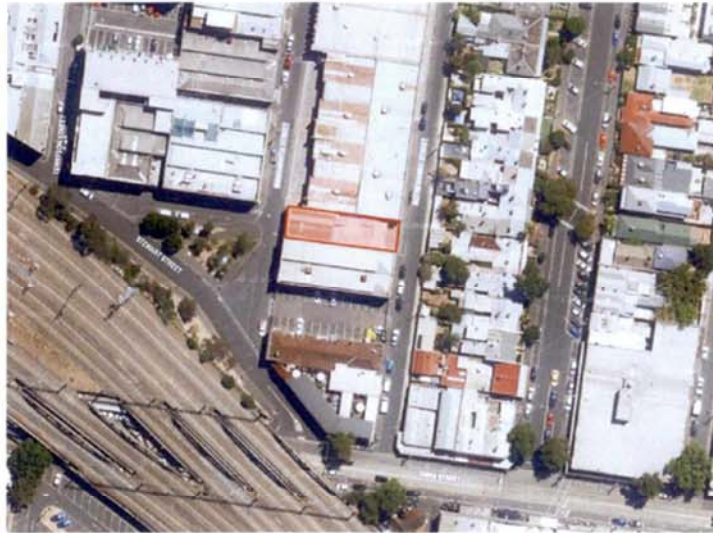


Attachment 1 - PLN15/1260.01- 45 Wangaratta Street, Richmond- Subject Site

45 Wangaratta Street, Richmond



Attachment 2 - PLN15/1260.01 - 45 Wangaratta Street Richmond - Plans



AERIAL PHOTO  
1/7a  
 SUBJECT SITE

### PLANNING APPLICATION DRAWINGS Proposed Mixed Use Development 45 Wangaratta Street, Richmond 17012

#### SITE INFORMATION

SITE AREA 1007 SQM  
SITE COVERAGE 10%

#### PLANNING CONTROLS

MIXED USE ZONE (MUD)  
ENVIRONMENTAL AUDIT (EVALUATION)  
HERITAGE DISPLAY (HIDE)

#### DRAWING LIST

- 1/10/17P001 COVER PAGE
- 1/10/17P002 PERSPECTIVE 01
- 1/10/17P003 PERSPECTIVE 02
- 1/10/17P004 B01 USE PLANS
- 1/10/17P005 LET & L2 PLANS
- 1/10/17P006 L2 & L3 PLANS
- 1/10/17P007 L3B & L3M PLANS
- 1/10/17P008 ROOF PLAN
- ELEVATIONS
- 1/10/17P009 ELEVATIONS - SHEET 01
- 1/10/17P010 ELEVATIONS - SHEET 02
- SECTIONS
- 1/10/17P011 SECTIONS
- SHADOWS
- 1/10/17P012 SHADOWS - SHEET 01
- 1/10/17P013 SHADOWS - SHEET 02

#### PROJECT SUMMARY

RICHMOND 25  
CAMS 12

LEVEL	NLA (sqm)	SERVICE (sqm)	GFA (sqm)	BAL (sqm)
B01	0	123	123	0
L2B	38	20	0	0
L2C	293	41	320	0
L2D	299	49	329	0
L2E	227	41	258	46
L2F	207	41	248	0
L2G	112	41	153	0
L2H	80	25	114	71
<b>TOTAL</b>	<b>1256</b>	<b>362</b>	<b>1824</b>	<b>117</b>

USE	TOTAL AREA
FOOD + PREMISES	88
OFFICE	1274

#### PROJECT DIRECTORY

- ARCHITECT: MA ARCHITECTS PTY LTD  
 PROJECT DIRECTOR: KAREN ALCOCK  
 PROJECT ARCHITECT: BEN BOWDICE  
 6 BENDSHAW CROFTS DONMILL  
 T 03 9471 9671  
 PLANNING CONSULTANT: CIVICOUR CONSULTANTS  
 CONTACT: TRINADINE BURGESS  
 6 TRINADINE COURT DONMILL  
 T 03 9471 9100  
 EDC CONSULTANT: JIM BOWEN  
 CONTACT: JIM PALACIO  
 6 JIM PALACIO COURT DONMILL  
 T 03 9471 9100  
 SITE SURVEYOR: LEO DESIGN  
 CONTACT: LEONARD REED  
 6 LEO DESIGN COURT DONMILL  
 T 03 9471 9100  
 TRAFFIC ENGINEER: MARIC CONSULTANTS  
 CONTACT: SHEFFY TOLAND  
 6 SHEFFY TOLAND COURT DONMILL  
 T 03 9471 9100

Number	Revision	Date	Number	Revision	Date	Number	Revision	Date	Number	Revision	Date	Number	Revision	Date	Number	Revision	Date
A	TOWN PLANNING BOARD	16/02/18															



**MAA**

**Beams Projects**

Project: PROPOSED OFFICE BUILDING Stage: PLANNING  
 Address: 45 WANGARATTA STREET RICHMOND, VIC 3100  
 Checked: [ ] Drawn: SSBC  
 Date: AUGUST 2018 Scale: As Shown Drawing No: 17012 TP000\_A

Attachment 2 - PLN15/1260.01 - 45 Wangaratta Street Richmond - Plans



VIEW FROM STEWART STREET LOOKING ACROSS STEWART STREET RESERVE



Number	Revision	Date	Number	Revision	Date	Number	Revision	Date	Number	Revision	Date
A	TOWN PLANNING ISSUE	18.12.17									

GENERAL NOTES:  
 1. ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE RELEVANT STANDARDS AND SPECIFICATIONS.  
 2. THE ARCHITECT'S DESIGN SHALL TAKE PRECEDENCE OVER ALL OTHER DOCUMENTS.  
 3. THE ARCHITECT'S DESIGN SHALL TAKE PRECEDENCE OVER ALL OTHER DOCUMENTS.  
 4. THE ARCHITECT'S DESIGN SHALL TAKE PRECEDENCE OVER ALL OTHER DOCUMENTS.

**MA**  
**A**

MA Architects Pty Ltd  
 11-13 GARDNER STREET  
 RICHMOND VIC 3121  
 T: 03 9400 4000  
 E: info@maarchitects.com.au  
 20 Victoria Street, Melbourne  
 Victoria 3000 Australia

**Beams Projects**

Project	PROPOSED OFFICE BUILDING	Stage	PLANNING
Address	45 WANGARATTA STREET RICHMOND	Title	RESPECTIVE 11
Checked	-	Drawn	SSDC
Date	AUGUST 2017	Scale	As Shown
		Drawing No.	17012 TP010_A

