

Reference: TPA/45451

19 October 2021

Mr Johan Moylan
Planning & Property Partners Pty Ltd
Level 13/1 Collins St
MELBOURNE VIC 3000

Dear Mr Moylan

**149 HANSWORTH STREET MULGRAVE VIC 3170
PLANNING PERMIT APPLICATION - TPA/45451
EXTENSION OF PLANNING PERMIT**

Council's delegate has considered your request for an extension of time for Planning Permit No. TPA/45451 and in accordance with Section 69(2) of the Planning and Environment Act 1987, has decided to -

Grant an extension for a further six months to commence development.

Accordingly, the development:

- Must commence by 8 May 2022 and;
- Be completed by 8 November 2024.

Should you wish to discuss this matter further, please contact **Anne Maree Roberts - Snr Stat Planner, 9518 3658.**

Yours sincerely



NATASHA SWAN
Manager, City Planning

**PLANNING
PERMIT**

Permit No.:

TPA/45451-VCAT Directed

Planning Scheme:

Monash Planning Scheme

Responsible Authority:

Monash City Council**ADDRESS OF THE LAND**

149 Hansworth Street MULGRAVE VIC 3170

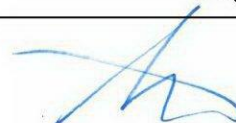
THE PERMIT ALLOWS

The staged development of two residential apartment towers (including podium) of 9 and 10 stories in total height and associated landscaping and works and of 28 two storey townhouses and associated landscaping and works in accordance with the endorsed plans in accordance with the endorsed plans.

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT

1. Before the development commences, an amended staging plan must be submitted to and approved by the Responsible Authority. The Plan must be generally in accordance with the staging plan prepared by Parallel Workshop Pty Ltd and dated 16 December 2020, but modified to show:
 - a) The staging plan to include an outline of the built form of the apartment component.
 - b) Rename "future Stage" as "Stage 3" or "Stage 2a" as appropriate.
 - c) Removal of the colour hatching of the easement, and clarify that this area is located within Stage 1.
 - d) Written details of all works to be included in each Stage.
 - e) The triangular open space / landscaped area on the eastern side of Townhouses 24-28 to be included within Stages 2a.
2. Before the development of each Stage starts, amended plans of that Stage drawn to scale and dimensioned, 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 for **Stage 1** must be generally in accordance with the plans substituted for the application plans at the VCAT hearing in P2277/2016, but modified to show:



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- a) A landscaping area to be provided within the accessway, between the garages associated with Townhouses 8 and 9.
- b) The details of the pedestrian footpath required by condition 5.
- c) A detailed schedule of all materials and finishes including samples, coloured elevations and perspectives. The facades of the tower buildings must confirm the glass and other reflective materials meet the relevant EPA standard for glare.
- d) The location and design of any required fire services, electricity supply, gas and water meter boxes discreetly located and/or screened to compliment the development.
- e) A complete set of detailed elevation drawings showing all windows, doors, balconies and the like.
- f) Redesign of the entry area to the Land accessed off Hansworth Street at the western end of the site to accord with the recommendations made in the evidence of Craig Czarny given in the VCAT hearing in P2277/2016 (including a revised more sympathetic/transparent fencing treatment on that part of the western boundary alongside Hansworth Street).
- g) Compliance with the design standards of 52.06-8 for all car parking areas provided on or to the Land.
- h) A detailed plan of the access to the southern end of Hansworth Street, including threshold treatment, in accordance with Council's standards.
- i) The proposed three storey townhouses 11-13 modified by the deletion of their third level, including any consequential re-configuration of their ground and first floor levels.
- j) The proposed townhouses 17, 16 and 10 each modified by deleting the top level.
- k) A detailed fencing plan (to include suitable changes to that part of the fence on the western boundary alongside Hansworth Street), including elevations and the specification of a graffiti-resistant finish.
- l) The width of the internal access roads fine-tuned to be consistent with the relevant turning circle distances of the intended type of waste collection truck, as per the approved Waste Management Plan required by Condition 9 hereof.
- m) The correct location and details of all existing vehicle entry points where vehicles can currently enter and exit the adjacent Blue Cross aged care facility car park and any associated porte-cochere.
- n) Full details as required by the endorsed Waste Management Plan.



