

Response to Submission No 42 (on behalf of proponent)

Condition Number and requested change	Submission #42 proposed changes	Officer Response to requested change	Officer Comments
<p>1(a) – Request to delete</p> <p>1. Before the development starts, excluding demolition, bulk excavation and site preparation works, amended plans (three copies) shall be submitted to and approved by the Responsible Authority. The plans must be drawn to scale, with dimensions, and be generally in accordance with the plans prepared by DKO Architects, Ref 11367, Dated 21 December 2016, submitted with the application but modified to show:</p> <p>a) Provision of direct access, in the form of escalator and lift from Cambridge Street adjacent to the proposed pedestrian crossing, to the Lower Ground Level retail spaces.</p>	<p>Golden Age request not to have an escalator or lift in this location as it will impact the amenity of the proposed thoroughfare. Golden Age wish to create an inviting and pleasant pedestrian environment, like other laneways across Melbourne. Proposing escalators will detract from the thoroughfare amenity. Additionally, lifts are provided and easily accessible at the upper and lower ground levels.</p>	<p>No. Removal of the condition is not supported.</p>	<p>Both Council's Urban Designer and Box Hill Activity Centre Manager have identified this as an issue to the successful functioning of this space.</p>
<p>1(o) – Request to amend</p> <p>(o) All columns in car parking areas must be setback at least 750mm from the edge of aisle to allow vehicle door opening.</p>	<p>The planning scheme indicates that for 4.9-metre-long spaces, columns should be setback 250mm from the edge of the aisle, which is reflected in the current plans.</p> <p>Moving the columns back to 750mm from the aisle will result in difficulty for patrons opening their car door. Therefore Golden Age request that Condition 1(o) should be deleted from the permit or, amended to <i>all columns in</i></p>	<p>Amendment to the condition is supported in part.</p>	<p>It is more appropriate to reference back to compliance with Clause 52.06 rather than specify a distance. This therefore places the onus on the applicant to comply with relevant regulative standards, but also provide flexibility to meet the standard in a different way.</p>

	<i>car parking areas must be setback at least 750mm 250mm from the edge of the aisle to allow vehicle door opening.</i>		
<p>1(v) – Request to delete</p> <p>(v) Residential visitor car parking spaces to be line-marked and signed appropriately.</p>	<p>This condition could be unnecessarily restricting. Having some spaces signed for residential visitors only, would not allow them to be used by retail customers during the day, when demands for residential visitor parking are lower. Golden Age request to have Condition 1(v) modified to say that <i>residential visitor and retail customer spaces be line-marked and signed appropriately.</i></p>	<p>No. Deletion of the condition is not supported.</p>	<p>Suggest amending the wording to allow the visitor spaces to be occupied during business hours Monday to Friday rather than delete condition. This provides greater flexibility but maintains the spaces at the peak demand times.</p>
<p>1(kk) – request to delete</p> <p>(kk) The following reports to be amended as required will form part of the endorsed documentation:</p> <ul style="list-style-type: none"> i. Landscape Plan in accordance with Condition 11. ii. Landscaping Maintenance Plan in accordance with Condition 12. iii. Amended Wind Report in accordance with Condition 19. iv. Amended Sustainability Management Plan in accordance with Condition 26. v. Lighting Strategy in accordance with Condition 29. vi. Art Strategy in accordance with Condition 30. vii. Green Travel Plan in accordance with Condition 32. viii. Disability Access Report in accordance with Condition 33. 	<p>These reports should not be included in Condition 1. The other permit conditions require these to be submitted to Council for approval at various times. The timing in many of these conditions conflicts with the 'before development starts' timing in Condition 1. Therefore, this is likely to cause confusion. It is also unnecessary to repeat these conditions here as they are already included on the permit. Many of these reports are not required prior to plans being endorsed. For example the detailed engineering drawings (in kxxi) are unlikely to be finalised until after the planning drawings are endorsed and building permits are obtained.</p>	<p>No. Deletion of the condition is not supported.</p>	<p>The wording of this condition is consistent with other major project permits within the Box Hill MAC. Failure to resolve these matters up front could lead to unnecessary amendments and delays during construction, if plans need to be changed to accommodate the requirements of these reports.</p>

