

YARRA PLANNING SCHEME

Incorporated Document

36-52 Wellington Street, Collingwood – September 2020

This document is an incorporated document in the Yarra Planning Scheme under section 6(2)(j) of the *Planning and Environment Act 1987*

1.0 INTRODUCTION

This document is an Incorporated Document in the Schedules to Clauses 45.12 (Specific Controls Overlay) and 72.04 (Documents Incorporated in this Planning Scheme) of the Yarra Planning Scheme (the scheme).

The land identified in Clause 3.0 of this document may be used and developed in accordance with the specific controls and clauses contained in Clauses 5.0 and 6.0 of this document.

The provisions of this document prevail over any contrary or inconsistent provision in the scheme.

2.0 PURPOSE

The purpose of this document is to permit the use and development of the land identified in Clause 3.0 of this document for a multi (fifteen) storey office building, use of the land for food and drink premises and a reduction in car parking, generally in accordance with the plans approved in Clause 5.0 of this document and subject to the clauses at Clause 6.0 of this document.

3.0 ADDRESS OF THE LAND

This document applies to the land at **36-52 Wellington Street, Collingwood**, which is affected by SCO15 as shown on Planning Scheme Map 6SCO in the scheme and identified on the figure below. The land is described as Lot 1 on Title Plan 810148M (Volume 03930 and Folio 828), Lot 1 on Title Plan 810151Y (Volume 01791 and Folio 114) and Lot 1 on Plan of Subdivision 508232X (Volume 10819 and Folio 941).

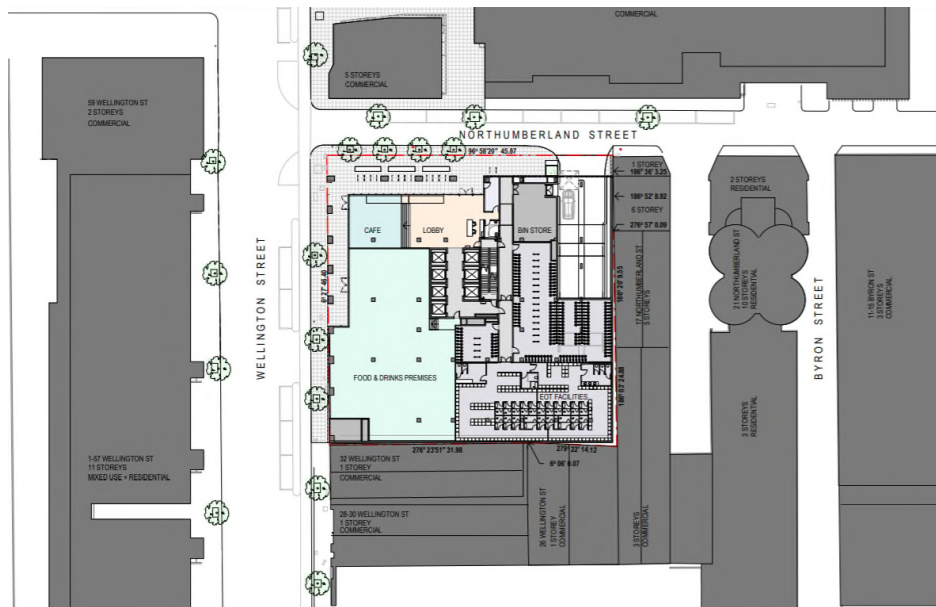


Figure 1: Land subject to this incorporated document highlighted in red

4.0 EXEMPTION FROM PLANNING SCHEME PROVISIONS

Despite any provision to the contrary or any inconsistent provision in the scheme, no planning permit is required for, and no planning provision in the scheme operates to prohibit, restrict or regulate the use and development of the land for the purposes of the development permitted by this document.

5.0 WHAT THIS DOCUMENT ALLOWS

This document allows the use and development of a multi (fifteen) storey office building, use of the land for food and drink premises and a reduction in car parking, generally in accordance with Clause 6.0 of this document.

