

## PLANNING PERMIT

<b>Permit No.:</b>	PA2402768
<b>Planning scheme:</b>	Glen Eira Planning Scheme
<b>Responsible authority:</b>	Minister for Planning
<b>ADDRESS OF THE LAND:</b>	31 Station Street, Caulfield East VIC 3145

### THE PERMIT ALLOWS:

<b>Planning scheme clause No.</b>	<b>Description of what is allowed</b>
Clause 36.02-2	Construct a building or construct or carry out works

### THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

#### Compliance with documents approved under this permit

1. At all times what the permit allows must be carried out in accordance with the requirements of any document approved under this permit to the satisfaction of the responsible authority.

#### Commencement

2. This permit will operate from the issued date of this permit.

#### Amended Plans

3. Before the development starts, excluding demolition, excavation, piling, site preparation works and works to remediate contaminated land, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and must be generally in accordance with the plans identified as Sheets 01110, 11100, 11101, 12049 to 12056, 13110 to 13113, 13120, 22100, 32107, 32108, revisions D, E and F dated 28 August to 31 August and prepared by Woods Bagot, but further modified to show:
  - a) The grades and grade lengths of each grade for the accessway ramp annotated on the ground floor, basement and the cross-section plans (as relevant) in accordance with AS2890.2 or as otherwise approved by the Responsible Authority;
  - b) The width of the accessway ramp, including the kerbs, dimensioned on all the plans (as relevant), in accordance with AS2890.2 or as otherwise approved by the Responsible Authority;

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- c) The loading bays identified on the plan in accordance with the Transport Impact Assessment (prepared by Salt and dated 30 August 2023) and dimensioned in accordance with AS2890.2 or as otherwise approved by the Responsible Authority.

**Layout not altered**

4. The development as shown on the endorsed plans must not be altered (unless the Glen Eira Planning Scheme specifies that a permit is not required) without the prior written consent of the responsible authority.

**Retention of architect**

5. Except with the consent of the responsible authority, Woods Bagot must be retained to complete and provide architectural oversight during construction of the detailed design as shown in the endorsed plans to the satisfaction of responsible authority.

**Landscaping**

6. Concurrent with the endorsement of Condition 3, a landscape plan must be approved and endorsed by the responsible authority. The landscape plan must be prepared to the satisfaction of the responsible authority, be drawn to scale with dimensions, be generally in accordance with the Caulfield Racecourse Grandstand Project (WP10) prepared by Oculus dated 28 August 2023 and must include the following:
- a) Removal of 'preliminary' throughout the documentation;
  - b) Any changes required by Condition 3.
7. The landscaping as shown on the endorsed plans must be maintained, and any dead, diseased or damaged plants replaced in accordance with the landscaping plan to the satisfaction of the Responsible Authority.

**Environmentally Sustainable Design**

8. Concurrent with the endorsement of Condition 3, a Sustainability Management Plan (SMP) must be approved and endorsed by the responsible authority. The SMP must be prepared to the satisfaction of the responsible authority, be generally in accordance with SMP prepared by ADP Consulting dated 29 August 2023, and must ensure:
- a) The recommendations of the approved ESD report be implemented to the satisfaction of the responsible authority.
  - b) Provide specific details on how energy efficient design and passive solar orientation will be incorporated into the building.
  - c) Provide sections, details and maintenance schedules of the proposed WSUD features.
9. The provisions, recommendations and requirements of the endorsed Sustainability Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority and must not be varied except with the written approval of the Responsible Authority.

**Tree Protection**

10. Before the development starts, including any demolition and excavation, a Tree Protection Management Plan (TPMP) for Trees No. 1 to 6 (as identified in the Preliminary Arboricultural Assessment, prepared by Glenn Waters dated 30 August 2023) must be submitted to and



approved by the Responsible Authority. When approved, the TPMP will be endorsed and will then form part of the permit. The TPMP must show:

- a) The specification of tree protection zones (TPZ).
  - b) The type, installation and maintenance of tree protection fencing.
  - c) Vehicular or pedestrian access within a TPZ.
  - d) The protection of the canopies and trunks of trees 1-6.
  - e) Specific details of any works proposed in any TPZ and how impacts will be mitigated.
  - f) How canopies will be managed, including pruning.
  - g) Excavation within or near a TPZ.
  - h) Maintenance, including mulching and watering within the TPZ.
11. The TPMP must include a program to implement the proposed measures before, during and on completing construction (including demolition).

