

ADVERTISED PLAN

Minister for Planning

C/- State Planning Assessment and Facilitation
Department of Transport and Planning
Wurundjeri Country
Level 17, 1 Spring St
EAST MELBOURNE VIC 3000

16 February 2026

via ePortal

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To Whom It May Concern

Planning Permit Application (Clause 53.23) PPA-888 59-101 Alfred Street & 103-117 Boundary Road, North Melbourne

Tract acts for Alfred and Boundary Pty Ltd in this matter.

On behalf of our client, we are pleased to submit this planning permit application under the Clause 53.23 (Significant Residential Development with Affordable Housing) approvals pathway to externally alter a heritage building and to use and develop a mixed-use precinct (including Dwellings, Food and drink premises, Offices, Place of assembly, Shop, Retail premises and Restricted recreation facility) at 59-101 Alfred Street & 103-117 Boundary Road, North Melbourne (the 'Site').

The proposed development triggers the requirement for a planning permit under the following provisions of the *Melbourne Planning Scheme*:

- Clause 32.04-2 (MUZ) – to use land for:
 - Food and drink premises (Café)
 - Office (Co-working office) if the LFA exceeds 250sqm
 - Place of assembly (other community spaces)
 - Shop (Supermarket) if the LFA exceeds 150sqm
 - Retail premises
 - Restricted recreation facility (Gym)
- Clause 32.04-7 (MUZ), to construct two or more dwellings on a lot.
- Clause 32.04-10 (MUZ), to construct a building or construct or carry out works for a use in Section 2 of Clause 32.04-2.
- Clause 43.02-2 (DDO), to construct a building or construct or carry out works under Schedules 63 and 66 to the DDO.
- Clause 43.01-1 (HO), to externally alter a heritage building, and to construct a building or construct or carry out works, and externally paint a building, noting that external paint controls apply for this building.
- Clause 44.04-2 (LSIO), to construct a building or to construct or carry out works.
- Clause 44.05-2 (SBO), to construct a building or to construct or carry out works.

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- Clause 52.29-2 (Land adjacent to the Principal Road Network), to create or alter access to a road in a Transport Zone 2 (i.e. Boundary Road).

To assist in its assessment of the application, please find enclosed the following:

- Certificate of Title.
- Development Facilitation Program Eligibility Letter.
- Invest Victoria Written Advice.
- MPL Certificate.
- Urban Context Report by FK (February 2026)
- Statement of Changes prepared by FK and Cera Stribley (February 2026)
- Architectural Plans by FK and Cera Stribley (February 2026)
- 3D Model by FK and Cera Stribley (February 2026)
- Landscape Plans by Tract (February 2026)
- Planning Report by Tract (13 February 2026)
- Heritage Impact Statement prepared by Bryce Raworth (September 2025)
- Acoustic Report prepared by ADP Consulting (10 February 2026)
- Affordable Housing Report prepared by UrbanXChange (February 2026)
- Sustainability Management Plan prepared by ADP Consulting (13 February 2026)
- Environmental Assessment and Audit Letter prepared by Compass Environmental (29 August 2025)
- Flood Risk and Design Statement prepared by HARC Consulting (4 February 2026)
- Letter of Cultural Heritage Advice prepared by Jem Archaeology (2 September 2025)
- Easement Report prepared by Reeds Consulting (29 August 2025)
- Arboricultural Assessment and Report prepared by Treelogic (9 September 2025)
- Wind Impact Assessment prepared by Vipac (12 February 2026)
- Quantity Surveyor Report prepared by WT Partnership (Rev 4)
- Traffic Engineering Assessment, Green Travel Plan and Waste Management Plan prepared by Traffix (February 2026)

We trust the enclosed material provides a comprehensive understanding of the Site and proposal.

Should you require any further information please do not hesitate to contact me, Joseph Indomenico (JIndomenico@tract.net.au / 0409 413 669) or Natasha Campbell (NCampbell@tract.net.au / 03 9427 3767).

Yours sincerely



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