



Department of Transport and Planning

GPO Box 2392
Melbourne, VIC 3001 Australia
www.dtp.vic.gov.au

Ref: PA1900753-2

BEG Developments Pty Ltd c/- Planning & Property Partners Pty Ltd
Level 13
1 Collins Street
MELBOURNE VIC 3000
wilson@pppartners.com.au

Dear Mr Wilson,

APPLICATION TO AMEND PLANNING PERMIT PA1900753-2 139-149 BOUNDARY ROAD NORTH MELBOURNE VIC 3051

I refer to the above matter submitted to the Minister for Planning on 22/06/2023.

A preliminary assessment of the application has revealed that further information pursuant to section 54(1) of the *Planning and Environment Act 1987* is required in order to properly consider your application.

Further Information

The further information required is:

1. Please provide details about how the plans or reports meet the requirements of each condition sought to be discharged.
2. Please provide a more comprehensive list of the proposed amendments with written justification and ensure all changes are clouded on the drawings. In particular, it is noted the submitted cover letter does not address the following changes:
 - a) The increase to the height of the street wall and podium.
 - b) The 980sqm increase to the GFA.
 - c) Numerous setback dimension changes, including reduced setbacks across various levels of the building (note the vast majority of these are not clouded).
 - d) The reduction to the size of the upper g/floor communal garden area as shown on the drawing and changes to its various access points.
 - e) Deletion of Tree 1.
3. A Clause 58 Assessment detailing how the revised proposal compares with the approved scheme through the submission of a Clause 58 compliance table.

Any personal information about you or a third party in your correspondence will be protected under the provisions of the Privacy and Data Protection Act 2014. It will only be used or disclosed to appropriate Ministerial, Statutory Authority, or departmental staff in regard to the purpose for which it was provided, unless required or authorised by law. Enquiries about access to information about you held by the Department should be directed to foi.unit@delwp.vic.gov.au or FOI Unit, Department of Transport and Planning, GPO Box 2392, Melbourne, Victoria 3001.



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4. Please amend the submitted BADS Assessment plans to include details of dwellings compliant with Standard D18 (Accessibility Standard). This should include a notation describing the bathrooms which are compliant with either Design Option A or B and plans must include relevant door dimensions.
5. There are several discrepancies across the drawings where changes to each plan have been made yet plan revision numbers and dates have not been updated. Some examples are listed below:
 - The schedules on Sheet No. TP0.01 are clouded indicating a proposed amendment. However, the plan revision number and date have not been updated.
 - The schedules on Sheet No. TP0.02 appear to have changed. These are not clouded and the plan revision number and date have not been updated.
 - The site plan on Sheet No. TP1.01 shows changes, yet the changes are not clouded and the plan revision numbers and dates have not been updated.
 - The north elevation plan on Sheet No. TP03.02 displays changes, an updated date but the same revision number (Revision F).

Please review the full list of drawings and correct accordingly.

6. Please amend the drawings to include the following key dimensions/information which was previously shown on the decision plans referred to on the permit:

Sheet TP2.04:

- Northern setback of the terrace associated with Dwelling G04;
- Western setback of Dwelling G04 to the central western boundary;
- Western setback of Dwelling TH05;
- Dimension of the western public pedestrian laneway;
- Surrounding context information is no longer shown. Specifically, SPOS areas and windows of properties to the south. This information is relevant particularly for assessing compliance with Condition 1K.

Sheet TP2.05

- Eastern setback of the balcony of Dwelling 120.

Sheet TP2.06

- Eastern setback of the balcony of Dwelling 220.
- Northern setback of the balcony Dwelling 219.
- Dimension of the central break between Dwelling 213 and 214.
- Southern setback of Dwelling 226.

Sheet TP2.07, TP2.08, TP2.09

- Dimensions in the same location described above.

Sheet TP2.10

- Western setback of Dwelling 606.
- Central internal setback dimensions.

- Eastern setback of Dwelling 617.
- Minimum eastern setback of Dwelling 620.

Sheet TP2.12

- Eastern setback of Dwelling 817.
- Eastern Setback of Dwelling 820.

Sheet TP2.15

- Eastern setback of Dwelling 1106.
- Western setbacks of the roof level.
- Southern setback of the roof level.

Sheet TP2.18a

- Material notations to the substation doors and surrounding walls.
- Material notations to the central break/entry between retail tenancies.

Sheet TP2.18B

- Material notations no longer shown in following locations:



Sheet TP2.12

- Eastern setback of Dwelling 817.
- Eastern Setback of Dwelling 820.

7. Please provide an amended Façade Strategy which shows the amended material schedule. More specifically, page 6 of the strategy still refers to 'Dark Grey Brick Snaps' which is proposed to be replaced. Further, the Façade Strategy should address all parts of Condition 7 if it is submitted for endorsement. It is noted limited information on the ground floor is provided within the strategy, including appearance of services, security doors, lighting etc.

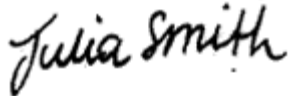
This request for further information is made pursuant to section 54 of the *Planning and Environment Act 1987* and must be received **on or before 4/08/2023**.

If you do not provide all requested information **on or before 4/08/2023**, your application will lapse. You may extend this date by requesting an extension on or before the due date specified in this correspondence. The Minister for Planning must then either decide to extend the time to give the required information or refuse to extend that time. The Minister for Planning will give you written notice of its decision. Appeal rights apply to any refusal of an extension of time.

Pending the submission of the requested information, a full assessment will be undertaken and issues may arise that will require further discussion / resolution.

If you have any questions, please contact me on or email julia.smith@delwp.vic.gov.au.

Yours sincerely

A handwritten signature in black ink that reads "Julia Smith". The signature is written in a cursive, slightly slanted style.

Julia Smith

Senior Planner, Development Approvals and Design

07/07/2023