

**Gary McGowan**  
Planner, Development Approvals and Design  
DELWP  
via: *online lodgement*

30 September 2020

Dear Gary,

**Application to Amend Planning Permit 2011/013331A (374-380 Lonsdale Street, Melbourne)**

Tract acts for Brady Lonsdale Pty Ltd in relation to this matter.

On behalf of our client, we are pleased to lodge a s. 72 application to facilitate the use of a portion of the level 7 residential hotel area for the use as a 'bar' (operated by Voco, the operator of the approved residential hotel) at 374-380 Lonsdale Street, Melbourne.

We thank DELWP for confirming that it is the Responsible Authority (RA) for such an amendment application.

Further to our pre-application discussions regarding this matter we are pleased to enclose the following:

- A copy of the Certificate of Title.
- A Planning Report prepared by Tract.
- Amended Architectural Plan (Level 7 – A207) prepared by Elenberg Fraser.
- An Alcohol and Patron Management Plan prepared by Ted Hart and Associates.
- A Calculation of Maximum Patron Numbers prepared by Approved Building Surveyors
- General Licence 31959341 and associated Red Line Plan.

Under s. 52(1)(a) of the *Planning and Environment Act 1987*, the RA must give notice in a prescribed form unless the RA is satisfied that the grant of the permit would not cause material detriment to any person.

As discussed in detail within the Planning Report, given the level 7 bar area is modest in patronage, has already been approved under the Planning Permit (albeit for use by guests of the residential hotel and the public for a 'food and drink' premises), and has been granted a General Liquor Licence, with this application simply seeking to 'open up' this space up the public for use as a bar, we respectfully submit there are no further opportunities additional unreasonable amenity impacts arising from the proposal that were not considered as part of the original granting of the Planning Permit. As you will see at Chapter 5.5 of the Planning Report, we have proposed a range of sensible permit conditions to control the operation of the bar, which are consistent with the Planning Permit and General Liquor Licence. As such, we respectfully request that the application not be subject to notice.

We will instruct our client to provide payment at earliest convenience of the statutory application fee.

Should you have any queries regarding the above, please do not hesitate to contact me.

Yours sincerely,



**Matthew Mukhtar**  
Town Planner  
Tract  
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