



Department of Transport and Planning

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www.transport.vic.gov.au

Ref: PPA-284

Tarquin Leaver
Head of Planning
Pace Development Group
Level 2, 16 Stephenson Street
CREMORNE VIC 3121

Via email: tarquin@pacedg.com.au

Dear Mr Leaver,

DEVELOPMENT FACILITATION PROGRAM PPA-284 251-265 LYGON STREET AND 1A PITT STREET, BRUNSWICK EAST

Thank you for your pre-application submission to the Development Facilitation Program (DFP) within the Department of Transport and Planning (DTP) on 6 August 2024, regarding the proposed development of land at the above address for a mixed-use development.

I am writing to advise that the proposal has been assessed against the requirements of Clause 53.23 of the Merri-bek Planning Scheme and is eligible to apply for a planning permit under this provision. More information on how to submit a planning permit application is available on the department's [website](#).

Preliminary comments

A preliminary assessment of the proposal has been undertaken of your project. I note the following matters require further consideration or resolution as part of a formal application:

1. The outlook from Apartment 4.08 to the south may lead to poor amenity if the adjacent allotments to the south are developed in the future, raising concerns about equitable development. We recommend re-orienting the balcony to face west.
2. Compliance with Clause 58 of the Merri-bek Planning Scheme is expected, including (but not limited to):
 - Clause 58.05-1 Accessibility objective - Standard D18
 - Clause 58.05-3 Private open space objective - Standard D20
 - Clause 58.07-1 Functional layout objective - Clause Standard D26.



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3. As noted in our previous correspondence dated 1 May 2024, we encourage you to address the following matters regarding 1A Pitt Street, which appear to be less resolved compared to the existing approval:
 - a) Studio apartments should be designed to meet functional layout and private open space / balcony requirements of Clause 58. Provision of a rooftop area of communal open space in lieu of private open space is not supported in principle.
 - b) The relocation of the rooftop services to the west creates additional shadowing of the proposed rooftop communal open space, which will already be shaded for most of the day due to the taller buildings along Lygon Street. We recommend centralising the rooftop services.
 - c) The proposed east elevation depicts reduced ground floor “activation” to the laneway in comparison to the existing approval. The bicycle storage area which appears to have been originally treated with clear glazing, has been replaced with a solid wall concealing building services. We recommend reviewing the treatment of the ground floor interface to ensure a safe and welcoming arrival point for those accessing the building from Pitt Street, such as cyclists.
4. The revised proposal has been reviewed by DTP's Urban Design team, and the following comments provided:

We strongly discourage the use of floor-to-ceiling glazing at the ground floor on Lygon and Pitt Streets. We recommend adopting more tactile, robust materials at all public realm interfaces, including pilasters and stall risers (up to 700mm high) to enhance the solidity of the ground floor interfaces. We also discourage the use of opaque tinted glass (GL-03).

Solid elements used within the podium should effectively "hit the ground."

I recommend that the above comments be addressed in any formal application lodged with the DTP.

Further information

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

1. An amended Town Planning Report (including a Clause 58 Assessment) and supporting reports and plans that correlate with the final revision of application plans. This will include a Landscape Plan, Acoustic Report, Wind Impact Assessment, Sustainability Management Plan, Traffic Impact Assessment, Green Travel Plan, Waste Management Plan, Affordable Housing Report, and Accessibility Report.
2. A 3D model of the proposal to assist with the assessment of overshadowing impacts.
3. A recent copy of the Certificate of Title pertaining to each land parcel (within 3 months).
4. A valid Metropolitan Planning Levy certificate.

I note that a draft Section 173 Agreement will need to be drafted to secure the affordable housing commitment. The affordable housing offer should be clearly described in the formal application.

Please note that a comprehensive assessment against the requirements of the Merri-bek 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 Aleesha Meesen, Senior Planner on 03 7040 5781 or aleesha.meesen@transport.vic.gov.au.

Yours sincerely,



Lachlan Forsyth
Acting Director, Development Facilitation

18/09/2024