

Date

12 June 2026

To

Statutory Planning Department

Address

Department of Transport and Planning

Sent

Via Online

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Dear Statutory Planning Department

Application for a Planning Permit**429 Albert Street, Brunswick**

We act for Stockland Development Pty Limited as town planning consultants and on behalf of our client, enclose an Application for a Planning Permit for the Department's consideration.

In summary, the application proposes the construction of an 11-storey apartment building with a total of 223 apartments, 185 car parking spaces and 275 bicycle parking spaces and seeks planning permission for the following:

Planning Scheme Clause No.	Description of what is proposed
32.04 (MUZ)	Construct two or more dwellings on a lot
43.02-2 (DDO)	Construct a building or construct or carry out works
44.05 (SBO)	Construct a building or construct or carry out works
52.06 (Car Parking)	To reduce the statutory car parking requirement

In support of this application, please find enclosed:

- Metropolitan Planning Levy Certificate;
- Title Particulars;
- Letter prepared by Invest Victoria;
- Architectural Plans prepared by Jackson Clemments Burrows, dated 5 June 2026;
- Urban Context Report prepared by Jackson Clemments Burrows, dated May 2026;
- Town Planning Report prepared by our office, dated June 2026;
- Transport Impact Assessment prepared by Eukai, dated 12 June 2026;
- Water Sensitive Urban Design Report prepared by NDY, dated 12 June 2026;
- Waste Management Plan prepared by Onemilegrid, dated 11 June 2026;
- Acoustic Town Planning Report prepared by Octave Acoustics, dated 8 May 2026;
- Landscape Urban Design Town Planning Report prepared by Lat Studios, dated June 2026;
- Landscape Context Town Planning Report prepared by Lat Studios, dated June 2026;
- Desktop Environmental Wind Assessment prepared by Mel Consulting, dated 10 June 2026; and
- Sustainability Management Plan prepared by NDY, dated 12 June 2026.



Please note, typical apartment layouts and an assessment against Clause 58 will be provided separately.

We look forward to working with the Department on this application. Please do not hesitate to reach out to the undersigned should any further information be required.

Yours sincerely,
Contour Consultants Australia Pty Ltd

A handwritten signature in black ink, appearing to be 'P. Vassilacos', written over a faint, light blue circular watermark.

Paul Vassilacos
Associate

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