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Chrisanthy Semertzidis

30 May 2025

Senior Planner

Department of Transport and Planning

via email: chrisanthy.semertzidis@transport.vic.gov.au

Dear Chrisanthy

**PA2503647 – 675 Victoria Street, Abbotsford
Section 50 Request**

Tract continues to act for EG Funds Management in this matter.

We thank-you for your review to date of this matter. We are pleased to provide the attached information and respond to the queries raised in our previous discussions. We request that these changes are made formally via an amendment to the existing application pursuant to Section 50 of the *Planning and Environment Act 1987*.

Clarification of Matters and Provision of Additional Information

The following clarifications and information items have been provided:

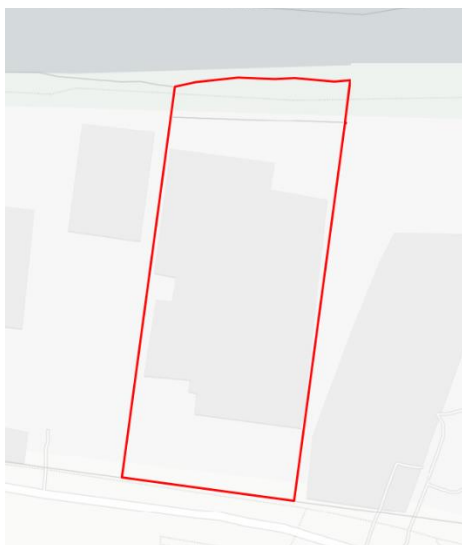
Amendment of address

We are requesting that the subject site hereby be referred to as "675 Victoria Street, Abbotsford and part 63B\PP2796".

Similarly, the 'subject site' outline has been amended on the following documents:

- Planning Report
- Architectural Plans
- Landscape Plan

The amended 'subject site' extent includes part of the Crown Land, as demonstrated in the following figure:



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Provision of Quantity Surveyor report

The attached Detailed Estimate Report prepared by RLB (dated 6 November 2024) was submitted to Invest Victoria as a part of the original eligibility process.

Provision of Cultural Heritage Advice

The attached documents were prepared by Dr. Tim Stone:

- Significant Ground Disturbance Assessment (dated March 2022); and
- Cultural Heritage Advice Addendum (dated 25 November 2024).

Clarification of management agreement with Parks Victoria

Please find attached a copy of the Parks Victoria consent dated 6 January 2025.

Reference to Clause 51.06 of the Yarra Planning Scheme

The Planning Report has been updated to include reference to Clause 51.06 in Section 4.5.1 and to provide an assessment against the principles of the Birrarung Act at Section 5.1.6.

Overlooking concerns

We note that in line with the new Townhouse and Low-Rise Code, bedrooms are no longer considered relevant to 'habitable room' overlooking measurements. This is both as source of views and as a receiver of views.

We acknowledge that under Clause 58, there are no quantitative measures to address overlooking. As such, the measures outlined in Clause 55 are often used as a guide. Therefore, if using Clause 55 as a guide, bedrooms should not be considered to be 'habitable rooms' for the purposes of overlooking.

As such, it is considered that there is no screening required at the south-eastern corner of the building (adjacent to Acacia Place balconies).

Further, the use of full height windows should not be impeded.

Little B.I.G. space – access to bathrooms

We request that this be dealt with as a condition on Permit.

Caveat – CitiPower

The caveat on title relates to a substation lease agreement in favour of the SEC, the rights of which have been transferred to CitiPower. The client is currently liaising with CitiPower regarding the abolishment of the existing substation on site, which would then allow the caveat to be removed. It is understood that this will be finalised when the date of the substation abolishment is known, which is linked to the likely approval date of the current Planning Permit Application.

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Amendment to Architectural Plans

Further to the above, the architectural plans have been amended to show:

- Clearly dimensioned 1.8m height of balustrades at Level 10.
- Architectural projections on Victoria Street (at Levels 4-6) dimensioned. Further, we confirm that these projections are non-structural.

