

## PLANNING PERMIT

<b>Permit No.:</b>	PA2403138
<b>Planning scheme:</b>	Melbourne Planning Scheme
<b>Responsible authority:</b>	Minister for Planning
<b>ADDRESS OF THE LAND:</b>	343 Royal Parade, Parkville

### THE PERMIT ALLOWS:

<b>Planning scheme clause</b>	<b>Matter for which the permit has been granted</b>
34.01-4	Construct a building or construct or carry out works.
43.02-2	Construct a building or construct or carry out works.
52.06-3	Reduce the number of car parking spaces required.

### THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

#### Commencement of permit

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

#### Compliance with documents approved under this permit

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

#### Layout not altered

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

#### Approved and endorsed plans – changes required

4. Before the development starts, excluding demolition, bulk excavation and site preparation works, plans must be approved and endorsed by the responsible authority. The plans must be prepared to the satisfaction of the responsible authority, be drawn to scale with dimensions, be generally in accordance with the plans prepared by DesignInc and dated 1 November 2024 but amended to show the following details:
  - a) End of trip facilities showing three showers and changing rooms.

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- b) The design and dimensions of bicycle parking spaces, in accordance with the relevant Australian Standard or Bicycle Network Guidelines.
- c) External finishes legend updated to include all external materials notated on elevation plans (including C-221).
- d) An annotation stating, "In the event the mature Moreton Bay Fig tree adjacent to the Royal Parade frontage is removed, the existing supporting retaining structure projecting into Royal Parade is to be realigned with the title boundary to the satisfaction of the responsible authority."
- e) Any changes as required by the endorsed Car Parking Impact Assessment.
- f) Any changes as required by the endorsed Sustainability Management Plan.
- g) Any changes as required by the endorsed Landscape Plan.

**Construction Management Plan**

5. Before the development starts, including demolition, bulk excavation and site preparation works, a detailed construction management plan must be approved and endorsed by Melbourne City Council. The construction management plan must be prepared to the satisfaction of Melbourne City Council in accordance with the City of Melbourne's Code of Practice for Building, Construction and Works, and is to address 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.

**Tree Protection Plan**

6. Before the development starts, including demolition, bulk excavation and site preparation works, an Arboricultural Impact Assessment and Tree Protection Plan must be approved and endorsed by Melbourne City Council. The Arboricultural Impact Assessment and Tree Protection Plan must be prepared to the satisfaction of Melbourne City Council and must address:
- a) The endorsed Construction Management Plan.
  - b) All impacts to public trees in accordance with AS 4970-2009 (Protection of trees on development sites), AS4373-2007 (Pruning of Amenity Trees).
  - c) A public tree location plan drawn to scale including proposed/approved building design, construction zones, site access, machinery, equipment, and temporary structures required to enable demolition, excavation, and construction, where these works are to impact public trees.

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- d) City of Melbourne asset numbers for the public trees to be impacted (found at <http://melbourneurbanforestvisual.com.au>).
  - e) The general condition and specific data of each public tree presented concisely with the assistance of tables and photos.
  - f) A written assessment of all public trees located adjoining property, detailing any construction impact the proposal will have on these trees.
  - g) Reference approved Construction Management Plan, including designs, details, and dimensions of any public protection gantries, loading zones and machinery locations.
  - h) Site specific details of the temporary tree protection fencing or hoarding to be used to isolate public trees from the demolition and construction activities. Details of any other tree protection measures considered necessary and appropriate to the works.
  - i) Specific details of any design modifications or construction methodologies to be used within the Tree Protection Zone of any public trees. These must be provided for any utility connections or civil engineering works.
  - j) Any pruning required to public trees must include detailed specifications with reference to marked images.
  - k) A supervision schedule for the Project Arborist, interim reporting periods and final completion report (necessary for bond release).
7. Following the approval of a Tree Protection Plan, a bond equivalent for the combined environmental and amenity values of public trees that may be affected by the development will be held against the TPP for the duration of construction activities. The bond amount will be calculated by council and provided to the applicant/developer/owner of the site. Should any tree be adversely impacted on, Melbourne City Council will be compensated for any loss of amenity, ecological services or amelioration works incurred.
8. All works (including demolition), within the Tree Protection Zone of public trees must be undertaken in accordance with the endorsed Tree Protection Plan and supervised by a suitably qualified arborist, where identified in the report, except with the further written consent of Melbourne City Council.