Attachment 2 - PLN15/1260.01 - 45 Wangaratta Street Richmond - Plans

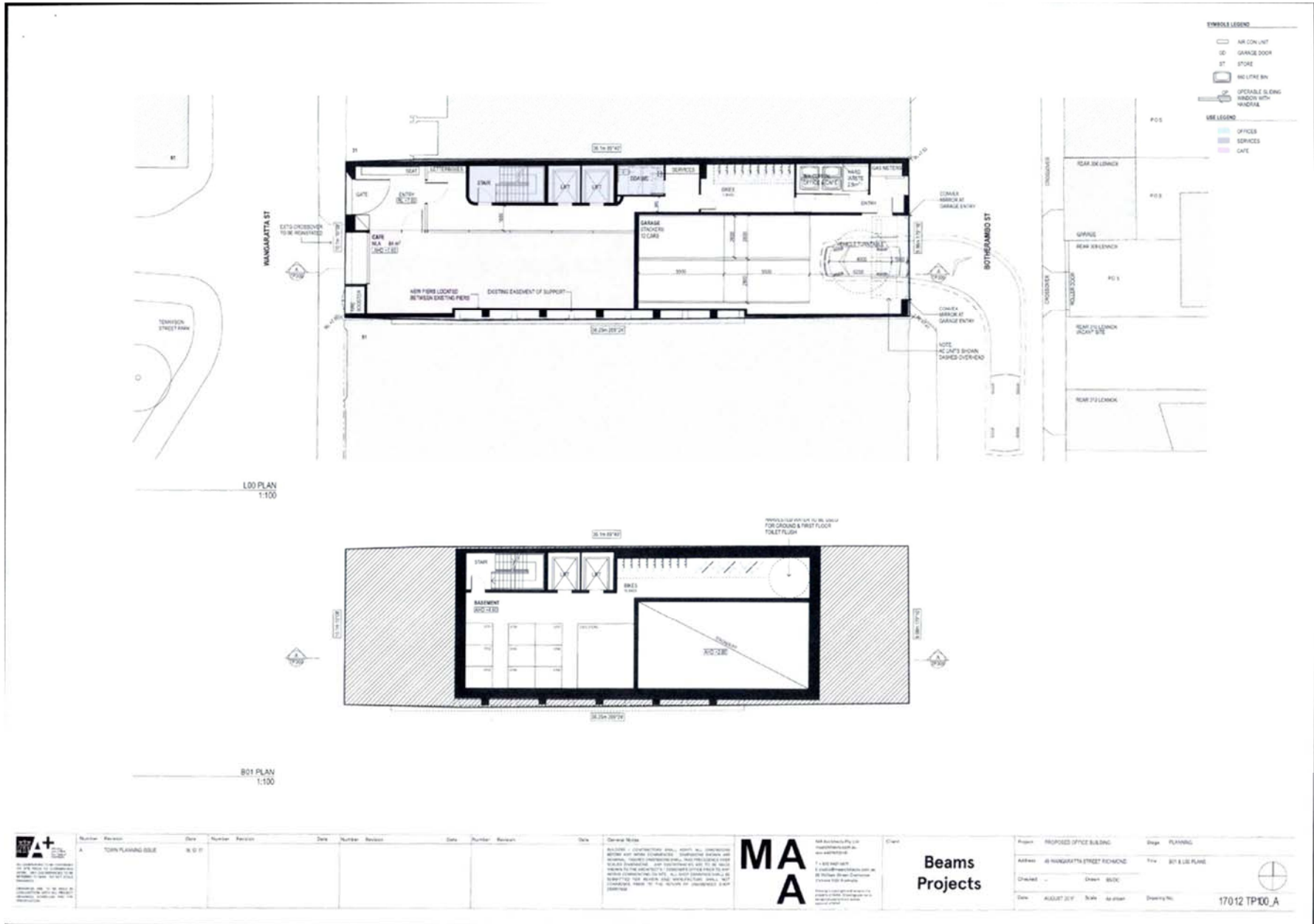


VIEW LOOKING FROM TENNISON STREET AT THE SUBJECT SITE

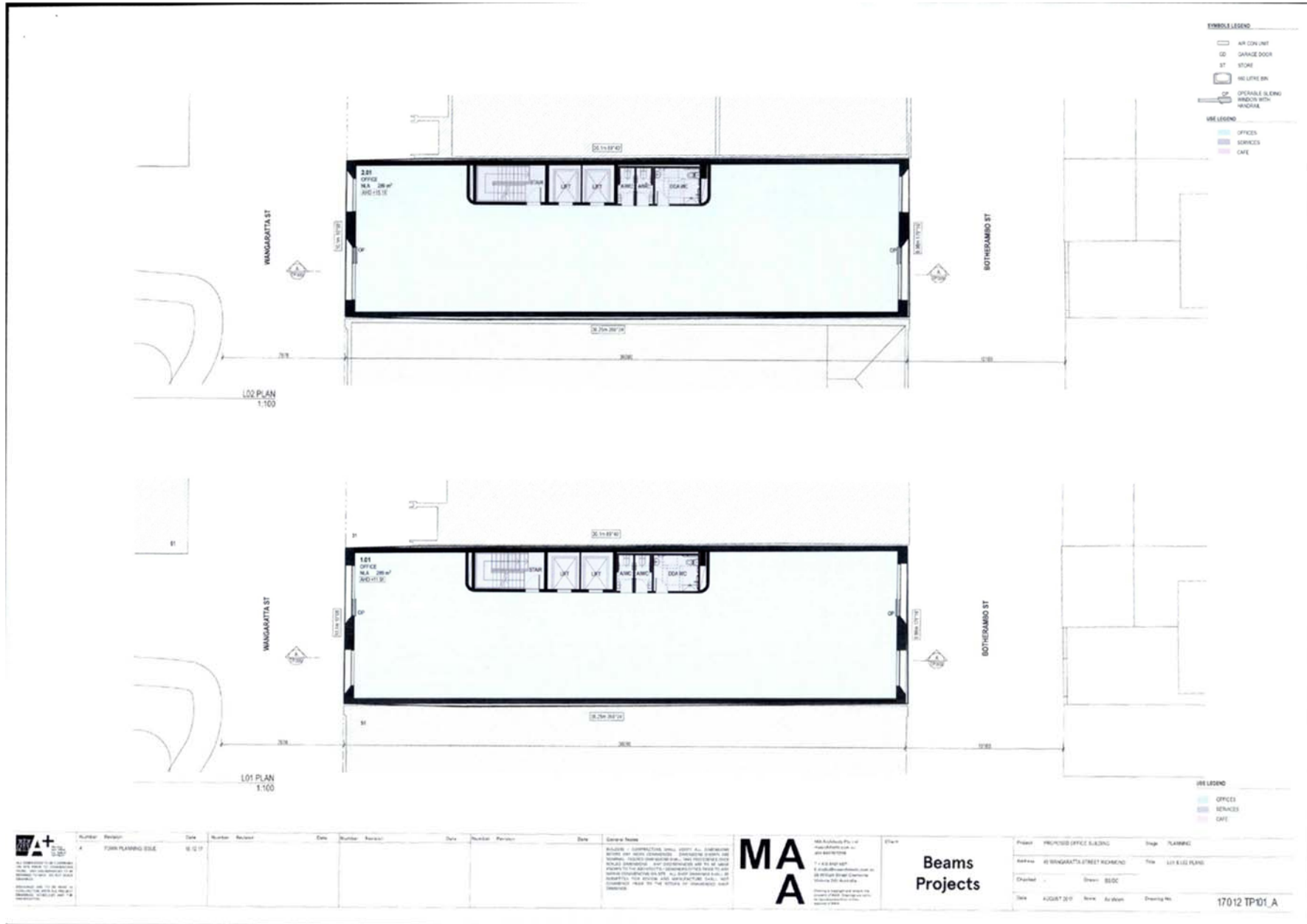
	Number	Revision	Date	Number	Revision	Date	Number	Revision	Date	Number	Revision	Date	<p>General Notes</p> <p>BUILDING / DEVELOPMENT: This plan shows the proposed building and site layout. It is intended to provide a visual representation of the proposed development and its relationship to the surrounding context. It is not intended to be used as a legal document or to provide any other form of advice or information. It is the responsibility of the client to ensure that the proposed development complies with all applicable laws and regulations. The client is advised that the proposed development may be subject to change without notice and that the client should consult with the relevant authorities for more information.</p>	<p>MAA</p> <p>100 South Street, Suite 101 Melbourne, VIC 3000 Australia</p> <p>T: +61 3 9439 4477 E: info@maaprojects.com.au 100 South Street, Suite 101 Melbourne, VIC 3000 Australia</p>	<p>Client</p> <p>Beams Projects</p>	Project	PROPOSED OFFICE BUILDING	Stage	PLANNING
	A	TOWN PLANNING ISSUE	18 12 17													Address	45 WANGARATTA STREET RICHMOND	Title	PERSPECTIVE 02
													Checked	-	Drawn	BJD/C			
													Date	AUGUST 2018	Scale	As shown	Drawing No.	17012 TP011_A	



