

Attachment 1 - Planning Permit (Amended)

Helping you understand your planning needs

**PLANNING PERMIT (Amended)(Corrected)****Permit No:** PLN15/1260**Planning Scheme:** Yarra**Responsible Authority:** City Of Yarra**ADDRESS OF THE LAND:**

45 Wangaratta St Richmond VIC 3121

THE PERMIT ALLOWS:**For the purpose of the following, in accordance with the endorsed plan(s).**

Use of the land for office, demolition, and construction of a 7 storey building containing offices and food and drinks premises (café) above one basement level in the Mixed Use Zone and Heritage Overlay, reduction in the car parking requirements in clause 52.06 and in accordance with the endorsed plans.

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

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 (being Drawings TP000, TP100, TP100, TP101, TP102, TP103, TP104, TP200, TP201, TP300, TP700, issue A, prepared by MA Architects Pty Ltd, and dated August 2017 but modified to show:
 - (a) A demolition plan clearly showing all parts of the building on the site to be removed;
 - (b) Any changes (where relevant) as a result on the endorsed acoustic report required by condition 5;
 - (c) Signage in accordance with clause 52.34-5;
 - (e) 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;
 - (f) Graffiti proof surfaces at ground level facing Wangaratta and Botherambo Streets, Richmond;
 - (g) Charging points for electric bicycles;

Date: 31 May 2017



 Danielle Connell
 Signature for the Responsible Authority

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

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For more information call 9205 5555 or visit www.yarracity.vic.gov.au

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- (h) Office glazing to have a visual light Transmittance (VTL) of not less than 40%;
 - (i) A minimum 10.000ltr rainwater tank volume to be noted on the architectural drawings;
 - (k) SMP to consistently refer to the proposed 5.4kWp solar PV array;
 - (l) Provision of further articulation/variation to the north and south elevations.
 - (m) The provision of four additional car parking spaces and the removal of the vehicle turntable.
- 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 Ark Resources, dated 13/12/2017, 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 Prior to the commencement of works, an 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 Acoustic Report must include/address:
- (a) Demonstrate the proposed offices will not be detrimentally impacted by noise from the Corner Hotel and the railway line located to the south, with detail of appropriate noise attention measures to be provided (as applicable).
- 6 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

- 7 The provisions, recommendations and requirements of the endorsed Waste Management Plan (dated 9 November 2017) must be implemented and complied with to the satisfaction of the Responsible Authority.

Use

- 8 Except with the prior written consent of the Responsible Authority, the office use authorised by this permit may only operate between the following hours:
- (a) 7.00am – 10.00pm 7 days per week.

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.

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Signature for the Responsible Authority
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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.
 - (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.

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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 office 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 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.

Date: 31 May 2017



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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.
29. Before the building is occupied, or by such later date as approved in writing by the responsible authority, a green travel plan to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. The plan must include measures/commitments by which users/occupiers/workers within the building will be directed to use sustainable methods of transport when travelling to and from the approved building (which may include, but not limited to, the encouragement of the use of bicycle parking and facilities on site, myki card discounts, the location of car share spaces within the vicinity, walking, public transport or similar). The approved green travel plan will be endorsed and will then form part of the planning permit.
30. The provisions, recommendations and requirements of the endorsed green travel plan must be implemented and complied with to the satisfaction of the responsible authority.

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Expiry of permit for development

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

- (a) The development is not started within three (3) years of the issue date of this permit.
- (b) The development is not completed within five (5) 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.

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 5095 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 5095 for further information.

All future employees and occupiers residing within the development approved under this permit will not be permitted to obtain employee or visitor parking permits.

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.
5 November 2018	Planning Permit PLN15/1260 was amended in accordance with the order of the Victorian Civil and Administrative Tribunal, reference: P990/2018.
16 January 2019	Planning Permit PLN15/1260 was corrected in accordance with the order of the Victorian Civil and Administrative Tribunal, reference: P990/2018.

THIS PERMIT HAS BEEN AMENDED AS FOLLOWS:

Date of amendment	Brief description of amendment
03 September 2020	Planning Permit PLN15/1260 was amended pursuant to Section 75 of the <i>Planning & Environment Act 1987</i> to allow for the introduction of new east-facing terraces at levels 04 and 05 of the development, with no changes to the permit preamble or conditions.

Date: 31 May 2017



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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?

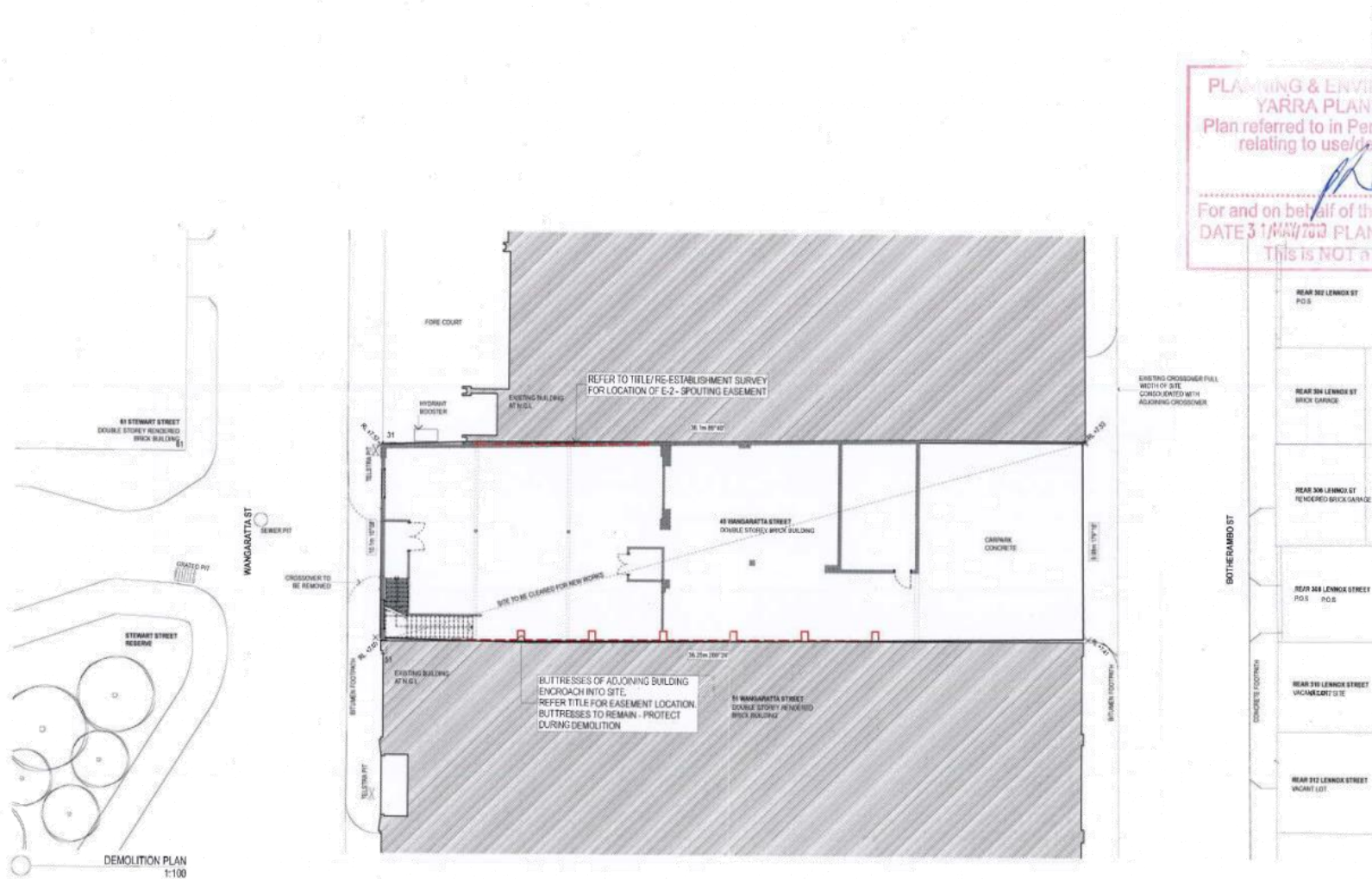
1. A permit for the development of land expires if—
 - the development or any stage of it does not start within the time specified in the permit; or
 - the development requires the certification of a plan of subdivision or consolidation under the Subdivision Act 1988 and the plan is not certified within 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.

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

Attachment 2 - Endorsed Plans



GENERAL DEMOLITION NOTES:
 REMOVE ALL SERVICES AS REQUIRED TO FACILITATE ALL WORKS
 ALL NEW SERVICES TO BE CONCEALED
 FURNISH ALL FOOTING, PERIMETER ETC. LOCATED BELOW GROUND AS REQUIRED TO FACILITATE THE NEW WORKS. PROVIDE TEMPORARY PROTECTING AS REQUIRED.

