

PLANNING PERMIT (Corrected)

Permit No: PLN20/0567

Planning Scheme: Yarra

Responsible Authority: City Of Yarra

ADDRESS OF THE LAND:

27 and 31 Victoria Pde Fitzroy VIC 3065

THE PERMIT ALLOWS:

Demolition of the Aikenhead building and partial demolition of the Daly Wing and Brenan Hall buildings at the St Vincent's Hospital complex to allow for the construction of a multi-level building (plus roof plant and basement) and use of the land for the purpose of a research and development centre, an education centre, and a food and drink premises (cafe) and a full reduction in the car parking requirement of the Yarra Planning Scheme. In accordance with the endorsed plans and subject to the following conditions.

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Amended plans

1. Prior to commencement of development (excluding preliminary site works, demolition (excluding Brenan Hall), bulk excavation, retention, footings and foundations and any clean up works) unless otherwise agreed to in writing by the Responsible Authority, 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 this permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with P01_0000 (Rev P1), P01_0001 (Rev P4), P02_0000 (Rev P4), P02_0001 (Rev P4), P03_0100 (Rev P4), P10_0010 (Rev P1), P10_100 (Rev P5), P10_0100 (Rev P5), P10_0200 (Rev P5), P10_0300 (Rev P5), P10_0400 (Rev P5), P10_0500 (Rev P5), P10_0600 (Rev P5), P10_0700 (Rev P5), P10_0800 (Rev P5), P10_0900 (Rev P5), P10_1000 (Rev P5), P10_1100 (Rev P5), P10_1200 (Rev P5), P10_1300 (Rev P5), P11_0000 (Rev P5), P11_0001 (Rev P3), P11_0003 (Rev P3), P11_0010 (Rev P3), P11_0011 (Rev P2), P11_0020 (Rev P4), P12_0000 (Rev P4), P12_0001 (Rev P4), P13_0000 (Rev P1), P13_0000 (Rev P1), P13_0100 (Rev P2), P13_0105 (Rev P1), P13_0110 (Rev P2), P13_0120 (Rev P2), P13_0150 (Rev P2), P13_0200 (Rev P2), P13_0220 (Rev P1), P13_0225 (Rev P1), P13_0250 (Rev P2), P13_0300 (Rev P2), P13_0400 (Rev P2), P13_0500 (Rev P4), P13_0600 (Rev P3) and D0130_ACMD_TP_Material Schedule and Finishes Board prepared by Denton Corker Marshall, but modified to show:

Date: 16 November 2021


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Reports and Plans

- a) Any requirement of the endorsed Façade Strategy and Materials and Finishes Plan (condition 4) (where relevant to show on plans).
 - b) Any requirement of the endorsed Brennan Hall Retention Structure Report (condition 7) (where relevant to show on plans).
 - c) Any requirement of the endorsed Landscape Plan (condition 9) (where relevant to show on plans).
 - d) Any requirement of the endorsed Tree Management Plan (condition 11) (where relevant to show on plans).
 - e) Any requirement of the endorsed Sustainable Management Plan (condition 13) (where relevant to show on plans).
 - f) Any requirement of the endorsed Wind Assessment Report (condition 16) (where relevant to show on plans).
 - g) Any requirement of the endorsed Green Travel Plan (condition 18) (where relevant to show on plans).
 - h) Any requirement of the endorsed Waste Management Plan (condition 20) (where relevant to show on plans).
 - i) Any requirement of the External Lighting (condition 23) (where relevant to show on the plans).
 - j) Any requirement of the Transport for Victoria conditions (conditions 25-29) (where relevant to show on plans).
2. The use and development as shown on the endorsed plans must not be altered (unless the Yarra Planning Scheme specifies that a permit is not required) without the prior written consent of the Responsible Authority.

Photographic record

3. Before demolition commences, a detailed and annotated photographic record of Brennan Hall building context must be submitted to and approved by the Responsible Authority as a record of the building. The photographs must:
- a) include each external elevation of the building;
 - b) be submitted in colour or black and white format; and
 - c) be taken by a suitably qualified heritage photographer.

