

ADVERTISED PLAN

12 November 2021

Ms Jane Homewood
Executive Director
Statutory Planning Services
Department of Environment, Land, Water and Planning
8 Nicholson Street, East Melbourne VIC 3000

Via Email Only: development.approvals@delwp.vic.gov.au

Dear Jane,

**RE: Planning Permit 2001055 - 235-273 Victoria Street, West Melbourne – Planning Amendment
Application made under Section 72 of the *Planning and Environment Act 1987***

Echelon Planning acts for Simonds Catholic College in support of a planning permit amendment application made under Section 72 of the *Planning and Environment Act 1987* for land at 235-273 Victoria Street, West Melbourne.

This Section 72 amendment seeks to introduce Stage 2 of the redevelopment of the school and follows on from the approval of Stage 1 with the issue of planning permit PA2001055 on 25 August 2021. The amendment will allow a new Building 2 to be constructed in replacement of the former Building B and C as well as site works improving landscaping a recreation area. The amendment also includes proposed changes to selected conditions of planning permit PA2001055.

The proposal has been carefully designed to respond and protect the sensitive southern residential interfaces and adjoining streetscapes. Impacts are considered negligible when considered against the school's current respectful interface treatments. The redevelopment is also highly responsive to the immediate West Melbourne area, which is characterised by high-value heritage buildings and streetscapes and contemporary forms.

The following documents are provided to Council in support of the application:

- Architectural plans illustrating the proposal prepared by Chandler (November 2021).
- S72 Planning Report Prepared by Echelon Planning (October 2021)
- Traffic Impact Assessment Report prepared by Ratio (October 2021)
- Waste Management Plan prepared by Leigh Design (August 2021)
- Environmentally Sustainable Design Assessment prepared by SDC (November 2021)
- A copy of the title.
- A copy of planning permit PA2001055 with requested changes to conditions.
- Payment of the **\$3,464.40 (no GST)** S72 lodgement fee will be made on receipt of an invoice from DELWP

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The proposal is strongly supported by the planning assessment framework, including the State and Local Planning Policy Framework, the West Melbourne Structure Plan, and the purpose, objectives, requirements and decision guidelines of the MUZ and DDO32.

We look forward to receiving your consideration and if you have any queries, please feel free to give me a call on 0488 373 925.

Kind Regards,



Antony Duffill
Principal Urban Planner

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