#### **Construction Management Plan**

12. Before the development starts, including any demolition and excavation, a Construction Management Plan (CMP) to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the CMP will be endorsed and will then form part of the permit. The CMP must show:
- a) Delivery and unloading points and expected frequency.
  - b) Truck haulage routes, circulation spaces and queuing lanes.
  - c) Details how traffic and safe pedestrian access will be managed. These must be in the form of a Traffic Management Plan designed by a suitably qualified traffic practitioner.
  - d) A liaison officer for contact by owners / residents and the Responsible Authority in the event of relevant queries or problems experienced.
  - e) An outline of requests to occupy public footpaths or roads, or anticipated disruptions to local services.
  - f) Any requirements outlined within this permit as required by the relevant referral authorities.
  - g) Hours of construction activity to be in accordance with the relevant Environment Protection Authority of Victoria guidelines.
  - h) Measures to control noise, dust, erosion, sediment, stormwater, litter and other construction waste and any chemical contamination.
  - i) Measures to ensure that sub-contractors/tradespersons operating on the site are aware of the contents of the Construction Management Plan.

The provisions, recommendations and requirements of the endorsed CMP must be implemented and complied with to the satisfaction of the Responsible Authority and must not be varied except with the written approval of the Responsible Authority.

#### **Waste Management Plan**

13. Before the development starts, excluding demolition, excavation, piling, site preparation works and works to remediate contaminated land, a Waste Management Plan (WMP) to the

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satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the WMP will be endorsed and will then form part of the permit. The WMP must generally accord with the plan identified as Waste Management Plan, prepared by Salt and dated 28 August 2023, however modified to show:

- a) Include reference to the risk associated with the manual sorting of CDS eligible containers from the commingled stream. Reference to the risk assessment and control measures should also be made in Table 13;
- b) include more information about the storage area for the unused bins, or full bins awaiting collection, in the proposed Basement dedicated storage areas.
  - i) Specify whether there is a dedicated crushed glass bins storage area proposed.
  - ii) Clarify where the entry/access point is for the General Waste Bin Storage B1.77 in Figure 3 in the WMP.

The provisions, recommendations and requirements of the endorsed WMP must be implemented and complied with to the satisfaction of the Responsible Authority and must not be varied except with the written approval of the Responsible Authority.

#### **Noise Attenuation**

14. Before the development starts, an acoustic report must be approved and endorsed by the responsible authority. The acoustic report must be prepared to the satisfaction of the responsible authority, be generally in accordance with the Acoustic Report prepared by Resonate consultants date 1 September 2023 and amended to include the following details:
  - a) Any changes required under Condition 3 of this permit.
  - b) Demonstrate compliance with EPA Publication 1826.4.
  - c) Any mitigation measures that will be implemented to achieve compliance with EPA Publication 1826.4.
  - d) Acoustic measures for the development must be implemented in accordance with the acoustic report.

The responsible authority may consent in writing to vary any of these requirements.

#### **Stormwater management plan**

15. Before the development starts, excluding demolition, excavation, piling, site preparation works and works to remediate contaminated land, a stormwater management plan must be approved and endorsed by the responsible authority. The stormwater management plan must be prepared to the satisfaction of the responsible authority, be generally in accordance with the WSUD Report prepared by WSP dated 24 August 2023, and must:
  - a) include details of the proposed stormwater management system, including drainage works and retention, detention and discharges of stormwater to the drainage system;
  - b) set out how the stormwater management system will be managed on an ongoing basis;
  - c) demonstrate how all relevant standards set out in the planning scheme relating to stormwater management will meet the objectives in the planning scheme, including modelling and calculations.



