



PLANNING PERMIT

Application Number: 1051/2017
Planning Scheme: Port Phillip
Responsible Authority: City of Port Phillip

ADDRESS OF THE LAND:

28-32 ALBERT ROAD, SOUTH MELBOURNE VIC 3205

THE PERMIT ALLOWS:

Construction of buildings and works, use of land for dwellings, use of land for residential hotel, sale and consumption of liquor, reduction in the statutory car parking requirements and variation of easement E-1 in TP948355L.

In accordance with the endorsed plans

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

1. Amended Plans Required

Before the development 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 generally in accordance with the plans submitted with the application (identified as project no 17016, plans no's-A0099 (F), A0100 (F), A0100LG (F), A0101 (F), A0102 (F), A0103 (F), A0106 (F), A0107 (F), A0110 (F), A0111 (F), A0115 (F), A0121 (F), A0123 (F), A0124 (F), A0125 (F), A0126 (F), and A0953 (E), ~~plan no's A001_A(B), A010_A, A490_A(D); A491_A(B); A492_A(C); A494_A(A), A494_M_A(A), AS00_A(F), A501_A(F), A502_A(E), A506_A(E), A507_A(E), A508_A(E), A518_A(D), A524_A(C), A525_A(C), A900_A(E), A901_A(D), A902_A(E), A903_A(D), A950_A(D), A951_A(C), A952_A(D), A1100_A(A), A1101_A(A), A1102_A(C), A1103_A(B), prepared by Elenberg Fraser (dated 7 April 2022), A0900 (G), A0901 (F), A0902 (F), A0903 (F), A0950 (F), A0951 (G), and A0952 (G), prepared by Elenberg Fraser (dated 22 June 2022) and A4000 (A) prepared by Elenberg Fraser (dated 20 April 2022) but modified to show:~~

- ~~A) The changes depicted in plans SK001 to SK006 prepared by Elenberg Fraser and signed at the VCAT Compulsory Conference dated 5 February 2019 and any consequential rearrangement of internal spaces.~~
- ~~B) The provision of an automated flood barrier(s) at the entry to the western internal (rear) ramp access to the basement and the entry to the western internal (rear) pedestrian arcade, capable of extending 500mm above the ground level at 3.41 AHD in Basement Plan_B 1 (Dwg No. A490_A).~~
- ~~C) The height of any electrical /gas points or switches that are located external to the automated flood barriers on the western elevation must be above the level of 4.12m AHD.~~
- ~~D) Dimensioned setbacks provided to all floor plans showing that the southern wall of the tower, excluding the basement and podium levels (BS Level 06), would be setback a minimum 4.5m from the southern boundary.~~
- ~~E) The southern edge of the rear balconies on levels 7 to 24 setback a minimum 4.5m from the southern boundary with dimensioned setbacks provided on the plans to show the 4.5m setback would be provided.~~
- ~~F) Details of how the privacy of the bedrooms on level 1 would be protected from views from the wellness spa on the ground floor.~~
- ~~G) Details of the apartments which comply with Standard D17 Accessibility including:
 - ~~• 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.~~
- H) ~~The rear balconies on levels 2 to 7 to be redesigned to show a minimum 2m width would be provided along the entire balcony.~~
- I) ~~Swept path diagrams to demonstrate that there would be adequate clearance from the inner column near the western car lift transfer compartment in (Basement B1).~~
- J) ~~The provision of a convex mirror or similar be installed to minimise conflict between vehicles egressing from Car Lift 01 and vehicles attempting to enter car lift 02.~~
- K) Confirmation from the manufacturer of the car lift, the car lift makes and model to be installed has the capacity to prop at different levels.
- L) ~~Confirmation of how the shared zone will be managed between functioning as a shared zone and as a loading zone in off-peak periods.~~
- M) ~~Adequate internal service personnel circulation spaces within the service corridor(s) of Level 18, including any consequential design changes.~~
- N) ~~The provision of a bollard or similar structure between the accessible parking spaces and residential lobby on basement plan B 1.~~
- O) ~~Details of sightlines at the exit point to Albert Road to improve the visibility of pedestrians waiting on the footpath along Albert Road.~~
- P) ~~A longitudinal section through the entire length of the vehicle accessway from the entry point at the Right of Way to the exit point on Albert Road (including the loading bay area). The longitudinal section to show details of ramp grades and head room clearance, with a minimum 2.5m head clearance to be provided throughout the entire vehicle accessway and loading bay area.~~
- Q) ~~A full schedule of materials, finishes and paint colours, including colour samples (colour samples in a form that is able to be endorsed and held on file), to the satisfaction of the Responsible Authority, must be submitted to and approved by the Responsible Authority.~~
- R) All plant, equipment and domestic services (including air conditioning, heating units, hot water systems, etc.) which are to be located externally and specify how they will be acoustically treated on the rooftop including details of any such screening.
- S) ~~All plan and elevation drawings 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) and/or reduced levels (RL).~~
- T) Any changes by condition 34 (Sustainable Management Plan).
- U) Any changes by condition 67 (Water Sensitive Urban Design).
- V) Any changes required by condition 4011 (Waste Management Plan).
- W) Any changes required by condition 24 (Landscape Plan).
- X) An urban art contribution in accordance with condition 34.
- Y) A notation on the plans that plant and equipment (other than solar panels) on the roof is non-reflective.

