

PLANNING PERMIT

Permit No.:	PA2402895
Planning scheme:	Melbourne Planning Scheme
Responsible authority:	Minister for Planning
ADDRESS OF THE LAND:	989-1009 Collins Street, Docklands (S45 on Plan of Subdivision 545345)

THE PERMIT ALLOWS:

Planning scheme clause No.	Description of what is allowed
Clause 37.05-4	Construct a building or construct or carry out works
Clause 43.02-2	Construct a building or construct or carry out works

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Amended Plans

1. Prior to the commencement of the development, excluding demolition, bulk excavation, site preparation, soil removal, site remediation, retention works, footings, ground beams and ground slab and temporary structures, an electronic set of plans drawn to scale, must be submitted to and approved by the Responsible Authority, generally in accordance with the plans prepared by Kennon and Ewert Leaf Architects, Rev B dated 12 July 2024 but amended to show:
 - a) The Community Green shown with a minimum width of 27m between CW3 and CW4.
 - b) Fences of all dwellings fronting the Community Green located within the title boundary of the subject land.
 - c) Provision of at least one window on each level to the western elevation of the northwestern townhouse from Ground to Level 3 with direct outlook to Dock Lane.
 - d) Provision of at least one window on the western elevation of the southwestern apartment at Ground with direct outlook to Dock Lane.
 - e) Revised internal layout to the southwestern corner apartment from Levels 1-3 to include a terrace and at least one window with direct outlook to Dock Lane.

Date issued: 18 October 2024 **Signature for the responsible authority:**



Form 4

- f) Provision of additional habitable spaces at Level 3 at the northern and southern ends with direct outlook to Dock Lane (and any associated reduction and relocation of car/bicycle parking spaces, accessway or services).
- g) Provision of glazing or other visually permeable treatment to the bicycle storage area adjacent Dock Lane.
- h) Sight triangles of 2 x 2.5m at all exits from the site, both at car park and loading bay exits, to ensure visibility of pedestrians.
- i) Plan notations requiring the development to meet:
 - i. Any changes required to meet the requirements of the Façade Strategy in the corresponding condition(s) below.
 - ii. Any changes required to meet the requirements for external reflectivity in the corresponding condition(s) below.
 - iii. Any changes required to meet the requirements for Landscaping and the Public Realm in the corresponding condition(s) below.
 - iv. Any changes required to meet the requirements for Traffic, Parking and Loading and Unloading in the corresponding condition(s) below.
 - v. Any changes required to meet the requirements of the Waste Management Plan in the corresponding condition(s) below.
 - vi. Any changes required to meet the Noise Attenuation and Mitigation requirements in the corresponding condition(s) below.
 - vii. Any changes required to meet the requirements of the Wind assessment in the corresponding condition(s) below.
 - viii. Any changes required to meet the requirements of Melbourne Water in the corresponding condition(s) below.
 - ix. Any changes required to meet the Stormwater Drainage System Design and Water Sensitive Urban Design and Environmentally Sustainable Design requirements in the corresponding condition(s) below.
 - x. Any changes required to meet the Streetscape Interface Design requirements in the corresponding condition(s) below.

Endorsed Plans

- 2. The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.
- 3. Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority

Materials and Finishes

- 4. Prior to the commencement of the development, excluding demolition, bulk excavation, site preparation, soil removal, site remediation, retention works, footings, ground beams and ground slab and temporary structures, a schedule and samples of all external materials, colours and finishes, including a colour rendered and notated plans/elevations, must be submitted to and approved by the Responsible Authority.

Date issued: 18 October 2024 Signature for the responsible authority:



Form 4

Reflectivity

5. Light reflectivity from external materials and finishes must not reflect more than 20% of specular visible light, to the satisfaction of the Responsible Authority.

Glare

6. External building materials and finishes must not result in hazardous or uncomfortable glare to pedestrians, public transport operators and commuters, motorists, aircraft, or occupants of surrounding buildings and public spaces, to the satisfaction of the Responsible Authority.

