

IMPORTANT INFORMATION ABOUT THIS NOTICE

WHAT HAS BEEN DECIDED?

The Responsible Authority has decided to grant a permit. The permit has not been issued.

This notice sets out what the permit will allow and what conditions the permit will be subject to if issued.

WHAT ABOUT REVIEWS?

For the Applicant—

- The person who applied for the permit may apply for review of any condition in the notice of decision to grant a permit. The application for review must be lodged within 60 days of the giving of this notice.

For an Objector—

- An objector may apply for review of the decision of the Responsible Authority to grant a permit. The application for review must be lodged within 21 days of the giving of this notice.
- If there is no application for review, a permit will be issued after 21 days of the giving of this notice.

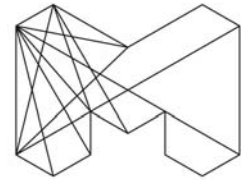
For a Recommending Referral Authority—

- A recommending referral authority may apply for review of the decision of the Responsible Authority—
 - a) To grant a permit, if that recommending referral authority objected to the grant of the permit; or
 - b) Not to include a condition on the permit that the recommending referral authority recommended.
- The application for review must be lodged within 21 days of the giving of this notice.
- If there is no application for review, a permit will be issued after 21 days of the giving of this notice.

For all applications for review—

- An application for review is lodged with the Victorian Civil and Administrative Tribunal.
- An application for review must be made on the 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, each other party and each other person entitled to notice of the application for review under the **Planning and Environment Act 1987** and the **Victorian Civil and Administrative Tribunal Act 1998** within 7 days after lodging the application with the Victorian Civil and Administrative Tribunal.
- Details about applications for review and the fees payable can be obtained from the Victorian Civil and Administrative Tribunal.

NOTICE OF DECISION TO GRANT A PERMIT



CITY OF MELBOURNE

For further reference contact:

Nicholas McLennan

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Email: planning@melbourne.vic.gov.au

Planning and Building Branch

Level 3, Council House 2

240 Little Collins Street, Melbourne

APPLICATION NO.

TP-2017-761

PLANNING SCHEME

Melbourne Planning Scheme

RESPONSIBLE AUTHORITY

Melbourne City Council

The Responsible Authority has decided to grant a permit. The permit has NOT been issued.

ADDRESS OF THE LAND

623-645 Swanston Street, CARLTON VIC 3053

WHAT WILL THE PERMIT ALLOW?

Proposed demolition and buildings and works for the construction of a multi storey mixed use development and external alterations in accordance with the endorsed plans.

WHAT WILL THE CONDITIONS OF THE PERMIT BE?

1. Prior to the commencement of the development, including demolition and bulk excavation, two copies of plans, which are drawn to scale, must be submitted to the Responsible Authority generally in accordance with the plans received on 1 March 2018 and date stamped 20 March 2018 but amended to show:
 - a. All openings and doors redesigned so that they do not project beyond the street alignment when opened, when closed, or when being opened or closed, except with the written consent of City of Melbourne – Engineering Services.
 - b. All proposed habitable saddle back rooms to be redesigned or re configured to provide direct daylight access.
 - c. Bicycle facilities demonstrating compliance with the applicable requirements of Clause 52.34-4 and Clause 52.34-5 of the Melbourne Planning Scheme to the satisfaction of the Responsible Authority.
 - d. The provision of mirrors or warning signs to be provided to ensure there is no conflict between vehicles exiting Lincoln Place and pedestrians along Swanston Street
 - e. A 1:50 scale detailed elevation of the Swanston Street and Lincoln Square South development interface at the corner, which must incorporate elements that contribute to delineating the public realm from the private realm (e.g. via planters, seating or similar solution), and ensure that the space between the entry lobby and the Swanston Street and Lincoln Square South title boundary is integrated into the ground floor layout (i.e. is not isolated from activities occurring at the ground level in a way that results in a 'dead zone' or entrapment space).
 - f. The existing crossover to Swanston Street that is used to access Lincoln Place to be shown on the ground floor plan. The dimensions of the crossover are to be shown.
 - g. Any changes as required by Condition 6 - External materials, colours and finishes
 - h. Any changes as required by Condition 14 – Wind test modelling

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Signature of the Responsible Authority

A handwritten signature in black ink, appearing to be 'N. McLennan', written over a horizontal line.

