

30th July 2024

Jessica Hood
Principal, Heritage Permits
Heritage Victoria
GPO Box 2392
Melbourne VIC 3001

Dear Jessica,

**RE: Permit Application P39736 – Former Monet Order Post Office and Savings Bank
318 Little Bourke Street Melbourne (H0623)**

We are writing in response to your request for information letter dated July 3, 2024, and we represent Ruth Gershov, Director of the Money Order Office Pty Ltd, the landowner.

We would also like to extend our gratitude to you and Lauren Keating for meeting with us on-site earlier today to discuss our proposal.

Below is our response to your queries:

- The proposal to convert the existing window into a door is motivated by the desire to create direct access from Driver Lane into the retail space, enhancing its activation and visibility. This change will also ensure continuity with the three previously converted doors and windows, which have proven successful in promoting street activation, fostering integration, and achieving a cohesive architectural design. By aligning with these existing elements, the proposal aims to further enhance retail success in the area.
- The economic viability of the retail space would be significantly hindered by the absence of an entry door to Driver Lane. Currently, the access point serves as a reception lobby for the previous serviced apartments rather than functioning effectively as a retail entrance. The original application would have included this proposal had it not been constrained by the serviced apartment lobby requirement at the time. Over the past two decades, the retail spaces converted to Driver Lane have thrived, suggesting that the current proposal could achieve similar success if approved. A key factor in this success has been the vibrant street activation and accessibility that Driver Lane offers, as it serves as a bustling thoroughfare between Little Bourke Street and the Strand Arcade. Without the proposed door access, the retail space will be relegated to a less visible and accessible position, especially given its elevated location and proximity to the apartment lift lobby. The lack of access to Driver Lane would make it challenging to attract tenants, potentially exacerbating the growing number of vacant retail spaces in the area. There is no detriment to accessibility requirements compared to the current access via Little Bourke Street.



- The proposed services to be moved in the basement refers to the minor relocation of some mechanical ductwork and hydraulic pipework within the existing basement tenancy. These works have no impact to the existing structure of the Heritage Place and are purely internal tenancy works.
- Accompanying this letter is the written consent from the landowner. Please confirm this is the type of consent letter that you require. If not, it will be provided accordingly.

We hope the information provided above addresses your queries and supports our application to create a cohesive façade for the Heritage Place along Driver Lane. Our goal is to enhance the building and develop a vibrant, activated retail space.

Please do not hesitate to contact myself or Ruth Gershov should you have any further queries or require any further information.

Yours sincerely,
Bruce Henderson Architects Pty Ltd

Daniel Fasciani
Director