Façade Strategy and Materials and Finishes Plan

4. 4 In conjunction with the submission of development plans under Condition 1, a Façade Strategy and Materials and Finishes Plan to the satisfaction of the Responsible Authority must be submitted to and be approved by the Responsible Authority. When approved, the Façade Strategy and Materials and Finishes Plan will be endorsed and will then form part of this permit. This must detail:
- a) elevations at a scale of 1:20 or 1:50 illustrating typical entries and doors;
 - b) elevations at a scale of 1:20 or 1:50 detailing all conservation and reconstruction works to the retained external fabric of the Brennan Hall building and details of all façade works to be prepared by suitably qualified heritage architect in associated with a structural engineer;
 - c) section drawings to demonstrate façade systems, including fixing details and joints between materials or changes in form;
 - d) information about how the heritage façade will be maintained; and

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Signature for the Responsible Authority

Date: 16 November 2021

- e) a materials schedule and coloured drawings and renders outlining colours, materials and finishes and measures to limit (to the extent possible) graffiti adhesion on walls to the street, including doors, perforations and upper levels (where necessary).
5. Unless with the written consent of the Responsible Authority, light reflectivity from external materials and finishes must not reflect more than 15% of specular visible light, to the satisfaction of the Responsible Authority. Ongoing architect involvement

Ongoing architect involvement

6. As part of the ongoing progress and development of the site, Denton Corker Marshall Architects or an architectural firm to the satisfaction of the Responsible Authority must be engaged to:
- a) oversee design and construction of the development; and
 - b) ensure the design quality and appearance of the development is realised as shown in the endorsed plans or otherwise to the satisfaction of the Responsible Authority.

Brenan Hall Retention Structural Report

7. Before the demolition commences, an amended structural report to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended structural report will be endorsed and will then form part of this permit. The amended structural report must be generally in accordance with the Technical Note prepared by ARUP and dated 29 July 2020, but modified to include or show:
- a) Recommendations with respect to the deletion of the waler beams from the façade of the Brenan Hall building to Victoria Parade, having regard to considerations of safety and the need to minimise penetrations to the facade.
 - b) The proximity of the shallow pad footings to the new columns to the preliminary framing system of the existing Aikenhead Building basement.
 - c) The loads off the new north-west corner column incorporated into the design of the new ACMD building basement walls.
 - d) The resolution of any current moisture related paint peeling and moss growth issues that may impact the conservation works to the retained portion of the Brenan Hall.


Ongoing Structural Report Requirement

8. The provisions, recommendations and requirements of the endorsed Brenan Hall retention structural report must be implemented and complied with to the satisfaction of the Responsible Authority.

Landscape Plan

9. In conjunction with the submission of development plans under Condition 1, a Landscape Plan, prepared by a suitably qualified professional landscape architect to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Landscape Plan will be endorsed and will form part of this permit. The Landscape Plan must be generally in accordance with the Landscape Detail Plan P13_0500 Rev 4 prepared by Denton Corker Marshall but modified to show:
- a) show the type, location, quantity, height at maturity and botanical names of all proposed plants;
 - b) provide information on all planter beds, including the depths and widths that will be provided, as well as information on soil media, drainage and irrigation;

Date: 16 November 2021

Signed by:

 Mary Osman
 Signature for the Responsible Authority

- c) provide a specification of works to be undertaken prior to planting;
- d) provide confirmation that the mulch used on higher levels is a wind tolerant material;
- e) include the proposed maintenance schedules and requirements; and
- f) confirm that the proposed landscaping can withstand the windspeeds identified in the Wind Report.

Ongoing Landscape Plan Requirement

10. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the landscaping works shown on the endorsed Landscape Plan must be carried out and completed to the satisfaction of the Responsible Authority. The landscaping shown on the endorsed Landscape Plan must be maintained by:
- a) implementing and complying with the provisions, recommendations and requirements of the endorsed Landscape Plan;
 - b) not using the areas set aside on the endorsed Landscape Plan for landscaping for any other purpose; and
 - c) replacing any dead, diseased, dying or damaged plants, to the satisfaction of the Responsible Authority.

