

# ADVERTISED PLAN

## Waste Management Review

Traffix Group

|          |                           |       |            |
|----------|---------------------------|-------|------------|
| To:      | Max Post (Time and Place) | From: | [REDACTED] |
| Our Ref: | G34716L-03A               | Date: | 2/04/2026  |

### 60-74 Park Street, South Melbourne – Proposed Mixed Use Development Response to Waste Referral Comments

Further to your request, the following letter provides a formal response to the Council's waste feedback for stage 2 submission.

Council's comments are summarised below, followed by Traffix's response.

#### Council Comment

- The door to the Hard Waste Room at Level 2 should have a minimum clear width of 1.5m to accommodate bulky items typically disposed of via this waste stream.

#### Traffix Response

- This requirement has been noted, and the project architect will update the relevant drawings to reflect a 1.5m wide door width in the next revision of the architectural plans in accordance with Council's requirements.

#### Council Comment

- The plans in Appendix A of the Waste Management Plan prepared by Traffix Group should be updated to clearly show the area calculations for the residential and commercial bin stores and to colour-code and label all bins in accordance with Table 9 (electronic page 14). The applicant is encouraged to review the guidance provided in Section 8 of Council's Guidelines for Preparing a Waste Management Plan 2021 in this respect.

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#### Traffix Response

- We acknowledge Council's request to update the plans included in Appendix A of the Waste Management Plan.

The project architects will revise the architectural drawings to:

- Include detailed area calculations for both residential and commercial bin store areas; and
- Clearly colour-code and label all bins in accordance with City of Port Phillip Guidelines for preparing Waste Management Plan 2021.

These updated drawings will be incorporated into a revised Waste Management Plan in next submission prepared by Traffix Group.

Should you require any further clarification, please do not hesitate to contact the below.

[REDACTED]

SUBJECT  
Park Street

Further information addressing the Department RFI dated 27/03/2026 and councils' referral responses dated 30/03/2026

|                |                              |
|----------------|------------------------------|
| PROJECT        | Park Street, South Melbourne |
| PROJECT NUMBER | 13600                        |
| DATE           | 10.04.2026                   |

| Further Information                         |           |  |
|---|-----------|--|
|   | Page      | Notes  |
| <b>Department of Transport and Planning</b> |           |  |
| SBO2 Assessment (Council RFI item)          | TP805     | Ground Floor Plan (Drawing Number TP805) updated to specify the finished floor level, measured to Australian Height Datum (AHD), for the FCR room on the western side of the building and for the area immediately in front of the substation on the northern side of the building   |
| 2.  |           |  |
| Urban Design                                | TP1027    | Perspective demonstrates the view from the top level (Level 14) apartment within the light court. This demonstrates no visual impact of the additional 3 storeys to 52 Park Street apartments.   |
| 3.  |           |  |
| 4.  | TP701-713 | Updated shadow analysis to show the additional shadow that would be cast on Park Street or 39 Park Street (to the south) associated with the three (3) additional storeys and compared to the DDO-compliant building envelope. The additional 3 storeys have no additional impact to the southern path of park street and to 39 Park St.   |
| 5. (Council RFI item)                       | TP1003    | <b>Typology Plans included in DKO Urban Context Report and updated to show for all "accessible" apartments:</b> <ul style="list-style-type: none"> <li>- The opening width of the entrance of the apartment dimensioned on the plans.</li> <li>- The opening width of the main bedroom of the apartment dimensioned on the plans.</li> <li>- The path between the apartment entrance, main bedroom, adaptable bathroom and living area shown in a different colour/hatching and dimensioned, as appropriate.</li> <li>- The adaptable bathroom labelled as being either Design A or Design B (as defined within Standard D18 and Table D7 of Clause 58.05-1 (Accessibility objective) of the Port Phillip Planning Scheme).</li> <li>- The opening width of the adaptable bathroom dimensioned on the plans.</li> <li>- The door to the adaptable bathroom labelled as being either: <ul style="list-style-type: none"> <li>- A slide door;</li> <li>- A door that opens outwards; or</li> <li>- A door that opens inwards that is clear of the circulation area and has readily removable hinges/A door that opens inwards and has readily removable hinges.</li> </ul> </li> <li>- The circulation area and, where relevant, any path to the circulation area within the adaptable bathroom shown in a different colour/hatching and dimensioned, as appropriate.</li> </ul> |
| a.  | TP1004    |  |
|   | TP1005    |  |
|   | TP1007    |  |
|   | TP1008    |  |
|   | TP1009    |  |
|   | TP1013    |  |
|   | TP1014    |  |
|   | TP1016    |  |
|   | TP1019    |  |
|   | TP1021    |  |
|   | TP1026    |  |

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|   |                   |   |
|---|-------------------|---|
|   |                   | - An annotation next to the shower within the adaptable bathroom that indicates whether it is hobless (step-free) and, where relevant, whether its shower screen is removable.  |
| (Council RFI item)<br>b.                            | TP1001-<br>TP1026 | <b>Typology Plans included in DKO Urban Context Report and updated to show for all apartments, including “accessible” apartments:</b> <ul style="list-style-type: none"> <li>- The minimum area and minimum dimension of any balcony or terrace.</li> <li>- The “useable balcony zone” of any oddly or irregularly shaped balcony or terrace shown in a different colour/hatching.</li> <li>- Any heating or cooling units that are to be located on balconies or terraces shown on the plans.</li> <li>- The total storage volume (internal storage volume plus external storage volume), expressed in cubic metres.</li> <li>- The internal storage volume, expressed in cubic metres and illustrated/annotated as shown on the submitted floor plans (Drawing Numbers TP02.0.001–TP02.0.022 (inclusive)).</li> <li>- Dimensions of the minimum width and minimum depth of all bedrooms.</li> <li>- Dimensions of the minimum width and minimum area of all living areas.</li> <li>- The depth of all single aspect habitable rooms dimensioned on the plans, in accordance with the guidance provided in Standard D27 of Clause 58.07-2 (Room depth objective) of the Port Phillip Planning Scheme).</li> <li>- Any breeze paths shown on the plans, with their respective lengths dimensioned accordingly.</li> </ul> |
| (Council RFI item)<br><b>Additional Plans</b><br>6. |                   | Refer to DKO Urban Context Report for TP700-706. TP714, TP1000-1026   |
| Traffic and Access<br>(Council RFI item)<br>7.      | TP905             | Dimension provided on the entry of the loading bay confirming compliance with the Design Standards of Clause 52.06.   |
| ESD<br>(Council RFI item)<br>8.                     | TP804             | Development Plans now reflect 12kL consistent with the SMP  |
| <b>City of Port Phillip Council Comments</b>        |                   |   |
| Development Engineering<br>General comments         | TP805<br>TP902    | Proposed external lighting along Little Bank Street annotated on plans and elevation. Refer to lighting consultant report for detail of technical parameters, design, installation, operation and maintenance.  |
| Urban Design<br>a.                                  | TP714             | Standard D8 of Clause 58.03-3 (Solar access to communal outdoor open space objective)<br>Level 19 Roof communal space has been allocated as the primary communal open space and demonstrated at least 50 per cent of the primary communal outdoor open space receive a minimum of two hours of sunlight between 9am and 12pm on 21 June.  |
| Waste<br>a.   | TP807             | The door to the Hard Waste Room at Level 2 showing a minimum clear width of 1.5m to accommodate bulky items typically disposed of via this waste stream.  |
| Environmentally sustainable<br>development<br>a.    | TP805             | Location of charging infrastructure for the designated electric vehicle parking bay annotated on the plans  |