Retain Architects

7. Except with the written consent of the Responsible Authority, Kennon and Ewert Leaf Architects must be retained to provide architectural oversight during construction and completion of the detailed design as shown in the endorsed plans and schedule of materials and finishes to the satisfaction of the Responsible Authority.

Façade Strategy

8. Prior to the commencement of the development, excluding demolition, bulk excavation, site preparation, soil removal, site remediation, retention works, footings, ground beams and ground slab and temporary structures, a facade strategy must be submitted to and approved by the Responsible Authority. Unless otherwise approved by the Responsible Authority, the facade strategy must include, but not be limited to:
- a) Tower façade, East and west tower 'bookends' provided with variation in material detail and additional articulation such as extruded horizontal slab edges to ensure the building reads 'in the round'.
 - b) Integration of lighter-weight upper-level elements such as balustrade detailing to upper-level balconies (to instil a sense of domesticity to the upper levels) and incorporation of finer grained elements to the lower levels of the tower to unify the design language of the building into one cohesive piece.
 - c) Details of how the architecture will be showcased at dark (e.g. through lighting effects or similar).
 - d) A concise description by the architect of the building design concept and how the façade works to achieve this.
 - e) A schedule of colours, materials and finishes, including the colour, type and quality of materials identifying their application and appearance. This can be demonstrated in coloured elevations or renders from key viewpoints and must be accompanied by a physical sample board with clear coding linking back to the schedule and elevations.
 - f) Elevation details at a scale of 1:50 (or as otherwise appropriate) illustrating typical podium details, entries and doors, privacy screening, building services, typical tower details, and any special features which are important to the building's presentation.
 - g) Cross sections (or other method as appropriate) demonstrating the façade systems, including fixing details indicating junctions between materials, and significant changes in form and/or material.
 - h) Information about how the façade will be accessed for maintenance and cleaning, including planting upkeep where proposed.
 - i) Example prototypes and/or precedents that demonstrate the intended design outcome and how a high quality built outcome will be achieved in accordance with the design concept.



Form 4

All materials and finishes must be in accordance with the Façade Strategy, to the satisfaction of the Responsible Authority.

Staging Plan

9. Prior to the commencement of the development, excluding demolition, bulk excavation, site preparation, soil removal, site remediation, retention works, footings, ground beams and ground slab and temporary structures, a Staging Plan must be submitted to and be approved to the satisfaction of the Responsible Authority and Melbourne City Council. This Staging Plan must include, but is not limited to:
- a) Plans and information detailing any public realm works and proposed temporary treatment and use of vacant land.
 - b) Staging and order of delivery of Collins Street extension, Dock Lane, Community Green and Australian Walk.

The development must proceed in the order of the stages as shown on the endorsed Staging Plan(s), unless otherwise agreed to in writing by the Responsible Authority, in consultation with Melbourne City Council.

Community Green

10. The proposed Community Green must be constructed in accordance with plan specifications first approved by Melbourne City Council – City Infrastructure in consultation with Melbourne City Council - Parks and City Greening.

3D Digital Model

11. Prior to the commencement of the development, excluding demolition, bulk excavation, site preparation, soil removal, site remediation, retention works, footings, ground beams and ground slab and temporary structures, or otherwise agreed to by the Responsible Authority, a 3D digital model of the development and its immediate surrounds, as appropriate, must be submitted to the Responsible Authority and be to the satisfaction of the Responsible Authority in conformity with the Department of Transport and Planning Advisory Note 3D Digital Modelling.

Collins St extension and Dock Lane

12. Prior to the commencement of the development, excluding demolition, bulk excavation, site preparation, soil removal, site remediation, retention works, footings, ground beams and ground slab and temporary structures on the land, a fully dimensioned Functional Layout Plan (FLP) must be provided, showing all infrastructure, signage and line marking, with consultation with Melbourne City Council. A continuous (raised platform) footpath must be provided at the intersection of Dock Lane with Collins St. The detailed design of Collins St extension and Dock Lane is to be to the satisfaction of the Melbourne City Council - Infrastructure Development branch.