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- o) Full details as required by the endorsed Public Lighting Plan for this Stage.
- p) Full details as required by the endorsed Sustainability Management Plan for this Stage.
- q) Provision for the removal of drains within the existing easements on the Land and the creation of new drains in accordance with Council's standards and specifications.
- r) Compliance with the design standards of 52.06-8 for all car parking areas provided on or to the Land.

The plans for **Stage 2** must be generally in accordance with the plans substituted for the application plans at the VCAT hearing in P2277/2016, but modified to show:

- s) Elevation plans to be titled which represent the elevation provided (i.e. north, south, east, west).
- t) The front fence to Townhouses 23, 25 and 27 reduced in height to 1.5 metres and set back a minimum of 500mm from the pedestrian footpath.
- u) The clothes lines associated with Townhouses 23, 25-28 removed and the clothes lines associated with Townhouses 22 and 24 relocated to be adjacent to the fence adjoining the vehicle driveway.
- v) Boundary fences on the northern side of Townhouses 22 and 24 to be a maximum of 1.8 metres in height.
- w) A minimum of two windows on the ground floor, south facing walls associated with Townhouses 27 and 28.
- x) The first floor master bedroom windows associated with Townhouses 23-28 to be screened using louvres which allow views downwards and up to the sky, however prevents overlooking to bedroom windows opposite.
- y) Show all relevant window screening on the relevant floor plan(s).
- z) A detailed schedule of all materials and finishes including samples, coloured elevations and perspectives. The facades of the tower buildings must confirm the glass and other reflective materials meet the relevant EPA standard for glare.
- aa) The location and design of any required fire services, electricity supply, gas and water meter boxes discreetly located and/or screened to compliment the development.
- bb) A complete set of detailed elevation drawings showing all windows, doors, balconies and the like.



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- cc) Compliance with the design standards of 52.06-8 for all car parking areas provided on or to the Land.
- dd) The proposed townhouse 20 modified by deleting the top level.
- ee) A detailed fencing plan (to include suitable changes to that part of the fence on the western boundary alongside Hansworth Street), including elevations and the specification of a graffiti-resistant finish.
- ff) Full details as required by the endorsed Waste Management Plan.
- gg) Full details including as to materials as required by the endorsed Acoustic Plan.
- hh) Full details as required by the endorsed Public Lighting Plan for this Stage.
- ii) Full details as required by the endorsed Sustainability Management Plan for this Stage.

Amended plans for **Stage 3** must be generally in accordance with the plans substituted for the application plans at the VCAT hearing in P2277/2016, but modified to show:

- jj) Revision of the western tower to accord with the recommendations made in the evidence of Craig Czarny given in the VCAT hearing in P2277/2016.
- kk) A general signage plan, including providing directional signage for the residential entries for the towers.
- ll) Full detail of ramp grades designed to provide no greater than a grade of 1 in 4 and a minimum of a 2.0 metre transition between different sections of ramp or floor for changes in grade in excess of 12.5% (summit grade change) or 15% (sas grade change).
- mm) The apartment car park circulation ramps redesigned to accommodate simultaneous B99 and B85 vehicle paths in opposing directions along each ramp, in accordance with section 4.2 of the traffic assessment report and the Australian Standard for Off Street Car Parking, AS/NZ 2890.1.
- nn) Compliance with the design standards of 52.06-8 for all car parking areas provided on or to the Land.
- oo) Details of the bicycle parking in accordance with the design standards (including signage) required by clause 52.34 of the Scheme
- pp) All apartment visitor parking spaces shown at the car park entry level and clearly marked.
- qq) Full details as required by the endorsed Waste Management Plan.
- rr) Full details including as to materials as required by the endorsed Acoustic Plan.
- ss) Full details as required by the endorsed Wind Assessment Report.