2. No Alterations (Use & Development)

The layout of the site and the size, levels, design and location of buildings and works and the layout and description of the uses as 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

3. No Alterations (Red Line Plan)

The red line indicating areas in which liquor may be sold for consumption on the site as shown on the endorsed plan must not be altered without the written consent of the Responsible Authority.

4. Sustainable Management Plan

Before the development starts (other than the demolition or works to remediate contaminated land) an amended Sustainability Management Plan, that outlines proposed sustainable design initiatives must be submitted to, be to the satisfaction of and approved by the Responsible authority. When approved, the plan will be endorsed and will then form part of the permit and the project must incorporate the sustainable design initiatives listed. The Sustainable Management Plan must be generally in accordance with the plan submitted with the application prepared by ~~Lid Consulting dated 26 May 2022. Ark Resources dated 16 November 2017 but modified to show:~~

- ~~• Thermal performance improved to meet the 6.6 stars NatHERS rating~~
- ~~• Address heat loss particularly through thermal bridging.~~
- ~~• Details of how the privacy to the level 1 bedrooms would be protected from the wellness spa on the ground floor.~~

5. Incorporation of Sustainable Design Initiatives

The project must incorporate the sustainable design initiatives listed in the endorsed Sustainable Management Plan to the satisfaction of the Responsible Authority.

6. Implementation of Sustainable Design Initiatives

Before the occupation of the development approved under this permit, a report from the author of the Sustainable Management Plan approved pursuant to this permit, or similarly qualified person or company, must be submitted to the satisfaction of the responsible authority. The report must confirm that all measures and recommendations specified in the Sustainable Management Plan report have been implemented and/or incorporated with the approved report to the satisfaction of the Responsible Authority.

7. Water Sensitive Design

Before the development starts (other than the demolition works or works to remediate contaminated land) a Water Sensitive Urban Design Report that outlines proposed water sensitive urban design initiatives must be submitted to, be to the satisfaction of and approved by the Responsible Authority. The report must demonstrate how the development how the development meets the water quality performance objectives as set out in the Urban Stormwater Best Practice Environmental Management Guidelines (CSRIO) or as amended.

When approved, the Report will be endorsed and will then form part of the permit and the project must incorporate the sustainable design initiatives listed.

8. Incorporation of Water Sensitive Urban Design Initiatives

Before the occupation of the development approved under this permit, the project must incorporate the water sensitive urban design initiatives listed in the endorsed Water Sensitive Urban Design Report to the satisfaction of the Responsible Authority, and thereafter maintained to the satisfaction of the Responsible Authority.

9. Maintenance Manual for Water Sensitive Urban Design Initiatives (Stormwater Management)

Before the development starts (other than demolition or works to remediate contaminated land) a Maintenance Manual for Water Sensitive Urban Design Initiatives must be submitted to and approved by the Responsible Authority.

The manual must set out future operational and maintenance arrangements for all WSUD (stormwater management) measures. The program must include, but is not limited to:

- inspection frequency
- cleanout procedures
- as installed design details/diagrams including a sketch of how the system operates

The WSUD Maintenance Manual may form part of a broader Maintenance Program that covers other aspects of maintenance such as a Building User's Guide or a Building Maintenance Guide

10. Site Management Water Sensitive Urban Design (Larger Multi-Unit Development)

The developer must ensure that:

- A) No water containing oil, foam, grease, scum or litter will be discharged to the stormwater drainage system from the site;
- B) All stored wastes are kept in designated areas or covered containers that prevent escape into the stormwater system;
- C) The amount of mud, dirt, sand, soil, clay or stones deposited by vehicles on the abutting roads is minimised when vehicles are leaving the site.
- D) No mud, dirt, sand, soil, clay or stones are washed into, or are allowed to enter the stormwater drainage system;

- E) The site is developed and managed to minimise the risks of stormwater pollution through the contamination of run-off by chemicals, sediments, animal wastes or gross pollutants in accordance with currently accepted best practice.

11. Waste Management Plan

Before the development starts (other than demolition or works to remediate contaminated land), a Waste Management Plan, must be prepared by a Waste Management Engineer or Waste Management Planner to the satisfaction of the Responsible Authority and endorsed as part of this permit. Once submitted and approved, the waste management plan must be carried out to the satisfaction of the Responsible Authority.

The Waste Management Plan must be generally in accordance with the Waste Management Plan ~~submitted with the application (Waste Space Solutions dated 13 November 2017) but modified to address the following prepared by Low Impact Development Consulting dated 24 May 2022. but modified to address the following:~~

- ~~• Frequency of collection and details of the time required for collection;~~
- ~~• Food and drink waste and recycling estimates are under (should be 535.5 using CoPP guidelines for cafes);~~
- ~~• Waste and recycling signage;~~
- ~~• Charity bins are recommended for a development of this size;~~
- ~~• Hard waste space needs to be drawn into the plans;~~
- ~~• Adequate circulation space and door clearances for the manoeuvring of waste bins; and~~
- ~~• Traffic Management Plan needs to include truck access and egress from site.~~

12. Loading/Waste Collection

Any onsite loading/unloading or collection of waste must not occur between 7am to 9am and 4pm to 7pm Monday to Friday.

13. Car Parking & Bicycle Parking Layout

Before the use or occupation of the development starts, the area(s) 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 may be used in accordance with the plans;
- Surfaced with an all-weather surface or seal coat (as appropriate);
- Drained and maintained;
- Line marked, as appropriate, to indicate each car space, visitor space, bicycle space, loading bay and/or access lane;
- Clearly marked to show the direction of traffic along access land and driveways.

All to the satisfaction of the Responsible Authority.

14. Parking & Loading Areas must be Available

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

15. Lighting

External lighting of the areas set aside for car parking, access lanes and driveways must be designed, baffled and located to prevent any adverse effect on adjoining land to the satisfaction of the Responsible Authority.

16. Direction Sign

Before the occupation of the development allowed by this permit a sign containing details and of a size to the satisfaction of the Responsible Authority must be displayed directing drivers to the area(s) set aside for car parking. The sign must be located and maintained to the satisfaction of the Responsible Authority.

17. Vehicle Crossings

Before the occupation of the development allowed by this permit, vehicle crossings must be constructed in accordance with Council's current Vehicle Crossing Guidelines and standard drawings to the satisfaction of the Responsible Authority. All redundant crossings must be removed and the footpath, nature strip, kerb and road reinstated as necessary at the cost of the applicant/owner and to the satisfaction of the Responsible Authority.

18. Applicant to Pay for the Reinstatement

Before the occupation of the development allowed by this permit, the applicant/owner must 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 the 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 alterations/reinstatement.

19. Public Services

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.

20. Car Parking Allocation

~~Without the further written consent of the Responsible Authority car parking for the approved development must be allocated on any Plan of Subdivision as follows:~~

- ~~• A minimum of 1 car space for each one and two bedroom apartment~~
- ~~• A minimum of 2 car spaces for each three or four bedroom apartment~~
- ~~• A minimum of 6 visitor spaces~~
- ~~• A minimum 3 spaces for the commercial spaces for staff~~
- ~~• No car parking spaces are permitted to be leased to anyone not working or living on the premises.~~

~~All to the satisfaction of the Responsible Authority.~~

20. On-Site Bicycle Parking

Before the development is occupied, bicycle racks must be provided on the land to the satisfaction of the Responsible Authority.

21. Car Parking Automated System & Lift Maintenance and Provision

The mechanical ~~car stackers and~~ lift are to be maintained in a good working order for the parking of vehicles in accordance with their purpose, to the satisfaction of the Responsible Authority.

Prior to the occupation of the approved development, the owner/permit holder must prepare and have approved in writing by the Responsible Authority, a ~~car stacker~~ lift / turntable system management plan including but not limited to the following:

- ~~A) Details of the operation of the car lift and stacker system when waste would be collected, or the loading space is in operation.~~
- ~~B) Allocation of car parking spaces according to vehicle size and type;~~
- C) Ongoing maintenance of the car lift ~~stacker system~~;
- D) Instructions to owners/occupiers about the operation of the car lift ~~stacker system~~;
- ~~E) Communicating to prospective residents about the availability of car stacker spaces and sizes; and~~
- F) Details of procedure in the event of a mechanical failure.
- G) Car lift internal platforms to have a clear width of 3m wide and 5.85m long.
- H) Minimum headroom within the system to be at least 2.2m.
- I) Car lift speed to be at least 0.5m/s.
- J) Car lift system to be activated by remote.

Once approved this document must be complied with to the satisfaction of the Responsible Authority and must not be varied except with the written approval of the Responsible Authority.

22. Pedestrian Arcade

Subject to the consent of the Port Phillip City Council as the relevant land owner, prior to occupation, the permit holder at its cost must deliver a ground floor treatment that delineates the pedestrian path in between the pedestrian links of the subject site and the approved pedestrian link on no 13 - 21 Palmerston Crescent.

23. Public Access to Pedestrian Arcade

The pedestrian arcade shown on the ground level plan must be open to the general public for use, except between the hours of 12 midnight and 6am the following day upon completion of the development, unless otherwise approved in writing by the responsible authority.

24. Landscape Plan

Before the development starts (other than demolition or works to remediate contaminated land), a Landscape Plan prepared by a suitably qualified Landscape Architect must be submitted to the satisfaction of the Responsible Authority and endorsed as part of this permit. Once submitted and approved, the Landscape Plan must be carried out to the satisfaction of the Responsible Authority.

This should be generally in accordance with the Landscape Plan prepared by Barber dated 27 May 2022.

~~Before the development starts (other than demolition or works to remediate contaminated land), a detailed 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 must incorporate:~~

- ~~A) A survey plan, including botanical names, of all existing vegetation/trees to be retained;~~
- ~~B) Buildings and vegetation (including botanical names) on neighbouring properties within 3m of the boundary;~~
- ~~C) Significant trees greater than 1.5m in circumference, 1 m above ground;~~
- ~~D) All street trees and/or other trees on Council land;~~
- ~~E) A planting schedule of all proposed vegetation including botanical names; common names; pot sizes; sizes at maturity; quantities of each plant; and details of surface finishes of pathways and driveways;~~
- ~~F) Landscaping and planting within all open space areas of the site;~~
- ~~G) Water sensitive urban design.~~

~~All species selected must be to the satisfaction of the Responsible Authority.~~

25. Completion of Landscaping

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.

26. Landscaping Maintenance

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.

27. External Finishes

Before the development starts (other than demolition or works to remediate contaminated land), a full schedule of materials, finishes and paint colours, including colour samples (colour samples in a form that is able to be endorsed and held on file), must be submitted to, be to the satisfaction of and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit.

28. No Change to External Finishes

All external materials, finishes and colours as shown on the endorsed plans must not be altered without the written consent of the responsible authority.

29. No Equipment or Services

Any plant, equipment or domestic services visible from the primary street frontage (other than a lane) or public park must be located and visually screened to the satisfaction of the Responsible Authority.

30. Noise Attenuation for Apartments

~~Before the use commences, the applicant/owner must ensure that internal noise levels of the sleeping areas of the proposed dwellings must comply with the requirements of Standard D16 of Clause 58.04 (Amenity Impacts) of the Port Phillip Planning Scheme. not exceed 35dB(a) with the windows closed; and for all other habitable rooms, levels must not exceed 40dB(A) with windows closed in accordance with relevant Australian Standards for acoustic control (including AS2107-1987 and AS3761—Road Traffic) to the satisfaction of the Responsible Authority.~~

A report prepared by a suitably qualified professional demonstrating compliance with the requirements of this condition must be submitted prior to the commencement of the use.

31. Ongoing Involvement of the Architect

The applicant must retain Elenberg Fraser Architects to complete the design and provide architectural oversight of the delivery of the detailed design as shown in the endorsed plans and endorsed schedule of materials and finishes during construction except with the prior written approval of the Responsible Authority.

~~32.—Number of Dwellings~~

~~Without the further written consent of the Responsible Authority, no more than 55 dwellings may be constructed on the land.~~

32. Wind Assessment

Before the development starts, an amended Wind Impact Assessment, based on wind tunnel modelling must be provided for the written endorsement of the Responsible Authority. Any modifications required to the development in order to ensure acceptable wind conditions must be submitted to and approved by the Responsible Authority as part of the plans for endorsement. The design details of any wind mitigation works must receive the endorsement of the owner's wind climate experts, preferring the use of architectural features and planting to resolve any issues identified, to the satisfaction of the Responsible Authority.

33. Urban Art Plan

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. 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.

This should be generally in accordance with the Public Art Strategy prepared by the Blueprint dated 30 May 2022.

34. Noise Protocol I ~~SEPP N-4~~

All air conditioning and refrigeration plans must be screened and baffled and/or insulated to minimise noise and vibration to ensure compliance with noise limits determined in accordance with ~~Noise Protocol I State Environment Protection Policy (Control of Noise from Commerce, Industry and Trade) No. N-4~~ to the satisfaction of the Responsible Authority.

35. Light Baffled

All lighting of external areas both during construction and after completion must be suitably baffled so as not to cause nuisance or annoyance to nearby properties or roads, to the satisfaction of the Responsible Authority and all illuminated advertising lighting on cranes must be turned off between the hours of 10pm and 7am.

36. Hours for Sale and Consumption of Alcohol

The sale of alcohol may occur at any time to guests of the hotel in their room, and in the bar terrace between the following hours:

Anzac Day: Between 12 noon and midnight

Any other day: Between 7am and 12 midnight.

37. Responsible serving of alcohol

The Permit Operator must require that all employees of the premises engaged in the service of alcohol undertake a "Responsible Serving of Alcohol" course.

38. External Music

All music emissions from the development must comply with the noise limits determined in accordance with Part II of the Noise Limit and assessment protocol for the control of noise from commercial, industrial or trade premises and entertainment venues, Publication 1826 (the Noise Protocol) to the satisfaction of the Responsible Authority.

39. Venue Management Plan

Before the development is occupied, a Venue Management Plan (**the VMP**) to the satisfaction of the Responsible Authority and prepared by a suitably qualified consultant must be submitted to and approved by the Responsible Authority. The VMP must include:

Noise

- (a) The identification of all noise sources (including, but not limited to, patrons on the premises, patrons entering and leaving the premises);
- (b) Measures to be undertaken to address all noise sources identified, including on and off-site noise attenuation measures;
- (c) Details of the provision of music, including the frequency and hours of entertainment provided;

Hotel, restaurant and bar operations

- (d) Hours of operation for all parts of the building.
- (e) Details of the staffing arrangement, including numbers and working hours of all security staff, hotel staff, bar staff, waiters, on-premises manager, and any other staff.
- (f) Security arrangements including a security policy and security management plan comprising queuing, overcrowding and patron management.
- (g) Details of operating procedures for patron queuing and patron management when the restaurant and bar uses close.
- (h) Arrival and departure process for hotel guests.
- (i) Location and operation of air-conditioning, exhaust fan systems and security alarms.
- (j) A monitoring and maintenance program for the kitchen exhaust and filtration system.

- (k) How waste facilities and collection are to be managed for the site.
- (l) Emergency evacuation procedures.
- (m) The procedure for cleaning services associated with hotel.
- (n) Details of deliveries associated with the hotel, restaurant, bar and licensed premises including timing of deliveries.

Other

- (o) Any other measures to be undertaken to ensure appropriate amenity impacts from the restaurant and bar use and licenced premises.
- (p) Details of any measures to work with neighbours or other residents in the immediate areas to address complaints and general operational issues.

When approved, the VMP will be endorsed and will then form part of this permit. The restaurant and bar use must operate and be managed in accordance with the approved VMP to the satisfaction of the Responsible Authority.

40. Major Transport Infrastructure Authority

Provision of Final Foundation Plans

Prior to occupation, the permit holder must provide Major Transport Infrastructure Authority with a copy of the final foundation designs, loading details and as constructed details of the footings and if piled, the piling records. Plans should be submitted electronically by emailing: planningapprovals@railprojects.vic.gov.au quoting reference no. MM2018/005

41. Major Transport Infrastructure Authority

Ground Anchor/Rock Bolts

Ground anchors or rock bolts used in the development must not intrude into the road reserve of Albert Road unless first agreed in writing by Major Transport Infrastructure Authority.

42. Major Transport Infrastructure Authority

Ground Water Management Plan

Before bulk excavation of the development starts, a Groundwater Management Plan must be submitted to the satisfaction of Major Transport Infrastructure Authority to demonstrate that any change in the groundwater level, either during or post construction, will not have adverse impact on the Metro Tunnel structures.

43. Major Transport Infrastructure Authority

Construction Management Plan and Traffic Management Plan

Before development starts, including demolition and bulk excavation, a Construction Management Plan and a Traffic Management Plan must be submitted to the satisfaction of Major Transport Infrastructure Authority.

The Construction Management Plan and Traffic Management Plan may be approved in stages. The Construction Management Plan and Traffic Management Plan must include details of (but not be limited to) management proposals to minimise impacts to Metro Tunnel Infrastructure during construction and must set out objectives and performance and monitoring requirements for:

Construction Management Plan

- A) The demolition and construction program
- B) An outline of requests to occupy public footpaths or roads, or anticipated disruptions to local services
- C) Describe how the public interfaces between the Melbourne Metro Tunnel project area and the subject site will be managed in respect to public and worker safety and wayfinding
- D) Measures to ensure that all works on the subject site will be carried out in accordance with the Construction Management Plans.

Traffic Management Plan

- A) Preferred arrangement for trucks accessing to the subject site, including delivery and unloading and expected duration and frequency
- B) How traffic management (including traffic controllers) will be delineated from the Melbourne Metro Tunnel project and the subject site to avoid confusion between areas of control.

44. Major Transport Infrastructure Authority

Compliance with Groundwater Management Plan, Construction Management Plan, and Traffic Management Plan

All demolition and construction works must be carried out in accordance with the approved Groundwater Management Plan, Construction Management Plan, and Traffic Management Plan. These must be implemented at no cost to Major Transport Infrastructure Authority.

45. Time for Starting & Completion

This permit will expire if one of the following circumstances applies:

- A) The development is not started within four (4) years of the date of this permit.
- B) The development is not completed within two (2) years of the date of commencement of works.
- C) 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.