These amended plans must be to the satisfaction of the Responsible Authority and when approved shall be the endorsed plans of this permit.

2. The development and land use as shown on the endorsed plans must not be altered or modified without the prior written consent of the Responsible Authority.
3. Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.
4. Prior to the occupation of the development hereby approved, all buildings and works required by this permit must be completed to the satisfaction of the Responsible Authority.

Use of Ground Floor Retail Tenancy

5. The ground floor retail tenancy is not to be used for Adult sex bookshop, Hotel or Tavern, except with a further permit from the Responsible Authority.

External materials, colours and finishes

6. Prior to the commencement of the development, excluding demolition and including bulk excavation, a schedule of all external materials, colours and finishes including a colour rendered and notated set of elevations must be submitted to the Responsible Authority. When provided to the satisfaction of the Responsible Authority, the schedule of materials will be endorsed by the Responsible Authority to form part of this permit.

The colour rendered and notated elevation plans must include detailed elevations (1:50 scale) for all street and laneway oriented facades of the development podium, which must show:

- a. Finished floor levels and ceiling levels;
 - b. Detailed design information regarding external materials, colours and finishes, glazing, services, security doors and lighting at the ground level; and
 - c. Details of external painting and conservation works to the retained portions of the Lincoln House and 11-13 Lincoln Square South including the authenticity of the brickwork on the buildings and any corbelling or pattern that is to be employed.
 - d. Elevation details of the relationship between the Lincoln House heritage façade and contemporary elements within the podium above, including depth, materials and finishes (including retention of a minimum 800mm setback zone between the heritage façade and upper podium).
7. Except with the written consent of the Responsible Authority, all external glazing must be of a type that does not reflect more than 20% of visible light when measured at an angle of incidence normal to the glass surface.

Retain architects

8. Except with the written consent of the Responsible Authority, Hayball Pty Ltd. must be retained to complete and provide architectural oversight during construction of the detailed design as shown in the endorsed plans and endorsed schedule of materials to the satisfaction of the Responsible Authority.

Demolition

9. Prior to the commencement of the development, including demolition, a report prepared by a suitably qualified Structural Engineer, or equivalent, must be submitted to the Responsible Authority, demonstrating the means by which the retained portions of buildings will be supported during demolition and construction works to ensure their retention, to the satisfaction of the Responsible Authority. The recommendations contained within this report must be implemented at no cost to City of Melbourne and be to the satisfaction of the Responsible Authority.
10. The buildings and works associated with the approved development must be planned and constructed in a manner which prevents damage to the heritage fabric to be retained. Where hidden original or inaccessible details of the buildings are uncovered, works are to cease until the appropriate further record

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has been made. Where unanticipated original detail is discovered the Responsible Authority is also to be notified prior to re-commencement of the works.

11. Prior to the commencement of the development, including demolition and bulk excavation, the permit holder must provide evidence to the Responsible Authority that progress has been made toward obtaining the necessary building permits for the development of the land generally in accordance with the development hereby approved, and that the permit holder is actively procuring the construction services for the development, or otherwise agreed with the Responsible Authority.

Construction Management Plan

12. Prior to the commencement of the development, including demolition and bulk excavation, a detailed construction and demolition management plan must be submitted to and be approved by the Responsible Authority – Construction Management Group.