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- tt) Full details as required by the endorsed Public Lighting Plan for this Stage.
- uu) Full details as required by the endorsed Sustainability Management Plan for this Stage.

All to the satisfaction of the responsible authority.

3. The completion of works associated with Stage 2(a) within 8 months from the issue of certificates of occupancy for all dwellings within Stage 2, unless otherwise agreed in writing with the Responsible Authority.
4. The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.
5. Prior to occupation of **Stage 1** of the development:
 - (a) A 6.0m wide (minimum width) reserve/pedestrian open space link must be provided through the Land providing for a legible pedestrian link (public access) from Hansworth Street west to Hansworth Street south. The land within the reserve must be vested to the City of Monash prior to subdivision or occupation of any dwelling within the approved development (whichever occurs first).
 - (b) The 6.0m wide reserve must accommodate:
 - (i) a pedestrian footpath generally of a 2.5m width through the Land designed in accordance with Council's standards and specifications, in particular:
 - (a) a width of no less than 1.5m;
 - (b) 125mm concrete paving depth plus 50mm consolidated depth of fine crushed rock bedding;
 - (c) all concrete paving to be N32 (minimum) strength grade;
 - (d) maximum crossfall of 1:40 (2.5%);
 - (e) contraction joints as per Council's standard (drawing C07);
 - (f) light broom finish across path;
 - (g) footpath to generally match existing levels; and
 - (h) 100mm topsoil and seeded with backfill either side of path.
 - (ii) pedestrian crossings/priority across internal roadways;
 - (iii) integrated landscaping elements adjoining the pedestrian path;
 - (iv) integrated public lighting; and
 - (v) fencing and retaining wall details.
 - (c) The reserve/pedestrian open space link must be designed and constructed to the satisfaction of the Council at full cost of the permit holder prior to



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subdivision or occupation of any dwelling within the permitted development (whichever occurs first).

- (d) Prior to the development commencing, detailed engineering plans for civil works within the reserve/pedestrian open space link are required to be submitted to Council for approval. These works are to be designed, constructed and inspected to the satisfaction of Council at the full cost of the permit holder.
6. Prior to the commencement of any works, use and development and for the usage of the land to be changed for a sensitive use (Residential) permitted by this permit for the land:
- (a) A preliminary site assessment of the land must be conducted by a suitably qualified professional appointed as an environmental auditor under the Environment Protection Act 1970 at the cost of the permit holder.
- (b) A report setting out the findings of the preliminary site assessment, to the satisfaction of the Responsible Authority, must be submitted to the Responsible Authority.
7. If the Responsible Authority, having regard to the preliminary site assessment, considers that further assessment of potential contamination is required:
- (a) A certificate of environmental audit must be issued for the land in accordance with Part IXD of the Environment Protection Act 1970; or
- (b) An environmental auditor appointed under the Environment Protection Act 1970 must make a Statement in accordance with Part IXD of that Act that the environmental conditions of the land are suitable for the sensitive use.
- Three copies of the Certificate of Environmental Audit or the Statement of Environmental Audit and the audit area plan must be submitted to the Responsible Authority.
8. The development and/or use allowed by this permit must strictly comply with the directions and conditions of the Environment Protection Act 1970 and, if one has been prepared, with the conditions on the Certificate or Statement of Environmental Audit.
9. In the event that a Statement has been prepared pursuant to condition 5 of this permit, a Section 173 Agreement under the Planning and Environment Act 1987 must be entered into between the owner of the Land and the Responsible Authority at the full cost of the owner and prior to the occupation of any dwelling on the Land.
10. Prior to the issue of a Certificate of Occupancy under the *Building Act 1993* for each Stage and certification/issue of a statement of compliance under the *Subdivision Act 1988* a letter must be submitted to Council prepared by an Environmental Auditor appointed by the Environment Protection Authority under the *Environment Protection Act 1970* to verify that the conditions attached to any Statement of Environmental



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Audit issued for the Land pursuant to this permit for that particular Stage have been satisfied.