Land Survey

13. Unless otherwise agreed to in writing by the Responsible Authority and Melbourne City Council, prior to the occupation of the development, the owner of the land must enter into an agreement with Melbourne City Council pursuant to Section 173 of the *Planning and Environment Act 1987*. The agreement must provide the following:
- a) Liability and maintenance of those parts of the development projecting into airspace or sub-soil of land under the care and management of Melbourne City ('Projections').

Date issued: 18 October 2024 Signature for the responsible authority:



Form 4

- b) Payment of a lump sum license premium (payable at the outset rather than an annual fee) in respect to the Projections.
- c) A disclaimer of any right or intention to make or cause to be made at any time any claim or application relating to adverse possession of the land occupied by the Projections.

The owner of the land must pay all of the Melbourne City Council's reasonable legal costs and expenses of this agreement, including preparation, execution and registration on title.

For the purpose of this condition, Projections are defined as any parts of the building that extend more than 300mm beyond the title boundary.

- 14. If any building projections over Crown Land are proposed as part of the development, the owner of the land must seek a tenure / authorisation under the *Land Act 1958* from the Department of Transport and Planning for the building projections (including bridges and balconies) over Crown Land. That tenure / authorisation must indemnify Melbourne City Council against any claims regarding the projections. Should the owner of the property seek to occupy the building prior to the issue of this tenure / authorisation, the owner of the land must enter into an agreement with Melbourne City Council under Section 173 of the *Planning and Environment Act 1987* concerning the liability of those parts of the development projecting into airspace or sub-soil of land under the care and management of Melbourne City Council. The owner of the property to be developed must pay all of Melbourne City Council's reasonable legal costs and expenses of this agreement, including preparation, execution and registration on title.
- 15. Prior to the occupation of the building(s), street numbering of the dwellings must be displayed on the dwellings to the satisfaction of the Melbourne City Council.

Australian Walk

- 16. Australian Walk structure and finishes must be constructed in accordance with plans and specifications first approved by Development Victoria in consultation with Melbourne Water, Parks Victoria and Melbourne City Council, and the works performed to the satisfaction of Development Victoria, Melbourne Water, Parks Victoria and Melbourne City Council – City Infrastructure.
- 17. The wharf structure must be designed in accordance with the relevant codes and standards and the current Docklands Design and Construction Standards – Public Infrastructure Works.
- 18. As part of the demolition works of the existing old timber wharf structure and unless otherwise agreed in writing by Parks Victoria and Melbourne City Council – Waterways Services, pile cut off levels shall be set at -5.48m RL for any pile beyond the extent of the wharf.

North Wharf

- 19. Any works affecting the wharf and the required rejuvenation works must be undertaken to the requirements and satisfaction of Development Victoria in consultation with Melbourne City Council - Engineering Services.

Land Tenure

- 20. Prior to the commencement of the development, a cross section showing the proposed building, its piles, the existing sea wall and the deck structure on piles must be submitted to and approved by Melbourne City Council – Engineering Services. The cross section must also show the proposed property line in relation to the abutting Crown Land (wharf structure) and future road (surface and air space of Collins Street).

Date issued: 18 October 2024 Signature for the responsible authority:



Form 4

21. Prior to the occupation of any building approved under this permit, the surface and air space of Collins Street must be formally vested in Melbourne City Council as a road on the plan of subdivision to the satisfaction of Melbourne City Council. The wharf must remain as part of the abutting Crown Land Reservation.
22. Prior to the occupation of any building approved under this permit, the new north-south laneway west of CW4 must be formally vested in Melbourne City Council as a road on the plan of subdivision to the satisfaction of Melbourne City Council.
23. Within 24 months of the occupation of the building approved by this permit, or as otherwise agreed in writing by the Responsible Authority and Melbourne City Council, the area of the proposed Community Green that is on ground must be vested in Melbourne City Council on the Plan of Subdivision as a Reserve as Public Open Space to the satisfaction of Melbourne City Council at no cost to either Melbourne City Council or the Responsible Authority.

Drainage of projections

24. All projections over the street alignment must be drained to a legal point of discharge in accordance with plans and specifications first approved by the Melbourne City Council – City Infrastructure.

