

ADVERTISED PLAN

Planning and Environment Regulations 2015

Form 4

Sections 63, 64, 64A and 86

PLANNING PERMIT

Permit No.: PA2001055

Melbourne Planning Scheme

Responsible Authority: Minister for Planning

ADDRESS OF THE LAND:


273 VICTORIA STREET WEST MELBOURNE
VIC 3003

THE PERMIT ALLOWS:

Buildings and works associated with an existing education centre and a reduction in the statutory car parking requirements

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT

Amended plans

1.  Before the development starts, including demolition, bulk excavation and site preparation works, amended plans and an updated development summary must be submitted to and approved by the Responsible Authority. The plans must be generally in accordance with the plans prepared by Chandler Architecture, TP14, TP15, TP16, TP17, TP18, TP19, TP20, TP21, TP22, TP23, TP24, TP25, TP216, TP27, TP28, TP29, TP30, all Revision C, prepared dated 28 May 2021 but modified to show:
 - a. Changes to the plans as per the discussion plans TP21, TP22, TP23, TP24, TP25, TP216, TP27, TP30 all Rev D, that show:
 - i. Details of the solar PV system capacity.
 - ii. A planting zone in alcove space at the northern interface between Building 3 and Building 4.
 - iii. Revised treatment of the west wall of Building 3 containing the stairs.
 - b. The metal screening to the west side of Building 3 shown to have no more than 25% transparency.
 - c. The capacity and connection of all rainwater tanks for toilet flushing and irrigation, ensuring the details are consistent with the Environmentally Sustainable Design Statement.
 - d. Any changes as required by the Environmentally Sustainable Design statement below.
 - e. Any changes as required by the landscape plan below.

Secondary consent provision

2. The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.

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Façade Strategy

3. Concurrent with the endorsement of plans pursuant to Condition 1, a Façade Strategy and Materials and Finishes must be submitted to and be approved by the Responsible Authority. All materials, finishes and colours must be in conformity with the approved Façade Strategy to the satisfaction of the Responsible Authority. Unless otherwise approved by the Responsible Authority, the Façade Strategy must be generally in accordance with the development plans and must detail:
 - a. A concise description by the architect(s) of the building design concept and how the façade works to achieve this.
 - b. Elevation details generally at a scale of 1:50 illustrating typical lower level details, balcony niches, entries and doors, and utilities, typical tower detail, and any special features which are important to the building's presentation. The drawings must demonstrate:
 - i. Cross sections or another method of demonstrating the façade systems, including fixing details indicating junctions between materials and significant changes in form and/or material.
 - ii. Information about how the façade will be accessed and maintained and cleaned, including any planting if proposed.
 - iii. Example prototypes and/or precedents that demonstrate the intended design outcome as indicated on plans and perspective images, to produce a high quality built outcome in accordance with the design concept.
 - c. A schedule of colours, materials and finishes, including the colour, type and quality of materials showing their application and appearance. Materials and finishes must be of a high quality, contextually appropriate, durable and fit for purpose. This can be demonstrated in coloured elevations or renders from key viewpoints, to show the materials and finishes linking them to a physical sample board with coding.

Materials and Finishes

4. Concurrent with the endorsement of plans, the materials and finishes schedule prepared by Chandler Architecture and dated 28 May 2021 must be endorsed and will form part of the permit. All materials and finishes must be in accordance with the schedule, to the satisfaction of the Responsible Authority.

Landscape plan

5. Concurrent with the endorsement of plans, a detailed landscape and public realm plan prepared by a suitably qualified landscape architect must be submitted to and approved by the Responsible Authority, in consultation with Melbourne City Council. Landscaping must be implemented in accordance with the approved plan to the satisfaction of the Responsible Authority. The plan must show:
 - a. A survey (including botanical names) of all existing vegetation to be retained and/or removed.
 - b. Buildings and trees (including botanical names) on neighbouring properties within three metres of the boundary.
 - c. Details of all surface finishes including pathways, driveways, patio or decked areas.
 - d. A planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant
 - g. How the project responds to water sensitive urban design principles, including how storm water will be mitigated, captured, cleaned and stored for onsite use and the location and type of irrigation systems to be used including the location of any rainwater tanks to be used for irrigation.

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Waste Management Plan

6. Concurrent with the endorsement of plans, the Waste Management Plan prepared by Leigh Design Pty Ltd dated 11 April 2021 must be approved by the Responsible Authority. Waste storage and collection must be undertaken in accordance with the endorsed WMP. Waste storage and collection arrangements must not be altered without the written consent of the Responsible Authority.

Environmentally Sustainable Design

7. Concurrent with the endorsement of plans, an amended Environmentally Sustainable Design Statement generally in accordance with the Environmental Sustainable Design Assessment – Stage 1 prepared by Sustainable Development Consultants dated December 2020, must be submitted to and approved by the Responsible Authority. The ESD Statement must be amended as follows:
 - a. Preliminary JV3 modelling demonstrating that a minimum 5 points would be achieved.
 - b. MUSIC assessment and WSUD Report updated to refer to Stage 1 only, demonstrating compliance with Clause 22.23 Stormwater Management (Water Sensitive Urban Design) of the Melbourne Planning Scheme.
8. Any change during detailed design, which prevents or alters the attainment of the performance outcomes specified in the endorsed ESD Statement, must be documented by the author of the endorsed ESD statement in an addendum to this report, which must be provided to the satisfaction of the Responsible Authority prior to the commencement of construction.
9. Within six months of the occupation of the development, a report from the author of the endorsed ESD Statement 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 ESD Statement.

Consolidation

10. Prior to the occupation of the development, the land titles TP946256Y and TP582245F must be consolidated, to the satisfaction of the Melbourne City Council.

Features above roof level

11. No architectural features, plant and equipment or services other than those shown on the endorsed plans are permitted above roof level, unless with the prior written consent of the Responsible Authority.

Noise

12. Noise emanating from the subject land must not exceed the permissible noise levels when determined in accordance with State Environment Protection Policy (Control of Noise from Commerce, Industry and Trade) No. N-1, to the satisfaction of the Responsible Authority. Any works required to ensure and maintain the noise levels are in compliance with this policy must be completed prior to the commencement of the use or occupation of the site and maintained thereafter, all to the satisfaction of the Responsible Authority.

Lighting

13. Outdoor lighting must be designed, baffled and located such that no direct light is emitted outside the boundaries of the subject land to the satisfaction of the Responsible Authority.
14. Flashing or intermittent light must not be displayed on the subject land except with the prior written consent of the Responsible Authority.
15. Any security lighting is to be connected to a sensor so that illumination of the site is not continuous to the satisfaction of the Responsible Authority.

Drainage system provision

16. Prior to the commencement of the development, a stormwater drainage system incorporating integrated water management design principles must be submitted to, and approved, by City of Melbourne – Infrastructure and Assets. This system must be constructed prior to the

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occupation of the development and provision made to connect this system to the City of Melbourne's stormwater drainage system.

Groundwater management

17. 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 the 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.

Roads

18. 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 as necessary at the cost of the developer, in accordance with plans and specifications first approved by City of Melbourne – Infrastructure and Assets.

Street levels not to be altered

19. 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 City of Melbourne – Infrastructure and Assets.

Existing street lighting not altered without approval

20. 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 City of Melbourne – Infrastructure and Assets.

Permit Expiry

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

Date Issued: 25 August 2021

Signature for the responsible authority

Note: Under Part 4, Division 1A of the Planning and Environment Act 1987, a permit may be amended. Please check with the responsible authority that this permit is the current permit and can be acted upon.



Notes:

These notes are provided for information only and do not constitute part of this permit or conditions of this permit.

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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.

The applicant/owner will provide a copy of this planning permit and endorsed plans to any appointed Building Surveyor. It is the responsibility of the applicant/owner and the relevant Building Surveyor to ensure that all building (development) works approved by any building permit are consistent with this planning permit.

Nothing in this permit or any plans or documents approved in accordance with the conditions of this permit should be taken to imply that the development meets the requirements of the Building Act 1993 and its regulations.

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IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

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**.)

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 a plan is not certified within two years of the issue of a permit, unless the permit contains a different provision; 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 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 of 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.

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