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25071/Projects

10<sup>th</sup> April 2026

Time & Place,  
Level 2 South/161 Collins St,  
Melbourne VIC 3000

Attention: [REDACTED]

[REDACTED]



Webber Design Pty Ltd  
A.C.N 123 028 660

[webberdesign.com](http://webberdesign.com)

**Re: Civil responses to DTP and Council RFIs - received on 27/03/26 (DTP) and 30/03/26 (City of Port Phillip)**

Please see the below Webber Design civil responses to DTP and City of Port Phillip (Council) RFIs, regarding Application for Planning Permit PA2604230:

**1. DTP Item 8 (ESD).**

*Clarify the inconsistency across the application material regarding the use and capacity of the rainwater tanks:*

*The proposed rainwater tank capacity is inconsistent across the application material, being identified as:*

- *SMP: 12kL on electronic page 4 and 13kL on electronic page 22.*
- *Development Plans: 13kL on Drawing Number TP804 (Basement Plan).*
- *o Stormwater Management Plan: 12kL on electronic pages 7 and 10.*

**Webber Design response:**

Have advised DKO to update RWT to 12kL as per SWMP in their next revision. Civil drawing C0090 has also been updated to show 12,000L RWT for consistency (previous revision was 15,000L).

**2. Council RFI (Environmentally sustainable development):**

*The proprietary stormwater filters forming part of the proposed stormwater management system cannot be supported without further information regarding ongoing maintenance requirements, together with a clear commitment to undertake that maintenance and to provide evidence of compliance upon request.*

**Webber Design response:**

SWMP report updated to include recommended maintenance regime for stormwater drainage system, including filtration system. The StormFilter proprietary filtration system's operations & maintenance manual has been included within Appendix J.

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Rushcutters Bay NSW 2011  
02 9690 2488

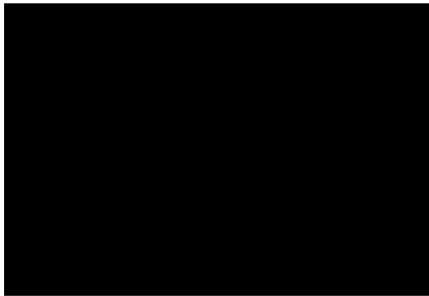
Page: 1 of 2  
[www.webberdesign.com](http://www.webberdesign.com)  
ABN: 49 715 362 761

**3. Council RFI (Environmentally sustainable development):**

*A maintenance manual should be provided for the proposed rainwater tanks.*

**Webber Design response:**

SWMP report updated to include recommended maintenance regime for stormwater drainage system, including rainwater tank. Specific maintenance requirements are dependent on the manufacturer / services consultant.



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Rushcutters Bay NSW 2011  
02 9690 2488

**Prepared by**

**Date**

Park Street Development Partnership Pty Ltd

16 April 2026



1 Spring Street  
Melbourne VIC 3000  
michelle.wang@transport.vic.gov.au

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**RE: APPLICATION FOR PLANNING PERMIT PA2604230**

**60-74 PARK STREET SOUTH MELBOURNE VIC 3205**

We refer to the application for planning permit PA2604230 submitted 16 February 2026 for the development of a 21-Storey Mixed-Use building at 60-74 Park Street, South Melbourne.

We hereby submit for the Department's consideration, in response to the Department's and Council's requirement for further information, the following material;

- RFI Response Summary Table prepared by Time & Place

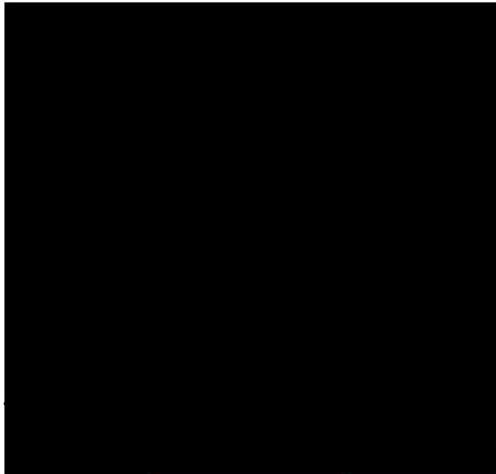
**Consultant Plans & Reports**

- DKO Drawing Set, Urban Context RFI & Statement RFI
- Arcadia Landscape Town Planning Report & Landscape Maintenance Manual
- MEL Consultants Wind Engineering RFI Response Letter
- Webber Stormwater Management Plan & RFI Response Letter
- Traffix - Waste Management Plan & RFI Response Letter
- Traffix - Traffic Engineering Assessment & RFI Response Letter
- Shrine of Remembrance Vista Control Development Design Assessment prepared by Veris
- ESD - Sustainability Management Plan prepared by NDY
- Specialist Lighting - RFI Response Letter & Lighting Assessment
- Urban Context Report prepared by Urbis
- Economic Assessment & Affordable Housing Report prepared by Urbis



We now look forward to the Department's issue of public notice instructions and expedited issue of a planning permit.

Should you have any further queries please do not hesitate to contact me directly (0410 221 744).



