

7 August 2026

Development Approvals  
Statutory Planning Services  
Department of Transport and Planning  
8 Nicholson Street, East Melbourne VIC 3002

Dear Sir/Madam,

## **27 PRINCES HIGHWAY, DANDENONG**

### **PLANNING PERMIT APPLICATION ON THE LAND FOR THE 'CONSTRUCTION OF AN 18-STOREY APARTMENT BUILDING, A REDUCTION OF CAR PARKING, AND ALTERATION OF ACCESS TO A ROAD IN THE TRANSPORT ZONE 2'.**

Our office acts for 27PD Pty Ltd, the permit applicant, in respect to the above application for planning permit.

On behalf of our client, we hereby enclose an application for the development of the land with a residential apartment development on the subject land at 27 Princes Highway, in Dandenong. The proposal includes a component of affordable housing.

We enclose the following documents in support of our client's application:

- Copy of title and plan of subdivision.
- Metropolitan Planning Levy certificate.
- Town Planning Drawings (prepared by Rise Architecture, dated 1 July 2026).
- Traffic Impact Assessment (prepared by OneMileGrid, dated 4 August 2026).
- Waste Management Plan (prepared by OneMileGrid, dated 31 July 2026).
- Sustainability Management Plan (prepared by Frater Consulting Services, dated 28 July 2026).
- Wind Impact Assessment (prepared by Vipac Engineers, dated 17 July 2026).
- Landscape Plan (prepared by John Patrick Landscape Architects, dated 16 July 2026).
- Arboricultural Report (prepared by Landscapes by Design, dated 5 August 2024).
- Green Travel Plan (prepared by Traffix Group, dated 21 May 2024).
- Feature Survey and Re-establishment Survey (prepared by Melbourne Land Surveyors).
- Urban Context Report & Design Response (prepared by Hansen Partnership, dated November 2024).
- Affordable Housing Partnership Program Cover Letter.
- Town Planning Report and Clause 58 Assessment (prepared by Bowden Town Planning, dated July 2026).

Pursuant to the Schedule to Clause 72.01 (Responsible Authority for administering and enforcing this planning scheme), the Minister for Planning is the Responsible Authority for considering and determining applications, in accordance with Divisions 1, 1A, 2 and 3 of Part 4 of the Planning and Environment Act 1987 and for approving associated matters required by the Planning Scheme to be done to the satisfaction of the Responsible Authority. Where an application is for a development with a building height of four storeys or greater, the development of 60 or more dwellings, and where development exceeds 10,000 square metres. The Minister for Planning is therefore the responsible authority for considering and determining this application.

#### Overview

The enclosed planning permit application seeks to develop the land at 27 Princes Highway in Dandenong with an 18-storey development, comprising 76 dwellings with 315sqm of communal open space. The application also seeks to alter access to a road in the Transport Zone 2.

The proposal proposes to provide a total of 42 car parking spaces for the use of residents, resulting in a variation pursuant to Clause 52.06 of the Greater Dandenong Planning Scheme. The enclosed traffic engineering report (prepared by OneMileGrid) including a detailed assessment of the shortfall proposed.

# Bowden Town Planning

Rise Architecture have carefully conceived a well-mannered and site responsive design outcome that will enhance the environs surrounding the site, making a positive contribution to the evolving Dandenong Central Metropolitan activity centre<sup>1</sup>.

This architecturally designed proposal will provide an outstanding level of amenity for future occupants and address state government housing targets, which seek to provide 52,500 new homes within the Greater Dandenong LGA by 2051. There is a substantial, state-identified, need to provide for new housing in the area – particularly in well-serviced areas. This proposal will deliver on these key objectives, noting that Central Dandenong is identified<sup>2</sup> as a *residential city of national significance, supported by a strong economic foundation*.

We trust the enclosed information is satisfactory, and sufficient for the Department of Transport and Planning to provide a supportive decision on the application.

If you require any further information, please do not hesitate to contact our office.

Yours faithfully,

**Bowden  
Town Planning**

[admin@bowdentp.com.au](mailto:admin@bowdentp.com.au)

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<sup>1</sup> Central Dandenong is a designated Metropolitan Activity Centre pursuant to Clause 11 of the Planning Scheme.

<sup>2</sup> Reference: Central Dandenong Comprehensive Development Plan (City of Greater Dandenong, June 2026) – Vision (page 2).