Tree Management Plan

11. In conjunction with the submission of development plans under Condition 1, a Tree Management Plan to the satisfaction of the Responsible Authority must be prepared by a suitably qualified Arborist and must be submitted to and approved by the Responsible Authority. When approved the Tree Management Plan will be endorsed and will form part of this permit. The Tree Management Plan must make recommendations for:
- a) the protection of existing street trees outside the property's frontage to Victoria Parade and Nicholson Street:
 - i. pre-construction;
 - ii. during construction; and
 - iii. post construction.
 - b) the provision of any barriers;
 - c) any pruning necessary; and
 - d) watering and maintenance regimes.

Ongoing Tree Management Plan Requirement

12. The provisions, recommendations and requirements of the endorsed Tree Management Plan must be complied with and implemented to the satisfaction of the Responsible Authority.

Amended Sustainable Management Plan

13. In conjunction with the submission of development plans under Condition 1, an amended Sustainable Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Sustainable Management Plan will be endorsed and will form part of this permit. The amended Sustainable Management Plan must be generally in accordance with the Sustainable Management Plan prepared by LCI Consultants and dated 16 November 2020, but modified to include or show:
- a) An assessment of the proposal as amended pursuant to Condition 1.

Date: 16 November 2021

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 Signature for the Responsible Authority
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- b) Options to improve the development's environmental performance including BESS score and recommendations in relation to achieving those improvements where it is practicable to do so.
- c) Consideration of options for the use of reduced embodied carbon methods of construction – such as recycled or alternative aggregates in concrete mixes, reductions in steel and fit out materials etc.
- d) consideration of options for the use of pipes, cabling, flooring that do not contain PVC or at the very least, that meet best practice guidelines for PVC.
- e) Provision of e-bike charging or pre-wiring for future use.
- f) Provision of a Green / Organic Waste bin in the waste room.

Prior to occupation Sustainable Management Plan Requirement

- 14. Prior to the occupation of the building approved under this permit, a report from the author of the endorsed sustainable management plan, or similarly qualified person or company, must be submitted to the Responsible Authority. The report must be to the satisfaction of the Responsible Authority and must confirm that all measures specified in the sustainable management plan have been implemented in accordance with the approved plan.

Ongoing Sustainable Management Plan Requirement

- 15. The provisions, recommendations and requirements of the endorsed Sustainable Management Plan under condition 13 must be implemented and complied with to the satisfaction of the Responsible Authority.

Amended Wind Assessment Report

- 16. In conjunction with the submission of development plans under Condition 1, an amended Wind Assessment Report to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Wind Assessment Report will be endorsed and will form part of this permit. The amended Wind Assessment Report must be generally in accordance with the Environmental Wind Speed Measurements on a Wind Tunnel Model of the 27 and 31 Victoria Paraded Development, Fitzroy report prepared by MEL Consultants and dated August 2020, but modified to assess the proposal as amended pursuant to Condition 1.

Ongoing Wind Assessment Requirement

- 17. The provisions, recommendations and requirements of the endorsed Wind Assessment Report must be implemented and complied with to the satisfaction of the Responsible Authority.


Amended Green Travel Plan

- 18. In conjunction with the submission of development plans under Condition 1, an amended Green Travel Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Green Travel Plan will be endorsed and will form part of this permit. The amended Green Travel Plan must be generally in accordance with the Green Travel Plan prepared by One Mile Grid Traffic Engineering and dated 16 November 2020 but modified to reference to the proposal as amended pursuant to Condition 1.

Ongoing Green Travel Plan Requirement

- 19. The provisions, recommendations and requirements of the endorsed Green Travel Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

Date: 16 November 2021

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 Signature for the Responsible Authority
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Waste Management Plan

20. In conjunction with the submission of development plans under Condition 1, an amended Waste Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Waste Management Plan will be endorsed and will form part of this permit. The amended Waste Management Plan must be generally in accordance with the Waste Management Plan prepared by One Mile Grid and dated 16 November 2020, but modified to:
- a) Assess the proposal as amended pursuant to Condition 1.
 - b) Include a target recycling rate of at least 80% of construction and demolition waste.
 - c) Include the footprint of all bins and provision for food waste diversion.
 - d) Provide a reduction to the number of collection streams.
21. The collection of waste from the site must be by private collection, unless with the prior written consent of the Responsible Authority.