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Our Reference: G34716L-04A

7<sup>th</sup> April, 2026

Time & Place  
<sent via email>

[Redacted]

[Redacted]

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## **60-70 Park Street, South Melbourne – Proposed Residential Development Traffic Engineering Assessment**

Further to your instructions, please find following our comments on Port Phillip City Council’s internal responses as they relate to transport engineering matters. Specifically, this letter responds to the comments included in a letter dated 30<sup>th</sup> March, 2026.

The table below outlines the Council comment and our response.

*Table 1: Review of Council internal referral comments concern Transport matters*

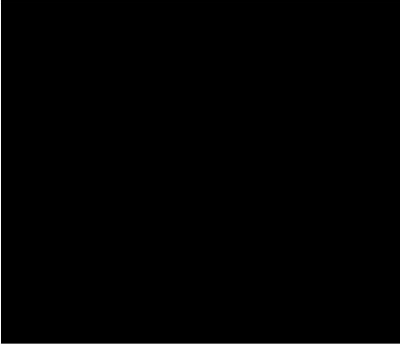
| Traffic Engineering Comment   | Response  |
|---|---|
| <p>Vehicle access and egress should be sought from the lowest order roads, being the side and rear laneways, not Park Street.</p> | <p>The proposal seeks a left-in only access to Park Street. It seeks entry access only, not egress (which will be to Bank Street). It reuses the existing site access point at this location (which is a single lane, two-way accessway). The access point is circa 3.5m wide, less than 10% of the site’s 40.22m frontage to Park Street.</p> <p>All cars entering the site will be doing so in a forward’s direction (only), with ample visibility to pedestrians on the wide footpath. The new on-road cycle lane is particularly visible.</p> <p>Park Street is not a Transport Zone or DTP controlled Arterial Road. It is a low-speed environment with a 40km/h speed limit. The risk of a rear end collision with an entering car is very low.</p> <p>This access will reduce the instances of drivers travelling ‘around the block’ to enter the site. We expect the majority of development traffic to arrive from Kings Way (irrespective of whether this access point is granted, which forces this outcome due to the left-in nature). Allowing a left-in access means drivers do not need to</p> |

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| Traffic Engineering Comment   | Response  |
|---|---|
|   | <p>circulate around to Little Bank Street via Wells Street. This option is therefore less circuitous and results in a lower overall net impact on the wider road network.</p> <p>It also means the internal drop-off/pick-up area is more functional, reducing the site's reliance on limited on-street parking on Park Street.</p> <p>There is no requirement in Clause 52.06 or Design and Development Overlay 26 that prevents the use of Park Street as an access point.</p> <p>We are satisfied that this arrangement is safe, functional and acceptable.</p>                |
| <p>The proposed access arrangements require larger design vehicles to reverse into the site. For traffic safety reasons, Council's Traffic Engineer strongly prefers that such vehicles enter and exit the site in a forward direction and has queried whether the ground floor layout could be redesigned to incorporate a vehicle turntable within the loading bay.</p> | <p>Trucks accessing the loading bay will reverse into the loading bay from the laneway.</p> <p>The truck required to reverse into the loading bay from Little Bank Street is a 6.4m long Small Rigid Vehicle (SRV) from AS2890.2-2018. Reversing into the loading bay complies with this Australian Standard.</p> <p>This is acceptable in a laneway context (whose purpose is rear vehicle access and servicing), where traffic volumes and speeds are low. This is a normal situation across Melbourne.</p> <p>Accordingly, we do not consider a turntable to be necessary.</p> |
| <p>Adequate height clearance must be provided above all loading bays and waste collection areas to accommodate the design vehicle expected to use the site.</p> <p><i>Urban Planning comment: Add a dimension to the entry of the loading bay on Drawing Number TP905 (Loading Section) to confirm compliance with the Design Standards of Clause 52.06.</i></p>          | <p>The loading bay has an internal clearance of 4.4m, which is more than enough to accommodate the SRV from AS2890.2-2018.</p> <p>The plans do not dimension the roller door explicitly, but it measures at 3.6m on Section S-04 and on the Western elevation. This is more than the 3.5m required by AS2890.2-2018.</p> <p>This level of detail can be included as a permit condition, if considered necessary.</p>  |



Overall, we are satisfied that the proposed vehicle access arrangements are safe and functional. Please contact myself at Traffix Group if you require any further information.



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22 CLEELAND ROAD  
SOUTH OAKLEIGH VIC 3167  
AUSTRALIA

[REDACTED]  
Ref: 24091A-DE-LET01

14<sup>th</sup> April 2026

Time & Place  
Level 2 South, 161 Collins Street  
Melbourne VIC 3000

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[REDACTED]

**60-70 Park Street Development, South Melbourne**  
**RFI Response to DTP and Port Phillip Council Comments**  
**on submitted Wind Assessment**

The Department of Transport and Planning (DTP) and Port Phillip Council have requested further information based on the submitted wind assessment documents for the 60-70 Park Street Development, South Melbourne. The submitted wind assessment documents were as follows:

- Environmental Wind Conditions Study, Mel Consultants, dated 31 July 2025 (MEL Consultants Report 24091A-WT-ENV00)
- Environmental Wind Considerations for Town Planning Revision Plans, Mel Consultants, dated 16/2/2026 (MEL Consultants Report 24091A-DE-DR02)

DTP has requested further information/clarification based on the three comments below:

- Ground floor entries on Park St – the Co-Working and Café Entrances were not specifically tested. It appears the Café entry would meet at least Standing Criteria. However, the entry to the Co-Working space is adjacent to the corner with Little Bank St, where Walking Criteria is expected. Please confirm the Criteria expected at the door to the Co-Working Space.

- An existing solid screen at 52 Park St has been included in the modelling – please advise of any detrimental impact(s) to the wind conditions should this screen be removed.
- Level 8 and 15 private balconies to a number of apartments have been tested and meet the minimum criteria, which is satisfactory. However, not all private balconies on this or other levels have been assessed – those tested appear to be the most exposed to wind conditions. It is assumed that the other private balconies would achieve better results, however this should be confirmed.

Port Phillip Council has requested further information/clarification based on the comment below:

- More detailed consideration of solar access and wind conditions within the rooftop communal open space is required, given that this space appears to be relied upon as the primary source of on-site amenity.