**Waste Management Plan**

9. Concurrent with the endorsement of plans, the Waste Management Plan prepared by Salt3 dated 1 November 2024 must be approved and endorsed by the responsible authority.

**Car Parking Impact Assessment**

10. Concurrent with the endorsement of plans, a car parking impact assessment must be approved and endorsed by the responsible authority in consultation with Melbourne City Council. The car parking impact assessment must be prepared to the satisfaction of the responsible authority and be generally in accordance with the Traffic Assessment prepared by EB Traffic Solutions, dated 16 October 2024, but amended to include the following details:
- a) References to the 'Research and Development Centre' land use replaced with 'Research Centre', with corresponding updates to the statutory car parking and bicycle facilities assessments.
  - b) Details of either pedestrian site triangles of 2m x 2.5m at the Mile Lane vehicle exit, or alternatively, details of an appropriate electronic signalling system to alert pedestrians of exiting vehicles and vice-versa.

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- c) Additional recommendations on how the safety of pedestrians at vehicle/pedestrian conflict areas of the site can be further improved to enhance the safety of pedestrians.
- d) A plan showing the location of available parking at the Monash University Parkville campus at 407 Royal Parade and 399 Royal Parade, and confirmation that overflow car parking at these locations will be available to visitors.
- e) A Green Travel Plan outlining the ways in which the permit holder will manage the transport needs of employees and visitors of the development and make them aware of available public transportation and cycling infrastructure.

**Sustainable Management Plan**

11. Concurrent with the endorsement of plans, a sustainability management plan must be approved and endorsed by the responsible authority. The sustainability management plan must be prepared to the satisfaction of the responsible authority, be generally in accordance with the plan prepared by HIP V. HYPE dated 2 August 2024, but amended to include:
- a) STORM assessment responding to Clause 19.03-3L – Stormwater management.
  - b) Response to the objectives of Clause 53.18, relating to stormwater management for buildings and works and site management.

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

**Implementation of Sustainable Management Plan initiatives**

12. Within six months of the occupation of the development, a report from the author of the endorsed report must be submitted to and approved by the responsible authority. The report must outline how the design initiatives implemented within the completed development achieve the performance outcomes specified in the endorsed report, to the satisfaction of the responsible authority.

**Landscape Plan**

13. Concurrent with the endorsement of plans, a landscape plan must be approved and endorsed by the responsible authority. The landscape plan must be prepared to the satisfaction of the responsible authority in consultation with Melbourne City Council, drawn to scale with dimensions, be generally in accordance with the landscape plan prepared by Tract, dated 16 October 2024, and must include the following:
- a) Planter depths with minimum soil volume requirements for nominated tree species. Where possible, ensure trees are planted into deep soil to ensure root systems have enough room to establish. If planting in planters ensuring interconnected soil volumes will help with root development and establishment.
  - b) Level 4 planters on Building 5 relocated to the boundaries of the terrace to ensure minimum light levels and natural irrigation are met for the indicated species, or alternatively consider species suited to lower light levels if planters are retained under the canopy.
  - c) Provision of irrigation (preferably drip) in raised garden beds and planters.
  - d) Indicative details of drainage layers, root barriers, protection mats, substrate filters and water proofing details for all planters and raised garden beds.
  - e) A maintenance schedule for establishment and post establishment periods for the landscaping.
  - f) A green factor tool score card for the site.

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**Completion of landscaping**

14. Before the development is occupied, the landscaping shown on the approved landscape plan must be carried out and completed to the satisfaction of the responsible authority. The responsible authority may consent in writing to vary this requirement.

**Landscaping maintenance**

15. At all times the landscaping shown on the approved landscape plan must be maintained (including the replacement of any dead, diseased or damaged plants) to the satisfaction of Melbourne City Council.

**Drainage**

16. Before the development starts, excluding demolition, bulk excavation and site preparation works, a stormwater drainage system incorporating integrated water management design principles must be approved and endorsed by Melbourne City Council. This system must be constructed prior to the occupation of the development and provision made to connect this system to Melbourne City Council's underground stormwater drainage system.
17. All projections over the street alignment must be drained to a legal point of discharge in accordance with plans and specifications first approved by Melbourne City Council.

