
NOTICE OF DECISION TO GRANT A PERMIT

Application No.: 2013/009973

Planning Scheme: Melbourne

Responsible Authority: Minister for Planning

**THE RESPONSIBLE AUTHORITY HAS DECIDED TO GRANT A PERMIT.
THE PERMIT HAS NOT BEEN ISSUED**

ADDRESS OF THE LAND: 150 - 162 Flinders Street and 17 - 25 Russell Street Melbourne.

WHAT WILL THE PERMIT ALLOW: Demolition of the building at 17-25 Russell Street and development of a multi-storey building comprising a residential hotel, dwellings, retail, office & business identification signs, variation to loading bay requirements and the variation of the bicycle parking rates generally in accordance with the endorsed plans.

WHAT WILL THE CONDITIONS OF THE PERMIT BE?

1. Amended Plans

Before the development starts, including demolition, amended plans must be submitted to and be 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 and three copies must be provided. The plans must generally be in accordance with the plans prepared by Bates Smart Architects dated 18/12/2013 submitted with the application but modified to show the following:

- a) A weather protection canopy to the Russell Street ground level entry door with a minimum clearance from ground level of 3.0 m to the satisfaction of the City of Melbourne.
- b) Details of the widening of the footpath to the Russell Street frontage of the Forum Theatre at 150 – 162 Flinders Street Melbourne if the City of Melbourne and the appropriate authorities including Public Transport Victoria and VicRoads determine that the widening is appropriate.
- c) No more than 3 metres of the total width of the Hosier Lane frontage at ground level is to be glazed, the remainder of the frontage width must be suitable for street

art treatment.

- d) Full details of the cafe/retail tenancy to Hosier lane at 1:100 and 1:50 scale including colours, materials and finishes which demonstrates how the design will be sympathetic to the urban character of Hosier Lane.
- e) Deletion of internal pedestrian link stairs and modification to continuous graded or ramped access to the through block link to enhance accessibility.
- f) Details to the door of the loading dock with materials and design which recognises that it may be an opportunity for street art.
- g) Accurate details and dimensions of the first floor street art panel and details of the content in conformity with the Urban Art Strategy required by Condition 13 of this permit.
- h) Details of the structural separation of the north wall of the Forum Theatre and the southern wall of the tower building so that sound and vibration transmission is reduced.
- i) Details of the size, type and location of proposed advertising signs to the new building.
- j) Any proposed external lighting of the building.
- k) All plant and equipment to be screened within or behind the facade of the building.
- l) Any modifications required to the ground floor areas required by the Waste Management Plan (WMP) required by Condition 21 of this permit.
- m) All modifications required to the development required by the approved Acoustic Reports required by Condition 17 and Condition 18 of this permit.
- n) Any modifications that may be required to comply with building permit requirements following written confirmation from a licensed building surveyor.

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

Layout Not Altered

- 2. The development as shown on the endorsed plans must not be altered or modified without the prior written consent of the Responsible Authority.

Boundary realignment

- 3. Before the development starts, excluding demolition, the title boundary to the land at 17 - 25 Russell Street, Melbourne must be realigned to incorporate the southern wall of the tower building including the cantilevered section and must include the airspace above RL45 metres on the title to the satisfaction of the City of Melbourne.

Easement

- 4. Before the development starts, excluding demolition, a light and air easement of at least 5 metres in width along the southern extent of the realigned boundary above RL45 metres must be provided on the title to the Forum Theatre at 150 - 162 Flinders Street, Melbourne to the satisfaction of the City of Melbourne.

