for Planning,

ADVERTISED PLAN

as advised by the Office of the Victorian Government Architect (OVGA) on 04/02/2026.

- Information demonstrating the likely feasibility of the proposal has been provided to the satisfaction of the Minister for Planning, including written advice from the Chief Executive Officer (or delegate) of Invest Victoria.

More information on how to submit a planning permit application is available at planning.vic.gov.au.

Preliminary comments

A preliminary assessment of the proposal has been undertaken and the following matters require further consideration or resolution as part of a formal application:

- Council has identified that Fitzroy Street, Hanover Street, and Brunswick Place frontages will be inundated during severe storm events. It is recommended that the proposal be referred to Melbourne Water prior to formal lodgement to clarify if any design changes may be necessary.
- A clear 4.5m setback dimension from the centreline of the eastern laneway should be demonstrated across the entirety of the eastern interface of the proposal to establish an equitable development opportunity for the eastern neighbours.
- The layout of Apartment 7.02 should be reconsidered to orient away from the southern boundary to establish an equitable development outcome for the land at 4-6 Brunswick Place.
- All apartments should comply with Standard D20 of Clause 58.05-3 (Private open space standard).
- It is unclear if the proposal complies with Clause 58.04-2 (Internal views objective). There appears to be opportunity for overlooking, specifically for the apartments interfacing with the courtyard. It is recommended that internal overlooking be further investigated and addressed as necessary.
- Any issued permit is likely to include conditions requiring:
 - The discontinuation of the public roadway on the site to be finalised before the commencement of construction; and
 - An environmental audit confirming the suitability of the land for a sensitive land use prior to the commencement of construction.

Further information addressing these matters may be requested during the application or as a planning permit condition (if a permit is granted) to ensure that the proposed development continues to meet the requirements of Clause 53.25.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

ADVERTISED PLAN

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

Further information

In addition to the matters above, I advise the following information is required to be submitted with a planning permit application:

- a. Certificates of title, including any encumbrances, covenants, and agreements (within three months).
- b. A Metropolitan Planning Levy Certificate.
- c. An Urban Context Report to include additional renders as follows:
 - Internal courtyard, taken from the south looking north, to understand the mass of the building within the courtyard space.
 - Fitzroy Street, taken from the southern end of the site looking northeast, showing the full extent of the built form and its interface with the street.
- d. The Architectural Plans amended to:
 - Adopt all dimensions and annotations sought in the Council's 'Development Engineering' referral dated 28 January 2026 (sent to the proponent on 16 February 2026).
 - Adopt all design changes offered within Tract's letter responding to the Council's concerns and dated 2 March 2026.
 - Provide any annotations, dimensions, or plan amendments (as applicable) in response to the OVGA's GDFT Advice report dated 4 February 2026 (attached).
 - Nominate the location, materials, and operability of the basement garage door.
 - Dimension all bicycle parking spaces and identify visitor bicycle parking rail type.
 - Clarify the permeability of the townhouse roof terrace pergolas, noting that these should be open to the sky.
 - Dimension the height of 4-6 Brunswick Place on the south and east elevations.
 - Dimension the setback of levels 4-6 from the podium's western wall.
 - Dimension the setback of the third-floor lift structure from the front wall of all townhouses.
 - Confirm the material and transparency of the pergola structure between Townhouses 4 and 5.
 - Provide a paved link between the communal courtyard and:
 - Townhouse 5's rear (north) ground floor doorway, or alternatively, delete the rear doorway; and
 - Townhouses 5-7 and apartments G.01 and G.02 ground floor terraces, similar to Townhouses 1-4.
 - Detail the dimensions and materials of the ground floor terrace fencing for Townhouses 1-7 and Apartments G.01 and G.02 on the internal elevations.

ADVERTISED PLAN

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

- Nominate the fence heights between townhouses.
 - Dimension the TPZs of street trees and clarify the extent of development encroachment into the TPZs.
 - Confirm the location of services, including cooling and heating systems. Should these be located on the balconies of individual apartments, the requirements of Standard D20 of Clause 58.05-3 (Private open space) should be taken into consideration.
 - Provide the detail floor plan for apartment Type G.06.
 - Dimension Bedroom 2 of apartment types B05, C02, C07, C08.
 - Dimension the secondary areas of Bedroom 2 of apartments B01 and B02.
 - Resolve the glazing/façade treatment to the Ground floor Tenancy 2 eastern elevation (DDA bathroom in front of glazing).
 - Ensure all elevations heights are dimensioned above NGL, with NGL to be shown on all elevations.
 - Provide finished floor levels on all floor plans to demonstrate level differences between proposed built form and NGL.
 - Provide an internal south and north elevation showing the interface to the pedestrian thoroughfare between Townhouses 4 and 5.
- e. An updated Feature Survey Plan providing detail of all neighbouring SPOS areas.
- f. A written response to the OVGA's GDFT Advice report dated 4 February 2026 (attached).
- g. An Acoustic Report recommending design treatments (as applicable) to ensure any impacts from the neighbouring venue at 127 Brunswick St are minimised, noting an existing liquor license applies to the site.
- h. An updated Wind Report to be provided in accordance with Tract's letter responding to the Council's concerns dated 2 March 2026.
- i. The Traffic Report and Town Planning Report updated to reflect the revised Clause 52.06 (Car Parking) provision and the exclusion of retail parking on the site (as confirmed in Tract's letter responding to the Council's concerns).
- j. The Town Planning Report amended to provide a response to Clause 52.37 (Canopy trees).

All planning permit application materials must be formally submitted for assessment through the [planning permit application portal](#). Documents submitted during the pre-application process will not automatically be included in the application.

To reduce the likelihood of receiving a request for further information, I encourage the project team to ensure that detailed design matters (such as building height and setbacks, finished floor levels, car parking and aisle widths, etc.) are accurately depicted in the application documents.

Please note that a comprehensive assessment against the requirements of the Yarra Planning Scheme and the *Planning and Environment Act 1987* has not yet been undertaken. All commentary is based on preliminary review, provided on a without prejudice basis and may be subject to change once full information is provided and assessed in detail.

Should you have any further queries in relation to this matter please contact Callum Bryant, Senior Planner on 03 7040 5725 or callum.bryant@transport.vic.gov.au.

Yours sincerely



Catherine Sherwin

Acting Director, Planning Facilitation

Date: 08/04/2026

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

**ADVERTISED
PLAN**