

ADVERTISED PLAN

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Tract

The Hon. Sonya Kilkenny MP
Minister for Planning
Department of Transport and Planning
1 Spring Street
MELBOURNE VIC 3001

27 May 2026

Dear The Hon. Sonya Kilkenny MP

1 Kent Road & 24 Durham Road – Planning Permit Application under Clause 53.23

Tract acts for VJ1KR Pty Ltd in this matter regarding the land at 1 Kent Road & 24 Durham Road, Surrey Hills.

On behalf of our client, we are pleased to submit the enclosed planning permit application for assessment under Clause 53.23. The proposal consists of the adaptive re-use of select existing heritage buildings and the construction of two new residential buildings of up to four-storeys in height.

The project involves the staged redevelopment of the site to deliver 76 dwellings comprising a mix of apartment and duplex dwelling typologies. It will deliver a high-quality network of open space throughout characterised by generous deep soil and canopy tree planting, a generous communal space provision and car and bicycle parking.

Under the *Boroondara Planning Scheme*, a planning permit is required for the following:

- Clause 32.09-7 (Neighbourhood Residential Zone) – To construct two or more dwellings on a lot and to construct a front fence.
- Clause 43.01-1 (Heritage Overlay) – To demolish or remove a building, externally alter a building and to construct a building or construct or carry out works.
- Clause 52.37-2 (Canopy trees) – To remove, destroy or lop a boundary canopy tree in the NRZ.

Following an extensive pre-application process with the Department of Transport and Planning's ('DTP') Development Facilitation team, the proposal incorporates formal changes to respond to stakeholder feedback.

In particular, the proposal and supporting documentation now includes the conversion of the 'chapel building' for communal amenity space in lieu of a dwelling, the retention of Tree 4, and a more detailed demonstration of compliance with the objectives of the new Clause 57 ('Mid-Rise Code').

Accordingly, we recommend that DTP should support the application and issue a planning permit in due course. We look forward to receiving your feedback on the enclosed documentation.

Should you have any queries regarding the above or require further clarification, please do not hesitate to contact me or Keren Kelly on 03 9427 3799, or via email (kkelly@tract.net.au).

Yours sincerely



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Enclosures

To assist in the assessment of this planning permit application, the following documentation is enclosed:

- Architectural Plans, Woods Bagot.
- Architectural Plans, Kerstin Thompson Architects.
- Urban Context Design Report, Woods Bagot and Kerstin Thompson Architects.
- Planning Report and Clause 57 Assessment, Tract.
- Heritage Impact Statement, Lovell Chen.
- Landscape Concept and Plans, Oculus.
- Arboricultural Assessment Report, Tree Logic.
- Arboricultural Impact Assessment Report, Tree Logic.
- Traffic Engineering Assessment, Traffix.
- Waste Management Plan, Traffix.
- Sustainability Management Plan, GIW Environmental Solutions.
- Madigan, Feature and Level Survey, Revision B.
- Certificates of Title.
- Metropolitan Planning Levy Certificate.

This report has only considered those documents explicitly referenced throughout the document.