Restoration Agreement

5. Before the development starts, including demolition, the owner of the land must enter into an agreement with the Responsible Authority being the City of Melbourne pursuant to Section 173 of the Planning and Environment Act 1987. The agreement must:
 - a) Be at no cost to the City of Melbourne.
 - b) Be registered on all the land being 150 – 162 Flinders Street Melbourne and 17 - 25 Russell Street Melbourne.
 - c) Indemnify the City of Melbourne against any claims on the matter, and
 - d) Must contain such other conditions as may be advised by the City of Melbourne, and require:
 - e) The external restoration of the Forum Theatre at 150 – 162 Flinders Street Melbourne to the specifications and requirements specified in any approval granted under the Heritage Act 1995.
 - f) A defined time frame and cost for the external restoration of the Forum Theatre at 150 – 162 Flinders Street Melbourne.
 - g) The registration on title of the agreement on Forum Theatre at 150 – 162 Flinders Street Melbourne and 17 - 25 Russell Street Melbourne of the obligation to externally restore the Forum Theatre at 150 – 162 Flinders Street Melbourne.
 - h) Restriction of sale or transfer of titles to the Forum Theatre at 150 – 162 Flinders Street Melbourne and 17 - 25 Russell Street Melbourne to separate owners unless the obligation to externally restore the Forum Theatre at 150 – 162 Flinders Street Melbourne is a requirement on the owner of 17 - 25 Russell Street Melbourne.
 - i) The inclusion on the titles of Forum Theatre at 150 – 162 Flinders Street Melbourne of the obligation of the Forum Theatre to achieve the requirements of the Noise Attenuation as required in Condition 17 of this permit.
 - j) The removal of the agreement from the titles to Forum Theatre at 150 – 162 Flinders Street Melbourne and 17 - 25 Russell Street Melbourne on the completion of the external restoration and the achievement of the Noise Attenuation requirements of the Forum Theatre at 150 – 162 Flinders Street Melbourne.

The owner/permit applicant of the land subject of this permit must pay all of Council's reasonable legal costs and expenses of this agreement, including preparation, execution and registration on title.

Legal Agreement for openings on boundary

6. If the development includes any windows/ openings on a common boundary the owner of the land must enter into an agreement with the Responsible Authority being the City of Melbourne pursuant to Section 173 of the Planning and Environment Act 1987 before the development starts including demolition. The agreement must provide for the following:
 - a) The removal of any windows/ openings on the boundary when the adjoining property is further developed in a manner which would affect these windows/openings.

The owner/permit applicant of the land subject of this permit must pay all of Council's reasonable legal costs and expenses of this agreement, including preparation, execution and registration on title.

Legal Agreement for retention of use

7. Before the development starts, including demolition, the owner of the land must enter into an agreement with the City of Melbourne pursuant to Section 173 of the Planning and Environment Act 1987. The agreement must:
 - a) Be at no cost to the City of Melbourne.
 - b) Be registered on all the land being 17 - 25 Russell Street Melbourne.
 - c) Indemnify the City of Melbourne against any claims on the matter, and
 - d) Must contain such other conditions as may be advised by the City of Melbourne.
and require:
 - e) That the predominant use of building be for a residential hotel.
 - f) The agreement may be restricted to those parts of the title that are a residential hotel if the title is further subdivided.

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.

Demolition

8. Before the development starts, including demolition, a comprehensive coloured photographic record of the exterior and interior of the building at 17-25 Russell Street must be submitted to the satisfaction of the Responsible Authority.
9. Demolition must not commence unless the Responsible Authority is satisfied that the permit holder has made substantial progress towards obtaining the necessary building permits for the development of the land generally in accordance with the development proposed under this permit and the permit holder has entered into a bona fide contract for the construction of the development, or otherwise as agreed with the Responsible Authority.