<p>ix. An amended Waste Management Plan in accordance with Condition 34.</p> <p>x. Parking Management Plan in accordance with Condition 39.</p> <p>xi. Detailed Engineering Design Drawings for treatment of land within surrounding road reserve in accordance with Condition 40.</p> <p>xii. Acoustic Treatment Report in accordance with Condition 50.</p> <p>All of the above must be to the satisfaction of the Responsible Authority. Once approved these plans become the endorsed plans of the permit.</p>			
<p>3. Request to amend</p> <p>The uses as approved, must not commence until all of the buildings and works, landscaping hereby approved are completed to the satisfaction of the Responsible Authority.</p>	<p>This is a large development that consists of a variety of uses, and to prohibit those uses from occupying the development until the building and landscaping, in its entirety, is completed is impractical. We would like to work with Council to amend Condition 3 to create greater flexibility into the wording to reflect the size and possible staging of the development.</p>	<p>Yes. Request to amend the condition is supported.</p>	<p>No specific wording is suggested by proponent, but given the three tower typology there is scope for parts of the buildings to be completed and occupied prior to others.</p>
<p>10 - Request delete</p> <p>The layout and design must be in compliance with the National Education and Care Act 2010 and Regulations 2011 and licenced accordingly with the appropriate authority.</p>	<p>This condition is unnecessary as any Child Care operator is required to meet the relevant regulations under separate legislation. It is not necessary to include this on the planning permit and cause confusion if the legislation was to change in the future.</p>	<p>No. Deletion of the condition is not supported.</p>	<p>This condition was included to ensure that the proposal appropriately considered any design implications resulting from compliance with these standards.</p>
<p>11 – Request to amend</p> <p>No building or works are to be commenced</p>	<p>Golden Age request that Condition 11 be modified to <i>no building or works except for</i></p>	<p>No. Amendment to the condition is not</p>	<p>This is not a staged permit and the landscape forms an integral part of</p>

<p>until an amended Landscape Plan prepared by a suitably qualified and experienced person or firm has been submitted to and endorsed by the Responsible Authority. This plan when endorsed will form part of this permit. This plan must show:</p> <ul style="list-style-type: none"> a) Details of all street frontage features and footpath areas from the building façade to the kerbs of Station Street and Cambridge Street. The design and materials must be consistent with the Box Hill Urban Landscape Design Guidelines Urban Core Treatment. b) Details of all proposed landscaping within the communal area, road reserves, pedestrian link and public open spaces. c) Nomination of all proposed services, e.g. street lights and all existing infrastructure services, street furniture, bins, etc. d) Details of all containerised planting infrastructure. e) Play equipment or playable elements such as sculptures for children residing in or visiting the building. f) Cross-section of the planting area in the central courtyard on Lower Ground Level through to the Ground Level. g) A planting schedule of all proposed vegetation (trees, shrubs and ground covers) which includes: botanical names, common names, pot size, mature size and total quantities of each plant. <p>All of the above must be to the satisfaction of the Responsible Authority.</p>	<p>demolition, excavation and site preparation are to be commenced until an amended Landscape Plan prepared by a suitably qualified and experienced person or firm has been submitted to and endorsed by the Responsible Authority. This plan when endorsed will form part of this permit. By modifying Condition 11 this creates greater flexibility by allowing preliminary works to commence on site.</p>	<p>supported.</p>	<p>the public realm design.</p>
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Once approved this plan will become part of the endorsed plans of this permit.			
<p>22 – Request to delete</p> <p>No street tree may be removed without the prior written consent of the Responsible Authority.</p>	Golden Age requests Condition 22 be deleted as it is a repeat of Condition 15 on the planning permit.	Yes. Deletion of the condition is supported.	Duplicated condition.
<p>29 – Request to amend</p> <p>Prior to the commencement of the development, a Lighting Strategy must be prepared to the satisfaction of the Responsible Authority. The Lighting Strategy must provide details of proposed lighting of Station Street, Cambridge Street and throughout the pedestrian link, public realm and public open spaces, and must be prepared in accordance with the Safer Design Guidelines for Victoria, Department of Sustainability and Environment, June 2005, to the satisfaction of the Responsible Authority.</p> <p>All external lights must be of a limited intensity and must ensure no unreasonable nuisance is caused to surrounding road network, adjoining properties or nearby residents.</p> <p>This lighting must be maintained and operated for the life of the building to the satisfaction of the Responsible Authority.</p>	Similar to Condition 11, Golden Age request that Condition 22 be modified to <i>prior to the commencement of the development, except for demolition, excavation and site preparation, a Lighting Strategy must be prepared to the satisfaction of the Responsible Authority. The Lighting Strategy must provide details of proposed lighting of Station Street, Cambridge Street and throughout the pedestrian link, public realm and public open spaces, and must be prepared in accordance with the Safer Design Guidelines for Victoria, Department of Sustainability and Environment, June 2005, to the satisfaction of the Responsible Authority.</i>	No. Request to amend the condition is not supported.	This is not a staged permit and the lighting requirements could have implications for the working drawings for the building, and should form an integral part of the public realm design.
35 – Request to amend	Construction Management Plan – given the	No. Request to	Not necessary as the wording of the