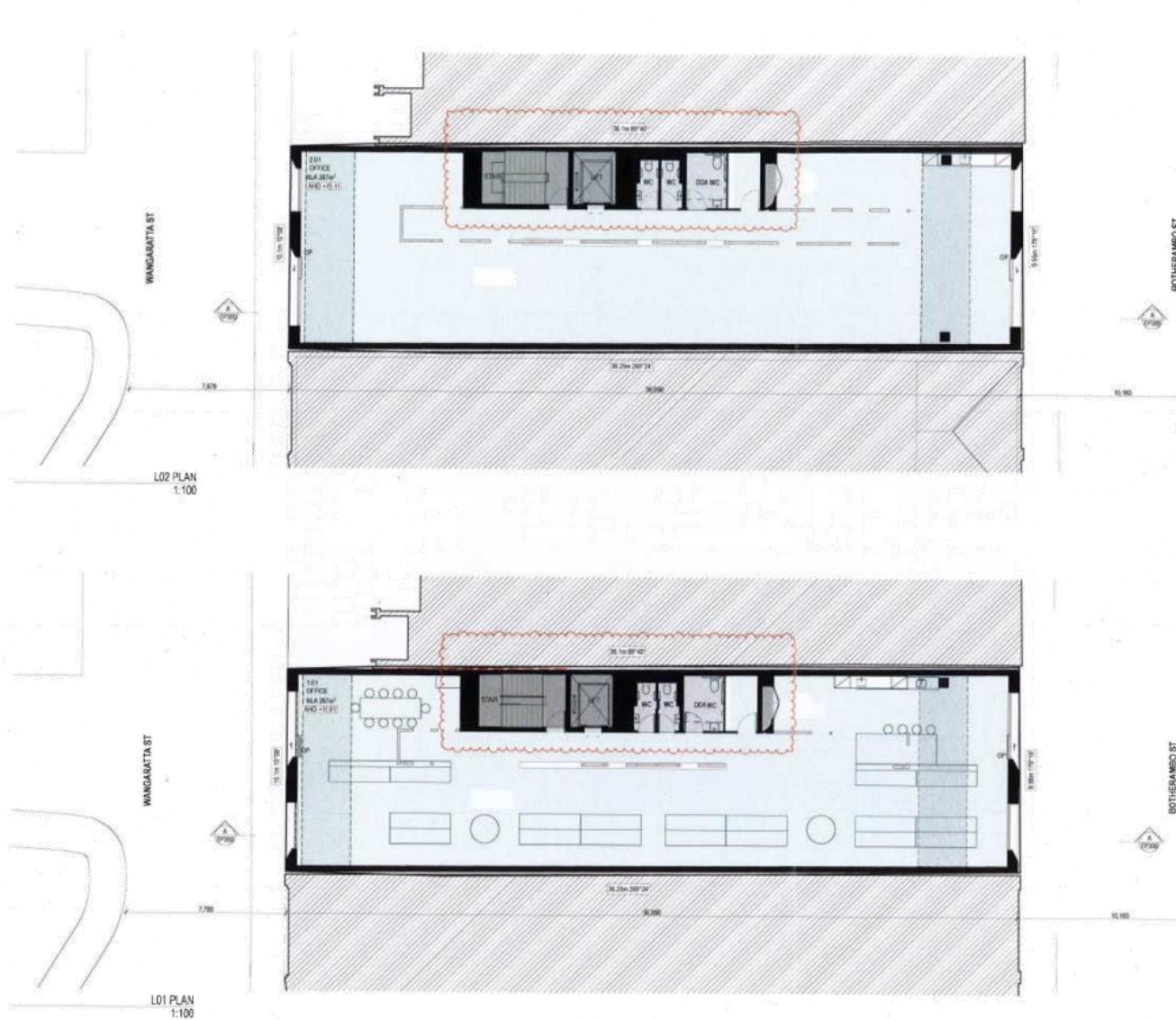
PLANNING & ENVIRONMENTAL
YARRA PLANNING SCHEME
 Plan referred to in Permit No. **P2015/260** relating to use/development of land.
 For and on behalf of the Responsible Authority
 DATE **31 MAY 2019** PLAN **1** of **18**
 This is NOT a Building Permit

- NEAR 30 LENOX ST PDS
- NEAR 30 LENOX ST BRICK GARAGE
- NEAR 30 LENOX ST RENCERED BRICK GARAGE
- NEAR 30 LENOX STREET PDS POLE
- NEAR 31 LENOX STREET VACANT LOT 12 SE
- NEAR 31 LENOX STREET VACANT LOT

RECEIVED
 20 MAY 2019

Number	Revision	Date	Number	Revision	Date	Number	Revision	Date	Number	Revision	Date	General Notes	Client	Project	Stage	
A	ENDORSEMENT DRAWINGS - ADDITIONAL PAGE	28.11.18											MA ARCHITECTS Pty Ltd 17/12 TR025_A	BEAMS PROJECTS	WANGANATTA	TOWN PLANNING

Attachment 2 - Endorsed Plans



- SYMBOLS LEGEND**
- AIR CON UNIT
 - GARAGE DOOR
 - STORE
 - 60 LITRE BIN
 - OPENABLE SLIDING WINDOW WITH HANDBAR
- USE LEGEND**
- OFFICES
 - SERVICES
 - CAFE

PLANNING & ENVIRONMENT ACT 1987
 YARRA PLANNING SCHEME
 Plan referred to in Permit No. PL15/1260
 relating to use/development of land

[Signature]
 For and on behalf of the Responsible Authority
 DATE 31/05/2020 PLAN 3 of 18
 This is NOT a Building Permit

~~AMENDMENT TO PLAN APPROVED
 IN PERMIT No.
 Issued~~

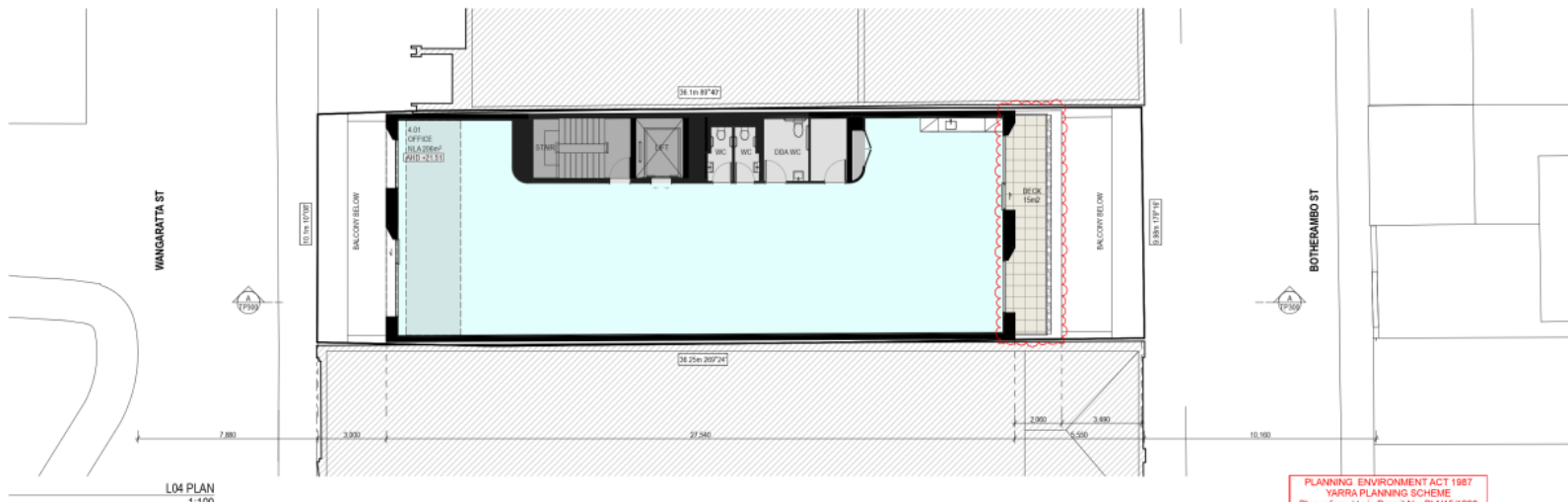
C.S. 22/05/2020

RECEIVED
 20 MAY 2020

Number	Revision	Date	Number	Revision	Date	Number	Revision	Date	Number	Revision	Date	General Notes
A	TOWN PLANNING ISSUE	18/12/17										
B	ENDORSEMENT DRAWINGS - UPDATED CORN	28/11/18										

<p>MAA Access Pty Ltd 17/1000 WANGARATTA ST WANGARATTA VIC 3607 T +61 8 9402 8871 E info@maaprojects.com.au 25 Melbourne Street Deakin Deakin VIC Australia</p>	Client	BEAMS PROJECTS	
	Project	WANGARATTA	
Address	40 WANGARATTA STREET REJIBORO	Title	LO1 & LO2 PLAN
Checked	SA	Drawn	JBV
Date	30/5	As shown	13-12200
		Drawing No.	17012 TP01_B

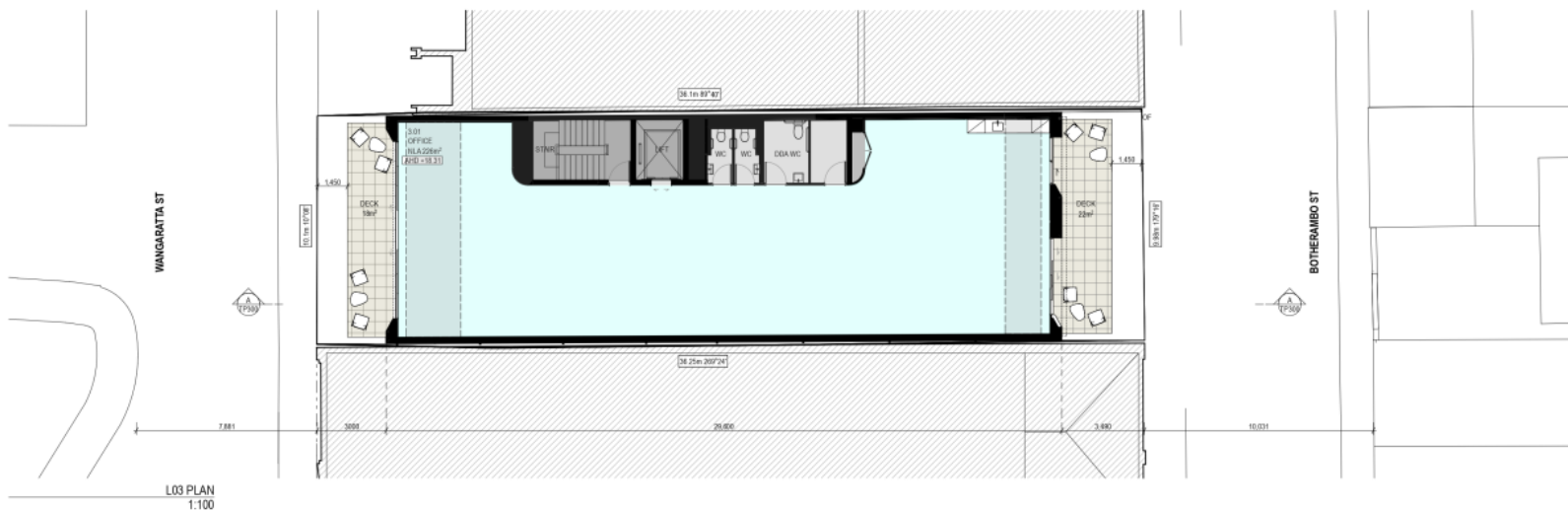
Attachment 2 - Endorsed Plans



- SYMBOL LEGEND**
- AIR CON UNIT
 - GD GARAGE DOOR
 - ST STORE
 - 660 LITRE BIN
 - OP OPERABLE SLING WINDOW WITH HORIZONTAL
- USE LEGEND**
- OFFICES
 - SERVICES
 - CAFE