Materials and Finishes

10. Before the development starts, including demolition, a facade strategy for all sides of the building must be submitted to and approved by the Responsible Authority. The facade strategy for the redevelopment must be generally in accordance with plans prepared by Bates Smart and detail a schedule of material, finishes and details, including but not limited to the colour, type of materials and quality, construction and appearance. The strategy must illustrate the legibility of the proposal from short and distant views, including the extent of facade pattern, level of colours and the ability to provide richness, saturation and depth. This can be provided through montages from various vantage points and/or a built model. The facade strategy must be submitted to and be to the satisfaction of the Responsible Authority and when approved will form part of the endorsed plans.
11. Before the development starts, including demolition, a sample board including a colour rendered and notated plan / elevation that illustrates the location and details of all external materials and finishes must be submitted to and be to the satisfaction of the Responsible Authority and when approved will form part of the endorsed plans. All finishes and surfaces of all external buildings and works, including materials and colours must be in conformity with the approved schedule to the satisfaction of the Responsible Authority.

12. Except with the consent of the Responsible Authority Bates Smart 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 Responsible Authority.
13. Except with the 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.

Urban Art Strategy

14. Before the development starts, including demolition, an Urban Art Strategy must be prepared in consultation with the City of Melbourne. The Urban Art Strategy must:
 - a) Include an analysis of the existing urban art in the laneway acknowledging that this is changeable and consider how the proposal's new urban art pieces will respond and contribute to the character of Hosier Lane.
 - b) Be accompanied by plans, images and documentation which details the location, type, theme and proposed artist(s) of the urban art panel to Hosier Lane, to the loading dock door and any other urban art proposed as part of the project including to the internal through block link or Forum Theatre wall interface. The urban art proposed should at a minimum equal the existing contribution of area available for urban art on the Hosier Lane wall of the existing building.
 - c) The documentation must demonstrate how it will respond to and contribute to the character, quality and context of Hosier Lane and offer concept images which will form the basis of the final work. The urban art proposed must meet a standard of excellence.
 - d) The strategy must anticipate how the development once built and operating will impact upon the urban art character of the laneway and respond to the character identified in the strategy. Built form design features such as lighting as well as management measures such as security must be considered and designed to ensure the hotel's interface and use of the laneway respects and protects the urban art culture of the laneway.

Environmentally Sustainable Design (ESD)

15. Before the development starts, including demolition, an amended Environmentally Sustainable Design (ESD) Statement, generally in accordance with the statement prepared by Waterman Consultants dated 18 December 2013, shall be submitted to the satisfaction of the Responsible Authority. The ESD Statement must demonstrate that the building has the preliminary design potential to achieve the following:
 - a) A 5 star rating under a current version of Green Star - Multi Unit Residential rating tool or equivalent assessment demonstrating that the building meets the eco city goals and policy objectives referred to in clauses 22.19-1 and 22.19-2 of the Melbourne Planning Scheme.
 - b) 1 point for Wat-1 credit under a current version of the Green Building Council of Australia's Green Star Multi Unit Residential rating tool or equivalent.
 - c) A minimum STORM rating of 100% or above for the on-site stormwater management.
16. The performance outcomes specified in the Environmentally Sustainable Design (ESD) Statement for the development must be implemented prior to occupancy to the

satisfaction of the Responsible Authority. 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.

Environmental Assessment

17. Prior to the commencement of the development, excluding demolition, 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 (excluding demolition). The PEA should include:

- a) 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.
- b) A review of any previous assessments of the site and surrounding sites including details of the anticipated sources of any contaminated materials.

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), 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 (excluding demolition). The CEA should include:

- a) 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.
- b) 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.
- c) 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.
- d) An appraisal of the data obtained following soil sampling in accordance with ecological, health-based and waste disposal guidelines.
- e) Recommendations regarding what further investigate and remediation work, if any, may be necessary to ensure the site is suitable for the intended use(s).

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

Should the CEA recommend that an Environmental Audit of the site is necessary then prior to the occupation of the building the applicant must provide either:

- a) A Certificate of Environmental Audit in accordance with Section 53Y of the Environment Protection Act 1970; or 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).

Where a Statement of Environmental Audit is provided, all the conditions of this Statement must be complied with to the satisfaction of the Responsible Authority and 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 in it regarding the verification of 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.