**Run-off control**

18. All groundwater and water that seeps from the ground adjoining the building basement (seepage water) and any overflow from a reuse system which collects groundwater or seepage water must not be discharged to Melbourne City Council's drainage network. All contaminated water must be treated via a suitable treatment system and fully reused on site or discharged into a sewerage network under a relevant trade waste agreement with the responsible service authority.
19. Polluted and/or sediment laden run-off must not be discharged directly or indirectly into drains or watercourses.

**Car parking construction**

20. Before the development is occupied, the areas set aside for the parking of vehicles and bicycles, and access lanes as shown on the endorsed plans must be:
- constructed
  - properly formed to such levels that they can be used in accordance with the plans
  - surfaced with an all-weather-seal coat
  - drained
  - line marked to indicate each car space and all access lanes
  - clearly marked to show the direction of traffic along access lanes and driveways, to the satisfaction of the responsible authority.

At all times car spaces, access lanes and driveways must be kept available for these purposes.

Once constructed, these areas must be maintained to the satisfaction of the responsible authority.

21. All spaces, ramps, grades, transitions, accessways, height clearances must be designed in accordance with the Melbourne Planning Scheme and / or relevant Australian Standards, to the satisfaction of Melbourne City Council.

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**Demolish and construct access**

22. Before the development is occupied, all necessary vehicle crossings must be constructed, and all existing disused or redundant vehicle crossings must be removed and the footpath, nature strip and kerb and channel reinstated in accordance with plans and specifications first approved by and to the satisfaction of Melbourne City Council, at the cost of the permit holder.

**Noise control**

23. At all times noise emanating from the land must comply with the requirements of the *Environment Protection Regulations 2021* (as amended from time to time) as measured in accordance with the *Noise limit and assessment protocol for the control of noise from commercial, industrial and trade premises and entertainment venues*, published by the Environment Protection Authority to the satisfaction of the responsible authority.

**Amenity**

24. The development must be managed so that the amenity of the area is not detrimentally affected, through the:
- Transport of materials, goods or commodities to or from the land;
  - Appearance of any building, works or materials;
  - Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil; and
  - Presence of vermin,
- to the satisfaction of the responsible authority.
25. No goods must be stored or left exposed outside the building so as to be visible from any public road or thoroughfare.

**3D Digital Model**

26. Before the development is occupied (or as otherwise agreed with the responsible authority), a 3D digital model of the development and its immediate surrounds must be approved by the responsible authority in consultation with Melbourne City Council. The 3D model must be in accordance with the *Technical Advisory Note for 3D Digital Model Submissions* prepared by the Department of Transport and Planning.

**Glare**

27. Specular light reflectance must be less than 15 per cent for all external building glazing and cladding materials and finishes when measured at an angle of 90 degrees to the surface of the material (normal incidence), except with the written consent of the responsible authority.
28. External glazing and cladding materials and finishes must avoid disability glare to public transport operators, road users and aircraft, to the satisfaction of the responsible authority.

**Works abutting laneways**

29. The title boundaries may not exactly agree with the road alignments of the abutting Melbourne City Council's laneways. The approved works must not result in structures that encroach onto Melbourne City Council's laneways.

**Street works required**

30. All portions of roads and laneways affected by the building related activities of the subject land must be reconstructed together with associated works including the reconstruction or relocation of services

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as necessary at the cost of the permit holder, in accordance with plans and specifications first approved by Melbourne City Council.

31. The footpaths adjoining the site along Royal Parade must be reconstructed together with associated works including the renewal/reconstruction of kerb and channel and modification and of services as necessary at the cost of the permit holder, in accordance with plans and specifications first approved by Melbourne City Council.

**Street levels not to be altered without approval**

32. Existing street levels in roads adjoining the site must not be altered for the purpose of constructing new vehicle crossings or pedestrian entrances without first obtaining approval from Melbourne City Council.

**Existing street lightning not altered without approval**

33. All street lighting assets temporarily removed or altered to facilitate construction works shall be reinstated once the need for removal or alteration has been ceased. Existing public street lighting must not be altered without first obtaining the written approval of Melbourne City Council.

