

ADVERTISED PLAN

Department of Transport and Planning (DTP)
Lodged via the planning portal

6 May 2026

Dear DTP

64 – 66 and 70 Hanover Street, Fitzroy
Planning permit application under Clause 53.25 – Great Design Fast track

We act on behalf of *Focus Group Investments Pty Ltd* in relation to the above Site.

Further to our recent pre application discussions with the Development Facilitation Program, we are pleased to lodge this planning permit application for the construction of a multi-storey building containing dwellings and ground floor commercial spaces.

The letter received on 8 April 2026 from the Minister for Planning confirms that the project is eligible to be assessed under *Clause 53.25 – Great Design Fast Track* of the *Yarra Planning Scheme*.

The following documents form part of this application:

- Application form (completed through the planning portal).
- Certificate of Title.
- Letter of Eligibility from Invest Victoria.
- Letter of Eligibility from the Department of Transport and Planning.
- Great Design Fast Track Advice Report prepared by the OVGA.
- Melbourne Water pre-application advice.
- MPL Certificate.
- Urban Context Report and Development Plans prepared by SJB Architects.
- Arborist Report prepared by Arbor Survey.
- Preliminary Site Investigation and Detailed Site Investigation prepared by Senversa.
- Heritage Memorandum prepared by Lovell Chen.
- Landscape Plan prepared by Aspect.
- Traffic Impact Assessment prepared by Ratio.
- Planning Report and Clause 58 Assessment, prepared by Tract.
- Waste Management Plan prepared by Ratio.
- Wind Impact Assessment prepared by Vipac.

Should you have any questions in relation to this matter, do not hesitate to contact Elle Harrington or Robert Carletti of our office on 9429 6133 or eharrington@tract.net.au / rcarletti@tract.net.au.

Yours sincerely



Robert Carletti
Associate Town Planner
Tract

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