Noise Attenuation

18. Before the development starts, excluding demolition, an acoustic report, prepared by a suitably qualified acoustic consultant, must be submitted and be to the satisfaction of the Responsible Authority. The report must confirm what measures to the subject development are required to ensure hotel guest rooms and apartments comply with SEPPN1 and SEPPN2 in respect of noise emissions from the Forum Theatre. The report must also identify noise associated with operation of the Forum Theatre and recommend ameliorative treatment measures to ensure compliance with SEPPN1 and SEPPN2.
19. Where compliance cannot be achieved from music noise emitted by the Forum Theatre (i.e. on apartment balconies) internal noise levels must achieve a maximum noise level of 45 Db(A)Leq in habitable rooms with windows closed. Where windows are to be kept closed to address noise emissions from the Forum Theatre, mechanical ventilation or air conditioning must be provided to the apartments and hotel guest rooms.
20. Prior to the occupation of the dwellings and guest rooms, acoustic testing must be conducted by a qualified acoustic consultant. The test must verify that compliance with SEPPN1 and SEPPN2 is achieved, to the satisfaction of the Responsible Authority. A report containing the results of the testing must be submitted to and approved by the Responsible Authority prior to the occupation of the guest rooms and dwellings.

Construction Management Plan

21. Before the development starts, including demolition, a detailed construction and demolition management plan must be submitted to and be approved by the City of Melbourne. This construction management plan is to be prepared in accordance with the City of Melbourne - Construction Management Plan Guidelines and is to consider, but not be limited to, the following:
 - public safety, amenity and site security;
 - operating hours, noise and vibration controls;
 - air and dust management;
 - stormwater and sediment control;

- waste and materials reuse;
- traffic management including traffic disruption being equitably split between Russell Street and Hosier Lane.

The construction and demolition management plan(s) may be staged.

Waste Management

22. Before the development starts, including demolition, a Waste Management Plan (WMP) shall be prepared and submitted to the City of Melbourne. The WMP should detail waste storage and collection arrangements and comply with the City of Melbourne Guidelines for Preparing a Waste Management Plan 2012. Waste storage and collection arrangements must not be altered without prior consent of the City of Melbourne - Engineering Services.
23. All waste must be stored and handled within the site. Bins must not be placed outside the property boundary for collection. Additional private collections on weekends may be arranged.
24. The waste storage and collection arrangements must be in accordance with the Waste Management Plan (WMP). The endorsed WMP must not be modified or altered without prior consent of the City of Melbourne.

Loading and Unloading

25. Before the development starts, including demolition, a Loading and Unloading Management Plan must be submitted to and be approved by City of Melbourne. The Loading and Unloading Management Plan shall be based on loading requirements detailed in the letter prepared by Cardno Pty Ltd dated 31 March 2014 by modified to show:
 - Number and type of delivery trucks per day and per week, with all daily deliveries to be scheduled between 6.00am and 11.00am Monday to Friday and 7.00am to 11.00am on weekends and Public Holidays.
 - The split of deliveries between Hosier Lane and Russell Street, with an increased emphasis on loading from Russell Street where possible.
 - The role and responsibility of the loading dock manager which must include scheduling of daily truck deliveries between 6.00am and 11.00am, and to ensure that the lane is not blocked by delivery trucks at times when garbage collection occurs and to minimise disruption to Hosier Lane and other users.
 - All measures proposed to minimise disruption from loading and unloading for the hotel to Hosier Lane.
26. The loading and unloading arrangements must be in accordance with the Loading and Unloading Management Plan. The endorsed Loading and Unloading Management Plan must not be modified or altered without prior consent of the City of Melbourne.
27. Except with the written consent of the City of Melbourne, all daily must be limited to no more than 6 trucks per day and these deliveries must be generally limited to the time period of 6.00am to 11.00am Monday to Friday and 7.00am to 11.00am Weekends and Public Holidays to the satisfaction of the City of Melbourne.