Drainage system provision

25. Prior to the commencement of the development, excluding demolition, bulk excavation, site preparation, soil removal, site remediation, retention works, footings, ground beams and ground slab and temporary structures, a stormwater drainage system incorporating integrated water management design principles must be submitted to, and approved, by Melbourne City Council – City Infrastructure. This system must be constructed prior to the occupation of the development and provision made to connect this system to the Melbourne City Council's stormwater drainage system.

Street works required

26. All new portions of road (including the provision of footpaths, public lighting, street trees, pavement marking and signage) in Collins Street and Dock Lane must be constructed prior to the occupation of the development, in accordance with plans and specifications first approved by Melbourne City Council – City Infrastructure.

Sawn bluestone footpaths

27. The footpath adjoining the site along Collins Street must be reconstructed in sawn bluestone together with associated works at the cost of the developer, in accordance with plans and specifications first approved by the Melbourne City Council – City Infrastructure.

Public lighting

28. Prior to the commencement of the development, excluding preliminary site works, demolition and any clean up works, or as may otherwise be agreed with the Melbourne City Council, a lighting plan must be prepared to the satisfaction of Council. The lighting plan should be generally consistent with Council's Lighting Strategy and include the provision of public lighting in Collins Street, Australian Wharf and the Community Green.
29. The lighting works must be undertaken prior to the commencement of the use/occupation of the development, in accordance with plans and specifications first approved by Melbourne City Council – City Infrastructure.

Date issued: 18 October 2024 Signature for the responsible authority:



Form 4

Landscape Plans

30. Prior to the commencement of the development, excluding demolition, bulk excavation, site preparation, soil removal, site remediation, retention works, footings, ground beams and ground slab and temporary structures, a revised detailed landscape plan prepared by a suitably qualified landscape architect, and in consultation with Melbourne City Council - Urban Forest and Ecology, must be submitted to and approved by the Responsible Authority. This plan must be generally in accordance with Concept Landscape plan prepared by Arcadia dated 8 August 2024 and include:
- a) Revised tree locations to demonstrate that canopy trees can successfully establish and achieve their biological potential.
 - b) A schedule of all soft and hard landscaping and treatments including soil volumes and plots that will support large canopy trees and schedules of species with specific consideration given to soil volume requirements and growing medium proposed, and indicative irrigation and drainage layouts.
 - c) Clear demarcation of communal and private spaces.
 - d) Response to water sensitive urban design principles and type of irrigation systems to be used.
 - e) Details of landscape management in relation to ongoing maintenance of on-structure planting and façade treatments, including specific provision for maintenance beyond the 52 week period following completion of works.
31. Except with the prior written consent of the Responsible Authority, the approved landscaping works must be implemented prior to the occupation of the development.

Community Green

32. Prior to the commencement of the development, excluding demolition, bulk excavation, site preparation, soil removal, site remediation, retention works, footings, ground beams and ground slab and temporary structures, a revised detailed landscape plan for the Community Green prepared by a suitably qualified landscape architect, and in consultation with Melbourne City Council - Urban Forest and Ecology, must be submitted to and approved by the Responsible Authority. This plan must be generally in accordance with Community Green Design report prepared by Aspect Studios dated 24 April 2024 and include:
- a) Revised tree locations to demonstrate that large canopy trees can successfully establish and achieve their biological potential.
 - b) A schedule of all soft and hard landscaping and treatments including soil volumes and plots that will support large canopy trees and schedules of species with specific consideration given to soil volume requirements and growing medium proposed, and indicative irrigation and drainage layouts.
 - c) A schedule of all hardscape and urban design elements including, but not limited to, paving, retaining walls, lighting, seating, irrigation.
 - d) Clear demarcation of public realm and private spaces, including arrangements for pedestrian, bicycle and vehicular circulation.
 - e) Response to water sensitive urban design principles and type of irrigation systems to be used.
 - f) Details of landscape management in relation to ongoing maintenance of on-structure planting, including specific provision for maintenance beyond the 52 week period following completion of works.
 - g) Staging of landscape works as relevant.