MEL Consultants response to DTP and Port Phillip Council comments:

- From Figure 5a in MEL Consultants Report 24091A-WT-ENV00, the wind conditions away from the building corners (Test Locations 6 and 7) have been shown to achieve the Sitting and Standing Criteria, respectively. Therefore, it would be expected that wind conditions at the doors of the Co-Working Space and Café entry would achieve the Standing Criterion at a minimum.
- Without the existing solid screen, wind conditions at the outdoor seating area at 52 Park Street (Test Location 10 in MEL Consultants Report 24091A-WT-ENV00) would be expected achieve the Standing Criterion.
- Based on the results on the private balconies at Levels 8, 15 and 19 presented in MEL Consultants Report 24091A-WT-ENV00, the wind conditions at all private balconies on the Development would be expected to achieve the Standing Criterion at a minimum.

- From Figure 5e in MEL Consultants Report 24091A-WT-ENV00, the wind on the rooftop amenity space (Test Locations R1, R2 and R3) have been shown to achieve the Standing Criterion at a minimum. The rooftop amenity space for the Town Planning Revision Plans as reviewed in MEL Consultants Report 24091A-DE-DR02 has not been changed and therefore the wind conditions on the rooftop amenity space presented in MEL Consultants Report 24091A-WT-ENV00 would still be applicable.

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| A  | B   | C  | D  | E   |
|----|---|--|--|---|
| 1  |   |  |  |   |
| 2  | <b>60-74 Park Street, South Melbourne</b>   |  | <b>Legend</b>  | <b>TIME &amp; PLACE</b>                                 |
| 3  | T&P RFI Summary Response Table  |  | RFI Satisfied  |   |
| 4  | 16/04/2026  |  | No change made. Justification by the applicant provided  |   |
| 5  |   |  |  |   |
| 6  | <b>No. Department RFIs</b>  |  |  |   |
| 7  | <b>Description</b>  | <b>Document Reference</b>  | <b>T&amp;P response to the RFI</b>   | <b>Status</b>   |
| 8  | <b>Wind Assessment from Email dated 27/03/2026</b>  |  |  |   |
| 9  | <b>DTP Query</b><br>Wind comments based on the following documents:<br><br>Architectural package, DKO, dated 11/02/2026<br>Environmental Wind Conditions Study, Mel Consultants, dated 31 July 2025<br>Environmental Wind Considerations for Town Planning Revision Plans, Mel Consultants, dated 16/2/2026   | Refer RFI Response prepared by MEL Consultants<br><br>260414 - RFI Response_MEL_60-70 Park Street  | Letter prepared by MEL Consultants responds to Wind comments provided by DTP. See below  | RFI Satisfied   |
| 10 | Ground floor entries on Park St - the Co-Working and Café Entrances were not specifically tested. It appears the Café entry would meet at least Standing Criteria. However the entry to the Co-Working space is adjacent to the corner with Little Bank St, where Walking Criteria is expected. Please confirm the Criteria expected at the door to the Co-Working Space.   | Refer RFI Response prepared by MEL Consultants<br><br>260414 - RFI Response_MEL_60-70 Park Street  | From Figure 5 in MEL Consultants Report 24091A-WT-ENV00, the wind conditions away from the building corners (Test Locations 6 and 7) have been shown to achieve the Sitting and Standing Criteria, respectively. Therefore, it would be expected that wind conditions at the doors of the Co-Working Space and Café entry would achieve the Standing Criterion at a minimum.   | RFI Satisfied   |
| 11 | An existing solid screen at 52 Park St has been included in the modelling - please advise of any detrimental impact(s) to the wind conditions should this screen be removed.  | Refer RFI Response prepared by MEL Consultants<br><br>260414 - RFI Response_MEL_60-70 Park Street  | Without the existing solid screen, wind conditions at the outdoor seating area at 52 Park Street (Test Location 10 in MEL Consultants Report 24091A-WT-ENV00) would be expected to achieve the Standing Criterion.   | RFI Satisfied   |
| 12 | Level 3 Podium Top Amenity meets at least the minimum criteria and is satisfactory.   | No response  |  | RFI Satisfied   |
| 13 | Level 8 and 15 private balconies to a number of apartments have been tested and meet the minimum criteria, which is satisfactory. However, not all private balconies on this or other levels have been assessed - those tested appear to be the most exposed to wind conditions. It is assumed that the other private balconies would achieve better results, however this should be confirmed.   | Refer RFI Response prepared by MEL Consultants<br><br>260414 - RFI Response_MEL_60-70 Park Street  | Based on the results on the private balconies at Levels 8, 15 and 19 presented in MEL Consultants Report 24091A-WT-ENV00, the wind conditions at all private balconies on the Development would be expected to achieve the Standing Criterion at a minimum.  | RFI Satisfied   |
| 14 | <b>DTP RFI</b>  |  |  |   |
| 15 | The Shrine of Remembrance's licensed land surveyor is Veris (Australia) Ltd. Please provide certification from Veris to enable the Shrine Trustees to consider the proposal - the certification verifies that proposed building coordinates follow Shrine vista controls.   | Refer to Architectural Plans: TP1003<br>TP1004<br>TP1005<br>TP1007<br>TP1008<br>TP1009<br>TP1013<br>TP1014<br>TP1016<br>TP1019<br>TP1021<br>TP1026 | This Shrine of Remembrance's licensed land surveyor is Veris (Australia) Ltd. Please provide certification from Veris to enable the Shrine Trustees to consider the proposal - the certification verifies that proposed building coordinates follow Shrine vista controls. The document prepared by Veris has been obtained and provided.  | No change made. Justification by the applicant provided |