Public Transport Victoria

28. The permit holder must take all reasonable steps to ensure that disruption to bus operations along Flinders Street and Russell Street is kept to a minimum during the construction of the development. Foreseen disruptions to bus operations and mitigation measures must be communicated to Public Transport Victoria fourteen days (14) prior.
29. The existing bus stops and associated infrastructure on Flinders Street and Russell Street must not be altered without the prior consent of the Public Transport Victoria. Any alterations, including temporary works or damage during construction, must be rectified to the satisfaction of Public Transport Victoria and at the cost of the permit holder.
30. Before commencement of any works along Russell Street, the bus stop including all associated infrastructure must be relocated or replaced at a cost borne by the permit holder to the satisfaction of Public Transport Victoria and deemed compliant with the Disability Discrimination Act – Disability Standards for Accessible Transport 2002.

Street Levels and Crossovers

31. The footpaths adjoining the site along Russell Street, Flinders Street and Hosier Lane must be reconstructed in sawn bluestone together with associated works including the reconstruction or relocation of kerb and channel and/or services as necessary at the cost of the developer, in accordance with plans and specifications first approved by the City of Melbourne – Engineering Services.
32. All pedestrian paths and access lanes shown on the endorsed plans must be constructed and maintained to the satisfaction of the City of Melbourne - Engineering Services.
33. Existing street levels in Russell Street, Flinders Street and Hosier Lane must not be altered for the purpose of constructing new vehicle crossings or pedestrian entrances without first obtaining approval from the City of Melbourne – Engineering Services.
34. All street furniture such as street litter bins recycling bins, seats and bicycle rails must be supplied and installed Russell Street, Flinders Street and Hosier Lane footpaths to plans and specifications first approved by the City of Melbourne – Engineering Services.
35. Any requirement to temporarily relocate and/or remove street furniture must be first approved by the City of Melbourne. All street furniture temporarily relocated and/or removed must be reinstated to the satisfaction of the City of Melbourne.
36. Existing public street lighting must not be altered without first obtaining the written approval of the City of Melbourne – Engineering Services.
37. The widening of the Russell Street footpath if agreed to by the City of Melbourne and the appropriate authorities including Public Transport Victoria and VicRoads must be undertaken at the cost of the owner of the development at 17-25 Russell Street Melbourne.

Street Trees

38. Any trees in the adjoining streets which are to be removed, relocated or replaced must not be removed, lopped or pruned without the prior written consent of the City of Melbourne. All costs in connection with the removal/ relocation or replacement of the trees, including any payment for the amenity value of a tree to be removed, must be met by the developer/owner of the site.
39. A landscape plan of the footpaths to the satisfaction of the City of Melbourne must be submitted to the Council if any trees in the streets are affected by the development or any gantry, or are required to be removed and or replaced to enable the development to

take place. All works associated with the approved landscape plan including the replacement of any street tree shall be at the cost of the owner of the land.

Drainage

40. Before the development starts, including demolition, a storm water drainage system design, incorporating integrated water management design principles, must be submitted to and approved by the City of Melbourne – 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 storm water drainage system.
41. 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 City of Melbourne’s – Manager Engineering Services.

Building appurtenances

42. No architectural features and services other than those shown on the endorsed plans shall be permitted above the roof level unless otherwise approved in writing by the City of Melbourne.
43. All building plant and equipment on the roofs, balcony areas, and common areas, public through fares must be concealed to the satisfaction of the Responsible Authority. The construction of any additional plant machinery and equipment, including but not limited to all air-conditioning equipment, ducts, flues, all exhausts including car parking and communications equipment shall be to the satisfaction of the City of Melbourne.
44. Any satellite dishes, antennas or similar structures associated with the development must be designed and located at a single point in the development to the satisfaction of the City of Melbourne, unless otherwise approved by the City of Melbourne.