The 'Incorporated Plans', include any matter identified in Clause 6.0 as an Incorporated Plan and includes the following plans, modified to include changes required by the clauses at Clause 6.0 of this document:

- Plans by Jackson Clements Burrows Architects, project titled 'Wellington St: 36-52 Wellington Street Collingwood', all dated 07/02/2020, drawings numbered and titled:
 - TP 0-000 (Revision 3) Cover Sheet
 - TP 0-100 (Revision 3) Existing Conditions Site Plan
 - TP 0-101 (Revision 3) Existing North Elevation
 - TP 0-102 (Revision 3) Existing West Elevation
 - TP 1-100 (Revision 4) Proposed Site Plan
 - TP 1-101 (Revision 4) Proposed Basement 02
 - TP 1-102 (Revision 4) Proposed Basement 01
 - TP 1-103 (Revision 4) Proposed Ground Level Plan
 - TP 1-104 (Revision 3) Proposed Mezzanine Level Plan
 - TP 1-105 (Revision 3) Proposed Level 01-04 Plan
 - TP 1-106 (Revision 4) Proposed Level 05 Plan
 - TP 1-107 (Revision 4) Proposed Level 06-07 Plan
 - TP 1-108 (Revision 1) Proposed Level 08 Plan
 - TP 1-109 (Revision 1) Proposed Level 09-12 Plan
 - TP 1-110 (Revision 3) Proposed Level 13 Plan
 - TP 1-111 (Revision 4) Proposed Level 14 Plan
 - TP 1-112 (Revision 3) Proposed Rooftop Plan
 - TP 2-101 (Revision 4) North Elevation
 - TP 2-102 (Revision 4) East Elevation
 - TP 2-103 (Revision 4) South Elevation
 - TP 2-104 (Revision 4) West Elevation
 - TP 2-105 (Revision 3) Detail Elevations
 - TP 3-101 (Revision 3) Section AA
 - TP 3-102 (Revision 3) Section BB
 - TP 3-103 (Revision 3) Section CC
 - TP 3-104 (Revision 3) Typical Sections
 - TP 9-101 (Revision 4) Materials Schedule
- Green Travel Plan by AECOM, dated 27 August 2019
- Acoustic Report by AECOM, dated 28 June 2019
- Landscape Town Planning Report by Openwork, dated 10 September 2019
- Sustainable Management Plan by AECOM, dated 28 June 2019
- Pedestrian Wind Environment Statement by Windtech, dated 21 August 2019
- Traffic Impact Assessment by AECOM, dated 27 August 2019
- Waste Management Plan by AECOM, dated 15 August 2019

and including any amendment of the plans that may be approved from time to time under the clauses of this document. Once approved, these plans will be the endorsed plans.

6.0 THE FOLLOWING CONDITIONS APPLY TO THIS DOCUMENT:

Amended Plans

- 6.1 Before the development commences (excluding bulk excavation and early works), 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 Incorporated Document. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with, TP 0-000 – TP 9-101 prepared by Jackson Clements Burrows Architects, but modified to include or show/address:
- a) The height of the western portion of the building reduced by increasing the setback of Level 12 by 11m from the western boundary (i.e. to match Level 13), with subsequent relocation of the Level 13 terrace to Level 12;
 - b) Café relabelled as 'Food and Drink (café) Tenancy 1' and the food and drink premises relabelled as 'Food and Drink Tenancy 2'.
 - c) Size of the rainwater tank to be annotated;
 - d) Timber frame construction to be referenced on the section drawings;
 - e) A pedestrian sightline triangle (2m x 2.5m) to be superimposed on the drawings at the exit point from the site;
 - f) Columns that are non-compliant with Diagram 1 of Clause 52.06-9 repositioned or redesigned to not encroach upon the parking space;
 - g) 1:8 transition grades at the base of vehicle ramps to be a minimum of 2.5m in length;
 - h) Revised vehicle crossover cross-sectional drawing in accordance with the City of Yarra Vehicle Crossings Information Sheet demonstrating that a 99th percentile vehicle profile can traverse the crossover;
 - i) Minimum 1.5m wide footpath area clear of any obstructions (e.g. street furniture, bicycle parking areas, street tree pits etc.) identified along Northumberland Street;
 - j) Minimum 3.5m clearance in radius is provided from the existing street trees along Wellington Street;
 - k) Rooftop services screen modified from white to be a light grey colour finish;
 - l) Additional staff bicycle spaces to achieve BESS best practice (i.e. total of 186);
 - m) Areas set aside for landscaping.
 - n) Any requirement of the following endorsed plans, where it is relevant to show the requirement on the amended plans:
 - i. Façade Strategy and Materials and Finishes Plan in accordance with clause 6.4;
 - ii. Sustainable Management Plan in accordance with clause 6.11;
 - iii. Waste Management Plan in accordance with clause 6.14;
 - iv. Acoustic Report in accordance with clause 6.17;
 - v. Wind Assessment Report in accordance with clause 6.21.
- 6.2 The use and development as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority.
- 6.3 As part of the ongoing consultant team, Jackson Clements Burrows Architects or an architectural firm to the satisfaction of the responsible authority must be engaged to:
- a) Oversee design and construction of the development; and
 - b) Ensure the design quality and appearance of the development is realised as shown in the endorsed plans or otherwise to the satisfaction of the Responsible Authority.