| 16 | <b>SB02 Assessment (Council RFI Item)</b> The submitted Ground Floor Plan (Drawing Number TP805) updated to specify the finished floor level, measured to Australian Height Datum (AHD), for the FCR room on the western side of the building and for the area immediately in front of the substation on the northern side of the building, identified as Items A and B respectively in Figure 1 below.   | Refer to Architectural Plans: TP1003<br>TP1004<br>TP1005<br>TP1007<br>TP1008<br>TP1009<br>TP1013<br>TP1014<br>TP1016<br>TP1019<br>TP1021<br>TP1026 | Ground Floor Plan (Drawing Number TP805) updated to specify the finished floor level, measured to Australian Height Datum (AHD), for the FCR room on the western side of the building and for the area immediately in front of the substation on the northern side of the building   | RFI Satisfied   |
| 17 | <b>Urban Design</b>   |  |  |   |
| 18 | Demonstrate visual impact of the additional 3 storeys from 52 Park Street (to the east).  | Refer to Architectural Plans: TP1003<br>TP1004<br>TP1005<br>TP1007<br>TP1008<br>TP1009<br>TP1013<br>TP1014<br>TP1016<br>TP1019<br>TP1021<br>TP1026 | Respond to queries from the top level (Level 14) east facing apartment within the light court. This demonstrates no visual impact of the additional 3 storeys from 52 Park Street (to the east)  | RFI Satisfied   |
| 19 | Updated shadow analysis to show the additional shadow that would be cast on Park Street or 39 Park Street (to the south) associated with the three (3) additional storeys and compared to the DDO-compliant building envelope.  | Refer to Architectural Plan Drawing Number TP701-713 within 260410_Park Street_01_Urban Context  | Updated shadow analysis to show the additional shadow that would be cast on Park Street or 39 Park Street (to the south) associated with the three (3) additional storeys and compared to the DDO-compliant building envelope. The additional 3 storeys have no additional impact to the southern path of park street and to 39 Park.  | RFI Satisfied   |
| 20 | Council's referral response indicates additional information is needed to demonstrate compliance with Clause 58.07-2. In particular the typology plans included in the submitted SMP should be updated to include the following information: For all "accessible" apartments:<br>- The opening width of the entrance of the apartment dimensioned on the plans.<br>- The opening width of the main bedroom of the apartment dimensioned on the plans.<br>- The path between the apartment entrance, main bedroom, adaptable bathroom and living area shown in a different colour/hatching and dimensioned, as appropriate.<br>- The adaptable bathroom labelled as being either Design A or Design B (as defined within Standard D18 and Table D7 of Clause 58.05-1 (Accessibility objective) of the Port Phillip Planning Scheme).<br>- The opening width of the adaptable bathroom dimensioned on the plans.<br>- The door to the adaptable bathroom labelled as being either:<br>- A slide door;<br>- A door that opens outwards; or<br>- A door that opens inwards that is clear of the circulation area and has readily removable hinges/A door that opens inwards and has readily removable hinges.<br>- The circulation area and, where relevant, any path to the circulation area within the adaptable bathroom shown in a different colour/hatching and dimensioned, as appropriate. | Refer to Architectural Plans: TP1003<br>TP1004<br>TP1005<br>TP1007<br>TP1008<br>TP1009<br>TP1013<br>TP1014<br>TP1016<br>TP1019<br>TP1021<br>TP1026 | <b>a. Typology Plans included in DKO Urban Context Report and updated to show for all "accessible" apartments:</b><br>- The opening width of the entrance of the apartment dimensioned on the plans.<br>- The opening width of the main bedroom of the apartment dimensioned on the plans.<br>- The path between the apartment entrance, main bedroom, adaptable bathroom and living area shown in a different colour/hatching and dimensioned, as appropriate.<br>- The adaptable bathroom labelled as being either Design A or Design B (as defined within Standard D18 and Table D7 of Clause 58.05-1 (Accessibility objective) of the Port Phillip Planning Scheme).<br>- The opening width of the adaptable bathroom dimensioned on the plans.<br>- The door to the adaptable bathroom labelled as being either:<br>- A slide door;<br>- A door that opens outwards; or<br>- A door that opens inwards that is clear of the circulation area and has readily removable hinges/A door that opens inwards and has readily removable hinges.<br>- The circulation area and, where relevant, any path to the circulation area within the adaptable bathroom shown in a different colour/hatching and dimensioned, as appropriate.<br>- An annotation next to the shower within the adaptable bathroom that indicates whether it is hobless (step-free) and, where relevant, whether its shower screen is removable. | RFI Satisfied   |

