

Date

21 July 2026

To

Department of Transport and Planning

Address

1 Spring Street
Melbourne, VIC 3000

Sent

Via online portal

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Application for Planning Permit**123-125 Erskine Street, Middle Park**

Contour Consultants Australia Pty Ltd acts in a town planning capacity for *LGH Landholdings 20 Pty Ltd* and encloses an application for a planning permit pursuant to Clause 53.25 (Great Design Fast Track) of the Port Phillip Planning Scheme (**the planning scheme**). The application seeks approval for the following (**proposal**) at 123–125 Erskine Street, Middle Park (**the subject site**):

A five-storey apartment building, pursuant to the provisions of the planning scheme:

Clause:	Matter for which a planning permit is required:
34.01-1 Commercial 1 Zone (C1Z)	For use of 'accommodation' where the ground floor frontage exceeds 2 metres.
34.01-4 Commercial 1 Zone (C1Z)	To construct a building or construct or carry out works.
43.01-1 Heritage Overlay – Precinct 445 (HO445)	To demolish or remove a building (partially). To construct a building or construct or carry out works. Externally alter a building by structural work, rendering, sandblasting or in any other way.
52.06-3 Car Parking	To provide more than the maximum number of car parking spaces specified in Clause 52.06-5

This application is made under the Department of Transport and Planning's (**DTP**) Development Facilitation Program pursuant to Clause 53.25, following the proposal's grant of eligibility under the Great Design Fast Track pathway. Eligibility was supported by the Office of Victorian Government Architect (**OVGA**), which concluded that the proposal demonstrates consistency with the Great Design Fast Track Design Principles of *Neighbourly Homes*, *Welcoming Homes*, *Landscaped Homes*, *Sustainable Homes*, *Healthy Homes*, *Adaptable Homes* and *Good Value Homes*.

This application includes majority of the further information requested and responds to majority of the recommendations in The Minister for Planning's, Eligibility Letter dated 9 July 2026 (enclosed) and the OVGA Advice Report dated 1 June 2026 (enclosed). The application's response to this is detailed in the accompanying eligibility matrix for ease of reference.



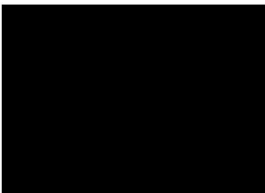
Feasibility of the development has also been independently confirmed by Invest Victoria in its letter dated 28 June 2026 (enclosed).

In addition, the following material in support of the application are enclosed:

- Metropolitan Planning Levy Certificate.
- A copy of the Title Particulars.
- A Town Planning and Urban Context Report (incl. Clause 58 assessment) prepared by Contour Consultants.
- An Urban Context Report prepared by Cera Stribley.
- Architectural Drawings prepared by Cera Stribley.
- A Landscape Plan and Landscape Design Response Letter prepared by Acre.
- A Traffic and Transport Assessment and Letter prepared by Impact Traffic Engineering.
- A Waste Management Plan and Letter prepared by Impact Traffic Engineering.
- A Sustainable Design Assessment and Environmentally Sustainable Design Statement prepared by GIW Environmental Solutions.
- A Heritage Impact Statement prepared by Bryce Raworth Heritage Conservation.
- An Arborist Report prepared by John Patrick Landscape Architects.
- Cultural Heritage Assessment prepared by Dugay & Co.
- 3D model of proposal.

We trust that the enclosed information is to your satisfaction. Should you have any questions or require anything further, please don't hesitate to contact [REDACTED] or the undersigned [REDACTED]

Yours sincerely,
Contour Consultants Australia Pty Ltd



Encl.

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