A copy of the certificate or statement of Environmental Audit issued for the land must be provided to each owner, under a covering letter which draws attention to any conditions or directions on the Certificate or Statement of Environmental Audit.

11. Prior to the commencement of works in each Stage, the owner shall prepare a Waste Management Plan for that stage for the collection and disposal of garbage and recyclables for all dwellings within that Stage on the site by private contractor. The Waste Management Plan shall provide for:
- (a) The method of collection of garbage and recyclables for uses;
 - (b) Designation of methods of collection by private services;
 - (c) Waste collection via the laneway adjacent to the northern boundary;
 - (d) Appropriate areas of bin storage on site and areas for bin storage on collection days;
 - (e) Measures to minimise the impact upon local amenity and on the operation, management and maintenance of car parking areas;
 - (f) Litter management.

A copy of this plan must be submitted to and approved by the Responsible Authority. Once approved the Waste Management Plan will be endorsed to form part of the permit.

12. No goods must be stored or left exposed outside the building so as to be visible from any public road or thoroughfare.
13. No bin or receptacle or any form of rubbish or refuse shall be allowed to remain in view of the public and no odour shall be emitted from any receptacle so as to cause offence to persons outside the land.
14. No equipment, services, architectural features or structures of any kind, including telecommunication facilities, other than those shown on the endorsed plans shall be permitted above the roof level of the building unless otherwise agreed to in writing by the Responsible Authority.
15. A landscape plan for each Stage prepared by a Landscape Architect or a suitably qualified or experienced landscape designer, drawn to scale and dimensioned must be submitted to and approved by the Responsible Authority prior to the commencement of that Stage. The plan must be generally in accordance with the John Patrick plan but modified to show:-
- (a) The changes required by condition 1 of this permit.



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- (b) Full details of all soft and hard landscaping to soften the appearance of the development, including to the podium between the two residential towers.
- (c) The landscaping treatment of the podium communal area.
- (d) Schedule of all proposed trees, shrubs, creepers and ground cover, which will include the size of all plants (at planting and at maturity), their location, botanical names and the location of all areas to be covered by grass, lawn, mulch or other surface material. The choice of trees species shall include avoiding particularly tall trees being planted in the existing easement area alongside the Blue Cross aged care facility or in the new podium communal area.
- (e) Provision of appropriate species suited to low water use and low ongoing maintenance.
- (f) Detail of growing medium, irrigation and drainage of planter boxes and planting within confined spaces.
- (g) The extent of any cut, fill, embankments or retaining walls associated with the landscape treatment of the site.

When approved the plan will be endorsed and will then form part of the permit.

- 16. Before the occupation of the buildings for each Stage allowed by this permit, landscaping works as shown on the endorsed plans for that particular Stage must be completed to the satisfaction of the Responsible Authority and then maintained to the satisfaction of the Responsible Authority.
- 17. Prior to occupation of the any Stage of the approved development, areas set aside for parked vehicles and access lanes associated with the relevant stage as shown on the endorsed plans must be:
 - (a) constructed to the satisfaction of the Responsible Authority;
 - (b) properly formed to such levels that they can be used in accordance with the plans;
 - (c) surfaced with an all-weather sealcoat to the satisfaction of the Responsible Authority;
 - (d) drained, maintained and not used for any other purpose to the satisfaction of the Responsible Authority;
 - (e) line-marked to indicate each car space and all access lanes to the satisfaction of the Responsible Authority.

Parking areas and access lanes must be kept available for these purposes at all times.

- 18. The layout of the development shall generally follow the Design Standards for car parking set out in Clause 52.06-8 of the Monash Planning Scheme.
- 19. The development must be provided with a corner splay or area at least 50% clear of visual obstruction (or with a height of less than 1.2m) extending at least 2.0 metre



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long x 2.5 metres deep (within the property) on both sides of each vehicle crossing to provide a clear view of pedestrian on the footpath of the frontage road.