This construction management plan must be prepared in accordance with the City of Melbourne - Construction Management Plan Guidelines and is to consider the following:

- a. public safety, amenity and site security.
- b. operating hours, noise and vibration controls.
- c. air and dust management.
- d. stormwater and sediment control.
- e. waste and materials reuse.
- f. traffic management.
- g. protection of street trees.

13. If a Construction Management Plan or Traffic Management Plan change any of the tree protection methodologies or impacts on public trees in ways not identified in the Tree Protection Management Plan (TPMP) approved under this permit, a revised TPMP must be submitted to and approved by the Responsible Authority (Urban Forestry).

Wind Test Modelling

14. Prior to the commencement of the development, excluding demolition and bulk excavation, a Wind Tunnel Test and Wind Analysis report of the development must be undertaken by a suitably qualified person. The Wind Tunnel Test and Wind Analysis report must be submitted to the Responsible Authority and identify that the design of the building minimises the potential for ground-level wind, and any adverse effect on pedestrian comfort, having regard to the parameters specified in Table 2 to Schedule 61 of the Design and Development Overlay.

The Wind Tunnel Test and Wind Analysis report must set out any recommended design revisions (if necessary) to ensure the development does not increase the level of wind at ground level, beyond the parameters specified in Table 2 to Schedule 61 to the Design and Development Overlay.

When provided to the satisfaction of the Responsible Authority, the Wind Analysis report submitted in accordance with this condition will be endorsed to form part of this permit.

Waste Management

15. The waste storage and collection arrangements must be in accordance with the Waste Management Plan (WMP) prepared by Leigh Design dated 24 August 2017. Waste storage and collection arrangements must not be altered without prior consent of the City of Melbourne Engineering Services.

16. No garbage bin or waste materials generated by the development may be deposited or stored outside the site and bins must be returned to the garbage storage area as soon as practical after garbage collection, to the satisfaction of the Responsible Authority.

Environmentally Sustainable Design



17. The performance outcomes specified in the Environmentally Sustainable Design (ESD) Statement prepared by Wood and Grieve Engineers, dated 21 August 2017 for the development must be implemented prior to occupancy at no cost to the Responsible Authority or the City of Melbourne and be to the satisfaction of the Responsible Authority.
18. Any change during detailed design, which affects the approach of the endorsed ESD Statement, must be assessed by an accredited professional. The revised statement must be endorsed by the Responsible Authority prior to the commencement of construction (excluding demolition, bulk excavation piling, site preparation and any retention works).
19. Within six months of the occupation of the development, a report from the author of the endorsed ESD Statement or other suitably qualified consultant must be provided to the satisfaction of the Responsible Authority, which details design initiatives implemented within the completed development that achieve the performance outcomes specified in the endorsed ESD Statement.

Landscaping

20. Prior to the occupation of the development, landscape works as shown on the endorsed plans must be completed to the satisfaction of the Responsible Authority.
21. Landscape works within all common areas of the development must be maintained to the satisfaction of the Responsible Authority, except with the written consent of the Responsible Authority.

Protection of Street Trees

22. Prior to the commencement of the development, including demolition and bulk excavation, a Tree Protection Management Plan (TPMP) must be submitted to and approved by the Responsible Authority (Urban Forestry). The TPMP must be in accordance with AS 4970-2009 – Protection of trees on development sites and include:
 - a. City of Melbourne asset numbers for the subject trees (found at <http://melbourneurbanforestvisual.com.au>).
 - b. Site specific details of the temporary tree protection fencing to be used to isolate publicly owned trees from the demolition and construction activities.
 - c. Specific details of any special construction methodologies to be used within the Tree Protection Zone of any publicly owned tree.
 - d. Full specifications of any pruning required to publicly owned trees.
 - e. Any special arrangements required to allow ongoing maintenance of publicly owned trees for the duration of the development.
 - f. Name and contact details of the project arborist who will monitor the implementation of the Tree Protection Management Plan for the duration of the development (including demolition).
 - g. Details of the frequency of the Project Arborist monitoring visits, interim reporting periods and final completion report (necessary for bond release). Interim reports of monitoring must be provided to Council's email via trees@melbourne.vic.gov.au.
23. Prior to the commencement of the development, including demolition and bulk excavation, and after the approval of the Tree Protection Management Plan required by this permit, a bank guarantee equivalent to the combined environmental and amenity values of Council trees that may be affected by the development must be provided to the Responsible Authority (Urban Forestry). The bank guarantee will be held against the approved TPMP for the duration of construction activities. The bond amount will be calculated by Council and provided to the applicant/developer/owner of the site. Should any tree be adversely impacted on, the City of Melbourne will be compensated for any loss of amenity, ecological services or amelioration works incurred.