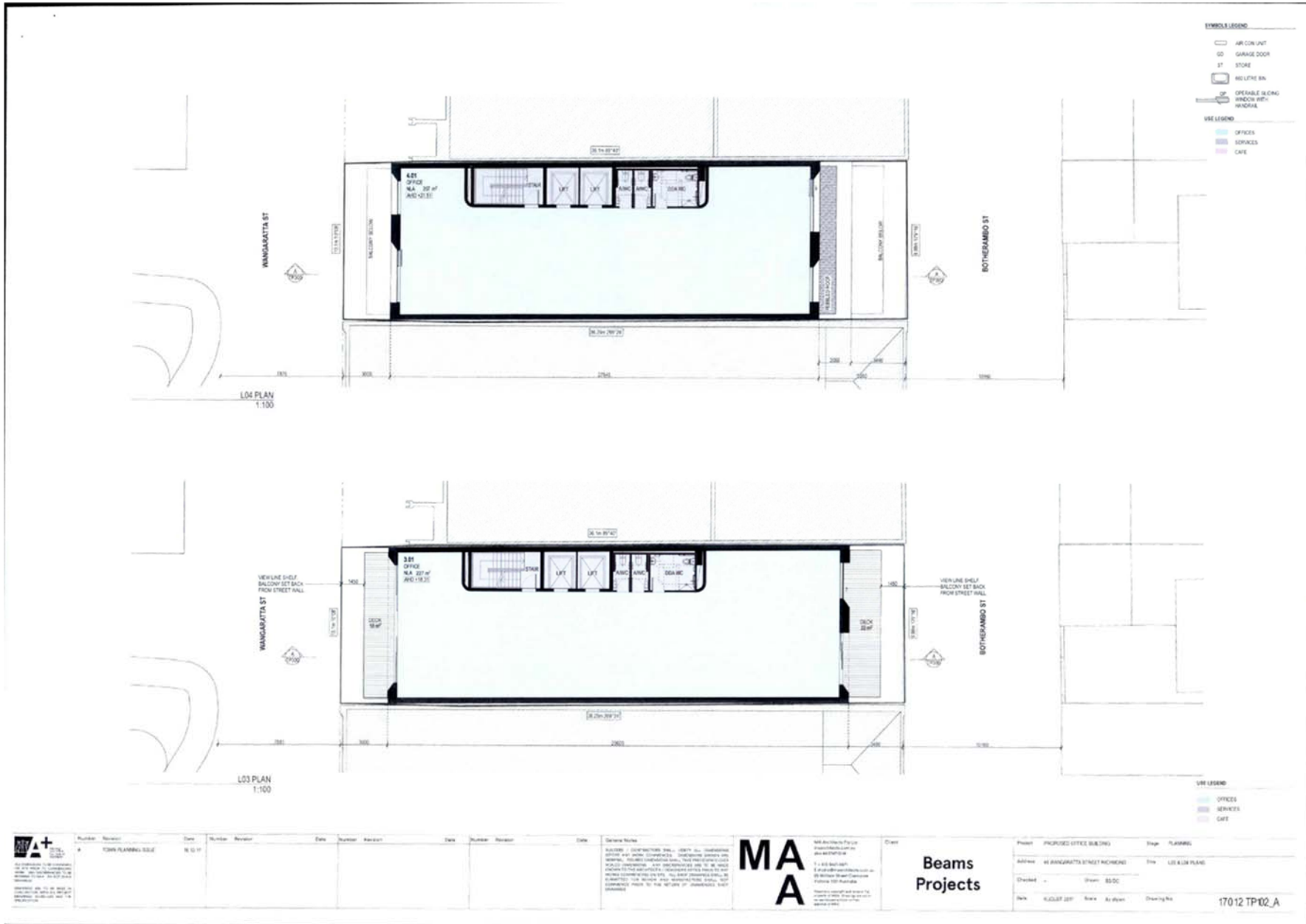
Attachment 2 - PLN15/1260.01 - 45 Wangaratta Street Richmond - Plans



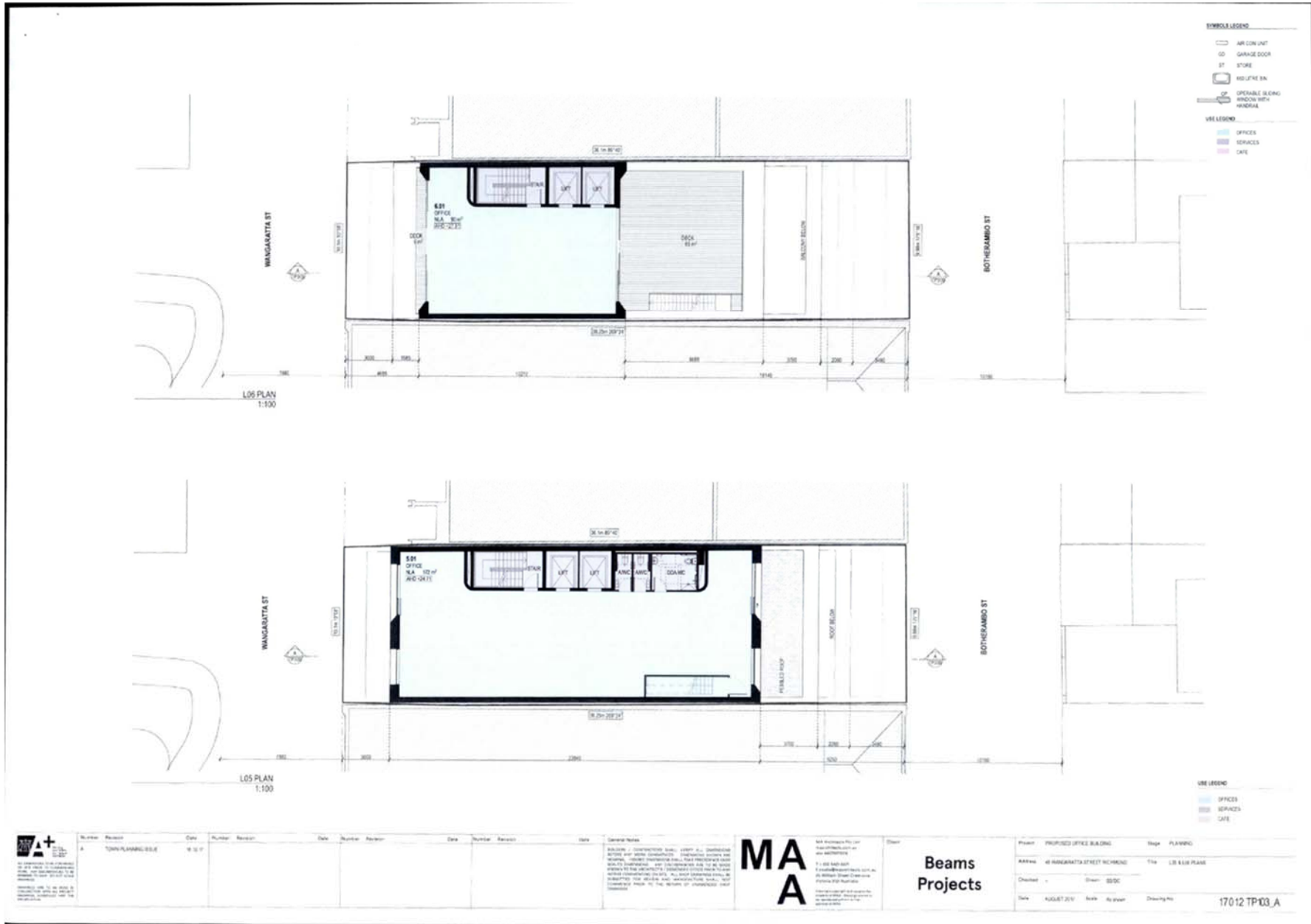
Attachment 2 - PLN15/1260.01 - 45 Wangaratta Street Richmond - Plans