20. Car parking within the development must be allocated as follows:
- (a) Provision of no less than 1 car space to each one or two bedroom dwelling.
 - (b) Provision of no less than 2 car spaces to each three or more bedroom dwelling.
 - (c) Provision of residential visitor car parking within common property.

Any future subdivision of the development must provide for car parking in accordance with the above-mentioned requirement on Title to the satisfaction of the Responsible Authority.

21. Stormwater discharge is to be detained on site to the predevelopment level of peak stormwater discharge. Approval of any detention system is required by the City of Monash prior to works commencing.
22. Before the development of each Stage starts, a site layout plan for that Stage drawn to scale and dimensioned must be approved by the Responsible Authority.

The plans must show a drainage scheme providing for the collection of stormwater within the Stage and for the conveying of the stormwater to the nominated point of discharge.

23. All on-site stormwater is to be collected from hard surface areas and must not be allowed to flow uncontrolled into adjoining properties. The on-site drainage system must prevent discharge from driveways onto the footpath. Such a system may include either:-
- (a) trench grates (150mm minimum width) located within the property; and/or
 - (b) shaping the driveway so that water is collected in a grated pit on the property; and/or
 - (c) another Council approved equivalent.
24. Bicycle parking facilities shall generally follow the design and signage requirements set out in Clause 52.34 of the Monash Planning Scheme.
25. Before the development of any Stage starts, a construction management plan for that particular Stage must be prepared and submitted to the Responsible Authority for approval. The plan must be to the satisfaction of the Responsible Authority. Once approved, the plan must be implemented to the satisfaction of the Responsible Authority. The plan must address the following issues:
- (a) measures to control noise, dust and water runoff;




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- (b) prevention of silt or other pollutants from entering into the Council's underground drainage system or road network;
- (c) the location of where building materials are to be kept during construction;
- (d) the location of site services and constructions sheds;
- (e) site security;
- (f) maintenance of safe movements of vehicles to and from the site during the construction phase;
- (g) the provision of car parking for vehicles associated with construction of the development;
- (h) wash down areas for trucks and vehicles associated with construction activities;
- (i) cleaning and maintaining surrounding road surfaces;
- (j) a requirement that construction works must only be carried out during the following hours:
 - (i) Monday to Friday (inclusive) – 7.00am to 6.00pm;
 - (ii) Saturday – 9.00am to 1.00pm;
 - (iii) Saturday – 1.00pm to 5.00pm (only activities associated with the erection of buildings. This does not include excavation or the use of heavy machinery.)

Wind Assessment report

26. Before the plans for Stage 3 are endorsed, a 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:
- (a) reflect the plans to be submitted under condition 1 of this permit;
 - (b) include wind tunnel modelling to verify the conclusions in the assessment;
 - (c) details of the type, size and density of foliage of trees used to mitigate wind impacts; and
 - (d) confirm that the balcony areas provided to dwellings will fulfil the sitting criteria.
27. The provisions, recommendations and requirements of the endorsed Wind Assessment Report must be implemented and complied with to the satisfaction of the Responsible Authority.