<p>Prior to the commencement of development, a Construction Management Plan must be prepared and submitted to Council for approval. This plan is to be to the satisfaction of the Responsible Authority and shall include but not limited to the following:</p> <ul style="list-style-type: none"> b) Site contamination and disposal of contaminated matter. c) Containment of dust, dirt and mud within the site and the method and frequency of clean up procedures in the event of build up of matter outside of the site. d) On-site facilities for vehicle washing. e) Parking facilities for construction workers. f) Delivery and unloading points and expected frequency. g) A liaison officer for contact by residents and the Responsible Authority in the event of relevant queries or problems experienced. h) An outline of requests to occupy public footpaths or roads, or anticipated disruptions to local services. i) A waste minimisation and recycling strategy. j) Truck access routes. k) A traffic Management Plan shall be developed for the site and the surrounding road network to address the following: <ul style="list-style-type: none"> • Offsite car parking. 	<p>size of the development Golden Age suggest that an option to stage construction, and associated construction management plan, be included in the condition. We suggest the following wording be added to the condition:</p> <p><i>The Construction Management Plan may be approved in stages to the satisfaction of the Responsible Authority.</i></p>	<p>amend the condition is not supported.</p>	<p>condition does not prevent a staged CMP from being applied for subject to agreement from Council's Engineers.</p>
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<ul style="list-style-type: none"> • Vehicle movements, queuing, appropriate informational and directional signs. • Management of the basement car park. • Pedestrian Management. • Road and footpath closure details. <p>All of the above must be to the satisfaction of the Responsible Authority.</p> <p>When approved the Plan will form part of this permit and must be complied with, to the satisfaction of the Responsible Authority, to the extent that this is in the control of the owner of the land. The owner of the land is to be responsible for all costs associated with the works to be undertaken in accordance with the requirements of the Traffic Management Plan.</p>			
<p>39 – Request to amend</p> <p>Prior to the commencement of buildings or works on the land, a Parking Management Plan, detailing how car and bicycle parking areas, access-ways and loading bays will be allocated and managed, must be submitted to and approved by Council.</p> <p>This plan is to be to the satisfaction of the Responsible Authority and must include, but is not limited to, the following:</p> <p>a) Allocation of spaces generally in accordance with the Traffic Impact Assessment prepared by GTA dated 19</p>	<p>Like Condition 11 and 29, Golden Age request that Condition 39 be modified to <i>Prior to the commencement of buildings or works, except for demolition, excavation and site preparation, on the land, a Parking Management Plan, detailing how car and bicycle parking areas, access-ways and loading bays will be allocated and managed, must be submitted to and approved by Council.</i></p>	<p>No. Request to amend the condition is not supported.</p>	<p>The requirements of the Parking Management Plan may have implications for the design and layout that must be considered at the beginning of the process, in the event that changes to the building result.</p>

