

Julian Larkins
Principal Planner
Development Facilitation
Department of Transport and Planning

20 December 2024

via DTP Portal

ADVERTISED PLAN

Dear Julian

427 Albert Street, Brunswick Planning Permit Application under Clause 53.23, Category 3

Tract continues to act on behalf of Clifton & Gilpin Pty Ltd in this matter.

We thank the Development Facilitation Team for its assistance in pre-application engagement and for correspondence issued today (20 December 2024) confirming that an application can be made under Category 3 of Clause 53.23-1.

Accordingly, we are pleased to submit a planning permit application for the use and development of land at 427 Albert Street, Brunswick pursuant to the provisions of Clause 53.23 of the *Merri-bek Planning Scheme*.

Affordable housing contribution

As outlined in previous correspondence, the proposed contribution is a cash contribution equal to 3 percent of the development cost for which a planning permit is required, residential component only, as confirmed in the Quantity Surveyor Report as a preliminary estimate prepared by Draw Down dated 19 December 2024. Less the cost of the non-residential components of the development, the proposed 3 percent contribution currently amounts to \$869,983.20 as outlined in the 'Social & Affordable Housing Cash Contribution' document prepared by HIP V. HYPE.

Site and planning permit application history

The Site is currently occupied by a single storey warehouse building, which is being activated by the 'Better Building Exchange' enabled by HIP V. HYPE - an incubator space dedicated to cross disciplinary exchange.

A planning permit application was lodged with Merri-bek City Council at the beginning of August 2024 (MPS/2024/450) following a nearly two-year-long, rigorous design process. We note that this application is still 'live', with a lapse date of 27 January 2025. Preliminary referral comments were received from Planning, Open Space, Arborist, Development Engineering and ESD.

Application enclosures

We are pleased to enclose the following documents to assist in Development Approvals' assessment:

- Architectural Memorandum (AMA).
 - Outlining a list of design updates to the pre-application package lodged with DFP.
 - The Planning Report (Tract) and the SMP (HV.H) have been updated accordingly. We understand that the changes have no material impact to the remainder of supporting reports prepared in October.

- Architectural Drawings (AMA).
- Urban Context Report (AMA).
- QS Report (Draw Down).
- Social & Affordable Housing Cash Contribution (HV.H).
- Certificate of Title dated 20 December 2024.
- Written Advice from the Chief Executive Officer, Invest Victoria.
- Planning Report (Tract).
- Sustainability Management Plan (HV.H).
- Reduce, Reuse, Recycle Strategy (HV.H).
- Landscape Plan (Gardens of the Sun).
- Traffic Engineering Assessment (Traffix Group).
- Green Travel Plan (Traffix Group).
- Arboricultural Impact Assessment (Tree Department).
- Accessibility Evaluation (Access Studio).
- Wind Impact Assessment (Vipac).
- Acoustic Report (Vipac).
- Environmental Due Diligence Assessment (Arc Environmental).

We understand that these documents will be referred to Merri-bek City Council and that the affected parties will be notified of the application consistent with the requirements of Section 52(1) (a), (b) and (d) of the Planning and Environment Act 1987.

Should you have any questions, please do not hesitate to contact me or Luke Chamberlain on 9429 6133 or cfield@tract.net.au / lchamberlain@tract.net.au

Yours sincerely



Clare Field

Senior Town Planner

Tract

cfield@tract.net.au