Ongoing Waste Management Plan Requirement

22. The provisions, recommendations and requirements of the endorsed Waste Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

External Lighting

23. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, external lighting capable of illuminating access to the pedestrian and vehicular entrances must be provided on the subject site. Lighting must be:
- a) Located
 - b) Directed
 - c) Shielded; and
 - d) Of appropriate intensity
- to the satisfaction of the Responsible Authority.

Land Use Conditions

24. The uses as shown on the endorsed plans must not be altered (unless the Yarra Planning Scheme specifies that a permit is not required for that use) without the prior written consent of the Responsible Authority.

Transport for Victoria's conditions (25-29)

25. Unless otherwise agreed in writing with the Head, Transport for Victoria, before the commencement of the development (excluding demolition), amended plans must be submitted to and approved by the Responsible Authority. The plans must be drawn to scale with dimensions and an electronic copy must be provided. The plans must be generally in accordance with the plans submitted with the application but modified to show:
- a) relocation of the existing bus stops (x2) and all associated infrastructure to an agreed temporary location along Victoria Parade outside the development site during the period of construction of the development;
 - b) re-instatement of the bus stops (x2) and all associated infrastructure to their original location/or an alternative agreed location following completion of the development.

Date: 16 November 2021


Mary Osman
Signature for the Responsible Authority
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- c) the inclusion of Passenger Information Displays (PIDS) in the vicinity of the bus stop;
- d) the bus stop clear of any street furniture and obstacles; and
- e) a design compliant with the Disability Discrimination Act 1992 (Cth);

all to the satisfaction of the Head, Transport for Victoria.

26. If the existing bus stop on Victoria Parade (development side) cannot be used during the demolition and construction of the development a temporary bus stop must be provided in an alternative location at no cost and to the satisfaction of the Head, Transport for Victoria.
27. Any request for written consent to disrupt bus operations or a temporary bus stop on Victoria Parade during the demolition and construction of the development must be submitted to and approved by the Head, Transport for Victoria not later than 8 weeks prior to the planned disruption / temporary bus stop relocation and must detail measures that will occur to mitigate the impact of the planned disruption or temporary bus stop.
28. Prior to the occupation of the development, all works outlined on the endorsed plans for the updated bus stop must be completed at no cost to and to the satisfaction of the Head, Transport for Victoria. Any temporary bus stop (if required) must be removed and the site reinstated to the satisfaction of the Head, Transport for Victoria. The permit holder must avoid disruption to tram operation along Nicholson Street during the construction of the development. Any planned disruptions to tram operation during construction and mitigation measures must be communicated to and approved by the Head, Transport for Victoria and Yarra Trams a minimum of thirty-five days (35) prior. The permit holder must ensure that all track, tram and overhead infrastructure is not damaged. Any damage to public transport infrastructure must be rectified to the satisfaction of the Head, Transport for Victoria at the full cost of the permit holder.
29. Prior to the commencement of the development (excluding demolition), the owner of the land must enter into a license agreement with Head, Transport for Victoria under the Road Management Act 2004 for the elements of the approved development that project more than 300mm beyond the land's Nicholson Street boundary (i.e. fixed shading devices, architectural features, awnings, balconies etc). The licence will be the instrument to provide the right to occupy airspace of the adjoining land/road/road reserve controlled by Head, Transport for Victoria and to indemnify the Crown/ Head, Transport for Victoria in relation to any claim or liability arising from the projections within the Nicholson Street road reserve. A copy of the endorsed plan must be submitted and clearly detail the dimensions of all projections including the total area (sqm), length, width and height which extend beyond the title boundary.

Road Infrastructure

30. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any isolated areas of road pavement failure as a consequence of construction traffic impacts must be reconstructed:
 - a) at the permit holder's cost;
 - b) to the satisfaction of any other relevant authority; and
 - c) to the satisfaction of the Responsible Authority.
31. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority the relocation of any service poles, structures or pits necessary to facilitate the development must be undertaken:

Date: 16 November 2021

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Signature for the Responsible Authority

- a) at the permit holder's cost; and
- b) to the satisfaction of the Responsible Authority.