Potentially Contaminated Land and Remediation

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24. Prior to the commencement of the development, excluding demolition and including bulk excavation, the applicant must carry out a Preliminary Environmental Assessment (PEA) of the site to determine if it is suitable for the intended use(s). This PEA must be submitted to, and be approved by the Responsible Authority prior to the commencement of the development.

The PEA should include:

- Details of the nature of the land uses previously occupying the site and the activities associated with these land uses. This should include details of how long the uses occupied the site.
- A review of any previous assessments of the site and surrounding sites including details of the anticipated sources of any contaminated materials.
- Identification of the likelihood of the site being potentially contaminated.

25. Should the PEA reveal that further investigative or remedial work is required to accommodate the intended use(s), then prior to the commencement of the development, (excluding demolition and any works necessary to undertake the assessment) the applicant must carry out a Comprehensive Environmental Assessment (CEA) of the site to determine if it is suitable for the intended use(s).

This CEA must be carried out by a suitably qualified environmental professional who is a member of the Australian Contaminated Land Consultants Association or a person who is acceptable to the Responsible Authority. This CEA must be submitted to, and be approved by the Responsible Authority prior to the commencement of the development. The CEA should include:

- Details of the nature of the land uses previously occupying the site and the activities associated with these land uses. This includes details of how long the uses occupied the site.
- A review of any previous assessments of the site and surrounding sites, including details of any on-site or off-site sources of contaminated materials. This includes a review of any previous Environmental Audits of the site and surrounding sites.
- Intrusive soil sampling in accordance with the requirements of Australian Standard (AS) 44582.1. This includes minimum sampling densities to ensure the condition of the site is accurately characterised.
- An appraisal of the data obtained following soil sampling in accordance with ecological, health-based and waste disposal guidelines.
- Recommendations regarding what further investigative and remediation work, if any, may be necessary to ensure the site is suitable for the intended use(s).
- Recommendations regarding whether, on the basis of the findings of the CEA, it is necessary for an Environmental Audit in accordance with Section 53Y of the Environment Protection Act 1970 to be performed or a Statement of Environmental Audit in accordance with Section 53Z of the Environment Protection Act 1970 is required, to ensure the site is suitable for the intended use(s).

26. The recommendations of the CEA must be complied with to the satisfaction of the Responsible Authority for the full duration of any buildings and works on the land in accordance with the development hereby approved, and must be fully satisfied prior to the occupation of the development.

Prior to the occupation of the development the applicant must submit to the Responsible Authority a letter confirming compliance with any findings, requirements, recommendations and conditions of the CEA.

27. Should the CEA recommend or the Responsible Authority consider that an Environmental Audit of the site is necessary then prior to the commencement of the development, (excluding demolition and any works necessary to undertake the assessment) the applicant must provide either:

- a. A Certificate of Environmental Audit in accordance with Section 53Y of the Environment Protection Act 1970;
or
- b. A Statement of Environmental Audit in accordance with Section 53Z of the Environment Protection Act 1970. This Statement must confirm that the site is suitable for the intended use(s).