PLANNING ENVIRONMENT ACT 1987
 YARRA PLANNING SCHEME
 Plan referred to in Permit No. PLN15/1260
 relating to use/development of land.
 For and on behalf of the Responsible Authority
 DATE 03/09/2020 PLAN 4 of 18
 This is NOT a Building Permit

AMENDMENT TO PLAN APPROVED
 IN PERMIT No.: PLN15/1260
 Date Issued: 31/05/2017



Number	Revision	Date	Number	Revision	Date	Number	Revision	Date	Number	Revision	Date
A	TOWN PLANNING ISSUE	08.12.17									
B	ENDORSEMENT DRAWINGS UPDATED CORE LEVEL IS & IN BOUNDARY WINDOWS REVERSED FOR FRIE ZONES/PRIVACY	28.11.18									
C	SECONDARY CONSENT - BECK ADDED TO L04	21/04/20									

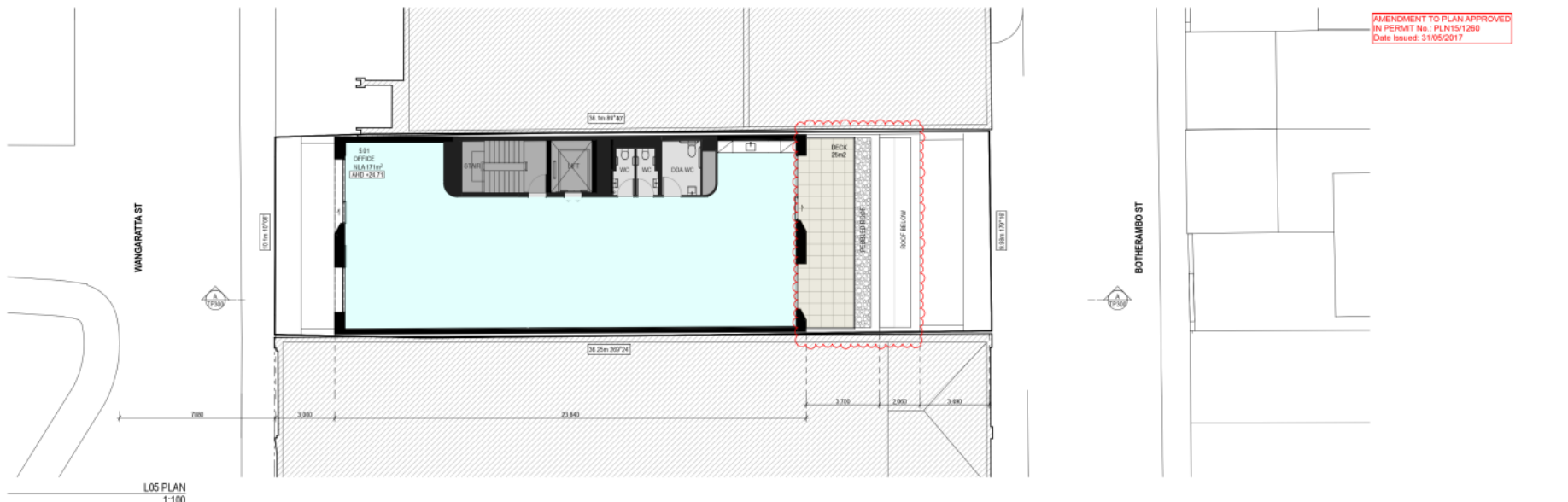
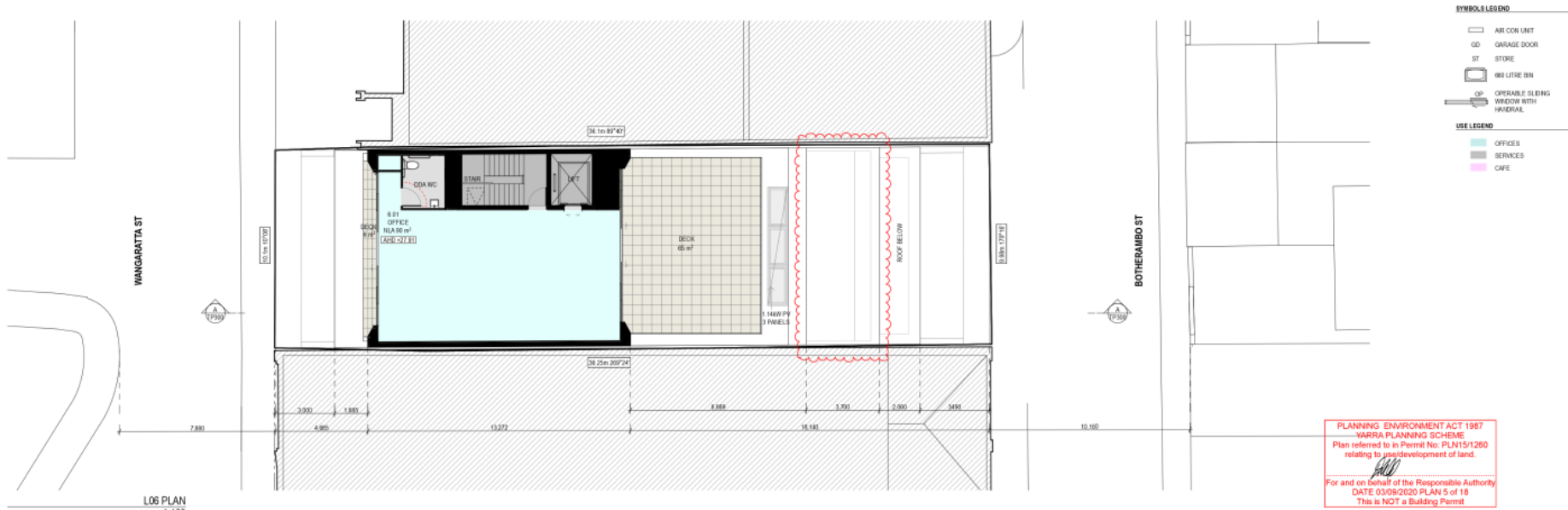
General Notes:
 BUILDERS / CONTRACTORS SHALL VERIFY ALL DIMENSIONS BEFORE ANY WORK COMMENCES. DIMENSIONS SHOWN ARE NOMINAL. FINISH DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. ANY DISCREPANCIES ARE TO BE MADE KNOWN TO THE ARCHITECTS / ENGINEERS OFFICE PRIOR TO ANY WORKS COMMENCING ON SITE. ALL SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW AND MANUFACTURER SHALL NOT BE RESPONSIBLE FOR THE REVIEW OF DIMENSIONS OF SUCH DRAWINGS.

MA
 Architects Pty Ltd
 25 William Street
 Melbourne VIC 3000
 T +61 3 9421 6671
 E info@maarchitects.com.au

Client
BEAMS
 PROJECTS

Project	WANGARATTA	Stage	TOWN PLANNING
Address	45 WANGARATTA STREET RICHMOND	Title	L03 & L04 PLAN
Checked	JA	Drawn	SM
Date	29/02/20	Scale	As shown
Drawing No.	17012 TP102_C		

Attachment 2 - Endorsed Plans



Number	Revision	Date	Number	Revision	Date	Number	Revision	Date	Number	Revision	Date	General Notes	Client	Project	Stage
A	TOWN PLANNING ISSUE	16.12.17	D	SECONDARY CONSENT	2104.20							<p>REGULATIONS / CONTRACTORS SHALL VERIFY ALL DIMENSIONS BEFORE ANY WORK COMMENCES. DIMENSIONS SHOWN ARE NOMINAL. FINISH DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. ANY DISCREPANCIES ARE TO BE MADE FAVOR TO THE ARCHITECT'S / ENGINEER'S OFFICE FROM THE ANY WORKS COMMENCING ON SITE. ALL SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW AND MANUFACTURER SHALL NOT BE RESPONSIBLE FOR THE REVIEW OF DIMENSIONS OF ANY MANUFACTURED COMPONENTS.</p>	<p>MA A</p> <p>McArchitects Pty Ltd www.marchitects.com.au 444 44747396 F +615 9421 6671 E info@marchitects.com.au 25 William Street Clarence Hobart TAS Australia</p>	<p>BEAMS PROJECTS</p>	<p>Project WANGARATTA Stage TOWN PLANNING Address 45 WANGARATTA STREET RICHMOND Title LOS & LBS PLAN Checked JA Drawn BM Date 29/4/20 Scale As shown Drawing No. 17012 TP103_D</p>
B	ENDORSEMENT DRAWINGS - UPDATED CORE - INTERNAL SEPAR SELETED	28.11.18													
C	SECONDARY CONSENT - SHOW CHANGES - 3X SOLAR PANELS ADDED TO LBS	20.04.20													