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| 21 | <p>An annotation next to the shower within the adaptable bathroom that indicates whether it is hobless (step-free) and, where relevant, whether its shower screen is removable. For all apartments, including "accessible" apartments:</p> <ul style="list-style-type: none"> <li>- The minimum area and minimum dimension of any balcony or terrace.</li> <li>- The "useable balcony zone" of any oddly or irregularly shaped balcony or terrace shown in a different colour/hatching.</li> <li>- Any heating or cooling units that are to be located on balconies or terraces shown on the plans.</li> <li>- The total storage volume (internal storage volume plus external storage volume), expressed in cubic metres.</li> <li>- The internal storage volume, expressed in cubic metres and illustrated/annotated as shown on the submitted floor plans (Drawing Numbers TP02.0.001-TP02.0.022 (inclusive)).</li> <li>- Dimensions of the minimum width and minimum depth of all bedrooms.</li> <li>- Dimensions of the minimum width and minimum area of all living areas.</li> <li>- The depth of all single aspect habitable rooms dimensioned on the plans, in accordance with the guidance provided in Standard D27 of Clause 58.07-2 (Room depth objective) of the Port Phillip Planning Scheme).</li> <li>- Any breeze paths shown on the plans, with their respective lengths dimensioned accordingly.</li> </ul> | Refer to Architectural Plan Drawing Number TP1001- TP1026  | <p>b. Typology Plans included in DKO Urban Context Report and updated to show for all apartments, including "accessible" apartments:</p> <ul style="list-style-type: none"> <li>- The minimum area and minimum dimension of any balcony or terrace.</li> <li>- The "useable balcony zone" of any oddly or irregularly shaped balcony or terrace shown in a different colour/hatching.</li> <li>- Any heating or cooling units that are to be located on balconies or terraces shown on the plans.</li> <li>- The total storage volume (internal storage volume plus external storage volume), expressed in cubic metres.</li> <li>- The internal storage volume, expressed in cubic metres and illustrated/annotated as shown on the submitted floor plans (Drawing Numbers TP02.0.001-TP02.0.022 (inclusive)).</li> <li>- Dimensions of the minimum width and minimum depth of all bedrooms.</li> <li>- Dimensions of the minimum width and minimum area of all living areas.</li> <li>- The depth of all single aspect habitable rooms dimensioned on the plans, in accordance with the guidance provided in Standard D27 of Clause 58.07-2 (Room depth objective) of the Port Phillip Planning Scheme).</li> <li>- Any breeze paths shown on the plans, with their respective lengths dimensioned accordingly.</li> </ul> | RFI Satisfied   |
| 22 | <p><b>Additional Plans</b></p> <p>TP700-706, TP714, TP-1000-1026 appear to be missing from the application material. These plans are referenced in the Statement of Amendments and Voluntary Changes letter prepared by DKO dated 11/02/2026 and are necessary to demonstrate compliance with Clause 58. Cross-check this with the Urban Context Report.</p>   |  | Refer to DKO Urban Context Report for TP700-706, TP714, TP1000-1026  | No change made. Justification by the applicant provided |
| 23 |  |  |  |   |
| 24 | <p><b>Traffic and Access</b></p>   |  |  |   |
| 25 | <p>7 Dimension the entry of the loading bay on Drawing Number TP905 (Loading Section) to confirm compliance with the Design Standards of Clause 52.06.</p>   | Refer to Architectural Plan Drawing Number TP905   | Dimension provided on the entry of the loading bay confirming compliance with the Design Standards of Clause 52.06.  | RFI Satisfied   |
| 26 | <p><b>ESD</b></p>  |  |  |   |
| 27 | <p>8 Clarify the inconsistency across the application material regarding the use and capacity of the rainwater tanks:</p> <p>SMP states on electronic page 4 that the proposed rainwater tank will be connected to the irrigation system; however, the water strategy outlined in the BESS Report (electronic page 22) indicates that the rainwater tank will not be used for irrigation purposes.</p> <p>The proposed rainwater tank capacity is inconsistent across the application material, being identified as:</p> <p>SMP: 12kL on electronic page 4 and 13kL on electronic page 22.<br/> Development Plans: 13kL on Drawing Number TP804 (Basement Plan).<br/> Stormwater Management Plan: 12kL on electronic pages 7 and 10.</p>   | Refer to Architectural Plan Drawing number TP804 and Civil Basement Drainage Plan Drawing Number C0090 | DKO architectural Development Plans have been updated to reflect a 12kL rainwater tank, consistent with the Stormwater Management Plan. The Basement Drainage Plan (C0090) by Webber has been updated to reflect the rainwater tank size as 12kL.  | RFI Satisfied   |
| 28 | <p><b>Affordable Housing Report</b></p>  |  |  |   |
| 29 | <p>Affordable Housing Report</p> <p>A copy of the Affordable Housing Assessment Report prepared by Urbis, referenced on electronic page 14 of the Town Planning Report prepared by Time &amp; Place.</p>   | Refer to Economic Assessment & Affordable Housing Report   | A copy of the economic assessment and Affordable Housing Assessment Report prepared by Urbis has been provided.  | RFI Satisfied   |
| 30 | <p><b>Preliminary Assessment</b></p>   |  |  |   |
| 31 | <p>Building Height: The proposed development seeks variation of the mandatory building height controls in DDO26-2. Further information is required to assess this having regard to the purposes of the DDO26, Clause 53.23 and relevant planning policies.</p>   |  | Refer to Town Planning Report prepared by Time & Place and the Urban Design Report prepared by Urbis.  | No change made. Justification by the applicant provided |
| 32 | <p>Landscaping: The soil volumes for proposed planting on slab or in planter boxes should be reviewed. See attached Council referral response dated 27 March 2026.</p>   | Refer to Landscape Town Planning Response prepared by Arcadia  | Preliminary Assessment addressed. See below and refer to Landscape Town Planning Response prepared by Arcadia.   | RFI Satisfied   |
| 33 | <p>Access: Review the ground floor layout and whether this could be redesigned to incorporate a vehicle turntable within the loading bay so that larger design vehicles accessing the site from Park Street can enter and exit the site in a forwards direction. See attached Council referral response dated 27 March 2026.</p>   | Refer to 260407 - Traffic Engineering Assessment   | Preliminary Assessment addressed. See below and refer to Traffix Letter G34716L-04A  | RFI Satisfied   |
| 34 | <p>Referrals: The application has been referred to Head, Transport for Victoria, Shrine of Remembrance and Port Phillip Council. Comments from Shrine of Remembrance and Port Phillip Council are attached for reference and response.</p>   |  | Preliminary Assessment addressed. See below.   | RFI Satisfied   |
| 35 |  |  |  |   |
| 36 | <p><b>INTERNAL COUNCIL DEPARTMENT REFERRAL RESPONSES</b></p>   |  |  |   |
| 37 | <p><b>Description</b></p>  | <p><b>Document Reference</b></p>   | <p><b>T&amp;P response to the RFI</b></p>  | <p><b>Status</b></p>                                    |
| 38 | <p><b>Development Engineering</b></p> <p>The technical parameters, design, installation, operation and maintenance of the proposed external lighting along Little Bank Street must comply with the requirements of AS/NZS 4282:2023 Control of the obtrusive effects of outdoor lighting.</p>  | Refer to Architectural Plan Drawing Number TP805 & TP902   | Proposed external lighting along Little Bank Street annotated on plans and elevations. Refer to NDY Light letter for detail of technical parameters, design, installation, operation and maintenance.  | RFI Satisfied   |
| 39 |  |  |  |   |
| 40 | <p><b>LANDSCAPING</b></p>  |  |  |   |
| 41 | <p><b>General comments</b></p> <p>The proposed soft landscaping is generally supportable. However, the primary area of concern relates to the limited detail provided for planting areas and ongoing maintenance. In particular, the sections included in the submitted Landscape Plan prepared by Arcadia do not provide sufficient detail regarding the proposed planter boxes or planting areas on slab. The sections also indicate bamboo planting within the rooftop amenity area; however, this is not reflected in the corresponding planting schedules. The proposed Hymenosporum flavum requires a minimum soil depth of 1.0 m and additional soil volume. It is noted that shared soil zones may reduce the soil volume requirements for individual trees.</p>   | Refer to Landscape Town Planning Report prepared by Arcadia  | Typical construction details have been provided for the various planters and their soil depths. Updated plant schedule to include bamboo planting within Rooftop Amenity Area. Landscape Maintenance provided. The planters for Hymenosporum flavum have been increased in height to provide 1000mm soil depth.  | RFI Satisfied   |