28. Where a Statement of Environmental Audit is provided, all of the conditions of this Statement must be complied with to the satisfaction of the Responsible Authority for the full duration of any buildings and

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works on the land, and must be fully satisfied prior to the occupation of the building. Written confirmation of compliance must be provided by a suitably qualified environmental professional who is a member of the Australian Contaminated Land Consultants Association or other person acceptable to the Responsible Authority. In addition, the signing off of the Statement must be in accordance with any requirements regarding the verification of remedial works.

If there are conditions on the Statement that the Responsible Authority consider requires significant ongoing maintenance and/or monitoring, the applicant must enter into a legal agreement in accordance with Section 173 of the Planning and Environment Act 1987 with the Responsible Authority. This Agreement must be executed on title prior to the occupation of the building. The owner of the site must meet all costs associated with the drafting and execution of this agreement including those incurred by the Responsible Authority.

Operation of Land Use (Student Accommodation)

29. Prior to the occupation of the development, a Management Plan must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The Management Plan must establish a set of 'house rules' for the use, to be followed thereafter to the satisfaction of the Responsible Authority. The Management Plan must ensure that a suitably qualified full time manager with responsibility to oversee student is either on-site during general business hours or contactable off-site after hours by both professionally trained staff and residents. The Management Plan must also detail the maintenance, cleaning, garbage storage and collection, supervision and security of the site.

30. Prior to the occupation of the development, the owner of the land must enter into an agreement pursuant to Section 173 of the *Planning and Environment Act 1987*. The agreement must provide the following:

- a. The accommodation provided on the land is to be used for the exclusive accommodation of students enrolled full time equivalent at a secondary or tertiary level educational institution and to be vacated within three months of completion of full time studies.
- b. The building to operate at all times in accordance with the Management Plan as required by Condition 29 of this permit to the satisfaction of the Responsible Authority. The Management Plan must establish a set of 'house rules' for the use, to be followed thereafter, to the satisfaction of the Responsible Authority. The plan must ensure that a suitably qualified full time manager with responsibility to oversee student behaviour is either on-site during general business hours or contactable off-site after hours by both professionally trained staff and residents. The Management Plan must also detail the maintenance, cleaning, garbage storage and collection, supervision and security of the site.

c.

The requirements contained in the agreement shall form part of any lease of the premises which the owner of the land under this permit may enter into with another party.

The owner of the land must pay all of the City of Melbourne's reasonable legal costs and expenses of this agreement, including preparation, execution and registration on title.

31. Any future subdivision of the student accommodation facility must show all communal facilities (including the laundry and bicycle parking) as common property to be managed for the benefit of the student residents.

Land Survey

32. Prior to the commencement of works, excluding demolition, all the land for the proposed development must be owned by the one entity and consolidated onto the one certificate of title to the satisfaction of the Responsible Authority, Team Leader Land Survey.

33. Prior to the occupation of the development the land forming part of public roads is to be constructed in accordance with the City of Melbourne's standards and vested in Council as a road.

SEPP No. N-1 & No. N-2

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34. The noise generated by the premises must at all times comply with the requirements of the State Environment Protection Policy, (Control of Noise from Commerce, Industry and Trade) No. N-1, and State Environment Protection Policy (Control of Music Noise from Public Premises) No. N-2, to the satisfaction of the Responsible Authority.

Noise Attenuation (CCZ5)

35. Prior to the commencement of the development (excluding demolition, bulk excavation, site preparation and retention works soil remediation, piling, footings, ground beams and ground slabs) an acoustic report prepared by a qualified acoustic consultant must be submitted to and be to the satisfaction of the Responsible Authority. The report must provide for noise attenuation measures to achieve a maximum noise level of 45dB(A)Leq in unfurnished and uncarpeted habitable rooms with all windows and doors closed, unless there is no suitable air conditioning and/or mechanical ventilation, in which case the maximum noise level of 45dB(A)Leq in unfurnished and uncarpeted habitable rooms must be achieved with all the windows half open and the doors closed. The report must be based on average external noise levels measured as part of a noise level assessment. The recommendations in the approved acoustic report must be implemented, at no cost to the Responsible Authority, prior to the occupation of the development.