Attachment 2 - Endorsed Plans

- SYMBOL LEGEND**
- AIR CON UNIT
 - GARAGE DOOR
 - STORE
 - 800 LITRE BIN
 - OPENABLE BLEND WINDOW WITH INSECTA
- USE LEGEND**
- OFFICES
 - SERVICES
 - SAFE

AMENDMENT TO PLAN APPROVED
 IN PERMIT No. PLAN 15/1260
 Issued 31 / 05 / 2017

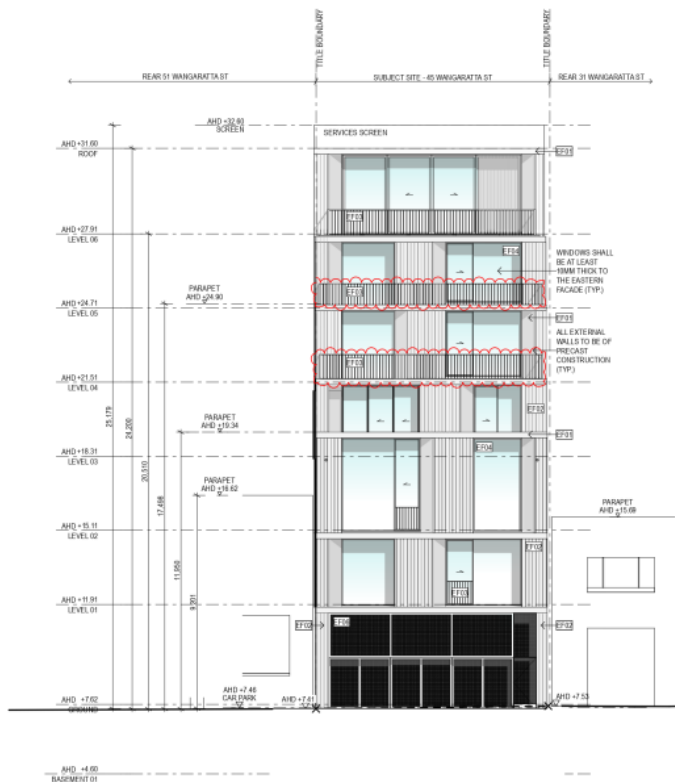


ROOF PLAN
1:100

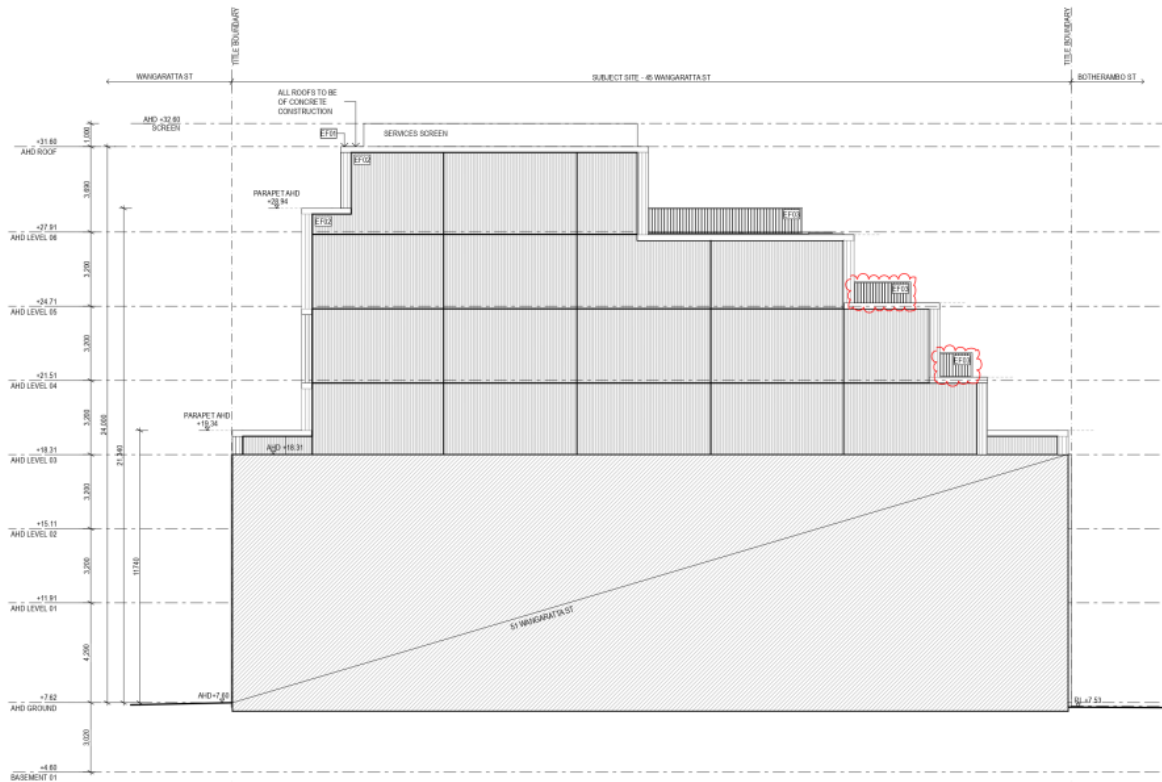
PLANNING & ENVIRONMENT ACT 1987
YARRA PLANNING SCHEME
 Plan referred to in Permit No. PLAN 15/1260
 relating to use/development of land.
 For and on behalf of the Responsible Authority
 DATE 22/05/2020 PLAN 5 of 18
 This is **NOT** a Building Permit

Number	Revision	Date	Number	Revision	Date	Number	Revision	Date	Number	Revision	Date	General Notes
A	TOWN PLANNING ISSUE	15.12.17										<p>MAA</p> <p>MAA Structures Pty Ltd 100-110 Warrigal Street, Moorabool 3207 Victoria Australia Tel: 03 5961 1111 Fax: 03 5961 1112 Email: info@maas.com.au Website: www.maas.com.au</p>
B	ENDORSEMENT DRAWINGS -UPDATED SERVICES SCREEN -UPDATED SERVICES LAYOUT	28.11.18										
C	SECONDARY CONSENT -RESIDENTIAL SOLAR PANELS ON ROOF -TOTAL 4 22 PANELS -LN SOLAR PANELS SHOWN	20.04.20										

Attachment 2 - Endorsed Plans



EAST ELEVATION - BOTHERAMBO
1:100



SOUTH ELEVATION
1:100

PLANNING ENVIRONMENT ACT 1987
YARRA PLANNING SCHEME
Plan referred to in Permit No: PLN15/1260
relating to use/development of land.
For and on behalf of the Responsible Authority
DATE 03/05/2020 PLAN 8 of 18
This is NOT a Building Permit

AMENDMENT TO PLAN APPROVED
IN PERMIT No: PLN15/1260
Date issued: 31/05/2017

KEY - EXTERIOR FINISHES

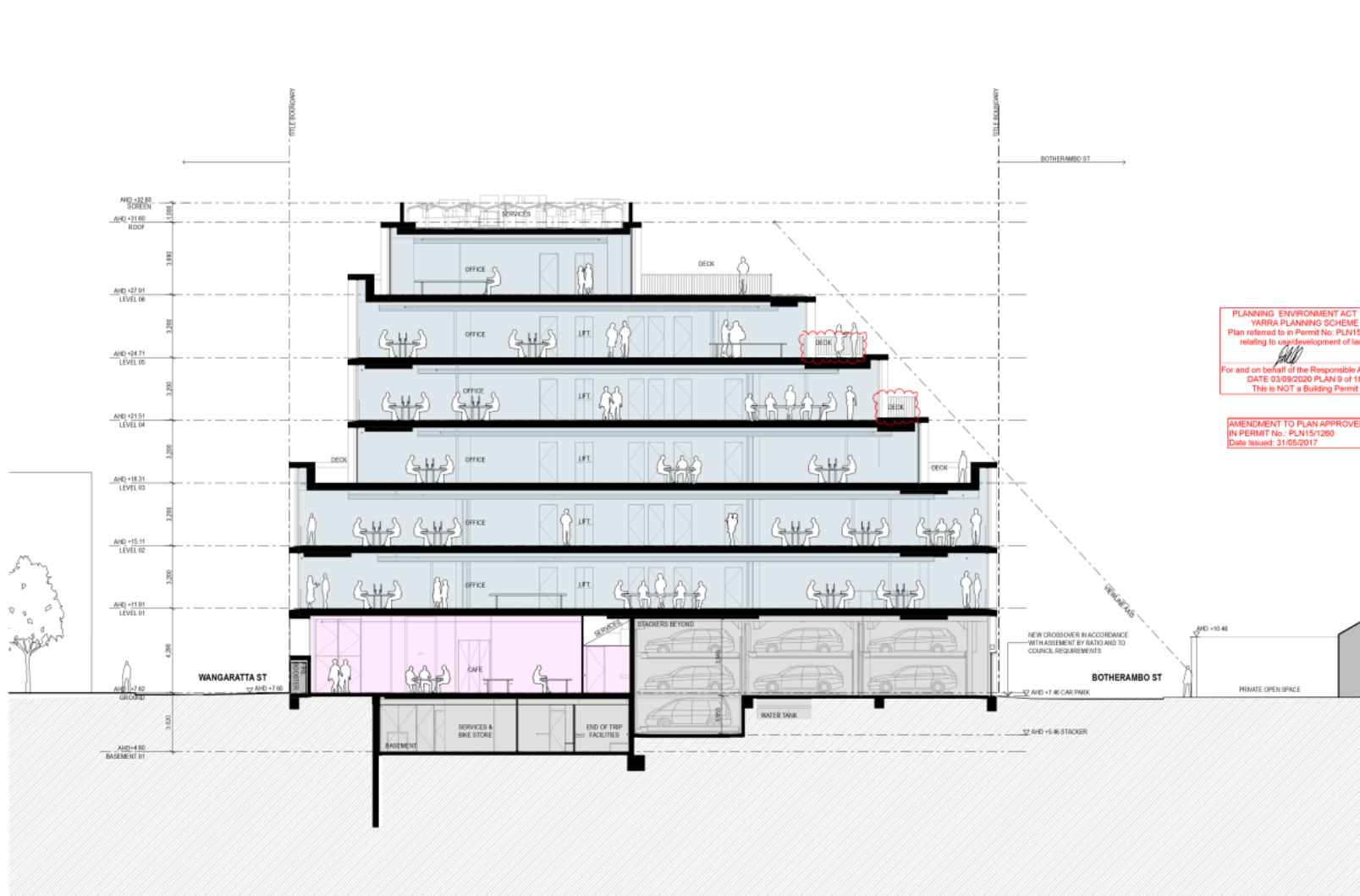
EF01	CONCRETE FINISH 01	EF02	POWDER COAT TYPE 01	EF03	STAINLESS STEEL	NOTE: GRAPHTITE RESISTANT COATING TO FINISH AT GROUND LEVEL
EF02	CONCRETE FINISH 02	EF04	MIRRORED GLASS	EF09	PERFORATED MESH	