Attachment 2 - PLN15/1260.01 - 45 Wangaratta Street Richmond - Plans

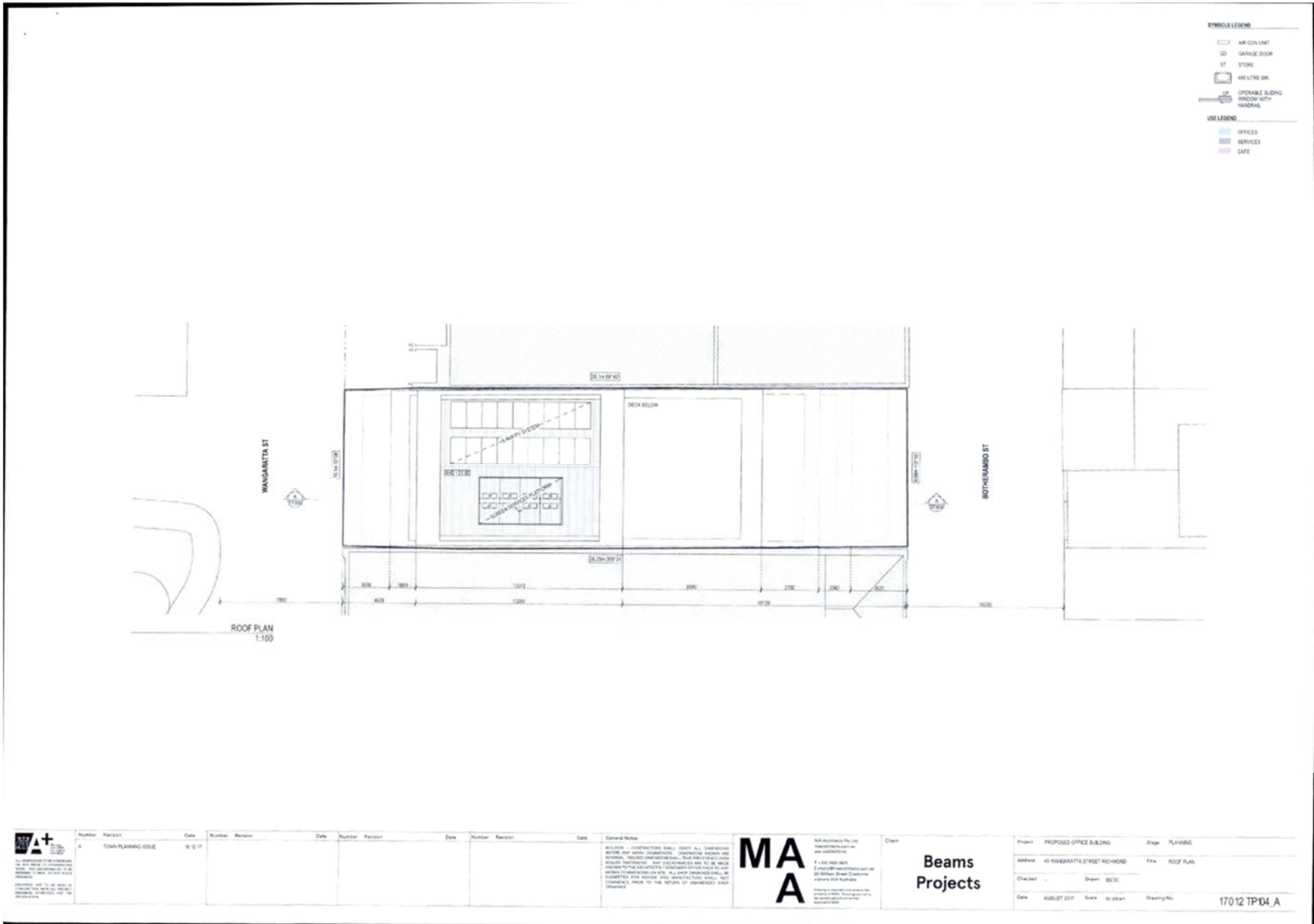


Attachment 2 - PLN15/1260.01 - 45 Wangaratta Street Richmond - Plans



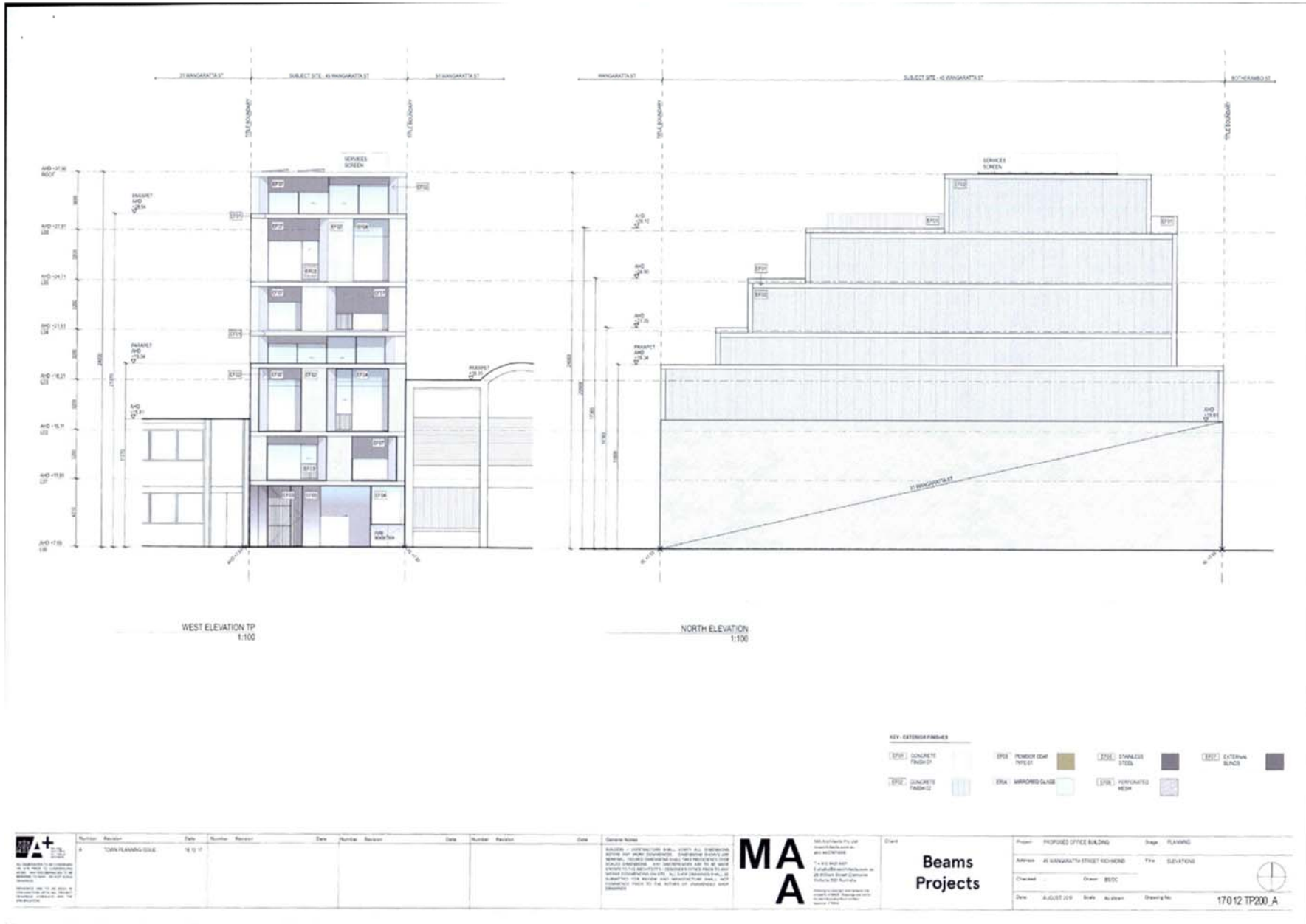


Attachment 2 - PLN15/1260.01 - 45 Wangaratta Street Richmond - Plans

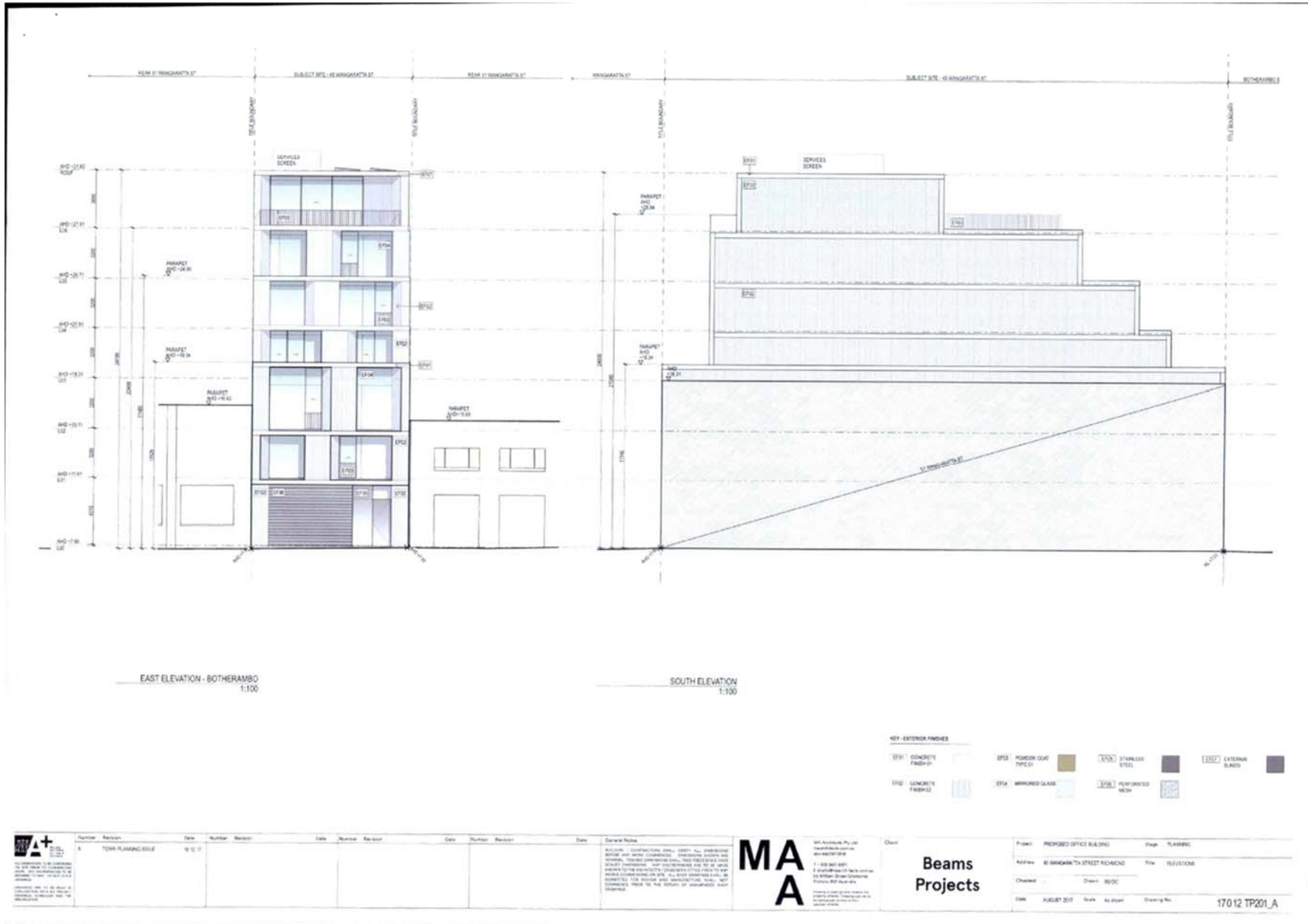


	Number	Revision	Date	Number	Revision	Date	Number	Revision	Date	Number	Revision	Date	<p><b>MAA</b></p> <p>104 Macaulay Place Melbourne VIC 3000 Australia</p> <p>T +61 3 9463 9600 E info@maaprojects.com.au 30 Malvern Street, East Melbourne Victoria 3002 Australia</p>	<p>Client</p> <p><b>Beams Projects</b></p>	Project	PROPOSED OFFICE BUILDING	Stage	PLANNING
	A		18 12 17												Address	45 WANGARATTA STREET RICHMOND	File	ROOF PLAN
<p>General Notes</p> <p>1. BUILDING CONSTRUCTORS SHALL VERIFY ALL DIMENSIONS BEFORE ANY OTHER CONSTRUCTION COMMENCES. DIMENSIONS ARE GIVEN UNLESS OTHERWISE STATED. DIMENSIONS ARE GIVEN UNLESS OTHERWISE STATED. DIMENSIONS ARE GIVEN UNLESS OTHERWISE STATED. DIMENSIONS ARE GIVEN UNLESS OTHERWISE STATED.</p>													Checked		Drawn	BS/CC		