Façade Strategy and Materials and Finishes Plan

- 6.4 In conjunction with the submission of plans under clause 6.1, a Façade Strategy and Materials and Finishes Plan to the satisfaction of the Responsible Authority must be submitted to and be approved by the Responsible Authority. When approved, the plan will be endorsed and will form part of the incorporated plans for this document. The plan must detail:
- a) Elevation drawings at a scale of 1:20 illustrating typical podium details, entries and doors, and utilities and typical tower facade details including;
 - i. The use of actual bricks (i.e. not snaplock) within the podium; and
 - ii. Timber frame construction.
 - b) Section drawings to demonstrate façade systems, including fixing details and joints between materials or changes in form;
 - c) Information about how the façade will be maintained; and
 - d) A sample board and coloured drawings outlining colours, materials and finishes.

Early Works Plan

- 6.5 Prior to the commencement of any early works, excluding bulk excavation, an Early Works Plan detailing the extent of early works to the satisfaction of the Responsible Authority must be submitted to and be approved by the Responsible Authority. When approved, the plan will be endorsed and will form part of the incorporated plans for this document. The plan must detail early works up to and including concrete structural elements within the podium levels.
- 6.6 The endorsed Early Works Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

Food and Drink Premises Use

- 6.7 Except with the prior written consent of the Responsible Authority, the food and drink premises (incl. café) may only operate between the hours of 7.00 am and 6.00 pm, seven days per week.
- 6.8 No more than 20 patrons are permitted within the food and drink premises (café) Tenancy 1 at any one time, unless as approved in writing by the Responsible Authority.
- 6.9 No more than 130 patrons are permitted within food and drink Tenancy 2 at any one time, unless as approved in writing by the Responsible Authority.
- 6.10 The provision of music and entertainment within the food and drink premises (incl. café) must be at a background noise level.

Sustainable Management Plan

- 6.11 Before the development commences (excluding bulk excavation and early works), an amended Sustainable Management Plan to the satisfaction of the Responsible Authority must be submitted to and be approved by the Responsible Authority. When approved, the plan will be endorsed and will form part of the incorporated plans for this document. The plan must be generally in accordance with the Sustainable Management Plan by AECOM, dated 28 June 2019, but modified to include or show/address:
- a) Details of shading methods employed within the façade to achieve relevant U-Value and Solar Heat Gain Coefficient;

- b) Daylight modelling for a typical floor;
- c) U-Value, Solar Heat Gain Coefficient and Visible Light Transmission of the glazing solution proposed;
- d) Preliminary energy modelling report;
- e) Supporting details for Thermal Performance based on façade properties;
- f) Supporting data for Greenhouse Gas reduction credits;
- g) Solar photovoltaic system capacity;
- h) Landscaping shown on terraces to be included in BESS scope; and
- i) A statement addressing how the building design has mitigated urban heat island impacts.

6.12 The provisions, recommendations and requirements of the endorsed Sustainable Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

6.13 Before the development is occupied, or by such later date as approved in writing by the Responsible Authority, a report from the author of the Sustainable Management Plan, approved under this document, or similarly qualified person or company, must be submitted to the Responsible Authority. The report must be to the satisfaction of the Responsible Authority and must confirm all measures specified in the endorsed Sustainable Management Plan have been implemented, including a 5-star Green Star rating.

Waste Management Plan

6.14 Before the development commences (excluding bulk excavation and early works), an amended Waste Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will form part of the incorporated plans for this document. The plan must be generally in accordance with the Waste Management Plan by AECOM, dated 15 August 2019, but modified to include or show/address:

- a) Detail on managing hard waste;
- b) An explanation on how risk associated with the waste management and collection process will be managed; and
- c) A clause that would require the review of the Waste Management Plan if the operational requirements are to change.