Number	Revision	Date	Number	Revision	Date	Number	Revision	Date	Number	Revision	Date
A		18.10.17									
B	TOWN PLANNING SCHEME ENDORSEMENT DRAWINGS	28.11.18	C	NOTES ADDED	25.04.20						
	UPDATED SERVICES SCREEN			SECONDARY CONSENT							
	UPDATED SOUTH ELEVATION			PRECISED BREAK UP AMENDED							
	PRECISED CONTRIBUTION		D	NOTES AMENDED	21.04.20						
	POWDER COAT FINISH			SECONDARY CONSENT							
				BALLET RADES TO TERRACES ON L&K & L&S SHOWN							

MAA
M&A Architects Pty Ltd
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E info@m&a.com.au
25 William Street Melbourne
VIC 3000 Australia

Client	BEAMS	Project	WANGARATTA	Stage	TOWN PLANNING
Address	45 WANGARATTA STREET RICHMOND	Title	ELEVATIONS		
Checked	JA	Drawn	SM		
Date	29/02/20	Scale	As shown	Drawing No.	17012 TP201_D

Attachment 2 - Endorsed Plans



- SYMBOL LEGEND**
- AIR CON UNIT
 - GARAGE DOOR
 - STORE
 - OPERABLE SLING WINDOW WITH HORIZONTAL
- USE LEGEND**
- OFFICES
 - SERVICES
 - CAFE

PLANNING ENVIRONMENT ACT 1987
YARRA PLANNING SCHEME
Plan referred to in Permit No: PLN15/1260
relating to use/development of land.

For and on behalf of the Responsible Authority
DATE 02/08/2020 PLAN 9 of 18
This is NOT a Building Permit

AMENDMENT TO PLAN APPROVED
IN PERMIT No. PLN15/1260
Date issued: 31/05/2017

Number	Revision	Date	Number	Revision	Date	Number	Revision	Date	Number	Revision	Date	General Notes	Client	Project	Stage				
A	TOWN PLANNING ISSUE	16.12.17	D	SECONDARY COMMENT	2104.20							<p>READER / CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE ANY WORK COMMENCES. DIMENSIONS SHOWN ARE NOMINAL. FIELD DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. ANY DISCREPANCIES ARE TO BE MADE KNOWN TO THE ARCHITECT'S / ENGINEER'S OFFICE PRIOR TO ANY WORK COMMENCING ON SITE. ALL SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW AND MANUFACTURER SHALL NOT BE RESPONSIBLE FOR THE REVIEW OF DIMENSIONS. USE TO BE MADE BY THE REVIEWER / DIMENSIONER. USE TO BE MADE BY THE REVIEWER / DIMENSIONER.</p>	<p>MA A</p> <p>MA Architects Pty Ltd www.maarchitects.com.au 441/47/396 T +61 8 9481 6671 E info@maarchitects.com.au 35 William Street Melbourne VIC 3008 Australia</p> <p>Having a copyright and creative role in the design of this drawing, the author warrants that the information contained herein is true and correct and that the author is not aware of any material misstatements of fact.</p>	<p>BEAMS PROJECTS</p>	<p>WANGARATTA TOWN PLANNING</p>				
B	ENDORSEMENT DRAWINGS	28.11.18									Address					45 WANGARATTA STREET RICHMOND	Title	SECTION 9	
	UPDATED SERVICES SCREEN										Checked					JA	Drawn	SM	
	ADDITIONAL CAR SPACES										Date					2/4/20	Scale	As shown	Drawing No.
	UPDATED BASEMENT LAYOUT																		
	UPDATED CORE																		
	SECONDARY FOUNDATION																		
	ADDITIONAL SOLAR PANELS TO ROOF & LIFT TERRACE																		


Attachment 2 - Endorsed Plans

AMENDMENT TO PLAN APPROVED
 IN PERMIT No. PLN15/1260
 Issued 31 / 05 / 2017




EPH	EPH	EPH
EPH	EPH	EPH

EXTERNAL FINISHES
 EPH1 OFF-FORM CONCRETE
 EPH2 BOARD-FORMED CONCRETE
 EPH3 POWERCOAT FINE IN-COLOR FINISH
 EPH4 IMPROVED CLASS NOT OF NOT LESS THAN A20
 EPH5 STAINLESS STEEL
 EPH6 PERFORATED METAL
 NOTE: SAMPLE REQUESTS CORRESPONDING TO FINISHES AT GROUND LEVEL

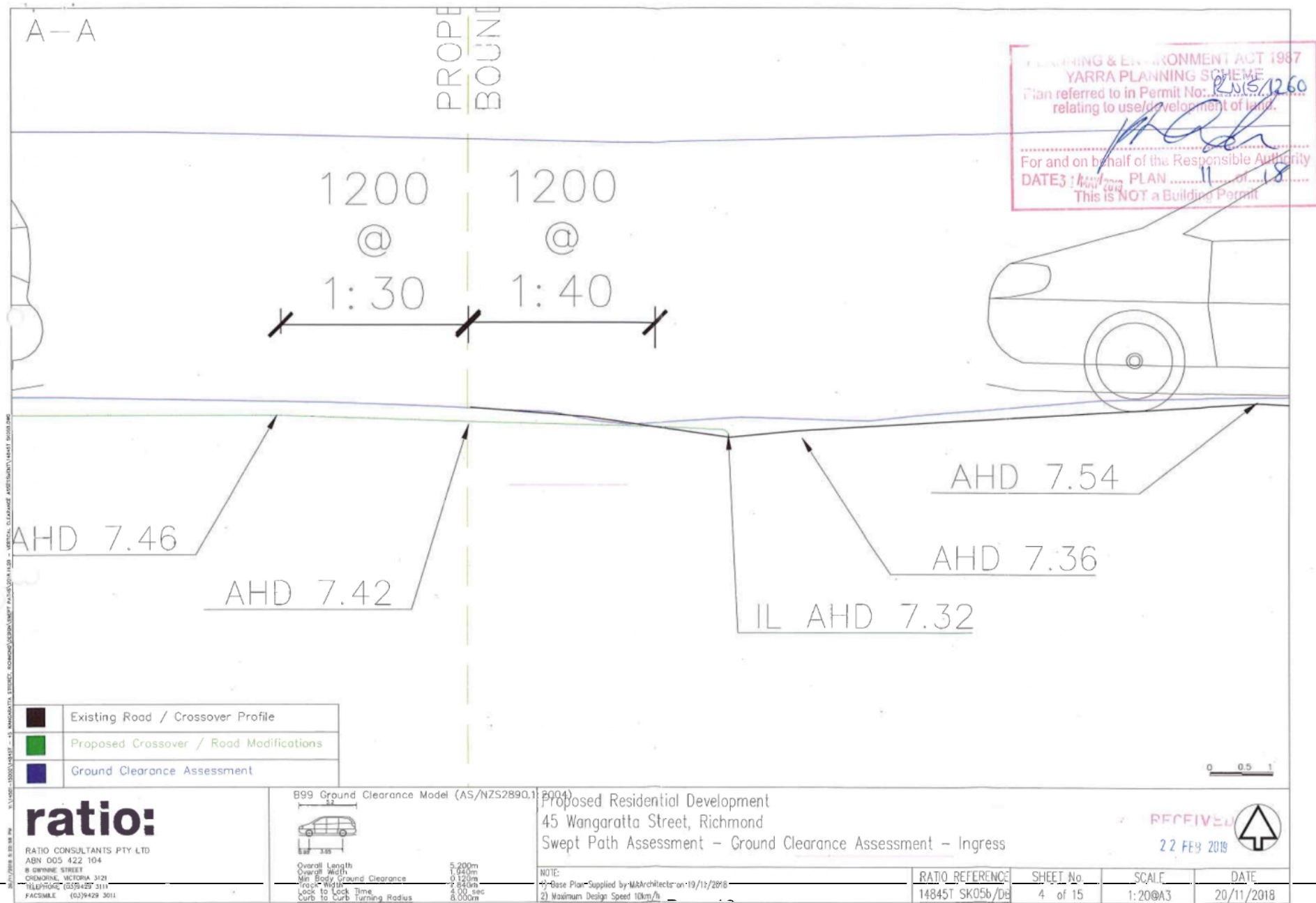
PLANNING & ENVIRONMENT ACT 1987
 YARRA PLANNING SCHEME
 Plan referred to in Permit No.: PLN15/1260
 relating to use/development of land.