Date issued: 18 October 2024 Signature for the responsible authority:



Form 4

h) Details of the wind mitigation measures for the Community Green.

33. Except with the prior written consent of the Melbourne City Council, the approved landscaping works must be implemented prior to the occupation of the development.

Environmentally Sustainable Design

34. Prior to the commencement of development, excluding demolition, bulk excavation, site preparation, soil removal, site remediation, retention works, footings, ground beams and ground slab and temporary structures, an amended ESD Report must be submitted to the Responsible Authority. The report must be to the satisfaction of the Responsible Authority and generally in accordance with the Sustainability Management Plan prepared by Stantec dated 18 July 2024, and include the following:

- a) An updated energy section detailing how the project responds to the City of Melbourne's Climate Change Mitigation Strategy to 2050, including consideration of improved energy efficiency measures beyond the current proposal targets.
- b) An analysis of implementation of solar PV generation on the development including system sizing for common area building services and a simple payback analysis.
- c) Any preliminary Green Star Design and As-Built calculators and modelling (daylight etc.) used to calculate targeted points included.
- d) MUSIC modelling report demonstrating compliance with CSIRO's Urban Stormwater Best Practice Environmental Management Guidelines (1999) including all assumptions and inputs to the model.

35. Prior to the occupation of any building approved under this permit, a report from the author of the endorsed ESD report, or similarly qualified persons or companies, outlining how the performance outcomes specified in the amended ESD report have been implemented, must be submitted to the Responsible Authority. The report must be to the satisfaction of the Responsible Authority and must confirm and provide sufficient evidence that all measures specified in the approved ESD report have been implemented in accordance with the relevant approved plans. This may include a Green Building Council of Australia (GBCA) Green Star Design and As Built Design Review Rating to confirm compliance with the stated Green Star targets.

36. Following final GBCA certification of the project's Green Star Design & As-Built rating, copies of the certificate must be submitted to the Responsible Authority.

37. Stormwater treatment on site must be in accordance with the Stormwater Management Plan prepared by Stantec dated 17 July 2024 and to the satisfaction of Melbourne City Council.

Wind Assessment

38. Prior to the commencement of development, excluding demolition, bulk excavation, site preparation, soil removal, site remediation, retention works, footings, ground beams and ground slab and temporary structures, an amended Pedestrian Wind Environment Study must be submitted to the Responsible Authority. The report must be to the satisfaction of the Responsible Authority and generally in accordance with the Pedestrian Wind Environment Study, prepared by WINTECH, dated 12 July 2024 but modified to show:

- a) Wind impacts on the Community Green and mitigation measures to make this space usable for the purpose intended.
- b) Other techniques (other than a 3m porous screen) to help mitigate wind issues in the Community Green.

Date issued: 18 October 2024 Signature for the responsible authority:



Form 4

39. Prior to the occupation of any building approved under this permit, the recommendations and requirements of the endorsed Pedestrian Wind Environment Study must be implemented at no cost to and be to the satisfaction of the Responsible Authority. All mitigation measures must be incorporated as part of the overall architectural design.

Noise Attenuation

40. The recommendations in the approved Acoustics Assessment prepared by Renzo Tonin and Associates dated 11 April 2024, must be implemented, at no cost to and be to the satisfaction of the Responsible Authority.
41. Prior to the occupation of the development, an Acoustic Report prepared by a qualified acoustic consultant must be submitted to and approved by the Responsible Authority demonstrating compliance with the following noise criteria for all dwellings within the development of:
- a) 35dB(A) for bedrooms, assessed as an LAeq,8h from 10pm to 6am and;
 - b) 40dB(A) for living areas, assessed as an LAeq,16h from 6am to 10pm;
- Noise levels should be assessed in unfurnished rooms with a finished floor and the windows closed and be based on average external noise levels measured as part of a noise level assessment.
42. All air conditioning and refrigeration plant must be screened and baffled and/or insulated to minimise noise and vibration to ensure compliance with noise limits determined in accordance with State Environment Protection Policy (Control of Noise from Commerce, Industry and Trade) No. N-1 to the satisfaction of Melbourne City Council.