3D Digital Model

36. Prior to the occupation of the development, a 3D digital model of the approved development must be submitted to, and must be to the satisfaction of, the Responsible Authority. The model should be prepared having regard to Advisory Note – 3D Digital Modelling Melbourne City Council. Digital models provided to the Melbourne City Council may be shared with other government organisations for planning purposes. The Melbourne City Council may also derive a representation of the model which is suitable for viewing and use within its own 3D modelling environment. In the event that substantial modifications are made to the building envelope a revised 3D digital model must be submitted to, and be to the satisfaction of, the Responsible Authority.

Building Appurtenances and Services

37. All building plant and equipment on the roofs, balcony areas and common areas are to be concealed to the satisfaction of the Responsible Authority. The construction of any additional plant machinery equipment, including but not limited to air-conditioning equipment, ducts, flues, all exhausts including car parking and communications equipment, shall be to the satisfaction of the Responsible Authority.

38. Any satellite dishes, antennae or similar structures associated with the development must be designed and located at a single point in the development to the satisfaction of the Responsible Authority, unless otherwise approved to the satisfaction of the Responsible Authority.

39. Mailboxes and newspaper receptacles must be provided prior to the occupation of the development, including an additional mailbox for the body corporate if and when the development is subdivided, to the satisfaction of the Responsible Authority.

40. All service pipes, apart from roof down pipes, must be concealed from the view of a person at ground level within common areas, public thoroughfares and adjoining properties.

Advertising Signage

41. Advertising signs must not be erected, painted or displayed on the approved development without the permission of the Responsible Authority, unless in accordance with the exemption provisions of the Melbourne Planning Scheme.

Drainage

42. All projections over the street alignment must be drained to a legal point of discharge in accordance with plans and specifications first approved by the Responsible Authority – Engineering Services.

43. Prior to the commencement of the development, excluding demolition and including bulk excavation, a stormwater drainage system, incorporating integrated water management design principles, must be

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submitted to and approved by the Responsible Authority – Engineering Services. This system must be constructed prior to the occupation of the development and provision made to connect this system to the City of Melbourne's underground stormwater drainage system. Where necessary, the City of Melbourne's drainage network must be upgraded to accept the discharge from the site in accordance with plans and specification first approved by the Responsible Authority – Engineering Services.

Civil Works

44. The title boundaries for the property may not exactly agree with the road alignments of the abutting Council lane(s). The approved works must not result in structures that encroach onto any Council lane.
45. Prior to the occupation of the development, all necessary vehicle crossings must be constructed and all unnecessary vehicle crossings must be demolished and the footpath, kerb and channel reconstructed, in accordance with plans and specifications first approved by the Responsible Authority – Engineering Services.
46. All portions of roads affected by the construction activities of the subject land must be reconstructed together with associated works including the reconstruction or relocation of services as necessary at the cost of the developer, in accordance with plans and specifications first approved by the Responsible Authority – Engineering Services.
47. The footpath adjoining the site along Swanston Street and Lincoln Square South must be reconstructed in sawn bluestone together with associated works including the renewal of kerb and channel and relocation of services as necessary at the cost of the developer, in accordance with plans and specifications first approved by the Responsible Authority – Engineering Services.
48. Existing street levels in roads adjacent to the subject site must not be altered for the purpose of constructing new vehicle crossings or pedestrian entrances without first obtaining approval from the Responsible Authority – Engineering Services.
49. All street lighting assets temporarily removed or altered to facilitate construction works shall be reinstated once the need for removal or alteration has been ceased. Existing public street lighting must not be altered without first obtaining the written approval of the Responsible Authority – Engineering Services.
50. Existing street furniture must not be removed or relocated without first obtaining the written approval of the Responsible Authority – Engineering Services.
51. All street furniture such as street litter bins, recycling bins, seats and bicycle rails must be supplied and installed on the footpaths outside the proposed building to plans and specifications first approved by the Responsible Authority – Engineering Services.