 For and on behalf of the Responsible Authority
 DATE 22/05/2020 PLAN 10 of 18
 This is NOT a Building Permit

Number	Revision	Date	Number	Revision	Date	Number	Revision	Date	Number	Revision	Date
A	REVISE	09.02.19									
B	DISBURSEMENT DRAWINGS - UPDATED FINISHS - NOTE ADDED TO BLADING	28.11.19									
C	REVISIONS TO BE SUBMITTED - DATED 20.04.20	20.04.20									

 <p>MAA 224 Burwood Rd Burwood VIC 3163 Australia T: 03 9399 1234 F: 03 9399 1235 E: info@maavictoria.com.au 22 Burwood Rd Victoria 3163 Australia</p>	Client: BEAMS PROJECTS	Project: WINDGATTA Stage: TOWN PLANNING	44#en 41 YONGEBELTA STREET RICHMOND VIC 3121 Checked: EA Drawn: BE Date: 20/05/2020 Scale: As shown Drawing No.: 17012 TP700_C
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Attachment 2 - Endorsed Plans



	Existing Road / Crossover Profile
	Proposed Crossover / Road Modifications
	Ground Clearance Assessment

ratio:
 RATIO CONSULTANTS PTY LTD
 ABN 005 422 104
 8 DERRIN STREET
 CREMORNE, VICTORIA 3128
 TELEPHONE: (03) 9429 3111
 FACSIMILE: (03) 9429 3011

B99 Ground Clearance Model (AS/NZS2890.1:2004)

Overall Length	5.200m
Overall Width	1.950m
Min Body Ground Clearance	0.120m
Track Width	2.840m
Lock to Lock Time	4.00 sec
Curb to Curb Turning Radius	8.000m

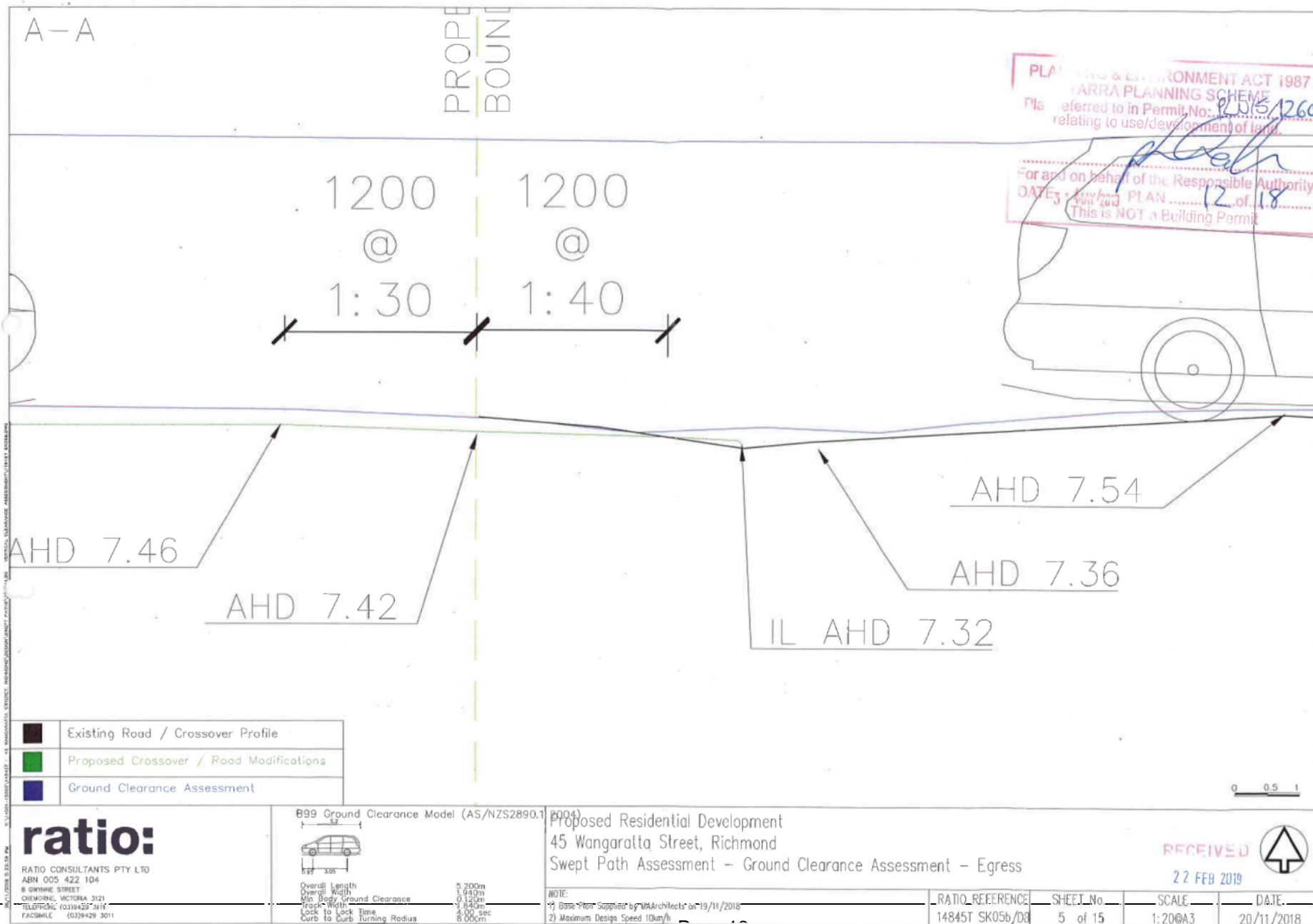
Proposed Residential Development
 45 Wangaratta Street, Richmond
 Swept Path Assessment - Ground Clearance Assessment - Ingress

NOTE:
 1) Base Plan Supplied by MA Architects on 19/11/2018
 2) Maximum Design Speed 10km/h

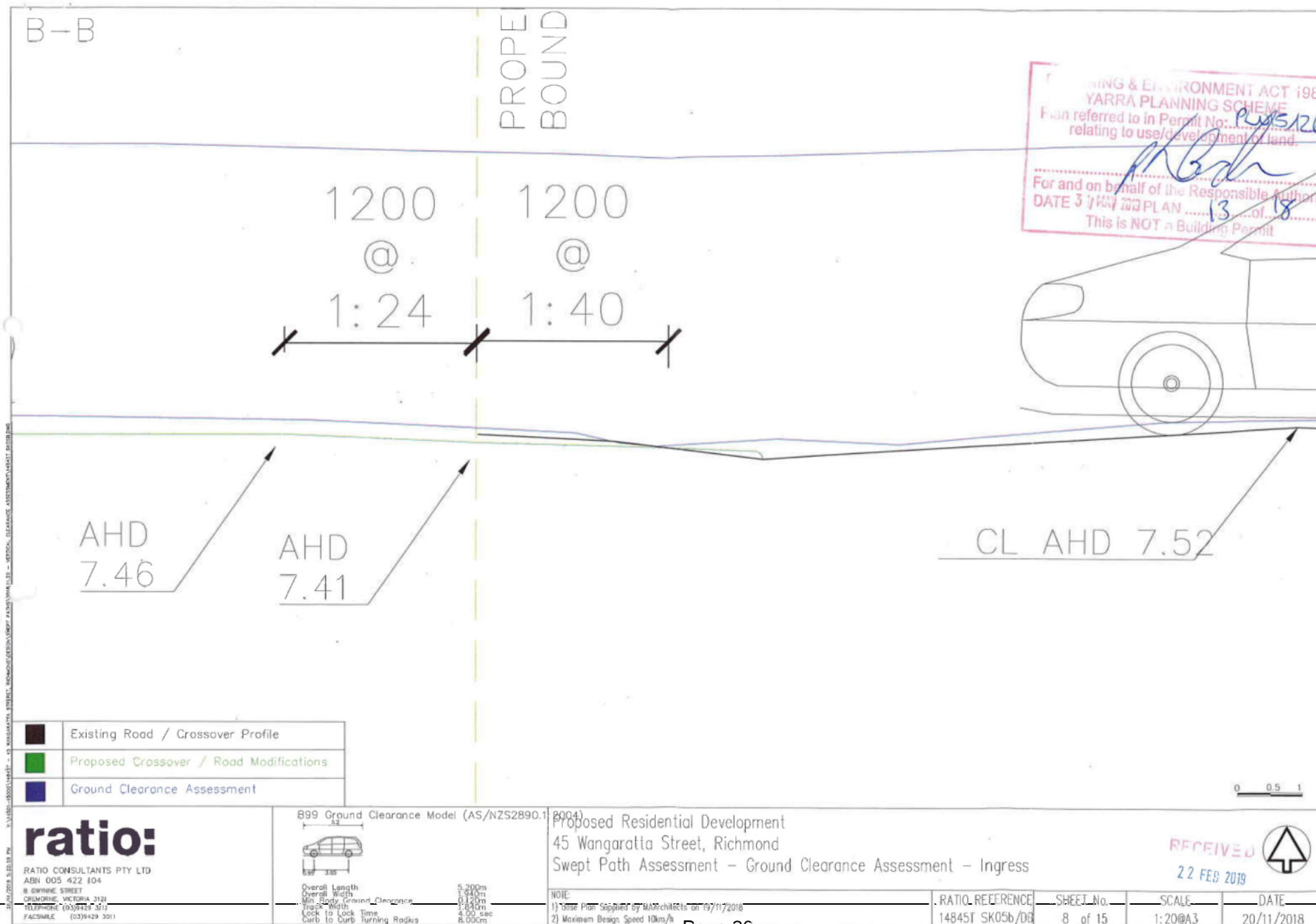
RATIO REFERENCE	SHEET No.	SCALE	DATE
14845T SK05b/D5	4 of 15	1:20@A3	20/11/2018