6.15 The provisions, recommendations and requirements of the endorsed Waste Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

6.16 The collection of waste from the site must be by private collection, unless with the prior written consent of the Responsible Authority.

Acoustic Report

6.17 Before the development commences (excluding bulk excavation and early works), an amended Acoustic Report to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended report will be endorsed and will form part of the incorporated plans for this document. The report must be generally in accordance with the Acoustic Report by AECOM, dated 28 June 2019, but modified to include or show/address:

- a) The exact locations of all sensitive receiver locations clearly indicated in the report;

- b) SEPP N-1 noise limits determined from all receivers potentially affected by noise from the development;
- c) An assessment of noise from all mechanical plant and equipment to be conducted during the detailed design phase of the project, to ensure that SEPP N-1 noise limits are not exceeded.

6.18 The provisions, recommendations and requirements of the endorsed Acoustic Report must be implemented and complied with to the satisfaction of the Responsible Authority.

Landscape Plan

6.19 Before the development commences (excluding bulk excavation and early works), a Landscape Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will form part of the incorporated plans for this document. The plan must be generally in accordance with the Landscape Town Planning Report by Openwork, dated 10 September 2019, but modified to include or show/address:

- a) Planting within the title boundaries;
- b) The planter boxes extended along the southern side of the Level 4 terrace;
- c) Detailed planting plan showing the type, location, quantity, height at maturity and botanical names of all proposed plants;
- d) Confirm plants are not on the DELWP Advisory List of Environmental Weeds in Victoria;
- e) Detail of supporting structures for any vertical and cascading plants (if proposed);
- f) Provide a specification of works to be undertaken prior to planting;
- g) Detail plant/planting maintenance schedules and requirements to the satisfaction of the Responsible Authority.

6.20 Before the development is occupied, or by such later date as approved in writing by the Responsible Authority, the landscaping works shown on the endorsed Landscape Plan must be carried out and completed to the satisfaction of the Responsible Authority. The landscaping shown on the endorsed Landscape Plan must be maintained by:

- a) Implementing and complying with the provisions, recommendations and requirements of the endorsed Landscape Plan;
- b) Not using the areas set aside on the endorsed Landscape Plan for landscaping for any other purpose; and
- c) Replacing any dead, diseased, dying or damaged plants to the satisfaction of the Responsible Authority.

Wind Assessment Report

6.21 Before the development commences (excluding bulk excavation and early works), a Wind Assessment Report to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the report will be endorsed and will form part of the incorporated plans for this document. The report must include or show/address:

- a) Wind tunnel testing to verify the assumptions within Pedestrian Wind Environment Statement, Windtech, 21 August 2019; and
- b) Achieve recommended criteria without the reliance on vegetation.

6.22 The provisions, recommendations and requirements of the endorsed Wind Assessment Report must be implemented and complied with to the satisfaction of the Responsible Authority.

Public Realm Plan

6.23 Before the development commences (excluding bulk excavation and early works), an amended Public Realm Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will form part of the incorporated plans for this document. The plan must be generally in accordance with the Landscape Town Planning Report by Openwork, dated 10 September 2019, but modified to include or show/address:

- a) Clear distinction between existing and proposed street trees.
- b) Street tree planting along Northumberland Street to have regard to:
 - i. Any underground services
 - ii. Shading from the development to the north
 - iii. Soil volumes
 - iv. Root impact on surface treatments.
- c) Minimum 1.5m wide footpath area adjacent Northumberland Street that is clear of any obstructions (e.g. street furniture, bicycle parking areas, street trees pits etc).
- d) On-street parking bays and line marking that are impacted by the proposal.
- e) Existing and proposed power/light poles.
- f) Spot levels, falls/grading along the footpath interfaces.
- g) Indication of surface drainage type, locations and materiality
- h) Clarify whether tactile indicators and/or handrails are required and demonstrate that these will not obstruct any desired pedestrian line of travel.
- i) Replace brick pavers within in the public realm (incl. road) with an alternative material in accordance with the City of Yarra's Public Domain Manual and smooth for cyclists.
- j) Delineation of the title boundaries (e.g. non slip/trip metal banding).
- k) Delete the planter box seat next to the vehicle entrance.
- l) z
- m) Bicycle hoops along Northumberland Street and Wellington Street to be angled to maximise the pedestrian accessway width.
- n) Heritage interpretation programme to include signage near the corner of Northumberland and Wellington Streets that provides a brief illustrated history of the old Victoria Distillery.
- o) The raised concrete barrier for the 'Copenhagen bicycle lane' extended across the reinstated vehicle crossing and any subsequent lane marking/painting.

