

17 July 2026

Taylor Alley
Planner – Development Assessment
State Planning Major Projects
Department of Transport and Planning

Planning Application No. PA2604485
Additional Information
253 Barnard Street and 144 Wattle Street, Bendigo

Dear Taylor,

Ratio Consultants continue to act on behalf of *Proplay Pty Ltd*, the permit applicant in relation to the above-mentioned matter.

Reference is made to the Department's eligibility letter dated 18 June 2026. The further information items requested by the Department were responded to in part at the time of lodgement of the application.

Accordingly, we seek to provide additional information, further responding to the outstanding requested information.

In support of the application, please find the following documentation enclosed:

- Amended Architectural Plans prepared by LIFE Architecture, dated 6 July 2026 .
- Amended Landscape Plans prepared by GROUND Landscape Studio, dated 8 July 2026.
- Amended Green Travel Plan prepared by Melbourne Sustainability Consultants, dated 16 July 2026.
- Amended Traffic Impact Statement prepared by Ratio Consultants, dated 16 July 2026.

We provide a response to the requested further information as follows:

1. Payment of the application fee was made at the time of lodgement.
2. A recent copy of title was provided at the time of lodgement.
3. A Quantity Surveyor's report is currently being prepared and will be provided to Department shortly.
4. A copy of the Existing Building Structure Condition Assessment, prepared by SCE Australia, was provided at the time of lodgement.
5. As detailed in our submission covering letter, dated 22 June 2026, we request that a full schedule of conservation works to the retained heritage building at No. 144 Wattle Street be conditioned as a requirement for preparation after a Planning Permit is issued. This requirement should be commensurate to heritage overlay, noting that internal controls do not apply and the building is to be integrated into the overall use of the site.

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6. The following documentation has been updated:

- a) Section 4.a of the enclosed Green Travel Plan has been amended to consider the grade of the surrounding street network when walking or cycling.
- b) Sections 4 and 8 of the amended Transport Impact Assessment have been updated to include local case study examples.
- c) The Architectural Plans have been amended to detail:
 - i. We note that signage details are unknown at this stage, therefore this application does not seek permission for the installation of signage. A separate future application will be made for the provision signage, once these details are confirmed.
 - ii. Proposed under croft lighting to be installed.
 - iii. We note that the location of retained trees on site, solely concentrated to the frontage of the retain dwelling fronting Wattle Street, have been detailed on the plans. The proposed development is well separated from these trees and will have no bearing on the health of the trees.
 - iv. Location of services, as requested by Council in their referral response dated 30 March 2026.
 - v. Provision of permeable paving to the car parking area.

We look forward to the Department's consideration of the application. Should you have any queries in relation to this matter, please contact the undersigned on 9429 3111 or email at lily.lockley@ratio.com.au.

Yours sincerely,



Lily Lockley
Senior Planner
Ratio Consultants Pty Ltd

Encl.

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