

## PROPOSED AMENDED PERMIT (TRACKED CHANGES)

<b>PERMIT NO:</b>	217/2019
<b>LAND:</b>	11-17 Dorcas Street SOUTH MELBOURNE VIC 3205

### WHAT THE PERMIT ALLOWS

In accordance with the endorsed plans:

- Construction of a mixed use building comprising retail, office and dwellings; and
- Reduction in car parking.

### Amended Plans required

- 1 Before the development starts, [one electronic set of plans](#) to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions. The plans must be generally in accordance with the plans prepared by Wood / Marsh architecture ([Revision 10, dated 16 December 2021](#)).

### No Alterations

- 2 The layout of the site and the size, levels, design, external materials, finishes and colours, location of buildings and works shown on the endorsed plans must not be modified for any reason without the prior written consent of the Responsible Authority.

### Landscape Plan

- 3 Before the development starts (other than demolition or works to remediate contaminated land), a detailed Landscape Plan [generally in accordance with the plan prepared by Aspect Studios, Revision P5, dated 22 December 2021](#) must be submitted to, approved by and be to the satisfaction of the Responsible Authority. When the Landscape Plan is approved, it will become an endorsed plan forming part of this Permit.
  - All species selected must be to the satisfaction of the Responsible Authority.

### Completion of Landscaping

- 4 The landscaping as shown on the endorsed Landscape Plan must be carried out and completed to the satisfaction of the Responsible Authority before the occupation of the development and/or the commencement of the use or at such later date as is approved by the Responsible Authority in writing.

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 <#>An additional pedestrian entry directly from Dorcas Street into the ground floor retail unit.¶  
 <#>The ground and first floor of the building setback a minimum of 1.5m from the southern and eastern boundaries (Middleton Lane).¶  
 <#>The perforated metal screen proposed to the south and east elevation at the podium levels replaced with an alternative design and material finish which provides high quality articulation and visual interest and adequate screening of the car parking at these levels.¶  
 <#>Indication of the allocation of storage cages within the parking areas for residents of dwellings within the development only.¶  
 <#>Indication of the operability of all windows and external openings within the development.¶  
 <#>The proposed 1.8sqm terrace to Apartment type 1 at level 4 to the west side removed.¶  
 <#>Indication of a minimum separation of 500mm between all tandem car parking spaces with aisles widths maintained in accordance with Clause 52.06 of the planning scheme.¶  
 <#> The location of the proposed rainwater tank and details of connectivity or any other stormwater treatment to be consistent with the Sustainability Management Plan in accordance with condition 6.¶  
 <#>The north and south edges of the balcony of Apartment Type 12 increased by a minimum of 450mm to 3.35m and 1.45m respectively.¶  
 <#>The depth of the balcony of Apartment Type 13 increased by a minimum of 200mm (north to south dimension).¶  
 <#>Dimensions to the north and south sides of the balcony of Apartment Type 16 indicating the total length of both edges equates to a minimum of 4.8m¶  
 <#>The east and west sides of the main balcony of Apartment Type 17 increased to indicate the total length of both edges equates to a minimum of 4.8m.¶  
 <#>Indication that Apartment Types 05, 09, 10, 12, 13, 14 and 16 achieve all criteria under Standard D17 of Clause 58 (Accessibility).¶  
 <#>Indication that each apartment type achieves the required minimum storage space identified under Table D6 of Standard D20 (Storage) of Clause 58 (Apartment Developments).¶  
 <#>Indication of bins to be used for garbage and recycling.¶

**Deleted:** <#>An additional pedestrian entry directly Street into the ground floor retail unit.¶  
 <#>The ground and first floor of the building setback a minimum of 1.5m from the southern and eastern boundaries (Middleton Lane).¶  
 <#>The perforated metal screen proposed to the south and east elevation at the podium levels replaced with ar...

**Deleted:** The Landscape Plan must incorporate:

**Deleted:** <#>A survey plan, including botanical names, of all existing vegetation/trees to be retained;¶  
 <#>Buildings and vegetation (including botanical names) on neighbouring properties within 3m of the boundary;¶  
 <#>Significant trees greater than 1.5m in circumference, 1m above ground;¶  
 <#>All street trees and/or other trees on Council land;¶

### Landscaping Maintenance

- 5 The landscaping as shown the endorsed Landscape Plan must be maintained, and any dead, diseased or damaged plant replaced in accordance with the landscaping plan to the satisfaction of the Responsible Authority.

### Sustainable Management Plan

- 6 Prior to the endorsement of plans under condition 1 of this permit, a Sustainable Management Plan (SMP) that outlines proposed sustainable design measures must be submitted to, be to the satisfaction of and approved by the Responsible Authority. The SMP must be generally in accordance with the SMP titled ['Sustainability Management Plan, 11-17 Dorcas Street, South Melbourne Project No. 21014', prepared by Integrated Group Services, dated 21 December 2021](#).  
When approved, the Assessment will be endorsed and will then form part of this permit.