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| 42 | <p><b>Soil volume requirements</b></p> <p>Shrubs require a soil depth of at least 500-600mm, and groundcovers require a depth of at least 350-400mm (excluding any subsoil or drainage requirements). Small trees (6-8m mature height with up to a 4m crown) require a soil depth of at least 800mm and a soil volume of at least 9cum.</p> <p>Medium trees (8-12 m mature height with up to an 8m crown) require a soil depth of at least 1m and a soil volume of at least 35cum. Large trees require a soil depth of at least 1.2m and a soil volume of at least 150cum.</p> <p>Minimum soil depths within planters (excluding any subsoil or drainage layers) are to be clearly shown on the drawings and associated details.</p>   | Refer to Landscape Town Planning Report prepared by Arcadia   | The updated landscape proposal complies with all of these soil depth requirements.   | RFI Satisfied   |
| 43 | <p><b>Irrigation</b></p> <p>Details of the proposed irrigation strategy are required.</p> <p>Urban Planning comment: There is a minor inconsistency across the application material, wherein the SMP states on electronic page 4 that the proposed rainwater tank will be connected to the irrigation system; however, the water strategy outlined in the BESS Report (electronic page 22) indicates that the rainwater tank will not be used for irrigation purposes. In addition, the proposed rainwater tank capacity is inconsistent across the application material, being identified as:</p> <p>SMP: 12kL on electronic page 4 and 13kL on electronic page 22.<br/>Development Plans: 13kL on Drawing Number TP804 (Basement Plan).<br/>Stormwater Management Plan: 12kL on electronic pages 7 and 10.</p>   | Refer to Landscape Town Planning Report prepared by Arcadia   | <p>A Landscape Maintenance Plan has been prepared and included, which includes the Irrigation Performance Strategy for the softworks.</p> <p>Irrigation Diagrams, confirming the extent of irrigation (which is to all planters), which is to be a sub surface drip system incorporating soil moisture sensors.</p>  | RFI Satisfied   |
| 44 | <p><b>Maintenance</b></p> <p>Details of maintenance activities, including timing, plant replacement, and irrigation, are to be included on the plans.</p> <p>Information outlining maintenance responsibility and maintenance frequency is to be provided.</p> <p>Details of maintenance access arrangements are to be shown on the Landscape Plan.</p>  | Refer to Landscape Town Planning Report & Maintenance Manual prepared by Arcadia  | <p>A Landscape Maintenance Plan has been prepared and included, which includes the Irrigation Performance Strategy for the softworks.</p> <p>Irrigation Diagrams, confirming the extent of irrigation (which is to all planters), which is to be a sub surface drip system incorporating soil moisture sensors.</p>  | RFI Satisfied   |
| 45 | <p><b>Traffic Engineering</b></p> <p>Vehicle access and egress should be sought from the lowest order roads, being the side and rear laneways, not Park Street.</p>  | Refer to 260407 - Traffic Engineering Assessment  | No changes made to the proposal as no planning provisions in Clause 52.06 or DD026 prevent this access, and the arrangement is considered safe, functional, and acceptable. Please refer to Traffic Engineering Assessment prepared by Traffix Group for further explanation on this matter.   | No change made. Justification by the applicant provided |
| 46 | The proposed access arrangements require larger design vehicles to reverse into the site. For traffic safety reasons, Council's Traffic Engineer strongly prefers that such vehicles enter and exit the site in a forward direction and has queried whether the ground floor layout could be redesigned to incorporate a vehicle turntable within the loading bay.   | Refer to 260407 - Traffic Engineering Assessment  | No changes made to the proposal. This manoeuvre is considered acceptable given the low-speed, low-impact nature of the access and the proposed turning arrangements across Melbourne, and accordingly a turntable is not considered necessary. Please refer to Traffic Engineering Assessment prepared by Traffix Group for further explanation on this matter.  | No change made. Justification by the applicant provided |
| 47 | Adequate height clearance must be provided above all loading bays and waste collection areas to accommodate the design vehicle expected to use the site.   | Refer to 260407 - Traffic Engineering Assessment  | No changes made to the proposal. The loading bay provides an internal clearance of 4.4m, sufficient for the Small High Vehicle specified in AS2890.2:2018, and the roller door measures approximately 3.6m – exceeding the 2.7m minimum required by the Standard – with precise dimensioning able to be confirmed via a permit condition if necessary.   | No change made. Justification by the applicant provided |
| 48 | Urban Planning comment: Add a dimension to the entry of the loading bay on Drawing Number TP905 (Loading Section) to confirm compliance with the Design Standards of Clause 52.06.   | Refer to 260407 - Traffic Engineering Assessment  | No changes made to the proposal. The loading bay provides an internal clearance of 4.4m, sufficient for the Small High Vehicle specified in AS2890.2:2018, and the roller door measures approximately 3.6m – exceeding the 2.7m minimum required by the Standard – with precise dimensioning able to be confirmed via a permit condition if necessary.   | No change made. Justification by the applicant provided |
| 49 | <p><b>Urban Design</b></p> <p>The level of amenity provided within the Amenity Rooms at Levels 1 and 2 is inadequate, as the absence of external windows will result in complete reliance on mechanical lighting and ventilation. This is not considered sufficient to offset the requested variation to the private open space standard under Clause 58.</p>  | T&P Response  | The future purpose of these rooms will be tailored around the absence of external windows, such as a media room, gym, and lounge. Furthermore, the communal areas on L3 provide for external areas and windows, and are providing future residents with a diversity of communal facilities. We note that BADS does not have a relation to all communal facilities having an external window. Finally, it is evident that the proposed development provides for a high level of communal facilities, on the basis of providing over three times the BADS requirement.   | No change made. Justification by the applicant provided |
| 50 | The level of amenity provided within the Amenity Rooms at Levels 1 and 2 is inadequate, as the absence of external windows will result in complete reliance on mechanical lighting and ventilation. This is not considered sufficient to offset the requested variation to the private open space standard under Clause 58.  | T&P Response  | The future purpose of these rooms will be tailored around the absence of external windows, such as a media room, gym, and lounge. Furthermore, the communal areas on L3 provide for external areas and windows, and are providing future residents with a diversity of communal facilities. We note that BADS does not have a relation to all communal facilities having an external window. Finally, it is evident that the proposed development provides for a high level of communal facilities, on the basis of providing over three times the BADS requirement.   | No change made. Justification by the applicant provided |
| 51 | While the apartments that do not include private open space (balconies) may be intended to form part of the mandatory affordable housing provision, acknowledging that the 'affordable apartments' have not been disclosed in the application material, there remains a fundamental requirement to ensure a reasonable standard of amenity for all future residents, regardless of their economic status.  | T&P Response  | It is a poor assumption to make that the provision of affordable housing is linked to the units that are not provided with a balcony. The decision to provide units without balconies was made to increase the diversity, affordability and choice of housing within the proposed development. We expect that the units without balconies will be very popular within the general market. The mix of units allocated to the affordable housing provider will be determined with their involvement. At this stage, the provision of affordable housing, be it in the form of units or a cash contribution, is yet to be determined, but likely to be in cash. | No change made. Justification by the applicant provided |
| 52 | The communal open space at Level 3 is expected to be significantly overshadowed by the proposed tower form and/or the existing development at 52 Park Street. Consequently, the level of amenity provided for users of this space is anticipated to be poor.   | Refer to Architectural Plan Drawing Number TP701-713 within 260410_Park Street_01_Urban Context RFI   | The communal open space at L3 is considered supplementary to the much larger communal area provided on the rooftop of the building, which is provided with a minimum of two hours of sunlight between 9am and 12pm on 21 June, satisfying standard D8 of Clause 58.03-3. When considered as a whole, the provision of communal open space is afforded a high level of amenity and provides a choice for future occupants of exposed sunlight, or shade.  | No change made. Justification by the applicant provided |
| 53 | More detailed consideration of solar access and wind conditions within the rooftop communal open space is required, given that this space appears to be relied upon as the primary source of on-site amenity. Urban Planning comment: It is not possible to verify whether the proposal complies with Standard D8 of Clause 58.03-3 (Solar access to communal outdoor open space objective). The shadow assessment presented in the submitted Urban Context Report prepared by Urbis appears primarily directed towards demonstrating compliance with the solar access controls of Schedule 26 to the Design and Development Overlay (DDO26), rather than the specific requirements of the abovementioned Clause 58 standard. To enable a proper assessment against Clause 58, shadow diagrams should be provided at a larger scale for the existing and proposed conditions. The minimum dimensions and areas of all unshadowed spaces should be clearly dimensioned. Shadow diagrams should also be provided for both development scenarios, namely the proposal shown on the submitted plans and the revised proposal if the requested variation to the mandatory height controls under the DDO26 is not supported. | Refer to Architectural Plan Drawing Number TP701-713 within 260410_Park Street_01_Urban Context RFI<br><br>and;<br><br>RFI Response prepared by MEL Consultants:<br><br>260410 - RFI Response_MEL_60-70 Park Street | In regards to the rooftop communal open space, MEL consultants is comfortable with the use of this space in regards to wind impacts. In relation to the provision of sunlight, we confirm that this communal open space is afforded ample sunlight, provided with a minimum of two hours of sunlight between 9am and 12pm on 21 June, satisfying Standard D8 of Clause 58.03-3.  | RFI Satisfied   |
| 54 | Council's Urban Designer does not support the requested variation to the mandatory height controls under DDO26, as the proposal does not demonstrate a superior design outcome that satisfies the skyline objectives of DDO26-2, limits overshadowing of Park Street and the neighbouring building, or delivers an improved architectural expression.  | T&P Response  | Refer to Town Planning report prepared by Time & Place and the Urban Design Report prepared by Urbis.  | No change made. Justification by the applicant provided |

