



18 June 2026

Department of Transport and Planning

Dear

RFI Response| PA2604376

464-466 St Kilda Road, Melbourne

1 Introduction

Urbis continues to act on behalf of the permit applicant, WT Corporate Services Pty Ltd ATF Wingspring Trust, in relation to planning permit application PA2604376 at 464-466 St Kilda Road, Melbourne.

We write in response to the Department's Request for Further Information (RFI) dated 29 May 2026 and the preliminary comments received.

In support of this submission, please find enclosed:

- Updated Architectural Plans, prepared by Cox
- Site Survey, prepared by Reeds Consulting
- Stormwater Management Plan, prepared by Integrated Group Services

2 RFI Response

The table below provides a response to each of Council's RFI items.

Table 1 - RFI Response

RFI ITEM		Response and Document Reference
1.	A site survey showing all site levels across the site and the adjoining properties.	A site survey has been prepared by Reeds Consulting, dated 24 September 2025, for the subject site and adjoining properties and is enclosed in the submission package.

2.	Site plans and elevations to include floor and surface levels of any existing and proposed building and works to Australian Height Datum (AHD).	Updated site plans and elevations have been prepared to include existing and proposed ground, floor and surface levels referenced to Australian Height Datum (AHD). Refer to drawing number: TP11-010, TP21-100, TP30-100, TP30-200, TP30-300, TP30-400, TP40-100.
3.	A response to Melbourne Water referral dated 18 November 2025 noting that Melbourne Water will formally review, assess and respond to your complete application at planning permit stage. The response must:	
a)	Demonstrate ground and floor levels to AHD noting the applicable flood level of the property is 4.90-5.46 metres to AHD and that the development must not be constructed with finished floor levels set lower than 300mm above the applicable floor level.	The proposed development has been designed having regard to the applicable flood level of 4.90-5.46 metres AHD. Finished floor levels for all habitable spaces are set a minimum of 300 mm above the applicable flood level, as demonstrated on the updated architectural plans and sections. Refer to drawing number: TP30-100, TP30-200, TP30-300, TP30-400.
b)	Ensure any new front fences/gates should be designed as open style	Any new front fencing and gates are designed as open-style elements to maintain flood conveyance and minimise obstruction to overland flow (permeable gates noted one plans). Refer to drawing number: TP21-100, TP30-100, TP30-300, TP30-400, TP40-100.
c)	Ensure the northern boundary setback as per submitted plan should be maintained at existing surface level to allow the passage of flow from east to west.	The northern boundary setback is maintained at existing surface levels, consistent with the submitted plans, to allow the passage of flood flows from east to west. Refer to TP21-100.
d)	Ensure the front setback along St Kilda Road should be maintained at existing surface level to avoid any obstruction of flow.	The front setback along St Kilda Road is maintained at existing surface levels to ensure no obstruction to overland flow paths. Refer to TP21-100.
4.	An updated Stormwater Management Plan to be provided in accordance with	Please refer to the SMP, which includes the Stormwater Management Plan, prepared by

Urbis's response to Council's concerns
dated December 2025.

Integrated Group Services, dated 1 May 2026,
included as part of this submission package.

3 Conclusion

We trust this information is sufficient to assist you with your continued assessment of this application.

Should any of the requested information not be satisfied or remain outstanding, we respectfully request a one (1) month extension on behalf of the permit applicant to provide the requested information under Section 54A of the *Planning and Environment Act 1987*.

If you have any questions or require any additional information, please do not hesitate to contact me on the below details.

Kind regards,

A handwritten signature in black ink, appearing to be a stylized 'M' or 'J' followed by a flourish.


Senior Consultant