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Acoustic report

28. Before the plans of Stages 2 or 3 are endorsed, an amended Acoustic Report for the applicable Stage to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Acoustic Report will be endorsed and will form part of this permit. The amended Acoustic Report must be generally in accordance with the Acoustic Report prepared during the application phase of the permit but modified to:
- (a) reflect the plans to be submitted under condition 1 of this permit;
 - (b) recommend all measures necessary to protect all dwelling occupants and nearby occupants from noise generated from the mechanical plant equipment and ventilation mechanisms installed or constructed as part of the development (including the lift, residential air conditioner units and commercial plant and equipment);
 - (c) recommend all measures necessary to protect all dwelling occupants within the development from noise associated with the Monash Freeway and which achieves a noise level of :
 - Not greater than 35dB(A) for bedrooms, assessed as an LAeq,8h from 10pm to 6am.
 - Not greater than 40dB(A) for living areas, assessed LAeq,16h from 6am to 10pm.
 - (d) detail any required changes to, or describe the further details required to be made to the plans to be submitted under condition 1 of this permit to limit the noise impacts in accordance with relevant guidelines or acoustic requirements; to the satisfaction of the Responsible Authority.
29. The provisions, recommendations and requirements of the endorsed Acoustic Report must be implemented and complied with to the satisfaction of the Responsible Authority.
30. On the completion of any works required by the endorsed acoustic report and before the residential use commences of any Stage of the of the development, an updated acoustic report prepared by a suitably qualified acoustic consultant to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority demonstrating that the required level of noise attenuation has been achieved. The report must:
- (a) confirm compliance with relevant conditions of the permit; and
 - (b) provide measurement data taken from inside the dwellings of the development demonstrating compliance with relevant guidelines or acoustic requirements.




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The recommendations and any works contained in the approved acoustic report must be implemented and completed and where there are recommendations of an ongoing nature must be maintained all to the satisfaction of the Responsible Authority.

Public lighting plan

31. Prior to the commencement of any Stage of the development, a public lighting plan for that particular Stage must be submitted to and approved by the Responsible Authority. When approved, the public lighting plan will be endorsed and will form part of this permit. The public lighting plan must:
- (a) confirm that all primary pedestrian access to the Land and within the development will be lit by public lighting installations at least to lighting level P4 as specified in the Australian Standard AS 1125.3.1:2005 Lighting for roads and public spaces - Pedestrian area (Category P) lighting - Performance and design requirements;
 - (b) confirm that any new poles and luminaires required for the development will be sourced from the relevant power authority's standard energy efficient luminaires list and comply with that power authority's technical requirements;
 - (c) confirm that light spillage into the windows of any existing and proposed residences will be avoided or minimised and must comply with the requirements of Australian Standard AS 4282 – 1997 Control of the obtrusive effects of outdoor lighting;
 - (d) confirm that the locations of any new light poles will not obstruct vehicular access into private property;
 - (e) include a commitment that the permit holder will ensure (by contacting relevant power authority) that the existing or proposed power supply conforms to "No Go Zone" requirements from the relevant power authority; and
 - (f) confirm the supply/installation of any additional/upgraded lighting, electrical hardware and poles will be funded by the permit holder.
32. The provisions, recommendations and requirements of the endorsed public lighting plan must be implemented and complied with to the satisfaction of the Responsible Authority.
33. Prior to the occupation of any dwelling within any Stage, a fire and emergency management plan for that Stage must be prepared and submitted to the Responsible Authority for approval. Once approved, the fire and emergency management plan will be endorsed. The fire and emergency management plan must include:
- (a) Emergency egress from all areas of the Land below ground level.
 - (b) Details required by the relevant fire authority.



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to the satisfaction of the Responsible Authority.

34. The provisions of the endorsed fire and emergency management plan must be implemented and complied with to the satisfaction of the Responsible Authority.

Sustainable Management Plan

35. Concurrent with the endorsement of any plans of any Stage, a Sustainable Management Plan (SMP) for that particular Stage must be submitted to and approved by the Responsible Authority. Upon approval the SMP will be endorsed as part of the planning permit and the development must incorporate the sustainable design initiatives outlined in the SMP to the satisfaction of the Responsible Authority. The report must include, but is not limited to, the following:

- a Demonstration of how 'best practice' sustainability measures have been addressed, having regard to the relevant aspects of Clause 21.13 of the Planning Scheme.
- b Identify relevant statutory obligations, strategic or other documented sustainability targets or performance standards.
- c Document the means by which the appropriate target or performance is to be achieved.
- d Identify responsibilities and a schedule for implementation, and ongoing management, maintenance and monitoring.
- e Demonstrate that the design elements, technologies and operational practices that comprise the SMP can be maintained over time.
- f Any relevant requirements of the Condition 1 sub-clauses hereof.