Incorporation of Noise Attenuation Measures

43. Prior to the occupation of the building(s) allowed by this approval, a report by a suitably qualified acoustic consultant must be submitted to, approved by and be to the satisfaction of the Responsible Authority:
- a) Certifying that the dwellings incorporate the noise attenuation measures as specified in the endorsed Acoustic Report and shown on the endorsed plans.
 - b) Verifying the dwellings achieve the internal noise levels specified in the corresponding condition(s) in this approval.

The report must detail the set-up on site and methodology of the testing process.

Where post construction measurement and testing show internal noise levels exceeding those specified in the corresponding condition above, the applicant must make rectifications and retest as necessary to demonstrate compliance with the noise levels to the satisfaction of the Responsible Authority.

The cost of certification acoustic works is to be met by the permit holder.

Waste Management

44. Prior to the commencement of the development, excluding demolition, bulk excavation, site preparation, soil removal, site remediation, retention works, footings, ground beams and ground slab and temporary structures, an amended Waste Management Plan must be submitted to the satisfaction of Melbourne City Council. The Waste Management Plan must be generally in accordance with the Waste Management Plan, prepared by Leigh Design Pty Ltd, dated 14 August 2024 but show:

Date issued: 18 October 2024 Signature for the responsible authority:



Form 4

- a) At least 15 glass bins and 12 organics bin drawn to scale in the vicinity of the loading dock, where they will be placed for their collections three times per week.
 - b) The residents' path of travel to deposit their hard waste.
 - c) The path of travel for residents of TH 11 to deposit their waste.
 - d) The swept path diagrams, showing the waste vehicle's manoeuvres to/from the nearest main street and are to include all parking and on street infrastructure.
 - e) The compactors that will not be used removed from the drawings.
45. The waste storage and collection arrangements must be in accordance with the endorsed Waste Management Plan and must be to the satisfaction of Melbourne City Council.
46. No garbage bin or waste materials generated by the development may be deposited or stored outside the site and bins must be returned to the garbage storage area as soon as practical after garbage collection, to the satisfaction of Melbourne City Council.

Construction Management Plan

47. Prior to the commencement of the development, including demolition, bulk excavation, site preparation, soil removal, site remediation, retention works, footings, ground beams and ground slab and temporary structures, a detailed Construction Management Plan (CMP) must be submitted to and approved by Melbourne City Council – Construction Management Group. The CMP must be prepared in accordance with the City of Melbourne – Construction Management Plan Guidelines and is to consider the following:
- a) Management of public access and linkages around the site during construction.
 - b) Site access and traffic management (including any disruptions to adjoining vehicular and pedestrian accessways).
 - c) Any works within the adjoining street network road reserves.
 - d) Sediment control and site drainage.
 - e) Discharge of polluted waters.
 - f) Public safety and site security.
 - g) Hours of construction.
 - h) Control of noise, dust and soiling of roadways.
 - i) Collection and disposal of building and construction waste.
 - j) Reasonable measures to ensure that disruption to adjacent public transport services are kept to a minimum.

Building Appurtenances

48. All building plant and equipment on roofs and public thoroughfares must be concealed to the satisfaction of the Responsible Authority. The construction of any additional plant machinery and equipment, including but not limited to all air-conditioning equipment, ducts, flues, all exhausts including car parking and communications equipment shall be to the satisfaction of the Responsible Authority.



Form 4

49. Any satellite dish, antenna or similar structures associated with the development must be designed and located at a single, unobtrusive area in the development to the satisfaction of the Responsible Authority, unless otherwise approved by the Responsible Authority.
50. All service pipes, apart from roof down pipes, must be concealed from the view of a person at ground level within common areas, public thoroughfares and adjoining properties.
51. No building services or architectural features other than those shown on the endorsed plans are permitted above roof level, unless with the prior written consent of the Responsible Authority.