6.24 Before the development is occupied, or by such later date as approved in writing by the Responsible Authority, the works shown on the endorsed Public Realm Plan must be carried out and completed at the document holder's cost and to the satisfaction of the Responsible Authority.

6.25 Before the development is occupied, or by such later date as approved in writing by the Responsible Authority, the owner (or another person in anticipation of becoming the owner) must enter into an agreement with the Responsible Authority under Section 173 of the *Planning and Environment Act 1987*, which provides for the following:

- a) A minimum 1.5m wide footpath area adjacent to Northumberland Street, as shown on the incorporated plans pursuant to clause 6.1 of this document, must remain unobstructed and maintained by the owner in good order, at no cost to the Yarra City Council, to the satisfaction of the Responsible Authority. The owner, or other

person in anticipation of becoming the owner, must meet all the expenses of the preparation and registration of the Agreement, including the Responsible Authority's costs and expenses (including legal expenses) incidental to the preparation, registration and enforcement of the Agreement.

Road Infrastructure

- 6.26 Before the development is occupied, or by such later date as approved in writing by the Responsible Authority, any new vehicle crossing must be constructed:
- a) In accordance with any requirements or conditions imposed by the council;
 - b) At the document holder's cost;
 - c) To the satisfaction of the Responsible Authority.
- 6.27 Before the development is occupied, or by such later date as approved in writing by the Responsible Authority, any redundant vehicular crossings must be demolished and reinstated as standard footpath and kerb and channel:
- a) At the document holder's cost; and
 - b) To the satisfaction of the Responsible Authority.
- 6.28 Before the development is occupied, or by such later date as approved in writing by the Responsible Authority, any damage to Yarra City Council infrastructure resulting from the development must be reinstated:
- a) At the document holder's cost; and
 - b) To the satisfaction of the Responsible Authority.
- 6.29 All road pavement reinstatements must be consolidated as single full-width areas of reinstatement to reduce further construction joints in the pavement.

Car parking

- 6.30 Before the development is occupied, or by such later date as approved in writing by the Responsible Authority, the area set aside on the incorporated plans for the car parking spaces, access lanes, driveways and associated works must be:
- a) Constructed and available for use in accordance with the incorporated plans;
 - b) Formed to such levels and drained so that they can be used in accordance with the incorporated plans;
 - c) Line-marked or provided with some adequate means of showing the car parking spaces to the satisfaction of the Responsible Authority.

Green Travel Plan

- 6.31 Before the development is occupied, an amended Green Travel Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will form part of the incorporated plans for this document. The plan must be generally in accordance with the Green Travel Plan prepared by AECOM, dated 27 August 2019, but modified to include or show/address:
- a) Types of lockers within the change-room facilities, with at least 50% of lockers providing hanging storage space;
 - b) Security arrangements to access the employee bicycle storage space; and

- c) Signage and wayfinding information for bicycle facilities and pedestrians pursuant to Australian Standard AS2890.3.

6.32 The provisions, recommendations and requirements of the endorsed Green Travel Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

Lighting

6.33 Before the development is occupied, or by such later date as approved in writing by the Responsible Authority, external lighting capable of illuminating access to the pedestrian and vehicular entrances and internal laneway must be provided on the subject site. Lighting must be:

- a) Located;
- b) Directed;
- c) Shielded; and
- d) Of limited intensity to the satisfaction of the responsible authority.

General

6.34 Finished floor levels shown on the incorporated plans must not be altered or modified without the prior written consent of the Responsible Authority.

6.35 The amenity of the area must not be detrimentally affected by the construction and use, including through:

- a) The transport of materials, goods or commodities to or from land;
- b) The appearance of any buildings, works or materials;
- c) The emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, wastewater, waste products, grit or oil; or
- d) The presence of vermin to the satisfaction of the Responsible Authority.

6.36 Before the development 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.

6.37 All buildings and works must be maintained in good order and appearance to the satisfaction of the Responsible Authority.