<p>DATE</p>													Date	AUGUST 2017	Scale	As shown	Drawing No	17012 TP104_A

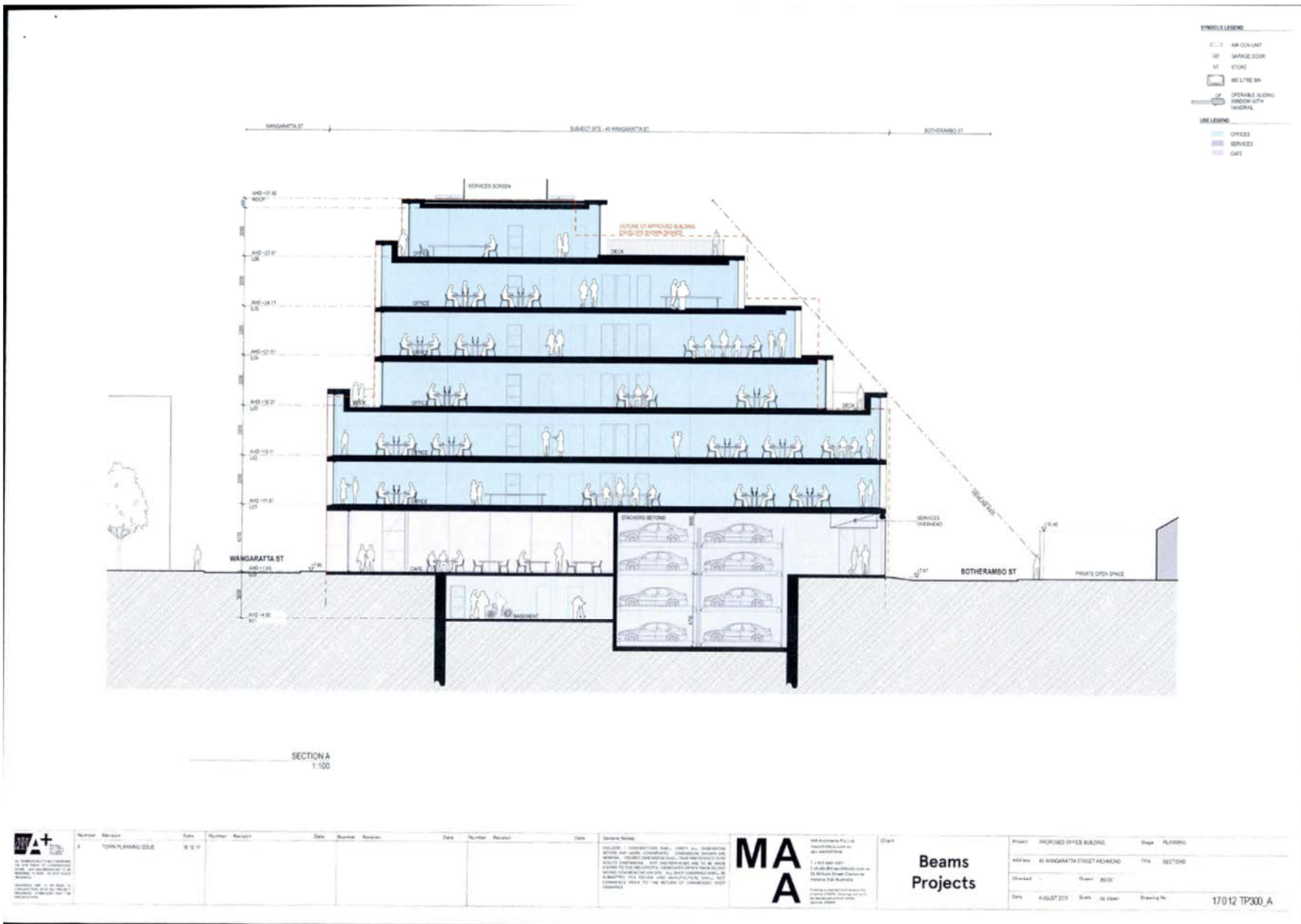
Attachment 2 - PLN15/1260.01 - 45 Wangaratta Street Richmond - Plans



Attachment 2 - PLN15/1260.01 - 45 Wangaratta Street Richmond - Plans



Attachment 2 - PLN15/1260.01 - 45 Wangaratta Street Richmond - Plans



Attachment 2 - PLN15/1260.01 - 45 Wangaratta Street Richmond - Plans

15th SEPT 22 EQUINOX 1:250

15th SEPT 22 EQUINOX 1:250

15th SEPT 22 EQUINOX 1:250

15th SEPT 22 EQUINOX 1:250

EXISTING SHADOWS

ADDITIONAL SHADOWS

Number	Revision	Date	Number	Revision	Date	Number	Revision	Date	Number	Revision	Date	General Notes
A	TOWN PLANNING ISSUE	18.12.17										<p>OWNER / CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCEMENT OF WORK. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCEMENT OF WORK. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</p>