General

- 32. Before the building is occupied, preventative measures are to be implemented to limit graffiti adhesion where possible to any wall located on a boundary facing public property to the satisfaction of the Responsible Authority.
- 33. Finished floor levels shown on the endorsed plans must not be altered or modified without the prior written consent of the Responsible Authority.
- 34. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, all new on-boundary walls must be cleaned and finished to the satisfaction of the Responsible Authority.
- 35. All buildings and works must be maintained in good order and appearance to the satisfaction of the Responsible Authority.
- 36. All pipes, fixtures, fittings and vents servicing any building on the land must be concealed in service ducts or otherwise hidden from view to the satisfaction of the Responsible Authority.
- 37. Prior to the issue of a building permit, commencement of the development, or issue of a Statement of Compliance (whichever occurs first) if required, the Development Infrastructure Levy must be paid to Yarra City Council in accordance with the approved Development Contributions Plan, or the Owner must enter into an agreement with Yarra City Council to pay the amount of the levy within a time specified in the agreement.

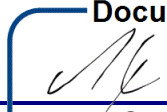
Construction Management Plan

- 38. Before the commencement of:
 - i. demolition/early works; and
 - ii. development,

separate Construction Management Plans must be prepared for demolition/ early works and development and must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will form part of this permit. The plans must provide for (as relevant):

- a) a pre-conditions survey (dilapidation report) of the land and all adjacent Council roads frontages and nearby road infrastructure;
- b) works necessary to protect road and other infrastructure;
- c) remediation of any damage to road and other infrastructure;
- d) containment of dust, dirt and mud within the land and method and frequency of clean up procedures to prevent the accumulation of dust, dirt and mud outside the land,
- e) facilities for vehicle washing, which must be located on the land;
- f) the location of loading zones, site sheds, materials, cranes and crane/hoisting zones, gantries and any other construction related items or equipment to be located in any street;
- g) site security;
- h) management of any environmental hazards including, but not limited to,:
 - i. contaminated soil;
 - ii. materials and waste;
 - iii. dust;

Date: 16 November 2021

DocuSigned by:

 Mary Osman
 Signature for the Responsible Authority
 ID: FB515315-75B8-4A46-92EC-D6B83D59BB22
 Page 8 of 11

- iv. stormwater contamination from run-off and wash-waters;
- v. sediment from the land on roads;
- vi. washing of concrete trucks and other vehicles and machinery; and
- vii. spillage from refuelling cranes and other vehicles and machinery;
- viii. the construction program;
- i) preferred arrangements for trucks delivering to the land, including delivery and unloading points and expected duration and frequency;
- j) parking facilities for construction workers;
- k) measures to ensure that all work on the land will be carried out in accordance with the Construction Management Plan;
- l) an outline of requests to occupy public footpaths or roads, or anticipated disruptions to local services;
- m) an emergency contact that is available for 24 hours per day for residents and the Responsible Authority in the event of relevant queries or problems experienced;
- n) the provision of a traffic management plan to comply with provisions of AS 1742.3-2002 Manual of uniform traffic control devices - Part 3: Traffic control devices for works on roads;
- o) a Noise and Vibration Management Plan showing methods to minimise noise and vibration impacts on nearby properties and to demonstrate compliance with Noise Control Guideline 12 for Construction (Publication 1254) as issued by the Environment Protection Authority in October 2008. The Noise and Vibration Management Plan must be prepared to the satisfaction of the Responsible Authority.

In preparing the Noise and Vibration Management Plan, consideration must be given to:

- i. using lower noise work practice and equipment;
- ii. the suitability of the land for the use of an electric crane;
- iii. silencing all mechanical plant by the best practical means using current technology;
- iv. fitting pneumatic tools with an effective silencer;
- v. other relevant considerations; and
- p) any site-specific requirements.

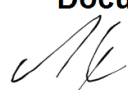
During the construction:

- q) any stormwater discharged into the stormwater drainage system must be in compliance with Environment Protection Authority guidelines;
- r) stormwater drainage system protection measures must be installed as required to ensure that no solid waste, sediment, sand, soil, clay or stones from the land enters the stormwater drainage system;
- s) vehicle borne material must not accumulate on the roads abutting the land; the cleaning of machinery and equipment must take place on the land and not on adjacent footpaths or roads; and
- t) all litter (including items such as cement bags, food packaging and plastic strapping) must be disposed of responsibly.