Response to feedback from DTP Urban Design

Please find the following responses to the feedback received from DTP's urban design team:

1. *We acknowledge the improved through-link connection from Victoria Street to the River Pathway that now includes a direct and clear line of sight. Consider the following:*
 - a) *Though we note Clause 11.03-6L (Victoria Street East Precinct) promotes improved pedestrian connectivity, it does not explicitly reference accessibility. In this regard, the DDA and overarching Clause 15.01-2S (Building design) necessitate equitable access, consider including a DDA compliant ramp (in accordance with AS 1428.1) where the staircase is proposed towards the river. Demonstrate an on-balanced approach (crown land, vegetation, other ramps) as to whether this level of design excellence is necessary and can be achieved.*

DDA access has been incorporated into the project design as much as practicably possible, including accessibility from Victoria Street, through the public link, to the entry of the community space on Lower Ground. There is approximately a 6.5m difference between the land landing outside the community space down to the Yarra Trail. In order to navigate this significant level change and ensure minimum disruption to the vegetation and Natural Ground Level of the landscaped riverbank (critical for Melbourne Water flood modelling), a direct set of stairs was deemed to be the best solution.

In order to accommodate a 6.5m level difference, it would be necessary to provide a 130m long 1:20 ramp (without taking landings into consideration). To meet the relevant standards, a landing would need to be provided every 15m. It is possible to avoid the requirement for landings if the ramp grade is reduced to 1:33, however this would lead to the ramp being around 220m long.

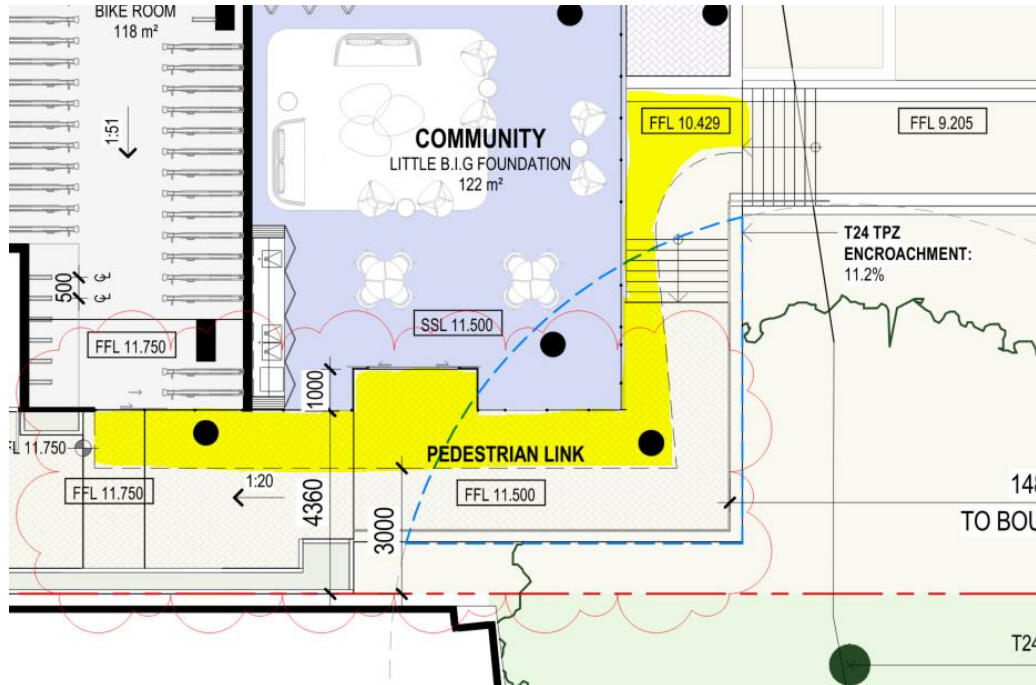
Given the significant amount of land that would be required to accommodate this, including the removal of significant trees, it is not possible to provide a ramp from the Yarra Trail. Further, it is not possible to provide a public lift given that this would open below the flood level and therefore not be permitted by Melbourne Water. A public lift would also necessitate extensive earthworks detrimental to the river environs.

- b) *Where the through-link traverses under the built form, which is not double-heighted, seek to ensure this extent has lighting and passive surveillance strategies to achieve optimal and safe function at nighttime.*

The portion of the link that is not double height has been substantially reduced to be more of an 'overhang' (shown in yellow below). However appropriate lighting will be considered for the entire length of the through-link with particular consideration of this portion.

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2. With reference to extracts from the Architecture Package of Plans (pg. 43) attached, consider increasing dual aspect to the middle mass of the building along Victoria Street, along the western interface, Level 4, 5 and 6 (see attached), this will improve cross-ventilation, solar gain and reduction in blank facades. Alternatively, demonstrate the necessity to provide enclosed balconies at these locations.

We are happy to accept this suggestion as a condition on permit.

Should you wish to discuss any of the above, please do not hesitate to contact me on 0431970213.

Yours sincerely

Claudia Lombard
Senior Town Planner
Tract
CLombard@tract.net.au

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