**Stormwater management system – implementation and management**

16. The stormwater management system approved by the responsible authority and included in the endorsed stormwater management plan must be constructed to the satisfaction of the responsible authority.
17. The details of the stormwater management system must not be altered from the details in the endorsed stormwater management plan without the written consent of the responsible authority.

**Expiry**

18. This permit will expire if one of the following circumstances applies:

- a) The development is not started within two years of the date of this permit.
- b) The development is not completed within four years of the date of this permit.

The Responsible Authority may extend the permit if a request is made in writing in accordance with Section 69 of *Planning and Environment Act 1987*.

**USEFUL INFORMATION** (the following information does not form part of this permit):

- The permitted use or development may need to comply with, or obtain the following further approvals:
  - A building permit under the *Building Act 1993*.
  - Permit (P37878) granted under Section 102 of the Heritage Act 2017



Planning and Environment  
Regulations 2015

Form 4

Sections 63, 64, 64A and 86

**IMPORTANT INFORMATION ABOUT THIS PERMIT**

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**WHAT HAS BEEN DECIDED?**

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The responsible authority has issued a permit.

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**CAN THE RESPONSIBLE AUTHORITY AMEND THIS PERMIT?**

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The responsible authority may amend this permit under Division 1A of Part 4 of the **Planning and Environment Act 1987**.

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**WHEN DOES A PERMIT BEGIN?**

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A permit operates:

- from the date specified in the permit; or
- if no date is specified, from—
  - i. the date of the decision of the Victorian Civil and Administrative Tribunal, if the permit was issued at the direction of the Tribunal; or
  - ii. the date on which it was issued, in any other case.

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**WHEN DOES A PERMIT EXPIRE?**

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1. A permit for the development of land expires if—
  - the development or any stage of it does not start within the time specified in the permit; or
  - the development requires the certification of a plan of subdivision or consolidation under the **Subdivision Act 1988** and the plan is not certified within two years of the issue of the permit, unless the permit contains a different provision; or
  - the development or any stage is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit or in the case of a subdivision or consolidation, within five years of the certification of the plan of subdivision or consolidation under the **Subdivision Act 1988**.
2. A permit for the use of land expires if—
  - the use does not start within the time specified in the permit, or if no time is specified, within two years after the issue of the permit; or
  - the use is discontinued for a period of two years.
3. A permit for the development and use of land expires if—
  - the development or any stage of it does not start within the time specified in the permit; or
  - the development or any stage of it is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit; or
  - the use does not start within the time specified in the permit, or, if no time is specified, within two years after the completion of the development; or
  - the use is discontinued for a period of two years.
4. If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in section 6A(2) of the **Planning and Environment Act 1987**, or to any combination of use, development or any of those circumstances requires the certification of a plan under the **Subdivision Act 1988**, unless the permit contains a different provision—
  - the use or development of any stage is to be taken to have started when the plan is certified; and
  - the permit expires if the plan is not certified within two years of the issue of the permit.
5. The expiry of a permit does not affect the validity of anything done under that permit before the expiry.

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**WHAT ABOUT REVIEWS?**

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- The person who applied for the permit may apply for a review of any condition in the permit unless it was granted at the direction of the Victorian Civil and Administrative Tribunal, in which case no right of review exists.
- An application for review must be lodged within 60 days after the permit was issued, unless a notice of decision to grant a permit has been issued previously, in which case the application for review must be lodged within 60 days after the giving of that notice.
- An application for review is lodged with the Victorian Civil and Administrative Tribunal.
- An application for review must be made on the relevant form which can be obtained from the Victorian Civil and Administrative Tribunal, and be accompanied by the applicable fee.
- An application for review must state the grounds upon which it is based.
- A copy of an application for review must also be served on the responsible authority.
- Details about applications for review and the fees payable can be obtained from the Victorian Civil and Administrative Tribunal.

Date issued: 28 May 2024 Signature for the responsible authority:

