

**Attachment**  
**City of Port Phillip Draft Conditions**  
**253-273 Normanby Road, South Melbourne**  
**DELWP Ref: PA 17/0223**  
**CoPP Ref: 2/2017/MINRA**  
**VCAT Ref: P1604/2017**  
**Without Prejudice**

**I. Amended Plans required**

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) The height of the Stage 2 'I' tower to not exceed 40 storeys.
- (b) The building modified to not overshadow Fennell Reserve between the hours of 11.00am and 2.00pm on 22 September (equinox).
- (c) The Normanby Road and Woodgate Street podium elevations broken up by one or more vertical breaks to reduce building bulk and mass.
- (d) A reduction in building bulk and mass of the Stage 1 'L' tower facing Normanby Road and the corner of Boundary Street and Woodgate Street.
- (e) The number of car parking spaces reduced to not more than 0.5 spaces per dwelling;
- (f) The provision of one resident bicycle parking space per dwelling.
- (g) Bicycle parking at basement, ground and/or first floor levels only.
- (h) At least 30% of all of dwellings to be three bedroom dwellings, or dual key dwellings or otherwise capable of conversion to three bedroom dwellings.
- (i) Labelling of the residential and commercial etc. waste and recycling bin rooms and the number of waste bins etc. to accord with the details of the Waste Management Plan.
- (j) The driveway entry to the basement to incorporate a bund or floodgate rising to a minimum of 3.0 metres Australian Height Datum (AHD) to protect the basement from flooding.
- (k) any modifications to the plans as required by the Wind Assessment Report in the corresponding condition below;
- (l) any modifications to the plans as required by the amended Waste Management Plan in the corresponding condition below;
- (m) any changes required to meet the requirements of the amended Sustainability Management Plan in the corresponding condition below;
- (n) any changes required to meet the requirements of the Water Sensitive Urban Design Response in the corresponding condition below;
- (o) any changes required to meet the requirements of the Traffic Report in the corresponding condition below;
- (p) any changes required to meet the requirements of the Noise Attenuation Report in the corresponding condition below;
- (q) Any changes required to meet the floor level requirements of Melbourne Water and the City of Port Phillip.
- (r) Plan notations for lighting to main building entries, pedestrian areas & car parks;
- (s) All plant, equipment and services (including air conditioning, heating units, hot water systems, etc.) which are to be located externally.

- (t) 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.
- (u) Details of Urban Art in accordance with Council's Urban Art Strategy;
- (v) 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) and/or reduced levels;
- (w) A coloured schedule (2 copies in a form that are able to be endorsed and held on file) of the materials, colours and finishes to be used on the main external surfaces, including roofs, walls, windows, doors of the proposed building.
- (x) Redesign or relocation of the loading bays to reduce the length of reversing manoeuvres, not block other traffic/parking spaces, provide satisfactory swept path clearance for delivery vehicles and sightline splays at corners, and plan and section drawings to incorporate a consistent 4.4m ceiling height to accommodate operation of waste collection vehicles as specified in the Waste Management Plan.
- (y) Internal design of the car parking area to be in accordance with Clause 52.06 of the Port Phillip Planning Scheme or as otherwise approved by the Port Phillip City Council.

## **2. Sustainable Management Plan**

Before the development starts (other than demolition or works to remediate contaminated land) an amended Sustainable Management Plan that outlines proposed sustainable design initiatives must be submitted to and approved by the Responsible Authority. The plan should include:

- (a) Improvement to a 5 star Green Star design and as built and certification.
- (b) A response to the water management requirements of Objectives 7.1 and 7.2 of the Strategic Framework Plan which specifies water for toilet flushing to be provided from on-site stormwater collection and a requirement for developments to be third pipe ready for future connection to a precinct-wide alternative water supply.
- (c) Details to show the design capturing 100% of stormwater on-site and either re-use or treating the water prior to discharging off-site.
- (d) Details indicating which catchment areas are connected to their respective treatment types (i.e. rainwater tanks and rain gardens etc.).

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

## **3. Incorporation of Sustainable Design initiatives**

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

## **4. Water Sensitive Urban Design Response**

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 how they would meet the relevant Policy objectives of Clause 22.12 Stormwater Management (Water Sensitive Urban Design) of the Planning Scheme;
- (b) Include justification for how the development meets the objectives of Clause 22.12 if the water quality performance objectives set out in the Urban Stormwater Best Practice Environmental Management Guidelines, CSIRO 1999 (or as amended) are not met.

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

- 5. Incorporation of Water Sensitive Urban Design initiatives**  
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.
- 6. Noise Attenuation for Apartments**  
Before the development starts (other than demolition or works to remediate contaminated land), the applicant/owner must provide a report prepared by a suitably qualified person demonstrating 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) Between 10pm and 7am in bedrooms areas must not exceed LAeq (9 hour) 40dB(A);
  - (b) Between 7am and 10pm in living rooms must not exceed LAeq (15 hour) 45dB(A).
- 7. Incorporation of Noise attenuation Measures**  
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.
- 8. Vehicle crossings**  
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, naturestrip, kerb and road reinstated as necessary at cost of the applicant/owner to the satisfaction of the responsible authority.
- 9. Alteration/Reinstatement of Council or Public Authority Assets**  
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.
- 10. 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.
- 11. 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. 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.
- 12. Incorporation of Urban Art Plan Measures**  
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.

### **13. Contaminated Land**

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 all of the land in the Planning Unit issued in accordance with Section 53Y of the Environment Protection Act 1970; or
- (b) A Statement of Environmental Audit for all of the land in the Planning Unit 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.

### **14. Compliance with Statement of Environmental Audit**

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).

### **15. Remediation Works Plan**

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.

### **16. Agreement under Section 173 of the Planning and Environment Act 1987 Re: Developer Contribution**

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.

**17. Agreement under Section 173 of the Planning and Environment Act 1987 Re: Affordable Housing**

Within 12 months of the commencement of construction, including demolition, bulk excavation and site preparation works (but excluding any clean up works), the owner must:

- (a) enter into an agreement under Section 173 of the *Planning and Environment Act 1987* to the satisfaction of 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 owner 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, 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:

- (i) the provision of 6% of the total number of dwellings (rounded down to the nearest whole number) as affordable housing 1 bedroom dwellings within the building;
- (ii) the dwellings to be tenure blind;
- (iii) title to the dwellings to be transferred to a Housing Trust approved by the Responsible Authority and the City of Port Phillip
- (iv) dwellings must 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.

- (v) the dwellings be set aside for occupation by low income residents to the satisfaction of the Responsible Authority and the City of Port Phillip; and
- (vi) one bicycle space must be allocated to each affordable housing dwelling.
- (vii) in the event the permit holder is unable to achieve an arrangement in accordance with this condition, to Council's satisfaction, the City of Port Phillip would be responsible for locating a Housing Association or Housing Provider.

**18. Walls on or facing the boundary**

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.

**19. 3D Model**

Before the development starts other than demolition and 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 be to the satisfaction of the Responsible Authority in conformity with the Department of Planning and Community Development 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.

**20. Dual Water Reticulation**

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.

**21. Environmental Wind Assessment**

Before the development starts other than demolition and site preparation works, an amended Wind Climate Assessment Report prepared by a suitably qualified person must be submitted to and approved by the Responsible Authority. The Report must:

- (a) include a comprehensive wind tunnel test of the entire development utilising a model consistent with the application plans;
- (b) Demonstrate compliance with the mean wind speed criteria of Objective 4.2 of the Fishermans Bend Strategic Framework Design Guidance for walking, standing and sitting comfort criteria for wind impacts on and surrounding the site, without relying on protective screens and other incidental add-ons to buildings or landscaping within open spaces.

**22. Traffic Assessment**

Before the development starts other than demolition and site preparation works, an amended Traffic Assessment Report prepared by a suitably qualified person must be submitted to and approved by the Responsible Authority. The Report must:

- (a) Detail the dimensions of all aisle and car park sizes.
- (b) Preclude any Non-conforming or potentially unsafe parking spaces.
- (c) Provide details on plans of parking allocation for different uses.
- (d) Demonstrate satisfactory ramp grades and ramp and car park height clearances.
- (e) Provide swept path confirmation that ramps have sufficient clearance to allow two-way passing of large (B85 and B99) vehicles.

- (f) Clarify traffic generation assumptions for the proposal.
- (g) Incorporate traffic surveys of SIDRA analysis of nearby critical intersections (inc. Normanby Rd / Boundary St, and Woodgate St / Montague St) to demonstrate the likely traffic impact from the proposal.
- (h) Incorporate sightline triangles for all intersections.
- (i) Incorporate pedestrian paths within the car park.

**23. Waste Management**

Before the development starts other than demolition and site preparation works, an amended Waste Management Plan prepared by a suitably qualified person must be submitted to and approved by the Responsible Authority. The Plan must:

- (a) Demonstrate an adequate waste management arrangement for the premises, in accordance with the City of Port Phillip Community Amenity Local Law No: 3.
- (b) Revise the waste management arrangements to reduce the amount of waste collection traffic (such as incorporation of a compaction unit).
- (c) Incorporate one (or more) charity bins.

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.

**24. No Alterations**

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.

**25. Satisfactory continuation**

Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.

**26. Services to be underground**

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.

**27. Lighting baffled**

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

**28. No equipment and services**

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.

**29. Building equipment and services**

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.

**30. Parking and Loading Areas Must Be Available**

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.

**31. Water Supply / Recycled Water / Sewerage Provision**

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.

**32. Energy Supply Provision**

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.

**33. Glazing Reflectivity**

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.

**34. No Damage to Existing Street Tree(s)**

The proposed development and works must not cause any damage to any existing street tree to be retained. 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 to be retained 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.

**35. SEPP N-1 and N-2**

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.

**36. Time for Starting and Completion**

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

- (a) The development is not started within two (2) years of the date of this permit.
- (b) The development is not completed within four (4) 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:

- (a) before or within 6 months after the permit expiry date, where the use or development allowed by the permit has not yet started; and
- (b) 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 Community Amenity Local Law No. 3.

### **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 9209.666 (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:

- 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;
- 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 Plan**

Before the development starts, a Construction Management Plan in accordance with Council's Local Law, must be submitted to and approved by Council.

### **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 Pipelines**

The subject site abuts the Port Melbourne 150mm high pressure gas transmission pipeline (along Boundary Street) and is in the buffer zone of the South Melbourne to Brooklyn 750mm high pressure gas transmission pipeline.

These pipelines are considered by APA GasNet to be major assets and pipeline protection works may be required for asset integrity and public safety reasons. The development must be referred to APA GasNet for review and comments.