6.38 All pipes, fixtures and fittings servicing any building on the land must be concealed in service ducts or otherwise hidden from view to the satisfaction of the Responsible Authority.

6.39 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 7.00 am or after 6.00 pm;
- b) Saturdays and public holidays (other than ANZAC Day, Christmas Day and Good Friday) before 9.00am or after 3.00pm; or
- c) Sundays, ANZAC Day, Christmas Day and Good Friday at any time.

Tree Management Plan

6.40 Before the development commences, a Tree Management Plan to the satisfaction of the Responsible Authority must be prepared by a suitably qualified arborist and must be

submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will form part of the incorporated plans for this document. The plan must make recommendations for:

- a) The protection of the street trees adjacent to the Wellington Street frontage;
 - i. Pre-construction;
 - ii. During construction; and
 - iii. Post construction
- b) The provision of any barriers;
- c) Any pruning necessary; and
- d) Watering and maintenance regimes, to the satisfaction of the Responsible Authority.

6.41 The provisions, recommendations and requirements of the endorsed Tree Management Plan must be complied with and implemented to the satisfaction of the Responsible Authority.

Construction Management Plan

6.42 Before the development commences, a Construction Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will form part of the incorporated plans for this document. The plan must provide for:

- a) A pre-conditions survey (dilapidation report) of the land and all adjacent Council road 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;
- i) The construction program;
- j) Preferred arrangements for trucks delivering to the land, including delivery and unloading points and expected duration and frequency;
- k) Parking facilities for construction workers;
- l) Measures to ensure that all work on the land will be carried out in accordance with the Construction Management Plan;
- m) An outline of requests to occupy public footpaths or roads, or anticipated disruptions to local services;
- n) 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;

- o) 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;
 - p) A Noise and Vibration Management Plan showing methods to minimise noise and vibration impacts on nearby properties and to demonstrate compliance with Noise Control Guideline 12 for Construction (Publication 1254) as issued by the Environment Protection Authority in October 2008. The Noise and Vibration Management Plan must be prepared to the satisfaction of the responsible authority. In preparing the Noise and Vibration Management Plan, consideration must be given to:
 - i. Using lower noise work practice and equipment;
 - ii. The suitability of the land for the use of an electric crane;
 - iii. Silencing all mechanical plant by the best practical means using current technology;
 - iv. Fitting pneumatic tools with an effective silencer;
 - v. Other relevant considerations; and
 - vi. Any site-specific requirements.
- During the construction:
- q) Any stormwater discharged into the stormwater drainage system must be in compliance with Environment Protection Authority guidelines;
 - r) Stormwater drainage system protection measures must be installed as required to ensure that no solid waste, sediment, sand, soil, clay or stones from the land enters the stormwater drainage system; (s) vehicle borne material must not accumulate on the roads abutting the land;
 - s) The cleaning of machinery and equipment must take place on the land and not on adjacent footpaths or roads; and
 - t) All litter (including items such as cement bags, food packaging and plastic strapping) must be disposed of responsibly.

7.0 EXPIRY OF INCORPORATED DOCUMENT

- 7.1 Notwithstanding other provisions of these requirements, the development permitted by this Incorporated Document will expire if one of the following circumstances applies:
- a) The development is not started within one year of the date of the gazettal of Amendment C285yara to the Yarra Planning Scheme.
 - b) The development is not completed within three years of the date of the gazettal of Amendment C285yara to the Yarra Planning Scheme.
 - c) The use has not commenced within four years of the date of the gazettal of Amendment C285yara to the Yarra Planning Scheme.

The Responsible Authority may extend the period referred to if a request is made in writing before these controls expire, or within 6 months afterwards.

8.0 NOTES

- 8.1 A building permit maybe required before development is commenced. Please contact the council's Building Services on 9205 5555 to confirm.
- 8.2 A vehicle crossing permit is required for the construction of the vehicle crossing(s). Please contact the council's Construction Management Branch on 9205 5555 for further information.
- 8.3 Provision must be made for drainage of the site to a legal point of discharge. Please contact the council's Building Services on 9205 5555 for further information.

8.4 Areas must be provided inside the property line and adjacent to the footpath to accommodate pits and meters. No private pits, valves or meters on the council property will be accepted. All future employees within the development approved under this document will not be permitted to obtain employee or visitor parking permits.