All works must be undertaken in accordance with the endorsed Sustainability Management Plan to the satisfaction of the Responsible Authority. No alterations to the endorsed Sustainable Management Plan may occur without written consent of the Responsible Authority and (to the extent material and necessary) any relevant flow-on changes to the design response must be also incorporated into the endorsed architectural plans.

36. Prior to the occupation any of the dwellings 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 (in relation to those relevant completed dwellings ready for occupation) all measures specified in the Sustainable Management Plan have been implemented in accordance with the approved plan.



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Expiry of permit:

37. In accordance with section 68 of the Planning and Environment Act 1987, this permit will expire if one of the following circumstances applies:

- The development is not started before 2 years from the date of issue.
- The development is not completed before 6 years from the date of issue.

In accordance with section 69 of the Planning and Environment Act 1987, 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.

NOTES-

1. Building approval must be obtained prior to the commencement of the above approved works.
2. Unless no permit is required under the planning scheme, no sign must be constructed or displayed without a further permit.
3. Building Permit approval for this development must take into consideration the location of future subdivision boundaries and their compliance with the Fire Separation Provisions of the Building Code of Australia, including Separating Walls and Openings near Boundaries, as well as the requirements of the Building Regulations.
4. Any new drainage work within the road reserve requires the approval of the City of Monash's Engineering Division prior to the works commencing. Three copies of the plans (A3-A1 size) for the drainage works must be submitted to and approved by the Engineering Division. The plans are to show sufficient information to determine that the drainage works will meet all drainage conditions of the permit. A refundable security deposit of \$500 is to be paid prior to the drainage works commencing.
5. Engineering permits must be obtained for new or altered vehicle crossings and for connections to Councils drains / Council pits / kerb & channel and these works are to be inspected by Council (telephone 9518 3690).
6. Stormwater detention requirements may be obtained from Council's Engineering Department prior to the design of any stormwater detention system.
7. An on site detention system for storm events up to the 1% AEP event to be retained on site for the basement carpark.




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8. A Licensed Surveyor or Civil Engineer (who is a Registered Building Practitioner) must certify that the stormwater detention system including all levels, pits, pipes and storage volumes is constructed in accordance with the approved plans. The certifier's registration number must be included on the certificate.

THIS PERMIT HAS BEEN AMENDED AS FOLLOWS:

Date of amendment	Brief Description of Amendment	Name of responsible authority that approved the amendment
5 April 2018	<ul style="list-style-type: none"> • Condition 15 Corrected • Condition 26 Corrected 	Monash City Council
30 April 2021	<ul style="list-style-type: none"> • Preamble amended • Conditions of the permit amended as per VCAT Order dated 26 April 2021 	VCAT



IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

The Responsible Authority has issued a permit at the direction of the Victorian Civil and Administrative Tribunal.
(Note: This is not a permit granted under Division 5 or 6 of Part 4 of the **Planning and Environment Act 1987**.)

CAN THE RESPONSIBLE AUTHORITY AMEND THIS PERMIT?

The Responsible Authority may amend this permit under Division 1A of Part 4 of the **Planning and Environment Act 1987**.

WHEN DOES A PERMIT BEGIN?

A permit operates:

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

WHEN DOES A PERMIT EXPIRE?

1. A permit for the development of land expires if-
 - the development or any stage of it does not start within the time specified in the permit, or
 - the development requires the certification of a plan of subdivision or consolidation under the *Subdivision Act 1988* and 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 an application for review form which can be obtained from the Victorian Civil and Administrative Tribunal, and be accompanied by the applicable fee.
- An application for review must state the grounds upon which it is based.
- A copy of an application for review must also be served on the responsible authority.
- Details about applications for review and the fees payable can be obtained from the Victorian Civil and Administrative Tribunal.