3D Model

45. Before the development starts, including demolition, a 3D digital model of the development and its immediate surrounds, as appropriate, must be submitted to the Responsible Authority and be to the satisfaction of the Responsible Authority in conformity with the Department Transport, Planning and Local Infrastructure Advisory Note 3D Digital Modelling.

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.

No Advertising Displayed on Building

46. No advertising signs other than those approved under this permit shall be erected, painted or displayed on the land without the permission of the City of Melbourne unless in accordance with the provisions of the Melbourne Planning Scheme.

Expiry of permit

47. In accordance with section 68 of the Planning and Environment Act 1987, this permit will expire if one of the following circumstances applies:
 - The development has not started within 3 years of the date of this permit.
 - The development is not completed within 5 years of the date of this permit.
 - The use has not started within 5 years of the date of this permit.

In accordance with section 69 of the Planning and Environment Act 1987, the

responsible authority may extend the periods referred to if a request is made in writing:

- Within 6 months of the permit expiry date, if the use or development allowed by the permit has not yet started.
- Within 12 months of the permit expiry date, if the development has lawfully started before the permit expires.

Date Issued: 1-9-14

Signature for the Responsible Authority:



Notes:

- The development must provide for and meet the requirements of the Australian Government Department of Broadband, Communications and Digital Economy publication Fibre in new developments; policy update dated 22 June 2011 (as amended).
- The subject site may be identified in Heritage Victoria's Heritage Inventory as having archaeological potential. If an archaeological site is uncovered in the course of a building project it is an offence under the Heritage Act 1995 to knowingly disturb, damage or excavate without obtaining the consent of the Executive Director of Heritage Victoria. The applicant is therefore advised to contact Heritage Victoria prior to the commencement of any demolition, excavation or works on the site.
- The City Of Melbourne will not change the on-street parking. The City Of Melbourne will not change the on-street parking restrictions to accommodate the access, servicing, delivery and parking needs of this development. As per Council's policy, the developments in this area are not entitled to resident parking permits. Therefore, the residents/occupants of this development will not be eligible to receive parking permits and will not be exempt from any on-street parking restrictions.

- All necessary approvals and permit for works in the public realm including, but not limited to: temporarily relocate street lighting and their reinstatement, to temporarily relocate and/or remove street furniture, all street furniture such as street litter bins, recycling bins, seats and existing public street lighting must not be altered without the prior consent, and obtained and completed to the satisfaction of the City of Melbourne (Engineering Services).
- All projections over the street alignment must conform to Building Regulations 2006, Part 5, Sections 505 to 514 as appropriate. Reference may be made to the City of Melbourne's Road Encroachment Guidelines with respect to projections impacting on street trees and clearances from face/back of kerb.
- The proposed new pedestrian footway / retail arcade should remain the responsibility of the land owner(s) in perpetuity. The City of Melbourne is unlikely to agree to the internal footway / retail arcade being made public.
- Stairs should be set back sufficiently to enable tactile ground surface indicators to be within site boundary, provision must be made for disabled access into the building in accordance with the Australian Design Standards for Disabled Access, AS 1428, and the Building Code of Australia, and prior to the installation of all pedestrian ramps must be designed and constructed in accordance with AS 1428:2009 Design for Access and Mobility and should be fitted with ground surface tactile indicators (TGI's). Details of the TGI's must be submitted to and approved by City of Melbourne (Engineering Services).

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 APPEALS?

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.

If an objection was received to the application:

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.

If a recommending referral authority objected to the grant of the permit or the responsible authority decided not to include a condition on the permit recommended by a recommending referral authority:

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 Application for Review 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.
- * An application for review must also be served on the Responsible Authority.
- * Notice of the application for review must be given in writing to all other parties to the review as soon as practicable after an application for review is lodged. An objector who applies for a review must give notice to the person who applied for the permit.

An applicant who applies for review must give notice to all objectors.

- * Details about applications for review and the fees payable can be obtained from the Victorian Civil and Administrative Tribunal.