Environmental Assessment

52. Prior to the commencement of the development, excluding demolition, bulk excavation, site preparation, soil removal, site remediation, retention works, footings, ground beams and ground slab and temporary structures, the owner of the site must provide either:
 - a) A Certificate of Environmental Audit in accordance with Section 53Y of the Environment Protection Act 1970; or
 - b) A Statement of Environmental Audit under Section 53Z of the Environment Protection Act 1970. This Statement must specifically state that the site is suitable for the intended use(s) hereby permitted.
53. Where a Statement of Environmental Audit is provided, all the conditions of the Statement must be complied with to the satisfaction of the Responsible Authority, prior to the commencement of the use of the site. Written confirmation of compliance must be provided by an environmental auditor. In addition, sign off must be in accordance with any requirements in the Statement conditions regarding verification of works.
54. If there are conditions on a Statement of Environmental Audit that the Responsible Authority consider require significant ongoing maintenance and/or monitoring, the owner must enter into a Section 173 Agreement under the Planning and Environment Act 1987. The agreement must be executed on title prior to the commencement of the use and prior to the issue of a statement of compliance under the Subdivision Act 1987. The owner must meet all costs associated with drafting and execution of the agreement, including those incurred by the Responsible Authority.

Traffic, Parking and Loading/Unloading

55. Prior to the commencement of the development, excluding demolition, bulk excavation, site preparation, soil removal, site remediation, retention works, footings, ground beams and ground slab and temporary structures, an updated traffic engineering assessment, including functional layout plans and other supporting information as appropriate must be submitted to and approved by Melbourne City Council. The traffic engineering assessment must be generally in accordance with the Traffic Impact Assessment prepared by One Mile Grid, dated 1 August 2024 but modified to include:
 - a) Provision of at least three car spaces on each car park level to incorporate access to the EV main that is supplying the EV charging points.
 - b) Provision of at least one car share space, subject to provider agreement.
 - c) Provision of at least one disabled car spaces.
56. The internal design of the car park and loading docks, the positioning of boom gates, card readers, control equipment, including car park control points, and ramp grades must be generally in accordance with the Australian and New Zealand Standard 2890.1-2004 and to the satisfaction of Melbourne City Council.

Date issued: 18 October 2024 Signature for the responsible authority:



Form 4

57. Mechanical exhaust systems to the car park must be sound attenuated to prevent noise nuisance to the occupants of the building and surrounding properties to the satisfaction of the Melbourne City Council.
58. Bicycle parking must be provided, located and appropriately signed in accordance with the endorsed plans.
59. Prior to the commencement of the development, excluding demolition, bulk excavation, site preparation, soil removal, site remediation, retention works, footings, ground beams and ground slab and temporary structures, details of safety measures for traffic movements such as the design and operation of the signalling system(s), mirrors, location of narrow speed hump and zebra crossing in Dock Lane for vehicles must be prepared by a suitably qualified expert and must be to the satisfaction of Melbourne City Council - Engineering Services. The recommendations must be implemented at no cost to Melbourne City Council prior to the occupation of any building approved under this permit. The signalling system(s) must not be altered without prior consent of Melbourne City Council - Engineering Services.
60. Prior to the occupation of the development, a formal independent desktop Road Safety Audit of the proposed development must be undertaken, at the owner / permit holder's costs, which must include the works within the public realm, vehicular / bicycle / pedestrian access arrangements, loading arrangements and internal circulation / layout to the satisfaction of Melbourne City Council - Engineering Services. The findings of the Road Safety Audit must be incorporated into the detailed design, at the owner / permit holder's costs.

Car Parking Access and Layout

61. The accessways and areas set aside for car parking must be constructed, delineated and clearly line-marked to indicate each car space and the direction in which vehicles must proceed along the accessways, in conformity with the endorsed plans. Accessways and parking areas must be kept available for these purposes at all times and maintained to the satisfaction of Melbourne City Council.