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**Deleted:** 'Sustainability Management Plan, 11-17 Dorcas Street, South Melbourne Revision 2 Job No. MEL0508', prepared by ADP Consulting, dated 26 February 2019 but modified to include or show;

### Incorporation of Sustainable Design initiatives

- 7 The project must incorporate the sustainable design initiatives listed in the endorsed Sustainable Management Plan (SMP) to the satisfaction of the Responsible Authority.

**Deleted:** <#>A preliminary assessment of energy ratings.¶  
<#>A preliminary National Construction Code (NCC) Section J Energy Efficiency Deemed-to-satisfy or JV3 assessment.¶  
<#>Washing machines set as "default or unrated" if these appliances are not provided as part of the fit-out.¶  
<#>Details of daylight reporting.¶  
<#>Details of natural ventilation.¶  
<#>Where alternative ESD measures are proposed to those specified in this condition, the Responsible Authority may vary the requirements of this condition at its discretion, subject to the development achieving equivalent (or greater) ESD outcomes in association with the development.¶

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### Implementation of Sustainable Management Plan

- 8 Before the occupation of the development approved under this permit, a report from the author of the Sustainable Management Plan (SMP) approved pursuant to this permit, or similarly qualified person or company, must be submitted to the satisfaction of the Responsible Authority. The report must confirm that all measures and recommendations specified in the SMP have been implemented and/or incorporated in accordance with the approved report to the satisfaction of the Responsible Authority.

### Water Sensitive Urban Design

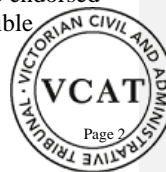
- 9 Before the development starts (other than demolition or works to remediate contaminated land) a Water Sensitive Urban Design Report that outlines proposed water sensitive urban design initiatives must be submitted to, be to the satisfaction of and approved by the Responsible Authority. [The Report must be generally in accordance with the Stormwater Management Plan, 11-17 Dorcas Street, South Melbourne Project No. 21014', prepared by Integrated Group Services, dated 21 December 2021](#). The report must demonstrate how the development meets the water quality performance objectives as set out in the Urban Stormwater Best Practice Environmental Management Guidelines (CSIRO) or as amended.

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

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### Incorporation of Water Sensitive Urban Design initiatives

- 10 Before the occupation of the development approved under this permit, the project must incorporate the water sensitive urban design initiatives listed in the endorsed Water Sensitive Urban Design Report to the satisfaction of the Responsible



Authority, and thereafter maintained to the satisfaction of the Responsible Authority.

#### **Maintenance Manual for Water Sensitive Urban Design Initiatives (Stormwater Management)**

- 11 Before the development starts (other than demolition or works to remediate contaminated land) a Maintenance Manual for Water Sensitive Urban Design Initiatives must be submitted to and approved by the Responsible Authority.

The manual must set out future operational and maintenance arrangements for all WSUD (stormwater management) measures. The program must include, but is not limited to:

- inspection frequency
- cleanout procedures
- as installed design details/diagrams including a sketch of how the system operates

The WSUD Maintenance Manual may form part of a broader Maintenance Program that covers other aspects of maintenance such as a Builder' User's Guide or a Building Maintenance Guide.

#### **Site Management Water Sensitive Urban Design (larger Multi-Unit Developments)**

- 12 The developer must ensure that:
- (a) No water containing oil, foam, grease, scum or litter will be discharged to the stormwater drainage system from the site;
  - (b) All stored wastes are kept in designated areas or covered containers that prevent escape into the stormwater system;
  - (c) The amount of mud, dirt, sand, soil, clay or stones deposited by vehicles on the abutting roads is minimised when vehicles are leaving the site.
  - (d) No mud, dirt, sand, soil, clay or stones are washed into, or are allowed to enter the stormwater drainage system;
  - (e) The site is developed and managed to minimise the risks of stormwater pollution through the contamination of run-off by chemicals, sediments, animal wastes or gross pollutants in accordance with currently accepted best practice.

#### **Waste Management Plan for Higher Density Residential Development**

- 13 Before the development starts (other than demolition or works to remediate contaminated land), a Waste Management Plan based on the City of Port Phillip's Waste Management Plan Guidelines for Developments must be prepared by a Waste Management Engineer or Waste Management Planner to the satisfaction of the Responsible Authority and endorsed as part of this permit. The Plan must [followingbe generally in accordance with the Waste Management Plan prepared by Carlos Leigh dated 20 December 2021;](#)

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Once submitted and approved, the waste management plan must be carried out to the satisfaction of the Responsible Authority.