**Street Furniture**

34. Existing street furniture must not be removed or relocated without first obtaining the written approval of Melbourne City Council.

**Expiry**

35. This permit as it relates to development (buildings and works) will expire if one of the following circumstances applies:
- The development is not started within 2 years of the issued date of this permit.
  - The development is not completed within 4 years of the issued date of this permit.

In accordance with Section 69 of the *Planning and Environment Act 1987*, the responsible authority may extend the permit if a request is made in writing before the permit expires, or within six months afterwards. The responsible authority may extend the time for completion of the development if a request is made in writing within twelve months after the permit expires and the development started lawfully before the permit expired.

**USEFUL INFORMATION:**

(the following information does not form part of this permit)

**Notes**

**Building**

- This permit does not authorise the commencement of any demolition or construction on the land. Before any demolition or construction may commence, the applicant must apply for and obtain appropriate building approval from a Registered Building Surveyor.

**Other approvals may be required**

- 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.

**Traffic Engineering**

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- Melbourne City Council will not change the on-street parking restrictions to accommodate the access, servicing, and delivery or parking needs of this development. Council reserves the right to change / introduce restrictions to on-street parking in the future.

### Civil Engineering

- Pursuant to the Road Management Act 2004 (the Act) any works within the road reserve of Royal Parade, an arterial road, requires the written consent of VicRoads, the Coordinating Road Authority. Footpaths, nature strips and medians of such roads fall under the City of Melbourne's control. The 'road' is the reserve from building line to building line. Subsequently our conditions for works on footpaths, nature strips and medians of arterial and municipal roads are listed below.
- The proposed development will necessitate the installation of a sewerage connection from the building to the sewer main located within the road reserve. Melbourne City Council requires that sewer boundary traps for new buildings be located within the curtilage of the property. In cases where the building covers the entire site, a recess shall be provided in a wall of the building to facilitate the boundary trap installation in accordance with the requirements of the relevant sewer authority. The applicant shall consider Melbourne City Council and relevant sewer authority requirements at early planning stages to achieve compliance at the construction phase in accordance with Council Policy (DM1089579).
- All projections over the street alignment must conform to the requirements of the *Building Regulations 2018*, as appropriate, unless with the report and consent of the Municipal Building Surveyor.
- Reference may be made to the City of Melbourne'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 the City of Melbourne's City Infrastructure Branch and VicRoads and the works performed to the satisfaction of the responsible road authority.

### Urban Forestry & Ecology

- All costs in connection with the removal and replacement of public trees, including any payment for the amenity and ecological services value of a tree to be removed, must be met by the applicant/developer/owner of the site. Costs will be provided and must be agreed to before council remove the subject trees.
- A tree protection bond can be provided as a bank guarantee or by EFT. A bank guarantee must be:
  - Issued to City of Melbourne, ABN: 55 370 219 287
  - From a recognised Australian bank
  - Unconditional (i.e. no end date)
  - Executed (i.e. signed and dated with the bank stamp).
- If the bond is to be lodged as an EFT, Melbourne City Council's bank details will be provided on request.
- An acceptable bank guarantee is to be supplied to Council House 2, to a representative from Council's Urban Forest and Ecology Team. Please email [trees@melbourne.vic.gov.au](mailto:trees@melbourne.vic.gov.au) to arrange a suitable time for the bank guarantee to be received. A receipt will be provided at this time.
- Any pruning works identified and approved in the Tree Protection Plan will only be undertaken once the Tree Protection Bond is lodged, all permits issued, and works are ready to commence.

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- On completion of the works, the tree bond will only be released when evidence is provided of Project Arborist supervision throughout the works and a final completion report confirms that the public trees have not been affected by the works.

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## IMPORTANT INFORMATION ABOUT THIS PERMIT

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### WHAT HAS BEEN DECIDED?

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The responsible authority has issued a permit.

(Note: This is not a permit granted under Division 5 or 6 of Part 4 of the **Planning and Environment Act 1987**.)

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### CAN THE RESPONSIBLE AUTHORITY AMEND THIS PERMIT?

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

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### WHEN DOES A PERMIT BEGIN?

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A permit operates:

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

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### WHEN DOES A PERMIT EXPIRE?

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

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### WHAT ABOUT REVIEWS?

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

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