**MAA**

15th SEPT 22 EQUINOX 1:250

Beams Projects

Project: PROPOSED OFFICE BUILDING Stage: PLANNING

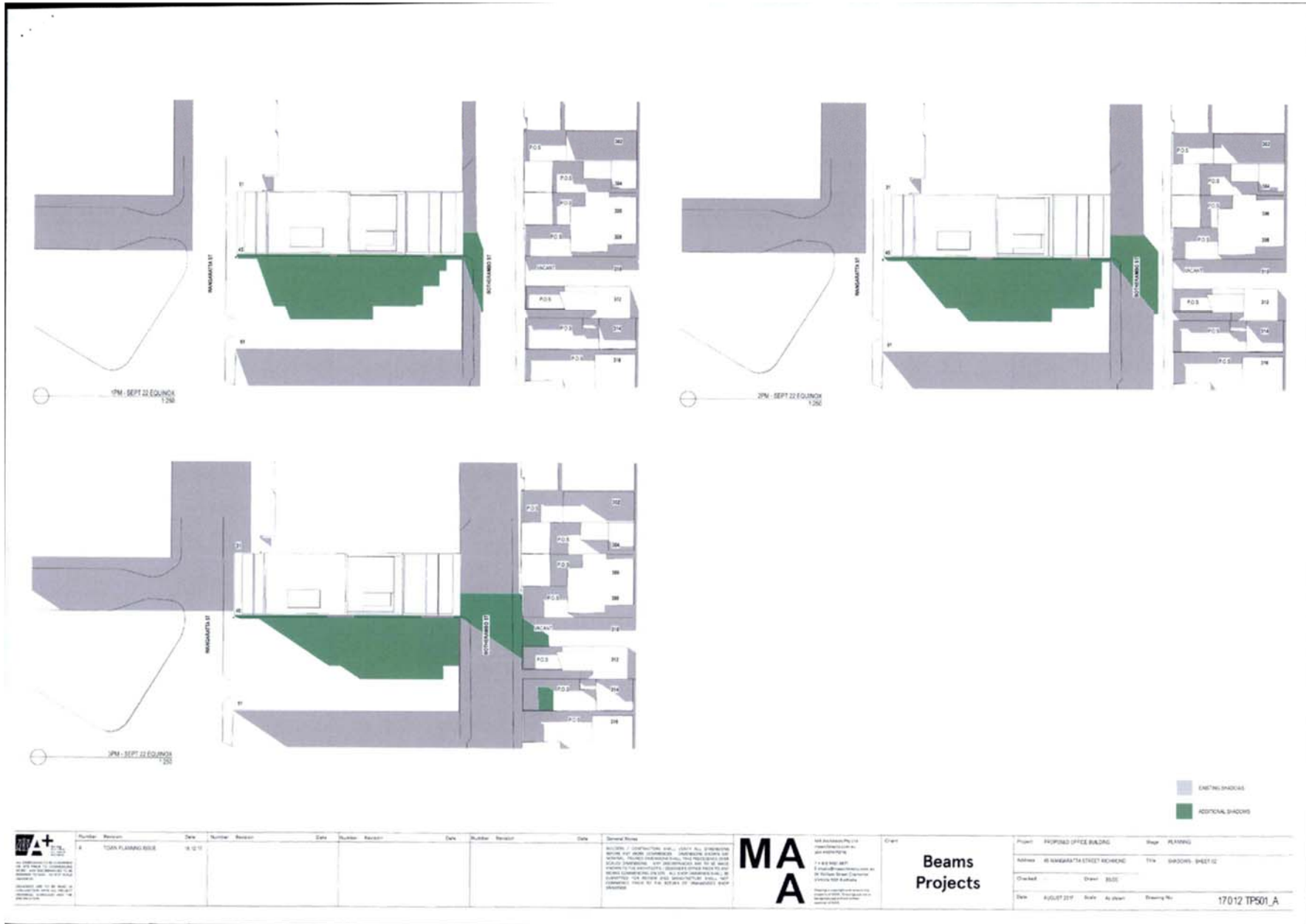
Address: 45 WANGARATTA STREET RICHMOND Title: SHADOWS - SHEET 01

Checked: - Drawn: B/OC

Date: AUGUST 2017 Scale: As Shown Drawing No: 17012 TP500\_A



Attachment 2 - PLN15/1260.01 - 45 Wangaratta Street Richmond - Plans



Attachment 2 - PLN15/1260.01 - 45 Wangaratta Street Richmond - Plans

**M** MAArchitects  
maarchitects.com.au

# Design Statement

## 45 Wangaratta Street, Richmond

Application to Amend Planning Permit No. PLN15/1260



**A**

T: 613 9421 1621 E: studio@maarchitects.com.au  
25 William Street, Camerone, Victoria 3121 Australia

ABN 44 024 73 116  
ACN 024 73 116

**A**

# Attachment 2 - PLN15/1260.01 - 45 Wangaratta Street Richmond - Plans

MAArchitects

## Contents

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2.1	Transport and Accessibility	p.02
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3.0	Design Response	p.03
3.1	Building Height, Form and Scale	p.04
3.2	Building Use and Activation	p.05
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3.4	Address, Entry and Street Life	p.08
3.5	Office Amenity & ESD Initiatives	p.09
3.6	Protection of Off-site Amenity	p.10
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B.	Site Survey	p.19
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Design Statement

## Revision

Number	Rev	Date
A	TP Issue	18.12.2017

45 Wangaratta Street, Richmond

**Attachment 3 - PLN15/1260.01- 45 Wangaratta Street - ESD Referral comments**

**Sustainable Management Plan (SMP)**  
Referral Response by Yarra City Council




**Assessment Summary:**

---

Responsible Planner:	Laura Condon		
ESD Advisor:	Euan Williamson		
Date:	31.06.2018	Planning Application No:	PLN15/1260.01
Subject Site:	45 Wangaratta Street RICHMOND, VIC		
Site Area:	Approx. 370m <sup>2</sup>	Site Coverage:	100%
Project Description:	Offices and ground floor café.		
Pre-application meeting(s):	No ESD involvement.		

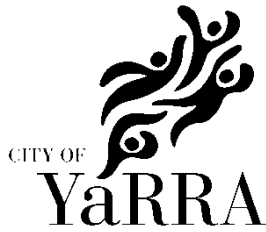
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**This application largely meets Council's Environmental Sustainable Design (ESD) standards.** Should a permit be issued, the following ESD commitments (1) and deficiencies (2) should be conditioned as part of a planning permit to ensure Council's ESD standards are fully met. *Furthermore, it is recommended that all ESD commitments (1), deficiencies (2) and the outstanding information (3) are addressed in an updated SMP report and are clearly shown on Condition 1 drawings. ESD improvement opportunities (4) have been summarised as a recommendation to the applicant.*

- (1) Applicant ESD Commitments:**
- Exceeding the minimum NCC energy efficiency requirements of the building envelope by 20%.
  - Reasonable shading through building façade and exterior blinds to the western façade.
  - A STORM report with a 103% score has been submitted relying on 225m<sup>2</sup> of roof and terrace draining to 10,000 litres of rainwater storage, connected to toilet flushing on ground floor and level 1.
  - Good access to natural ventilation.
  - Energy efficient heating / cooling and lighting systems.
  - Water efficient fixtures throughout.
  - Ceiling fans.
  - 30 bicycle parking spaces on ground and basement.
- (2) Application ESD Deficiencies:**
- Reasonable access to daylight most office areas (30% reaching a 2% df), providing that the glazing has a VLT of *no less than* 0.4 (40%) to ensure daylight access to reasonable. [See GBCA Daylight Hand Calc Guide for more info.](#) Strongly recommend glazing to office areas has a Visual Light Transmittance (VLT) of no less than 40%.
  - Condition 1 l) on the Planning permit requires electric charging facilities for electric bikes, but no mention is made in the SMP or on the plans. Please amend to show these.
  - Please remove the terminology 'where feasible' on page 7 of the SMP in relation to the ceiling fans. Strongly recommend providing ceiling fans to office areas.
- (3) Outstanding Information:**
- Please note rainwater tank volume (min 10,000 litres on the architectural drawings).
  - Page 20 refers to a 9kWp solar PV array, when the rest of the submission and BESS report refers to a 5.4kWp. Please correct this minor typo to be consistent across the submission.
- (4) ESD Improvement Opportunities:**
- Consider energy storage systems.

**Further Recommendations:**  
The applicant is encouraged to consider the inclusion of ESD recommendations, detailed in this referral report. Further guidance on how to meet individual planning conditions has been provided in reference to the individual categories. The applicant is also encouraged to seek further advice or clarification from Council on the individual project recommendation.

