

31 March 2026

Focus Group Investments Pty Ltd
C/o Tract
Level 6, 6 Riverside Quay
Southbank, VIC 3006

Dear Mr Carletti

SUBJECT: APPLICATION PPA-1135 - REQUEST FOR WRITTEN ADVICE

Thank you for your request to obtain written advice about the likely financial feasibility of your proposal in accordance with Clause 53.25 of the Victoria Planning Provisions.

Based on our review of your submitted documentation, Invest Victoria considers that the Hanover House project at 64-70 Hanover Street, Fitzroy will likely be feasible subject to the normal considerations required as the project progresses.

Please be aware that this letter serves as a pre-condition for submitting a formal planning application to the Minister for Planning. It is not an assessment of the planning merits of the proposal.

**ADVERTISED
PLAN**

Yours sincerely



Daniel Bisignano

Executive Director

Invest Victoria

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