Parking and Loading

62. Prior to the commencement of the development, excluding demolition, bulk excavation, site preparation, soil removal, site remediation, retention works, footings, ground beams and ground slab and temporary structures, revised the swept path diagrams (SPDs) must be prepared by a suitably qualified expert and must be to the satisfaction of Melbourne City Council - Engineering Services. The SPDs must demonstrate that the path wheel base of 9.8 metre vehicles do not mount the footpath of Dock Lane and also show vehicles accessing / leaving the laneway from / into Collins Street.
63. The parking, loading and unloading areas shown on the endorsed plans must be kept available for that use at all times and the car parking spaces and accessways must not be obstructed or otherwise rendered inaccessible.
64. Traffic access and parking and loading/unloading arrangements must not be altered without the prior written consent of Melbourne City Council.

Naming of the North South Laneway (Dock Lane)

65. Prior to occupation of the development approved by this permit, the North South Laneway (Dock lane) must be named in accordance with the Geographic Place Names Act 1998. Any proposed road name must comply with the Naming rules for places in Victoria 2022 - Statutory requirements for naming roads, features and localities (the naming rules), and the Geographic Place Names Act 1998.

Date issued: 18 October 2024 Signature for the responsible authority:



Form 4

The Green Travel Plan

66. Prior to the occupation of the development, a Green Travel Plan must be submitted to the Responsible Authority. This plan must be generally in accordance with the Green Travel Plan prepared by Onemilegrid dated 1 August 2024. When approved the Green Plan must be implemented and complied with to the satisfaction of the and at no cost to Responsible Authority.

Disability Access

67. Prior to the occupation of the development, a Disability Discrimination Act Assessment / Audit, prepared by a suitably qualified consultant, must be submitted to Melbourne City Council. This document must provide an assessment of the development (including public realm works or publicly accessible areas) against the applicable accessibility provisions of the Building Code of Australia and the applicable provisions of the Disability (Access to Premises – Buildings) Standards 2010.

Flooding

68. Finished floor levels for all buildings must be set at a minimum of 3.0 metres to Australian Height Datum and all access roads / paths as well as wharf structures must be set at least at flood level of 2.4 metres to Australian Height Datum.

Parks Victoria Conditions

69. Prior to the commencement of Australian Walk (annotated as Yarra Walk on the submitted response) works associated with Stage CW4, a waterway sediment and litter management plan must be prepared to the satisfaction of the Responsible Authority and Parks Victoria and approved by the Responsible Authority. The plan must be based on hydrographic and bathymetric modelling and identify responsibilities and actions required to maintain this section of the waterway as an attractive waterfront for the life of the proposed Australian Walk.
70. The Sediment and Litter Management Plan required in the above condition must be implemented to the satisfaction of the Responsible Authority.

Time Condition

71. This permit will expire if:
- a) the development is not started within three (3) years of the date of this permit; or
 - b) the development is not completed within six (6) years of the date of this permit.
72. Pursuant to Section 69 of the Planning and Environment Act 1987, the Responsible Authority may extend:
- a) The commencement date referred to if a request is made in writing before the permit expires or within six (6) months afterwards.
 - b) The completion date referred to if a request is made in writing within six (6) months after the permit expires and the development started lawfully before the permit expired.



Form 4

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*.
- This Planning Permit does not represent the approval of other departments of Melbourne City Council or other statutory authorities. Such approvals may be required and may be assessed on different criteria from that adopted for the approval of this Planning Permit.
- All projections over the street alignment must conform to Building Regulations 2018, Part 6, Sections 98 to 110 as appropriate. Reference can be made to the Melbourne City Council's Road Encroachment Operational Guidelines with respect to projections impacting on street trees and clearances from face/back of kerb.
- All necessary approvals and permits are to be first obtained from Melbourne City Council – City Infrastructure and Development Victoria and the works performed to the satisfaction of the Melbourne City Council – City Infrastructure and Development Victoria.



Form 4

IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

The responsible authority has issued a permit

CAN THE RESPONSIBLE AUTHORITY AMEND THIS PERMIT?

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

WHEN DOES A PERMIT BEGIN?

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.

WHEN DOES A PERMIT EXPIRE?

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.

WHAT ABOUT REVIEWS?

- 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: 18 October 2024 Signature for the responsible authority:

