

DRAFT CONDITIONS

RESPONSIBLE AUTHORITY: Minister for Planning
ADDRESS: 245 - 247 & 249 - 251 Normanby Road, South Melbourne
APPLICATION NO: Minister Ref: PA 1500028
Council Ref: MINRA0013/2015

Draft Permit Preamble

Demolish a building in the Capital City Zone (CCZI).

Construct a mixed use 40-level building comprising retail, offices and dwellings and associated car and bicycle parking, and construct and carry out works in the Capital City Zone and Design and Development Overlay.

Use the land for Accommodation (dwellings) in the CCZI.

Alter access to a Road Zone Category 1 (i.e. remove two vehicle crossings on Normanby Road)

Draft Conditions

Amended Plans required

- I. Before the development and/or use starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the plans submitted with the application but modified to show:
 - (a) Six per cent of dwellings to be affordable housing dwellings, including a range of dwelling sizes.
 - (b) A demolition plan including details of removal and reinstatement of redundant crossovers.
 - (c) Any changes to meet the floor level requirements of Melbourne Water.
 - (d) Dwelling balconies (other than for affordable housing dwellings) to have a minimum depth of 2.0m for 1 and 2 bedroom dwellings and 2.4m for 3 bedroom dwellings, and an additional 1.5m² area if the balcony includes an conditioning condenser, and affordable dwellings balconies to have a minimum depth of 2.5m excluding air-conditioning condensers.
 - (e) Dwelling living areas, bedrooms and internal access to comply with Clause 58 of the Planning Scheme, including:
 - Main bedrooms to have internal minimum dimensions of 3m x 3.4m, and secondary bedrooms to have internal minimum dimensions of 3m x 3m and at least 50 per cent of dwellings to have:
 - A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom.
 - A clear path with a minimum width of 1.2 metres that connects the dwelling entrance to the main bedroom, an adaptable bathroom and the living area.
 - A main bedroom with access to an adaptable bathroom.
 - At least one adaptable bathroom that meets all of the requirements of either Design A or Design B specified in Table D4; and
 - 50% of the dwellings to demonstrate compliance with Standard D17 of Clause 58.05-1 (Accessibility objective).
 - (f) A minimum of 60% of the Normanby Road frontage as commercial uses.
 - (g) Vehicle crossings to Woodgate Street to be a maximum width of 3.0m for a single width crossover and 6.0m a double crossing.
 - (h) Architectural features, excluding canopies for wind amelioration to not overhang

the title boundary.

- (i) Changes to the car parking and loading areas including:
 - Updated swept path diagrams, to demonstrate satisfactory car and vehicle access to and from the end car parking spaces in car parking levels 1 to 4;
 - Car park and loading area ramp grades to comply with AS2890.1 and AS2890.2.
 - Swept paths for a small ridged and medium ridged vehicle demonstrating access to and from the loading bay area when there is more than one service vehicle in the loading area.
 - A longitudinal section of the ramp and loading area which confirms clearances for a medium ridged truck.
 - Any changes required to achieve natural ventilation to the car park levels.
 - Corner splay(s) or improved visual permeability (i.e. wall setbacks) to the left of the ramp to the loading bay.
 - Loading bay dimensions including height to comply with Clause 52.07.
- (j) Visitor bicycle parking at the ground level in a permanent and safe location and bicycle parking spaces clearly allocated to each use and identified.
- (k) Details of end of trip bicycle facilities and lockers for the commercial uses at ratios of one shower per 10 bicycles and one locker per bicycle respectively, or one end of trip facilities located in a central location accessible by all office uses.
- (l) A minimum of one store of at least 6.0m³, or storage in multiple parts in accordance with Standard D20 of Clause 58.05-4 (Storage objective) for each dwelling.
- (m) Revisions to the façade to add more interest and improve the slender appearance of the tower, through material treatment, façade articulation and the like.
- (n) Changes to the cross-section, design and levels of the south-east side lane to:
 - Co-ordinate and/or match the design and levels of any continuance of the lane on the adjoining land;
 - Provide DDA compliance;
 - Ensure activation including retail spill-out space;
 - Show construction in bluestone paving; and
 - Show how pedestrians, cyclists, and any landscaping would be managed.
- (o) The development to include dual reticulation and a connection point to connect to a potential future precinct scale alternative water supply via a third pipe network to the satisfaction of the relevant water authority.
- (p) All plant, equipment and services (including air conditioning, heating units, hot water systems, etc.) which are to be located externally.
- (q) All plan and elevation drawings to be fully dimensioned, including natural ground level, floor levels, and incremental and total wall and building heights and lengths, with heights to be expressed to Australian Height Datum (AHD).
- (r) A schedule of the materials, colours and finishes to be used on the main external surfaces, including roofs, walls, windows, doors of the proposed building including a revised material palette including detailed information on the proposed colours and finishes to demonstrate the quality of finishes and detailing and consistency with the materials referred to in the Sustainable Management Plan (condition 2)
- (s) Existing street assets to be included on the application plans, and any proposed changes.
- (t) Any changes necessary to meet the requirements of the Sustainable Management Plan (Condition 2).
- (u) Any changes necessary to meet the requirements of Acoustic Assessment (Condition 7)
- (v) Details of Urban Art in accordance with Council's Urban Art Strategy (Condition 14).

Sustainable Management Plan

2. Before the development starts (other than demolition or works to remediate

contaminated land) a revised Sustainable Management Plan (SMP) that outlines proposed sustainable design initiatives must be submitted to and approved by the Responsible Authority. The SMP must be generally in accordance with the SMP submitted to council but modified to include:

- (a) Confirmation if the project is to be Green Building Council of Australia (GBCA) certified project, or;
- (b) State the projects Green Star benchmarking and ESD related claims offered in the SMP and drawings will be certified as achieved by an appropriately qualified, independent Green Star Accredited Professional to the approval of the responsible authority. If the project is not to be certified, the measures to be taken to achieve each point to be claimed must be described in detail.
- (c) Proposed innovation points must be linked to the individual credits being claimed.
- (d) Details of where lighting is to be controlled by daylight, timer, and and/or occupancy sensors.
- (e) Provision of effective shading to glazed walls of habitable rooms on the north-east, and north-west, or suitable alternative to improve thermal comfort.
- (f) Confirmation that the screen located around the solar panels will not overshadow them.

Upon approval the Plan will be endorsed as part of the planning permit and the project must incorporate the sustainable design initiatives listed.

Incorporation of Sustainable Design initiatives

3. Prior to the occupation of the building(s) allowed by this permit, the project must incorporate the sustainable design initiatives listed in the endorsed Sustainable Management Plan.

Water Sensitive Urban Design Response

4. Before the development starts (other than demolition or works to remediate contaminated land) a Water Sensitive Urban Design Response must be submitted to and approved by the Responsible Authority. The Response must:
 - (a) Set out proposed stormwater treatment measures for the development and demonstrate how they would meet the relevant stormwater quality objectives of Clause 22.12 Stormwater Management (Water Sensitive Urban Design) of the Planning Scheme;
 - (b) Demonstrate that runoff from 100% of the roof would be captured and that at least 50% of the runoff volume from a 5 year 72 hour storm event would be successfully retained;
 - (c) Stormwater runoff storage with a capacity of at least 0.5 cubic metres per 10m² of roof area, equipped with power and water management telecommunications.
 - (d) Grey water collection and reuse.

Upon approval the Response will be endorsed as part of the planning permit and the project must incorporate the Water Sensitive Design initiatives listed.

Incorporation of Water Sensitive Urban Design initiatives

5. Prior to the occupation of the building(s) allowed by this permit, the project must incorporate the water sensitive design initiatives listed in the endorsed Water Sensitive Urban Design Response.

Environmental Wind Assessment

6. Prior to the occupation of the building(s) allowed by this permit, the project must incorporate the wind amelioration initiatives listed in the endorsed Wind Impact Assessment Report.

Noise Attenuation for Apartments

7. Before the building allowed by this permit is occupied, the applicant/owner must ensure

that external noise intrusion into apartment bedroom and living areas (upon completion; with furnishing within the spaces and with windows and doors closed) and measured in accordance with AS/NZS2107/2000 Acoustics - Recommended Design Sound levels and Reverberation Times for Building Interior shall comply with the following:

- (a) Not greater than 35dB(A) for bedrooms, assessed as an LAeq,8h from 10pm to 6am.
- (b) Not greater than 40dB(A) for living areas, assessed LAeq,16h from 6am to 10pm.
- (c) Buildings, or part of a building screened from a noise source by an existing solid structure, or the natural topography of the land, do not need to meet the specified noise level requirements.
- (d) Noise levels should be assessed in unfurnished rooms with a finished floor and the windows closed.

Incorporation of Noise attenuation Measures

8. Prior to the occupation of the building(s) allowed by this permit, the project must incorporate the noise attenuation measures listed in the endorsed Acoustic Report and shown on the endorsed plans to the satisfaction of the Responsible Authority.

Affordable Housing

9. At least six per cent of the dwellings must be provided as affordable housing dwellings to the satisfaction of the Responsible Authority. The affordable housing dwellings must:
 - (a) Be tenure blind.
 - (b) Be transferred to a Housing Trust approved by the Responsible Authority and the City of Port Phillip.
 - (c) Be managed as social housing in perpetuity in accordance with the Trust Deed by a registered Housing Association or Housing Provider approved by the Responsible Authority and the City of Port Phillip.
 - (d) Be set aside for occupation by low income residents to the satisfaction of the Responsible Authority and the City of Port Phillip.
 - (e) Include a range of dwelling sizes and types to the satisfaction of the Responsible Authority and the City of Port Phillip.
 - (f) Be allocated one bicycle space each.

Vehicle crossings

10. Prior to the occupation of the building(s) allowed by this permit, vehicle crossings must be constructed in accordance with Council's current Vehicle Crossing Guidelines and standard drawings and all redundant crossings must be removed and the footpath, nature strip, kerb and road reinstated as necessary at cost of the applicant/owner to the satisfaction of the responsible authority.

Vehicle Crossings - Removal

11. Before the occupation of the development allowed by this permit, all disused or redundant vehicle crossings must be removed and the area re-instated with footpath, nature strip and kerb and channel at the cost of the applicant/owner and to the satisfaction of the Responsible Authority.

Alteration/Reinstatement of Council or Public Authority Assets

12. Prior to the occupation of the building(s) allowed by this permit, the Applicant/ Owner shall do the following things to the satisfaction of the Responsible Authority:
 - a. Pay the costs of all alterations/reinstatement of Council and Public Authority assets necessary and required by such Authorities for development.
 - b. Obtain the prior written approval of the Council or other relevant Authority for such alterations/reinstatement.
 - c. Comply with conditions (if any) required by the Council or other relevant Authorities in respect of reinstatement.

Public Services

13. Before the occupation of the development allowed by this permit, any modification to existing infrastructure and services within the road reservation (including, but not restricted to, electricity supply, telecommunications services, gas supply, water supply, sewerage services and stormwater drainage) necessary to provide the required access to the site, must be undertaken by the applicant/owner to the satisfaction of the relevant authority and the Responsible Authority. All costs associated with any such modifications must be borne by the applicant/owner.

Urban Art Plan

14. Before the occupation of the development allowed by this permit, an urban art plan in accordance with Council's Urban Art Strategy must be submitted to, be to the satisfaction of and approved by the Responsible Authority. The value of the urban art must be at least 0.5% of the total building cost of the development to the satisfaction of the Responsible Authority. Urban art in accordance with the approved plan must be installed prior to the occupation of the building to the satisfaction of the Responsible Authority.

Incorporation of Urban Art Plan Measures

15. Prior to the occupation of the building(s) allowed by this permit, urban art in accordance with the endorsed Urban Art Plan must be installed to the satisfaction of the Responsible Authority.

Contaminated Land

16. Before the development starts (other than demolition or works to remediate contaminated land), the Responsible Authority must be provided with:
 - a. A certificate of Environmental Audit for the land issued in accordance with Section 53Y of the *Environment Protection Act 1970*; or
 - b. A *Statement of Environmental Audit for the land issued under Section 53Z of the Environment Protection Act 1970* confirming that the environmental conditions of the land are suitable for the use and development allowed by this permit.

Compliance with Statement of Environmental Audit

17. Where a Statement of Environmental Audit is issued for the land, the buildings and works and the use(s) of the land that are the subject of this permit must comply with all directions and conditions contained within the statement.

Where a Statement of Environmental Audit is issued for the land, before the commencement of the use, and before the issue of a Statement of Compliance under the *Subdivision Act 1988*, and before the issue of an occupancy permit under the *Building Act 1993*, a letter prepared by an Environmental Auditor appointed under Section 53S of the *Environment Protection Act 1970* must be submitted to the Responsible Authority to verify that the directions and conditions contained within the statement have been satisfied.

Where a Statement of Environmental Audit is issued for the land, and any condition of that statement requires any maintenance or monitoring of an on-going nature, the owner(s) must enter into an agreement with the Responsible Authority pursuant to Section 173 of the *Planning & Environment Act 1987*, which must be executed before the commencement of the permitted use and before the certification of the Plan of Subdivision under the *Subdivision Act 1988*. All such expenses related to the Section 173 Agreement including drafting, negotiating, lodging, registering, execution and ending of the Agreement, including those incurred by the Responsible Authority, must be met by the owner(s).

Remediation Works Plan

18. Before any remediation works are undertaken in association with the environmental audit, a 'remediation works plan' must be submitted to and approved by the Responsible Authority. The plan must detail all excavation works as well as any proposed structures such as retaining walls required to facilitate the remediation works. Only those works

detailed in the approved remediation works plans are permitted to be carried out before the issue of a Certificate or Statement of Environmental Audit.

Agreement under Section 173 of the Planning and Environment Act 1987 Re: Developer Contribution

19. Before the development starts (other than demolition or works to remediate contaminated land), the applicant must:
- a. Enter into an agreement under Section 173 of the *Planning and Environment Act 1987* with the Responsible Authority;
 - b. Register the agreement on the title(s) for the land in accordance with Section 181 of the *Planning and Environment Act 1987*; and
 - c. Provide the Responsible Authority with the dealing number confirming the registration of the title.

The agreement must be in a form to the satisfaction of the Responsible Authority, and the applicant must be responsible for the expense of the preparation and registration of the agreement, including the Responsible Authority's reasonable costs and expense (including legal expenses) incidental to the preparation, registration, enforcement and ending of the agreement. The agreement must contain covenants to be registered on the Title of the property so as to run with the land, and must provide for the following:

- (a) The developer to pay a development contribution of:
 - \$15,900 per dwelling
 - \$180 per sqm of gross commercial floor area;
 - \$150 per sqm of gross retail floor area;or other amount outlined within an approved development contribution plan to the satisfaction of the Responsible Authority.
- (b) Require that development contributions are to be indexed quarterly from 1 July 2015 using the Price Index of Output of the Construction Industries (Victoria) by the Australian Bureau of Statistics.
- (c) Require registration of the Agreement on the titles to the affected lands as applicable.
- (d) Include a schedule of the types of infrastructure to be delivered by the Development Agency using development contributions.
- (e) Confirm that contributions will be payable to the Metropolitan Planning Authority.
- (f) Confirm that the contributions will be used by the Development Agency as stipulated by the Metropolitan Planning Authority to deliver the schedule of types of infrastructure.
- (g) Require that a bank guarantee to the value of 50% of the development contribution must be deposited with the Responsible Authority prior to the commencement of any works. The bank guarantee will be returned upon full payment of the development contribution.
- (h) Confirm the procedure for reducing the contribution paid if the permanent development contributions plan for the area is less than the amount stipulated in the Section 173 Agreement.
- (i) Require that payment of 10% of the contribution is at the time of issue of the building permit and 90% to be made prior to the issue of a Statement of Compliance in accordance with the *Subdivision Act 1988*.
- (j) The agreement must make provision for its removal from the land following completion of the obligations contained in the agreement.

Walls on or facing the boundary

20. Before the occupation of the development allowed by this permit, all new or extended walls on or facing the boundary of adjoining properties and/or a laneway must be cleaned and finished to a uniform standard to the satisfaction of the Responsible Authority. Unpainted or unrendered masonry walls must have all excess mortar removed from the joints and face and all joints must be tooled or pointed also to the satisfaction of the

Responsible Authority. Painted or rendered or bagged walls must be finished to a uniform standard to the satisfaction of the Responsible Authority.

3D Model

21. Before the development starts (other than demolition or works to remediate contaminated land in accordance with an Auditor's direction, or site preparation works), a 3D digital model of the overall development and its immediate surrounds, as appropriate, must be submitted to the Responsible Authority and the City of Port Phillip and be to the satisfaction of the Responsible Authority and the City of Port Phillip in conformity with the Department of Environment, Land, Water and Planning Advisory note 3D Digital Modelling.

In the event that substantial modifications are made to the overall development a revised 3D digital model must be submitted to and be to the satisfaction of the Responsible Authority and the City of Port Phillip.

The 3D model must be accompanied by a signed statement declaring that by submitting the model, the applicant / owner grants, and warrants they are authorised to grant, the State of Victoria and the City of Port Phillip free of charge a sub-licensable, irrevocable, non-exclusive worldwide licence to use the model for any planning related purpose, and that further the applicant / owner indemnifies the State of Victoria and the City of Port Phillip against any loss, damage, claim, action or expense which the State of Victoria and the City of Port Phillip (including their officers, employees and agents) suffer as a direct result of a breach of this warranty.

Dual Water Reticulation

22. Before the occupation of the development allowed by this permit, the development must include dual reticulation and a connection point to connect to a potential future precinct scale alternative water supply via a third pipe network to the satisfaction of the relevant water authority to the satisfaction of the Responsible Authority.

No Alterations

23. The layout of the site and the size, levels, design and location of buildings and works, and external materials, finishes and colours shown on the endorsed plans must not be modified for any reason without the prior written consent of the Responsible Authority, unless the Port Phillip Planning Scheme exempts the need for a permit.

Services to be underground

24. All new services to the property including water, electricity, gas, sewerage, telephone and telecommunications (whether by means of a line or cable) must be installed underground and located in a position approved by the Responsible Authority. All costs associated with any such works must be borne by the applicant / owner.

Lighting baffled

25. All lighting of external areas must be suitably baffled so as not to cause nuisance or annoyance to nearby properties or roads.

No equipment and services

26. No equipment, services and exhausts other than those shown on the endorsed plan must be erected above the roof level of the building unless otherwise agreed to in writing by the Responsible Authority.

Building equipment and services

27. No external plant, equipment, services and exhausts other than those shown on the endorsed plans may be constructed unless otherwise agreed to in writing by the Responsible Authority; Any satellite dishes, antennas or similar structures associated with the development must be designed and located at a single point on each building in the development to the satisfaction of the Responsible Authority, unless otherwise approved to the satisfaction of the Responsible Authority.

Parking and Loading Areas Must Be Available

28. Car and bicycle parking and loading areas and access lanes must be developed and kept available for those purposes at all times and must not be used for any other purpose such as storage to the satisfaction of the Responsible Authority.

Car Parking Allocation

29. Car parking for the approved development must be allocated on any Plan of Subdivision at a rate of no more than 1.0 per dwelling.

Landscape Plan

30. Before the development starts (other than demolition or works to remediate contaminated land), a revised Landscape Plan must be submitted to, approved by and be to the satisfaction of the Responsible Authority. When the Landscape Plan is approved, it will become an endorsed plan forming part of this Permit. The Landscape Plan be generally in accordance with the submitted landscape plan but amended to detail;
- (a) Bluestone paving within the laneway.
 - (b) Planting outside of the title boundaries deleted.

Completion of Landscaping

31. The landscaping as shown on the endorsed Landscape Plan must be carried out and completed to the satisfaction of the Responsible Authority before the occupation of the development and/or the commencement of the use or at such later date as is approved by the Responsible Authority in writing.

Landscaping Maintenance

32. The landscaping as shown the endorsed Landscape Plan must be maintained, and any dead, diseased or damaged plant replaced in accordance with the landscaping plan to the satisfaction of the Responsible Authority.

Number of Dwellings

33. Without the further written consent of the Responsible Authority, no more than 321 dwellings may be constructed on the land.

Water Supply / Recycled Water / Sewerage Provision

34. The construction of the development must comply with the provisions of any agreements between the owner and the relevant water authority relating to the supply of water, recycled water or the provision of sewerage as appropriate. All works in relation to the supply of water, recycled water or sewerage must be completed prior to the issue of a Statement of Compliance unless an alternative arrangement is set out in any agreement with the relevant water authority.

Energy Supply Provision

35. The construction of the development must comply with the provisions of any agreements between the owner and the relevant energy authority relating to the supply of energy as appropriate. All works in relation to the supply of energy must be completed prior to the issue of a Statement of Compliance unless an alternative arrangement is set out in any agreement with the relevant energy authority.

Melbourne Water Condition

36. The ground floor must be constructed with finished floor levels to the satisfaction of Melbourne Water.

Glazing Reflectivity

37. Glazing materials used on all external walls must be of a type that does not reflect more than 15% of visible light, when measured at an angle of 90 degrees to the glass surface, to the satisfaction of the Responsible Authority.

No Damage to Existing Street Tree(s)

38. The proposed development and works must not cause any damage to any existing street

tree. Root pruning of any adjacent street tree must be carried out to the satisfaction of the Responsible Authority prior to the construction of any crossover/works.

All adjacent street trees will require a tree protection zone which complies with AS 4970-2009 at all times throughout the demolition and construction phase of the development. A tree protection fence is to be installed around any tree that is likely to be impacted by construction. The fence is to be constructed in a diamond or square position around each tree trunk from 4 panels of a minimum height 1.8m x minimum length 2.1m, interlocking by bolted clamps and concrete pads. No entry to this area is permitted without the consent of the Responsible Authority.

Waste Management

39. An adequate waste management arrangement must be provided, in accordance with Council's Community Amenity Local Law No:3.

Without the further written consent of the Responsible Authority, waste management for the proposal must be in accordance with the endorsed Waste Management Plan to the satisfaction of the Responsible Authority.

SEPP N-1 and N-2

40. Noise levels must not exceed the permissible noise levels stipulated in State and Environment Protection Policy N-1 (Control of Noise from Industrial Commercial and Trade Premises within the Melbourne Metropolitan Area) and State Environment Protection Policy N-2 (Control of Music Noise from Public Premises) to the satisfaction of the Responsible Authority.

Time for Starting and Completion

41. This permit will expire if one of the following circumstances applies:
- The development is not started within two (2) years of the date of this permit.
 - The development is not completed within two (2) years of the date of commencement of works.
 - The use is not commenced within two (2) years of the completion of the development.

The Responsible Authority may extend the periods referred to if a request is made in writing:

- before or within 6 months after the permit expiry date, where the use or development allowed by the permit has not yet started; and
- within 12 months after the permit expiry date, where the development allowed by the permit has lawfully started before the permit expires.

Permit Notes:

Building Approval Required

This permit does not authorise the commencement of any building construction works. Before any such development may commence, the applicant must apply for and obtain appropriate building approval.

Building Works to Accord With Planning Permit

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

Due Care

The developer must show due care in the development of the proposed extensions so as to ensure that no damage is incurred to any dwelling on the adjoining properties.

Days and Hours of Construction Works

Except in the case of an emergency, a builder must not carry out building works outside the following times, without first obtaining a permit from Council's Local Laws Section:

- Monday to Friday: 7.00am to 6.00pm; or
- Saturdays: 9.00am to 3.00pm.

An after hours building works permit cannot be granted for an appointed public holiday under the Public Holidays Act, 1993.

Drainage Point and Method of Discharge

The legal point of stormwater discharge for the proposal must be to the satisfaction of the responsible authority. Engineering construction plans for the satisfactory drainage and discharge of stormwater from the site must be submitted to and approved by the responsible authority prior to the commencement of any buildings or works.

Permit required for signs

This permit relates only to the use and development of the land and does not comprise an approval for the erection of any advertising signs. The location and details of any advertising signs to be erected on the land and not exempt pursuant to the Port Phillip Planning Scheme, must be the subject of a separate planning permit application.

Waste Collection

The applicant must consult with Council's Waste Management Department regarding the location of waste bins and collection options. Waste management must be in accordance with Council's Local Law No.1 (Community Amenity) 2013.

Roads and laneways to be kept clear

During the construction of the buildings and works allowed by this permit, the roads and laneway(s) adjacent to the subject land must be kept free of parked or standing vehicles or any other obstruction, including building materials, equipment etc. so as to maintain free vehicular passage to abutting benefiting properties at all times, unless with the written consent of the Responsible Authority.

Parking Infringements

Any parking infringement relating to the proposed development may be reported to Council's Parking Enforcement Section on 9209.6751 (B.H.) or 9209.6777 (A.H.).

No resident or visitor parking permits

The owners and occupiers of the development allowed by this permit will not be eligible for Council resident or visitor parking permits.

Cross-over Permit Required

A cross-over permit must be obtained from Council (contact 9209.6216) prior to the carrying out of any vehicle crossing works (including removal of a redundant crossing).

Air Conditioning Plant

Any air conditioning plant must be screened and baffled and/or insulated to minimise noise and vibration to other residences in accordance with Environmental Protection Authority Noise Control Technical Guidelines as follows:

- (a) Noise from the plant during the day and evening (7.00am to 10.00pm Monday to Friday, 9.00am to 10.00pm Weekends and Public Holidays) must not exceed the background noise level by more than 5 dB(A) measured at the property boundary;
- (b) Noise from the plant during the night (10.00pm to 7.00am Monday to Friday, 10.00pm to 9.00am Weekends and Public Holidays) must not be audible within a habitable room of any other residence (regardless of whether any door or window giving access to the room is open).

Construction Management

All construction activities associated with the development must comply with the requirements of Council's Local Law No.1 (Community Amenity) 2013.

Building Projections Beyond Site Boundaries

Any building projection beyond the site boundary may require the developer / property owner to enter into a S173 Agreement and/or licence with the Council to authorise occupation of Council land, and may be subject to an annual license fee.

Broadband, Communications and Digital Economy

The development must provide for and meet the requirements of the Australian Government Department of Broadband, Communications and Digital Economy publication Fibre in new developments; policy update updated dated 22 June 2011 (as amended).

Council contacts

Approval may be required from other Council Departments (where relevant) before the proposal may commence, and discussion with Council's Development Engineer is recommended prior to the submission of plans for standards of construction of crossovers and stormwater drains. The following contact details are provided for your assistance:

- Building Department 9209 6253
- Health Department (Community Amenity) 9209 6262
- Local Laws 9209 6852
- Development Engineer 9209 6774

High Pressure Gas Transmission Pipeline

The subject site is within the buffer area of the South Melbourne to Brooklyn 750mm dia high pressure gas pipeline. This pipeline is considered by APN GasNet to be a major asset and pipeline protection works may be required for asset integrity and public safety reasons.

Prior to any construction or works, the applicant must seek and obtain the consent of APN Gas Net.