## Attachment 4 - PLN15/1260.01 - 45 Wangaratta Street Richmond - Engineering comments



## MEMO

**To:** Laura Condon  
**From:** Artemis Bacani  
**Date:** 1 June 2018  
**Subject:** Application No: PLN15/1260.01  
 Description: Amendment; Mixed Use  
 Site Address: 45 Wangaratta Street, Richmond

I refer to the above application to amend Planning Application PLN15/1260 received on 17 May 2018 and the accompanying Ratio Consultants Traffic Impact in relation to the proposed development at 45 Wangaratta Street, Richmond. Council's Civil Engineering unit provides the following information:

A summary of the changes for this application are shown in the table below:

Use	Approved Development	Proposed Development	Net Change
Food and Drink Premises	80 m <sup>2</sup>	83.9 m <sup>2</sup>	+3.9 m <sup>2</sup>
Office	277 m <sup>2</sup>	1,274 m <sup>2</sup>	+997 m <sup>2</sup>
Dwellings	8	0	-8
Car Spaces	12	12	No change

### CAR PARKING PROVISION

#### Amended Proposal

Under the provisions of Clause 52.06-5 of the Yarra Planning Scheme, the development's parking requirements are as follows:

Approved Use	Quantity/ Size	Statutory Parking Rate	No. of Spaces Required	No. of Spaces Allocated
Food and Drink Premises	3.9 m <sup>2</sup>	4 spaces to each 100 m <sup>2</sup> of leasable floor area	0	0
Office	997 m <sup>2</sup>	3.5 spaces to each 100 m <sup>2</sup> of net floor area	34	
<b>Total</b>			<b>34</b>	<b>0</b>

The statutory car parking requirement of 34 spaces can be further reduced by applying the car parking credit of 13 spaces from the original development.



## Attachment 4 - PLN15/1260.01 - 45 Wangaratta Street Richmond - Engineering comments

To reduce the number of car parking spaces required under Clause 52.06-5 (including to reduce to zero spaces), the application for the car parking reduction must be accompanied by a Car Parking Demand Assessment.

### Car Parking Demand Assessment

In reducing the number of parking spaces required for the proposed development, the Car Parking Demand Assessment would assess the following:

- *Parking Demand for the Office Use.*

Parking associated with office type developments is generally long-stay parking for employees and short term parking (say up to two hours' duration) for customers and clients. The actual parking demand generated by the office is expected to be lower than the statutory parking rate of 3.5 spaces per 100 square metres of floor space, since the area has very good access to public transport services.

The additional office floor area has no additional car parking space. In the nearby Cremorne area, which contains a high concentration of office proposals, a number of developments have been approved with reduced office rates as shown in the table below:

Cremorne	
9-11 Cremorne Street PLN16/0171 (Amended) issued 13 June 2017	0.85 spaces per 100 m <sup>2</sup> (20 on-site spaces; 2,329 m <sup>2</sup> )
33 Balmain Street PLN15/0309 issued 21 October 2015	0.78 spaces per 100 m <sup>2</sup> (14 on-site spaces; 1,788.1 m <sup>2</sup> )
13 Cubitt Street PLN16/1022 issued 20 December 2016	0.41 spaces per 100 m <sup>2</sup> (3 on-site spaces; 726.25 m <sup>2</sup> )

Given that no additional car spaces will be provided for the additional office space, employees would need to make their own travel arrangements when commuting to and from the site. Providing a reduced office parking rate for this site as well as other sites within the surrounding area encourages a modal shift from private motor based commuting to using more sustainable forms of transport.

- *Availability of Public Transport in the Locality of the Land.*

The site is within walking distance of Richmond and East Richmond railway stations. Bus services along Punt Road and tram services along Swan Street are also accessible on foot.

- *Multi-Purpose Trips within the Area.*

Visitors to the site might combine their visit by engaging in other business or activities whilst in the Richmond/Cremorne area.

### Appropriateness of Providing Fewer Spaces than the Likely Parking Demand

Clause 52.06 lists a number of considerations for deciding whether the required number of spaces should be reduced. For the subject site, the following considerations are as follows:

- *Availability of Car Parking.*

The applicant had undertaken parking occupancy surveys of parking conditions in the surrounding streets on Thursday 16 November 2017 between 7.30am and 6.30pm. The survey area encompassed sections of Wangaratta Street, Botherambo Street, Lennox Street, Swan Street, Stewart Street, and Gipps Street. The times and extent of the parking survey is considered appropriate. A parking inventory between 240 and 294 spaces was identified. The results of the survey indicate that no fewer than 44 spaces were vacant at any one time. The surrounding streets should be able to accommodate short-stay parking demands generated by the development.

- *Relevant Local Policy or Incorporated Document.*

**Attachment 4 - PLN15/1260.01 - 45 Wangaratta Street Richmond - Engineering comments**

The proposed development is considered to be in line with the objectives contained in Council’s *Strategic Transport Statement*. The site is ideally located with regard to sustainable transport alternatives and the reduced provision of on-site car parking would potentially discourage private motor vehicle ownership and use.

- *Access to or Provision of Alternative Transport Modes.*

The site has very good accessibility to public transport and connectivity to the on-road bicycle network. The site is also in proximity to on-street car share pods. A Flexicar car share pod is located in Stewart Street, approximately 190 metres west of the site.

**Adequacy of Car Parking**

From a traffic engineering perspective, the waiver of parking spaces for the development is considered appropriate in the context of the development and the surrounding area. The parking overflow generated by the site can be accommodated in the surrounding streets.

The Civil Engineering unit has no objection to the reduction in the car parking requirement for this site.

**CONDITION 1 ITEMS**

Further to the above comments, further comments were provided on 4 July 2018 in relation to the Condition 1 plans.

Ratio Consultants Traffic Impact dated December 2017

Condition	Engineering Comment
<p><b>Condition 1 (h)</b>  <i>Swept path diagrams showing that the turntable can conduct full circle movements while a car is parked on it;</i></p>	<p>The amended drawings show that the car stacker system is now located along the northern boundary of the car park.</p> <p>The swept path for a B85 design vehicle using the turntable has not been provided.</p> <p>This Condition has not been satisfied.</p>
<p><b>Condition 1 (j)</b>  <i>A 1 in 20 scale cross sectional drawing of the development's vehicular entrance, showing the actual reduced levels (not interpolated levels from the application drawings) of the Botherambo Street road profile, including the building line and top of kerb levels. The applicant must demonstrate by way of a ground clearance check that vehicles can traverse the new vehicle crossing without scraping or bottoming out;</i></p>	<p>This Condition is still outstanding. The applicant must submit his information to the Engineering department for assessment and approval.</p> <p>This Condition has not been satisfied..</p>

**Attachment 5 - PLN15/1260 - 45 Wangaratta Street Richmond -Current Planning Permit**

Helping you understand your planning needs



**PLANNING PERMIT (Corrected)**

**Permit No:** PLN15/1260

**Planning Scheme:** Yarra

**Responsible Authority:** City Of Yarra

copy

**ADDRESS OF THE LAND:**

45 Wangaratta St Richmond VIC 3121

**THE PERMIT ALLOWS:**

Use of land for office, demolition and construction of a 7 storey building containing dwellings, office and food and drink premises (café) above one basement level in the Mixed Use Zone, Heritage Overlay and Environmental Audit Overlay, reduction in the car parking requirements in clause 52.06 and waiver of loading bay requirement in clause 52.07 in accordance with the endorsed plans

**THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:**

- 1 Before the development commences, 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 the plans substituted by the Tribunal (being Drawings TP000, TP100, TP101, TP102, TP103, TP104, TP105, TP106, TP107, TP108, TP109, TP200, TP201, TP202, TP300, TP500, TP501, TP502, TP503, TP504, TP505 and TP506, prepared by MA Architects Pty Ltd, identified as VCAT Issue and dated 10 March 2017) but modified to show:
  - (a) A demolition plan clearly showing all parts of the building on the site to be removed.
  - (b) Deletion of Level 6 and a reconfiguration of the apartment at the former Level 7 without any reductions in any boundary setbacks.
  - (c) Deletion of the terrace, pergola and glass block walls to Apartment 3.01. Apartment 3.01, including the balcony, to be setback 3 metres to match the apartments above. A consequential internal reconfiguration of Apartment 3.01 will be required.
  - (d) The terrace, block glass walls (or solid walls) and pergola now shown for Apartment 3.01 to be provided instead to Apartment 2.01. A consequential internal reconfiguration of Apartment 2.01 will be required.