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| 55 | The balcony design associated with the east-facing one-bedroom apartments at Levels 4-18 precludes adequate daylight penetration to the bedroom ( <b>Council RFI item</b> )  | T&P Response   | The balcony design associated with the east-facing one-bedroom apartments at Levels 4-18 comply with BESS (all living and bedrooms meets Deemed-To-Satisfy criteria), as referenced in the NDY Sustainable Management Plan. Furthermore, the unit and balcony layout has been carefully considered to provide for an appropriate level of internal amenity, carefully balancing the sense of space and outdoor area. Finally, the exact same unit layout was recently approved in our 11-27 Dorcas St, South Melbourne project by the Minister for Planning, and these have sold out in less than 6 months. | <b>No change made. Justification by the applicant provided</b> |
| 56 | <b>Waste</b>   |  |   |  |
| 57 | The door to the Hard Waste Room at Level 2 should have a minimum clear width of 1.5m to accommodate bulky items typically disposed of via this waste stream  | Refer to:<br>Architectural Plan Drawing Number TP807<br>Waste Management Plan prepared by Traffix (260414 - Waste Management Plan)<br>Waste Management Review Letter prepared by Traffix | The door to the Hard Waste Room at Level 2 showing a minimum clear width of 1.5m to accommodate bulky items typically disposed of via this waste stream.  | <b>RFI Satisfied</b>   |
| 58 | The plans in Appendix A of the Waste Management Plan prepared by Traffix Group should be updated to clearly show the area calculations for the residential and commercial bin stores and to colour-code and label all bins in accordance with Table 9 (electronic page 14). The applicant is encouraged to review the guidance provided in Section 8 of Council's Guidelines for Preparing a Waste Management Plan 2021 in this respect. | Refer to Appendix A of amended Waste Management Plan prepared by Traffix<br>260414 - Waste Management Plan<br>Waste Management Review Letter prepared by Traffix                         | This has been updated in the amended Waste Management Plan prepared by Traffix Group.   | <b>RFI Satisfied</b>   |
| 59 | <b>Environmentally Sustainable Development</b>   |  |   |  |
| 60 | The location of charging infrastructure for the designated electric vehicle parking bay should be annotated on the plans, in accordance with the documentation and evidence requirements specified for BESS Transport Category 2.1 Electric Vehicle Infrastructure.  | Refer to Architectural Plan Drawing Number TP805   | Location of charging infrastructure for the designated electric vehicle parking bay annotated on the plans  | <b>RFI Satisfied</b>   |
| 61 | The proprietary stormwater filters forming part of the proposed stormwater management system cannot be supported without further information regarding ongoing maintenance requirements, together with a clear commitment to undertake that maintenance and to provide evidence of compliance upon request.  | Refer to Stormwater Management Plan prepared by Webber:<br>WD25071 - Park Street - Stormwater Management Plan  | Stormwater Management Plan has been updated by Webber to include recommended maintenance regime for stormwater drainage system, including filtration system. The StormFilter proprietary filtration system's operations & maintenance manual has been included within Appendix J of the stormwater management plan.   | <b>RFI Satisfied</b>   |
| 62 | The proprietary stormwater filters forming part of the proposed stormwater management system cannot be supported without further information regarding ongoing maintenance requirements, together with a clear commitment to undertake that maintenance and to provide evidence of compliance upon request.  | Refer to Stormwater Management Plan prepared by Webber:<br>WD25071 - Park Street - Stormwater Management Plan  | Stormwater Management Plan updated to include recommended maintenance regime for stormwater drainage system, including rainwater tank. Specific maintenance requirements are dependant on the manufacturer / services consultant.   | <b>RFI Satisfied</b>   |

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