Ongoing Construction Management Plan Requirement

- 39. The provisions, recommendations and requirements of the endorsed Construction Management Plans must be implemented and complied with to the satisfaction of the Responsible Authority.
- 40. Except with the prior written consent of the Responsible Authority, demolition or construction works must not be carried out:

Date: 16 November 2021

DocuSigned by:

 Mary Osman
 Signature for the Responsible Authority
 OSR-ED042187459...
 Page 9 of 11

- a) Monday-Friday (excluding public holidays) before 7 am or after 6 pm;
- b) Saturdays and public holidays (other than ANZAC Day, Christmas Day and Good Friday) before 9 am or after 3 pm; or
- c) Sundays, ANZAC Day, Christmas Day and Good Friday at any time.

Time expiry

41. This permit will expire if:

- a) the development is not commenced within three years of the date of this permit;
- b) the development is not completed within five years of the date of this permit; and
- c) the use is not commenced within six years from the date of this permit.

The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires or within six months afterwards for commencement or within twelve months afterwards for completion

Notes:

This site is subject to a Heritage Overlay. A planning permit may be required for any external works.

A building permit may be required before development is commenced. Please contact Council's Building Services on 9205 5555 to confirm.

Provision must be made for drainage of the site to a legal point of discharge. Please contact Council's Building Services on 9205 5555 for further information.

Areas must be provided inside the property line and adjacent to the footpath to accommodate pits and meters. No private pits, valves or meters on Council property will be accepted.

A local law permit (e.g. Asset Protection Permit, Road Occupation Permit) may be required before development is commenced. Please contact Council's Construction Management Branch on Ph. 9205 5555 to confirm.

The applicant must apply for a Legal Point of Discharge under Regulation 133 – Stormwater Drainage of the *Building Regulations* 2018 from Yarra Building Services unit.

Any storm water drainage within the property must be provided and be connected to the nearest Council pit of adequate depth and capacity (legal point of discharge), or to Council's satisfaction under Section 200 of the *Local Government Act* 1989 and Regulation 133.

Any services poles, structures or pits that interfere with the proposal must be adjusted, removed or relocated at the owner's expense after seeking approval from the relevant authority.

Areas must be provided inside the property line and adjacent to the footpath to accommodate pits and meters. No private pits, valves or meters on Council property will be accepted.

Except with the prior written consent of the Responsible Authority, Council assets must not be altered in any way.

Date: 16 November 2021

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Signature for the Responsible Authority

No parking restriction signs or line-marked on-street parking bays are to be removed, adjusted, changed or relocated without approval or authorisation from Council's Parking Management unit and Construction Management branch. Any on-street parking reinstated (signs and line markings) as a result of development works must be approved by Council's Parking Management unit.

Only roof runoff, surface water and clean groundwater seepage from above the water table can be discharged into Council drains.

Council will not permit clean groundwater from below the groundwater table to be discharged into Council's drainage system. Basements that extend into the groundwater table must be waterproofed/tanked.

The developer needs to ensure that the building has adequate clearances from overhead power cables, transformers, substations or any other electrical assets where applicable. Energy Safe Victoria has published an information brochure, Building design near powerlines, which can be obtained from their website: <http://www.esv.vic.gov.au/About-ESV/Reports-and-publications/Brochures-stickers-and-DVDs>.

VicRoad's Note:

Separate consent may be required from Head, Transport for Victoria under the Road Management Act 2004 for buildings and works undertaken outside the title boundary within a Road Zone Category 1. Please contact Head, Transport for Victoria prior to commencing any works.

THIS PERMIT WAS ISSUED AS FOLLOWS:

Date	
16 November 2021	The Governor in Council under Clause 61(1)(b) of Schedule 1 to the <i>Victorian Civil and Administrative Tribunal Act</i> 1998 determined VCAT proceeding P488/2021 and that a permit is granted in accordance with the conditions set out in the Schedule to the Order.
24 November 2021	This permit was corrected pursuant to section 71(1)(a) of <i>The Planning and Environment Act</i> 1987 to correct the date of the permit on the first page, correcting a clerical error.

Date: 16 November 2021

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PLANNING PERMIT

IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

The Responsible Authority has issued a permit.

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

WHEN DOES A PERMIT BEGIN?

A permit operates:

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

WHEN DOES A PERMIT EXPIRE?

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

WHAT ABOUT REVIEWS?

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