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 22 FEB 2018

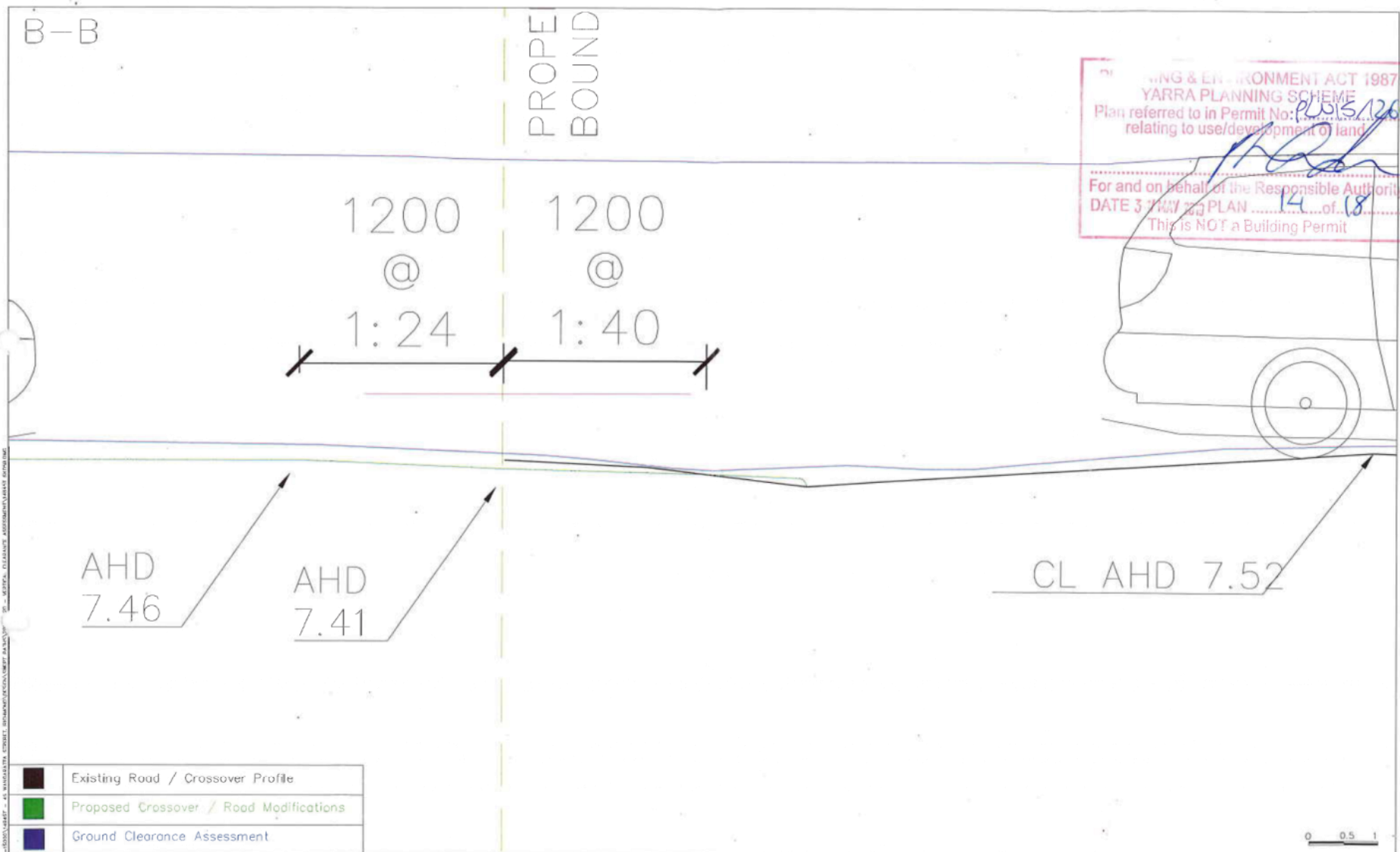
Attachment 2 - Endorsed Plans



Attachment 2 - Endorsed Plans



Attachment 2 - Endorsed Plans



	Existing Road / Crossover Profile
	Proposed Crossover / Road Modifications
	Ground Clearance Assessment

ratio:
RATIO CONSULTANTS PTY LTD
ABN 005 422 104
8 GYMPNE STREET
CRICKMORE, VICTORIA 3121
TELEPHONE (03)9429 3111
FACSIMILE (03)9429 3011

B99 Ground Clearance Model (AS/NZS2890.1:2004)

Overall Length	5.200m
Overall Width	1.940m
Min. Body Ground Clearance	0.120m
Troop Width	1.840m
Lock to Lock Time	4.00 sec
Curb to Curb Turning Radius	8.000m

Proposed Residential Development
45 Wangaratta Street, Richmond
Swept Path Assessment - Ground Clearance Assessment - Egress

NOTE:
1) Base Plan supplied by MAArchitects on 19/11/2018
2) Maximum Design Speed 10km/h

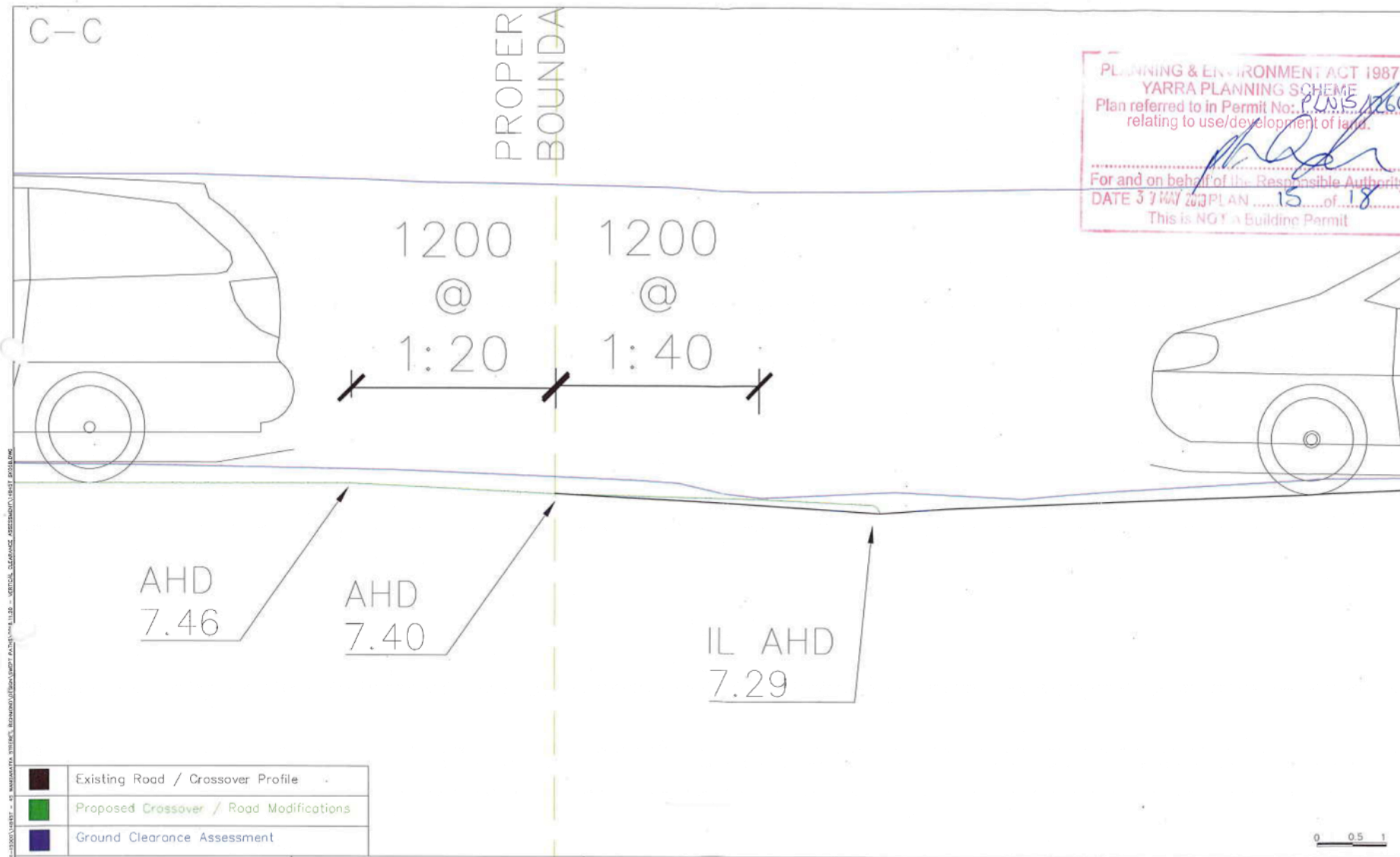
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14845T SK05b/DB

RATIO REFERENCE	SHEET No.	SCALE	DATE
14845T SK05b/DB	9 of 15	1:20@A3	20/11/2018

Attachment 2 - Endorsed Plans

PLANNING & ENVIRONMENT ACT 1987
 YARRA PLANNING SCHEME
 Plan referred to in Permit No: P15/1260
 relating to use/development of land.
 For and on behalf of the Responsible Authority
 DATE 3 7 NOV 2013 PLAN 15 of 18
 This is NOT a Building Permit



ratio:
 RATIO CONSULTANTS PTY LTD
 ABN 005 422 104
 8 GWINNE STREET
 CREMORNE, VICTORIA 3121
 TELEPHONE (03)8429 2111
 FACSIMILE (03)9429 3011

B99 Ground Clearance Model (AS/NZS2890.1:2004)

Overall Length	5.200m
Overall Width	1.940m
Min. Body Ground Clearance	0.120m
Track Width	1.840m
Lock to Lock Time	4.00 sec
Curb to Curb Turning Radius	8.000m

Proposed Residential Development
 45 Wangaratta Street, Richmond
 Swept Path Assessment - Ground Clearance Assessment - Ingress

NOTE:
 1) Base Plan Supplied by MA Architects on 19/11/2010
 2) Maximum Design Speed 10km/h