**Deleted:** <#>Land use type.¶  
<#>The estimated garbage and recycling volumes for the whole development.¶  
<#>Bin quantity, size and colour.¶  
<#>The garbage and recycling equipment to be used.¶  
<#>Collection frequency.¶  
<#>The location and space allocated to the garbage and recycling bin storage area and collection point.¶  
<#>The waste services collection point for vehicles.¶  
<#>Waste collection provider.¶  
<#>How tenants will be regularly informed of the waste management arrangements.¶  
<#>Scaled waste management drawings.¶  
<#>Signage.¶  
<#>The Waste Management Plan must be generally in accordance with the Waste Management Plan submitted with the application prepared by Leigh Design (dated 22 March 2019) but must be amended to include changes required by conditions 1 p) and q) above.¶

### Tree Protection

- 14 Before demolition begins, a tree protection management plan (TPMP), setting out how the street tree's will be protected during construction and which generally follows the layout of Section 5 (i.e. General, Tree Protection Plan, Pre-construction, Construction stage and Post Construction) of AS4970 'Protection of trees on development sites'. Must be submitted to and approved by the responsible authority. When approved the TPMP will be endorsed and form part of the permit.

### Urban Art

- 15 Before the occupation of the development allowed by this permit, an urban art plan in accordance with Council's Urban Art Strategy must be submitted to, be to the satisfaction of and approved by the Responsible Authority. The value of the urban art must be at least 0.5% of the total building cost of the development to the satisfaction of the Responsible Authority. Urban art in accordance with the approved plan must be installed prior to the occupation of the building to the satisfaction of the Responsible Authority.

### Alteration/Reinstatement of Council or Public Authority Assets

- 16 Before the occupation of the development allowed by this permit, the Applicant/Owner shall do the following things to the satisfaction of the Responsible Authority:
- (a) Pay the costs of all alterations/reinstatement of Council and Public Authority assets necessary and required by such Authorities for development.
  - (b) Obtain the prior written approval of the Council or other relevant Authority for such alterations/reinstatement.
  - (c) Comply with conditions (if any) required by the Council or other relevant Authorities in respect of reinstatement.

### Noise Attenuation for Apartments

- 17 The building must be designed and constructed to achieve the following noise levels:
- (a) Not greater than 35dB(A) for bedrooms, assessed as an LAeq,8h from 10pm to 3am.
  - (b) Not greater than 40dB(A) for living areas, assessed LAeq,16h from 3am to 10pm.

### Car Parking Allocation

- 18 Without the further written consent of the Responsible Authority, a minimum of 107 car parking spaces are to be provided generally in accordance with the plans prepared by Wood March Architecture ([Revision 10, dated 16 December 2021](#)). Without the further written consent of the Responsible Authority, the allocation of the 107 car parking spaces should be in accordance with the following rates:

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- A minimum of 1 space, allocated to each one and two bedroom apartment,
- A minimum of 2 spaces allocated to each three or more bedroom apartment,
- A minimum of 10 spaces for the proposed office use.
- 2 spaces for residential visitor car parking.

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**Parking and Loading areas must be available**

- 19 Car and bicycle parking and loading areas and access lanes must be developed and kept available for those purposes at all times and must not be used for any other purpose such as storage to the satisfaction of the Responsible Authority.

**Public Services**

- 20 Before the occupation of the development allowed by this permit, any modification to existing infrastructure and services within the road reservation (including, but not restricted to, electricity supply, telecommunications services, gas supply, water supply, sewerage services and stormwater drainage) necessary to provide the required access to the site, must be undertaken by the applicant/owner to the satisfaction of the relevant authority and the Responsible Authority. All costs associated with any such modifications must be borne by the applicant/owner.

**On-Site Bicycle Parking**

- 21 Before the development is occupied, the approved bicycle racks must be provided on the land to the satisfaction of the Responsible Authority.

**Glare**

- 22 External building materials and finishes must not result in hazardous or uncomfortable solar reflectivity and glare to pedestrians, public transport operators and commuters, motorists, aircraft, or occupants of surrounding buildings and public spaces in accordance with the parameters contained in the Reflectivity Assessment prepared by Inhabit dated 22 December 2021, to the satisfaction of the Responsible Authority.

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**Lighting**

- 23 External lighting of the areas set aside for car parking, access lanes and driveways must be designed, baffled and located to the satisfaction of the Responsible Authority to prevent any adverse effect on adjoining land.

**Piping and ducting**

- 24 All piping and ducting (excluding down pipes, guttering and rainwater heads) must be concealed to the satisfaction of the Responsible Authority.

**No equipment or services**

- 25 Any plant, equipment or domestic services visible from a street (other than a lane) or public park must be located and visually screened to the satisfaction of the responsible authority.

## SEPP N1

- 26 All air conditioning and refrigeration plant must be screened and baffled and/or insulated to minimise noise and vibration to ensure compliance with noise limits determined in accordance with State Environment Protection Policy (Control of Noise from Commerce, Industry and Trade) No. N-1 [or equivalent](#) to the satisfaction of the Responsible Authority.

### Time for starting and completion

- 27 This permit will expire if one of the following circumstances applies:
- (a) The development is not started within two years of the date of this permit.
  - (b) The development is not completed within four years of the date of this permit.

The Responsible Authority may extend the periods referred to if a request is made in writing:

- before or within 6 months after the permit expiry date, where the use or development allowed by the permit has not yet started; and
- within 12 months after the permit expiry date, where the development allowed by the permit has lawfully started before the permit expires.

**- End of conditions -**