

ADVERTISED PLAN

22 June 2026

State Assessment and Facilitation Department
Department of Transport and Planning

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Application for a Planning Permit – Development Facilitation Program (Category 1 of Clause 53.22) – Ref: PPA-1218
Use and Development of the Land for a Residential Hotel
253 Barnard Street and 144 Wattle Street, Bendigo

Dear Sir / Madam,

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

Our client seeks permission from DTP for the use and develop the land for a three storey Residential Hotel.

The proposed development is located on the periphery of the Activity Centre and will provide 88 new hotels rooms and associated car parking on site. The subject site presents an excellent opportunity for the development of a Residential Hotel, a land use that represents an appropriate fit for the physical site attributes and locale and is supported by a growing demand in the area.

The proposed building is of a high quality architectural design, and has been suitably designed with regard to its surrounding commercial, residential and heritage context. The proposed design has undergone various rounds of review with DTP's urban design team and we understand that they now support the proposed design outcome.

Pursuant to Clause 53.22 'Significant Economic Development' the application will be considered as a Category 1 development under the Development Facilitation Program. Pursuant to Clause 72.01-1, the Minister for Planning is the Responsible Authority for this planning permit application.

With regard to the eligibility letter from DTP, dated 19 June 2026, requesting further information items, we note:

- A response to the referral comments from the Head, Transport for Victoria, dated 5 May 2026 is provided at Section 9 of the Transport Impact Assessment prepared by Ratio Consultants.
- We request that a full schedule of conservation works to the retains 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.
- We enclose a current Copy of Title and copy of the Existing Building Structure Condition Assessment, prepared by SCE Australia.

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- A Quantity Surveyor Report; amended Green Travel Plan; amended Traffic Impact Assessment; and amended Architectural Plans are pending, and will be provide to DTP at a later date.

Figure 1: Render of Barnard Street Elevation



Figure 2: Render of Wattle Street Elevation



We are pleased to enclose the following documentation in support of the application:

- Eligibility letter to lodge under Category 1 of Clause 53.22 from DTP, dated 19 June 2026.
- Copy of Title.
- Letter of Consent to Lodge Application from Head, Transport for Victoria, dated 5 May 2026.
- Architectural Plans prepared by LIFE Architecture, dated 11 March 2026.
- Landscape Plans prepared by GROUND Landscape Studio, dated 3 March 2026.
- Planning Report prepared by Ratio Consultants, dated 22 June 2026.
- Heritage Impact Statement prepared by Trethowan Architects, dated 12 March 2026.
- Traffic Impact Statement prepared by Ratio Consultants, dated 18 June 2026.
- Sustainability Management Plan prepared by Melbourne Sustainability Consultants, dated 10 March 2026.

- Green Travel Plan prepared by Melbourne Sustainability Consultants, dated 20 February 2026.
- Existing Building Structure Condition Assessment prepared by SCE Australia, dated 15 October 2025

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

Yours sincerely,



Blanche Manuel
Director Planning
Ratio Consultants Pty Ltd

Encl.

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