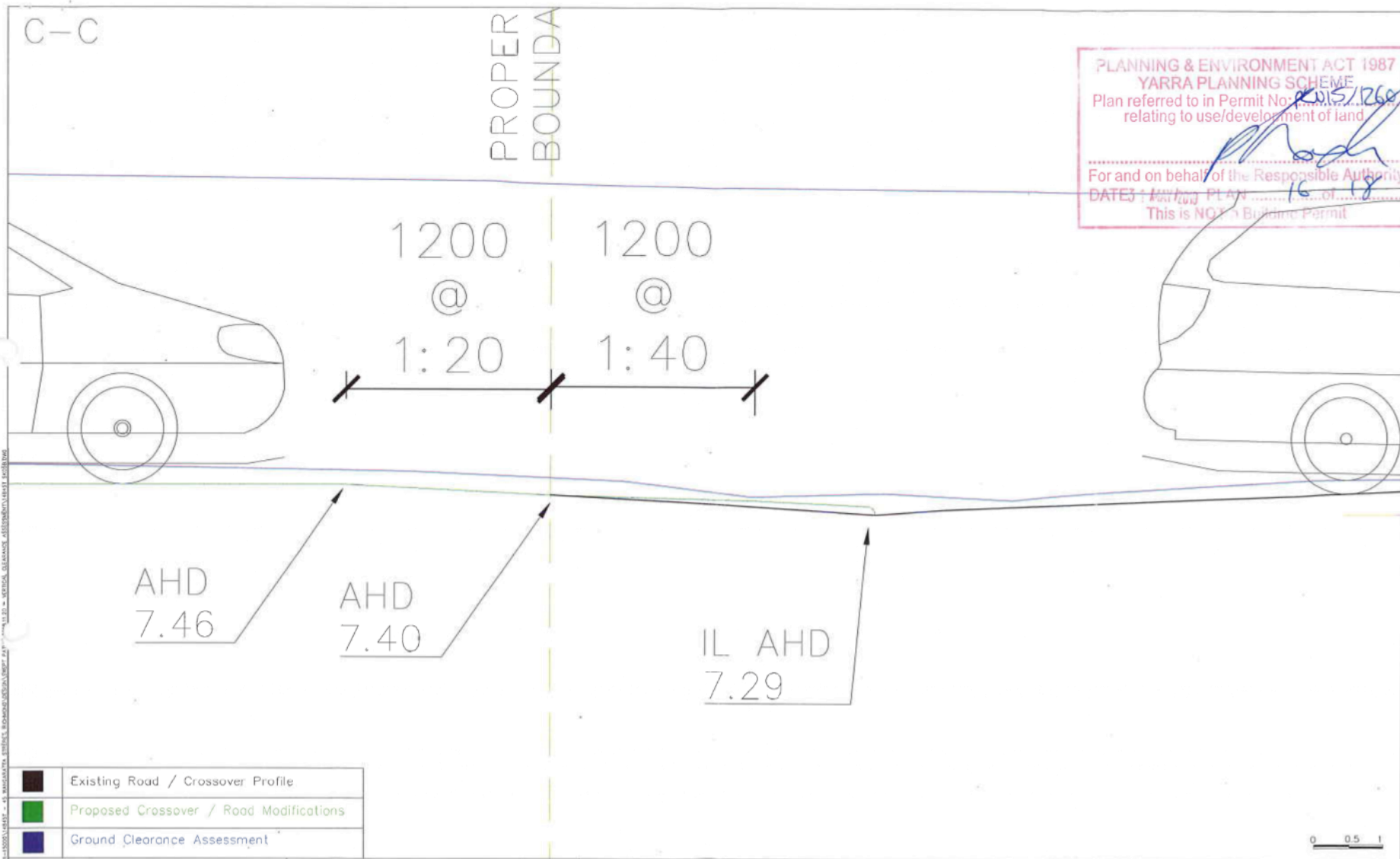
RATIO REFERENCE	SHEET No.	SCALE	DATE
14845T SK05b/04	12 of 15	1:20@A3	20/11/2018

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Attachment 2 - Endorsed Plans

PLANNING & ENVIRONMENT ACT 1987
 YARRA PLANNING SCHEME
 Plan referred to in Permit No: 148451/260
 relating to use/development of land

For and on behalf of the Responsible Authority
 DATE: 16 Feb 2018 PLAN 16 of 18
 This is NOT a Building Permit



	Existing Road / Crossover Profile
	Proposed Crossover / Road Modifications
	Ground Clearance Assessment

ratio:
 RATIO CONSULTANTS PTY LTD
 ABN 005 422 104
 8 GYRNE STREET
 CREMORNE, VICTORIA 3121
 TELEPHONE (03)9429 3111
 FACSIMILE (03)9429 3018

B99 Ground Clearance Model (AS/NZS2890.1:2004)

Overall Length	5.200m
Overall Width	1.940m
Min Body Ground Clearance	0.320m
Front Wheel	1.640m
Lock to Lock Time	4.00 sec
Curb to Curb Turning Radius	8.000m

Proposed Residential Development
 45 Wangaratta Street, Richmond
 Swept Path Assessment - Ground Clearance Assessment - Ingress

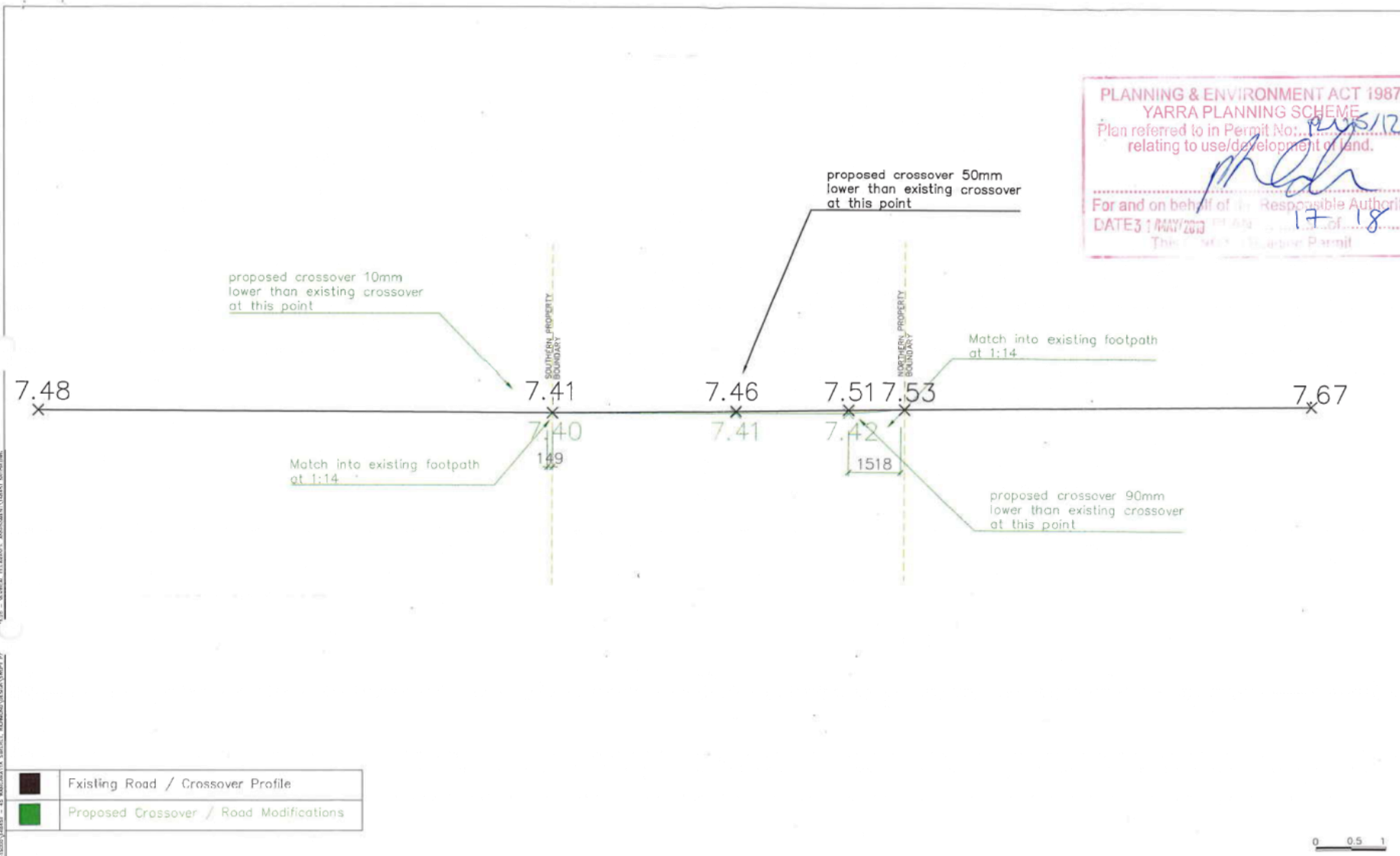
NOTE:
 1) Base Plan supplied by MA Architects on 19/01/2018
 2) Maximum Design Speed 10km/h

RATIO REFERENCE	SHEET No.	SCALE	DATE
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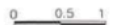
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Attachment 2 - Endorsed Plans

PLANNING & ENVIRONMENT ACT 1987
 YARRA PLANNING SCHEME
 Plan referred to in Permit No: PL15/1760
 relating to use/development of land.
 For and on behalf of the Responsible Authority
 DATE: 17/11/2018
 This is a Class 2 Planning Permit



	Existing Road / Crossover Profile
	Proposed Crossover / Road Modifications



ratio:
 RATIO CONSULTANTS PTY LTD
 ABN 005 422 104
 8 GWINNE STREET
 CREMORNE, VICTORIA 3121
 TELEPHONE (03)9429 3111
 FACSIMILE (03)9429 3011

Proposed Residential Development-
 45 Wangaratta Street, Richmond
 Longitudinal Section at Property Boundary

NOTE:
 1) Base Plan Supplied by MA Architects on 19/11/2018
 2) Maximum Design Speed 10km/h

RATIO REFERENCE	SHEET No.	SCALE	DATE
14845T SK05b/DB	14 of 15	1:50@A3	20/11/2018

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