Conditions required by Transport for Victoria

52. The permit holder must take all reasonable steps to ensure that disruption to tram operations along Swanston Street is kept to a minimum during the construction of the development. Foreseen disruptions to tram operations during construction and mitigation measures must be communicated to Yarra Trams and Public Transport Victoria thirty five days (35) prior.
53. The permit holder must ensure that all track, tram and overhead infrastructure is not damaged. Any damage to public transport infrastructure must be rectified to the satisfaction of Public Transport Victoria at the full cost of the permit holder.

Permit Expiry

54. This permit will expire if one of the following circumstances applies:

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

The Responsible Authority may extend the permit if a request is made in writing before the permit expires, or within six months afterwards.

The Responsible Authority may extend the time for completion of the development if a request is made in writing within 12 months after the permit expires and the development started lawfully before the permit expired.

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Notes

Building Approval Required

This permit does not authorise the commencement of any demolition or construction on the land. Before any demolition or construction may commence, the applicant must apply for and obtain appropriate building approval from a Registered Building Surveyor.

Building Works to Accord with Planning Permit

The applicant/owner will provide a copy of this planning permit and endorsed plans to any appointed Building Surveyor. It is the responsibility of the applicant/owner and the relevant Building Surveyor to ensure that all building (development) works approved by any building permit are consistent with this planning permit.

Projections

All projections over the street alignment must conform to Building Regulations 2006, Part 5, Sections 505 to 514 as appropriate, unless with the report and consent of the Municipal Building Surveyor.

Reference may be made to the City of Melbourne's Road Encroachment Operational Guidelines with respect to projections impacting on street trees and clearances from face/back of kerb, which can be located at the following website:

<https://www.melbourne.vic.gov.au/SiteCollectionDocuments/road-encroachment-guidelines.pdf>

Civil Engineering

All necessary approvals and permits are to be first obtained from the City of Melbourne – Manager Engineering Services Branch and the works performed to the satisfaction of the City of Melbourne – Manager Engineering Services Branch.

Other Approvals May be Required

This Planning Permit does not represent the approval of other departments of Melbourne City Council or other statutory authorities. Such approvals may be required and may be assessed on different criteria from that adopted for the approval of this Planning Permit.

Urban Forestry – Bank Guarantee Execution

In accordance with the Tree Retention and Removal Policy a bank guarantee must be:

1. Issued to City of Melbourne, ABN: 55 370 219 287.
2. From a recognised Australian bank.
3. Unconditional (i.e. no end date)
4. Executed (i.e. signed and dated with the bank stamp)

Please note that insurance bonds are not accepted by the City Of Melbourne. An acceptable bank guarantee is to be supplied to Council House 2, to a representative from Council's Urban Forest and Ecology Team. Please email trees@melbourne.vic.gov.au to arrange a suitable time for the bank guarantee to be received. A receipt will be provided at this time.

At the time of lodgement of the bank guarantee written confirmation that identifies the name of the Project Arborist who will supervise the implementation of the Tree Protection Plan will be required in writing. On completion of the works the bank guarantee will only be released when evidence is provided of Project Arborist supervision throughout the project and a final completion report confirms that the health of the subject public trees has not been compromised.

Transport for Victoria

For communicating any foreseen disruptions to PTV, please email customerservice@ptv.vic.gov.au

Melbourne Metropolitan Rail Authority

For the purposes of the detailed design of Metro Tunnel, as-constructed details of final footing designs, including loading, and the as-constructed details of the footings, and if piled, the piling records should be provided to the Melbourne Metro Rail Authority on 1800 551 927 or at planningapprovals@melbournemetro.vic.gov.au when they become available.

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