**Date:** 31 May 2017

  
 Katrina Thomas  
 Signature for the Responsible Authority

**Attachment 5 - PLN15/1260 - 45 Wangaratta Street Richmond -Current Planning Permit**

- (e) Screening between abutting balconies of separate units noted as being at least 1.7m in height, fixed, permanent and no more than 25% transparent.
  - (f) Screening of any plant and equipment relocated as a result of condition 1(b).
  - (g) Any changes (where relevant) as a result on the endorsed acoustic report required by condition 5.
  - (h) Swept path diagrams showing that the turntable can conduct full circle movements while a car is parked on it.
  - (i) Signage in accordance with clause 52.34-5.
  - (j) A 1 in 20 scale cross sectional drawing of the development's vehicular entrance, showing the actual reduced levels (not interpolated levels from the application drawings) of the Botherambo Street road profile, including the building line and top of kerb levels. The applicant must demonstrate by way of a ground clearance check that vehicles can traverse the new vehicle crossing without scraping or bottoming out.
  - (k) Graffiti proof surfaces at ground level facing Wangaratta and Botherambo Streets, Richmond.
  - (l) Charging points for electric bicycles.
- 2 The 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.

**Sustainable Management Plan**

- 3 Before the development commences, 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 Urban Digestor, dated 11/02/16, but modified to include or show:
- (a) Any changes as a result of condition 1.
- 4 The provisions, recommendations and requirements of the endorsed Sustainable Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

**Acoustic Report**

- 5 Before the plans are endorsed, an amended Acoustic Report to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Acoustic Report will be endorsed and will form part of this permit. The amended Acoustic Report must be generally in accordance with the report prepared by Arup, dated 20 January 2016 but modified to include/address:
- (a) Buildings and works so as achieve SEPP N-2 base noise limits inside habitable rooms.

**Date: 31 May 2017**

  
\_\_\_\_\_  
Katrina Thomas  
Signature for the Responsible Authority


**Attachment 5 - PLN15/1260 - 45 Wangaratta Street Richmond -Current Planning Permit**

- (b) Treatments to achieve patron noise level limits of levels of 30 dBA for bedrooms and 35 dBA for living rooms as per AS/NZ 2107.
  - (c) Treatments to protect all dwelling occupants from external noise sources associated with the rail system to the west/south-west of the site by achieving an internal noise level of 50dBA Lmax in bedrooms and 60dBA Lmax in living rooms.
  - (d) Noise from mechanical plant and associated equipment designed to comply with SEPP N-1 (commercial and body corporate operated plant, including carpark infrastructure); EPA Noise Control Guidelines/Publication 1254 (privately owned air conditioning condenser units) and sleep disturbance targets of 60 dBA Lmax outside openable windows of dwellings.
- 6 Within 3 months of the completion of the development, an acoustic compliance report must be prepared by a suitably qualified acoustic engineer to the satisfaction of the Responsible Authority. This report must measure the compliance of the development with the requirements of Condition 5 including:
- (a) SEPP N-2 base noise limits inside habitable rooms.
  - (b) Patron noise level limits of levels of 30 dBA for bedrooms and 35 dBA for living rooms as per AS/NZ 2107.
  - (c) An internal noise level of 50dBA Lmax in bedrooms and 60dBA Lmax in living rooms.
  - (d) SEPP N-1 compliance.
- The acoustic compliance report must be submitted to and endorsed by the Responsible Authority. Any non-compliances must be rectified to the satisfaction of the Responsible Authority.
- 7 The provisions, recommendations and requirements of the endorsed Acoustic Report and acoustic compliance report must be implemented and complied with to the satisfaction of the Responsible Authority.

**Waste Management Plan**

- 8 Before the development commences, 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 Leigh Design and dated 16 November 2016, but modified to include:
- (a) Any changes as a result of Condition 1.
  - (b) Residential bin collection by private contractor and conducted by collection of the bins from within the site.
- 9 The provisions, recommendations and requirements of the endorsed Waste Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

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 Katrina Thomas  
 Signature for the Responsible Authority



**Attachment 5 - PLN15/1260 - 45 Wangaratta Street Richmond -Current Planning Permit****Construction Management**

- 10 Before the development commences, a Construction Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will form part of this permit. The plan must provide for the following as appropriate:
- (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;
    - 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;
    - vii spillage from refuelling cranes and other vehicles and machinery; and
    - 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.

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- (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.
- 11 The provisions, recommendations and requirements of the endorsed Construction Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.


**General**

- 12 Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the area(s) set aside on the endorsed plans for the car parking spaces, access lanes, driveways and associated works must be:
  - (a) Constructed and available for use in accordance with the endorsed plans.
  - (b) Formed to such levels and drained so that they can be used in accordance with the endorsed plans.
  - (c) Treated with an all-weather seal or some other durable surface.

All to the satisfaction of the Responsible Authority.
- 13 All buildings and works must be maintained in good order and appearance to the satisfaction of the Responsible Authority.
- 14 The development must comply at all times with the State Environment Protection Policy – Control of Noise from Commerce, Industry and Trade (SEPP N-1).
- 15 Finished floor levels shown on the endorsed plans must not be altered or modified without the prior written consent of the Responsible Authority.
- 16 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.
- 17 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 car park, pedestrian walkways and dwelling entrances (including from the street) must be provided within the property boundary. Lighting must be located, directed, shielded and of limited intensity to the satisfaction of the Responsible Authority.
- 18 Before the development is occupied, or by such later date as approved in writing by the Responsible Authority, all screening and other measures to prevent overlooking as shown on the endorsed plans must be installed to the satisfaction of the Responsible Authority.
 

Once installed the screening and other measures must be maintained to the satisfaction of the Responsible Authority.
- 19 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.
- 20 Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any redundant vehicular crossing must be demolished and re-instated

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as standard footpath and kerb and channel at the permit holder's cost and to the satisfaction of the Responsible Authority.

- 21 Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any new/modified vehicle crossing(s) must be constructed in accordance with any requirements or conditions imposed by Council, at the permit holder's cost and to the satisfaction of the Responsible Authority.
- 22 Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the car stackers and car turntable must be installed in accordance with the manufacturer's specifications by a suitably qualified person. The car stackers and turntable must be maintained thereafter to the satisfaction of the Responsible Authority.

**Civil works**

- 23 Council assets must not be altered in any way except with the prior written consent of the Responsible Authority.
- 24 Prior to the completion of the development, subject to the relevant authority's consent, the relocation of any utility or other services providers poles, structures or pits necessary to facilitate the development must be undertaken in accordance with any requirements or conditions imposed by the relevant authority, at the permit holder's cost and to the satisfaction of the Responsible Authority.
- 25 Within 2 months of the completion of the development, or by such later date as approved in writing by the Responsible Authority, any damage to Council infrastructure resulting from the development must be reinstated (if required by the Responsible Authority) at the permit holder's cost and to the satisfaction of the Responsible Authority.
- 26 Within 2 months of the completion of the development, or by such later date as approved in writing by the Responsible Authority, footpath and kerb and channel along the property's Wangaratta and Botherambo Street road frontages must be reconstructed at the permit holder's cost and to the satisfaction of the Responsible Authority.
- 27 Within 2 months of the completion of the development, or by such later date as approved in writing by the Responsible Authority, the full width of the Botherambo Street road pavement, extending in line with the site's northern and southern boundaries must be must stripped and re-sheeted at the permit holder's cost and to the satisfaction of the Responsible Authority.
- 28 Except with the prior written consent of the Responsible Authority, demolition or construction works must not be carried out:
  - (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.

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Katrina Thomas  
Signature for the Responsible Authority

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**Expiry of permit for development**

29 This permit as it relates to development will expire if one of the following circumstances applies:

- (a) The development is not started within two (2) years of the issue date of this permit.
- (b) The development is not completed within four (4) years of the issue date of this permit.
- (c) This permit as it relates to use will expire if the use does not commence within two (2) years after the completion of the development.

In accordance with section 69 of the *Planning and Environment Act 1987*, an application may be submitted to the Responsible Authority for an extension of the periods referred to in this condition.

**THIS PERMIT WAS ISSUED AT THE DIRECTION OF VCAT AS FOLLOWS:**

**Date of Order**

31 May 2017	Planning Permit PLN15/1260 was issued in accordance with the order of the Victorian Civil and Administrative Tribunal, reference: P1939/2016 & P2237/2016.
26 June 2017	Planning Permit PLN15/1260 was corrected in accordance with the order of the Victorian Civil and Administrative Tribunal, reference: P1939/2016 & P2237/2016 by correcting condition 6.

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 Katrina Thomas  
 Signature for the Responsible Authority

## Attachment 5 - PLN15/1260 - 45 Wangaratta Street Richmond -Current Planning Permit

## 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.

*Planning and Environment Regulations 2015 No. 33/2015 Form 4 Sections 63, 64, 64A and 86*