<p>December 2016 (total of 651 spaces).</p> <p>b) Details of ticketing system to be used and incentives to encourage customers visiting the commercial component of the development to utilise the on site car park, including, but not limited to, free parking for patients of the medical centre, staff of the retail tenancies and medical centre.</p> <p>c) Details on how visitors of the residential component access the residential car park without resulting in queueing.</p> <p>d) Details of car share, accessible (disabled) or motorcycle parking spaces to be nominated within the basement car parking areas.</p> <p>e) Allocation of staff parking and a short term visitor and child care centre drop off or pick up and taxi zone within the basement car park, and details as to how this space will be managed to allow access (including outside standard business hours) and advise residents and customers as to its location.</p> <p>f) Details of the management of the use of the car park for staff and users of the child care centre during special events.</p> <p>g) Details of how the management plan will be distributed to staff and parents visiting the child care centre to ensure all are aware of the document and parking arrangements.</p> <p>h) Amendment to the swept path diagrams of vehicles accessing the loading area, to ensure no on-street parking spaces</p>			
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<p>will be required to be deleted except for the construction of vehicle crossovers.</p> <p>i) Pedestrian access and movement within the car parking areas, including strategies to minimise the potential for conflict between pedestrians and vehicles. This may include line marking such as hatched shared areas, directions signs and/or physical barriers.</p> <p>j) Allocation of bicycle spaces to tenancies and visitors.</p> <p>k) Bicycle parking facilities are to be provided in accordance with the Australian Standard.</p> <p>l) Locations and details of bicycle parking signs in accordance with Clause 52.34-5.</p> <p>m) Signage for car and bicycle parking spaces.</p> <p>n) Line marking of car parking spaces.</p> <p>o) Details of how access to car spaces, disabled car spaces and bicycle spaces will be achieved by visitors (i.e. an intercom) and how parking will be secured.</p> <p>p) Details of the car share scheme.</p> <p>q) Details of how access to the loading bay and waste collection area will be achieved by delivery vehicles and waste collection vehicles (i.e. an intercom) and how these areas will be secured.</p> <p>r) How the car park will be managed to ensure that all vehicles exit the site in a</p>			
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<p>forwards direction.</p> <p>s) Details of signage or alternate measures to ensure that delivery and waste vehicles reverse into the loading area and exit the site in a forwards direction.</p> <p>t) Centre lines to be provided along curved sections of the access ramp to guide motorists and keep vehicles to the left of the ramp.</p> <p>u) Accessibility and parking for the grease removal truck, from a parking space that will not block vehicular access to or from the site.</p> <p>Once submitted to and approved by the Responsible Authority the Parking Management Plan will form part of the documents endorsed as part of this planning permit.</p>			
<p>39(d) – Request to delete</p> <p>d) Details of car share, accessible (disabled) or motorcycle parking spaces to be nominated within the basement car parking areas.</p>	<p>A Car Share Scheme is not included in the proposal. The development provides ample parking for residents and is well serviced by an array of public transportation options. A car share scheme is not necessary and any wording relating to this should be deleted.</p>	<p>No. Deletion of the condition is not supported.</p>	<p>Provision of share car spaces is something that Council has routinely required in developments of this scope in the MAC.</p>
<p>39(e) – Request to amend</p> <p>e) Allocation of staff parking and a short term visitor and child care centre drop off or pick up and taxi zone within the basement car park, and details as to</p>	<p>Taxis are unlikely to access the basement to pick up patrons. Patrons are more likely to wait for a taxi in a visible location such as Cambridge Street. We request Condition 39(e) be amended to <i>allocation of staff parking and a short term visitor and child care centre drop off or pick up</i></p>	<p>Yes. Request to amend the condition is supported.</p>	<p>Taxi collection is unlikely to occur within a basement and therefore is not considered necessary.</p>

how this space will be managed to allow access (including outside standard business hours) and advise residents and customers as to its location.	and taxi zone within the basement car park, and details as to how this space will be managed to allow access (including outside standard business hours) and advise residents and customers as to its location.		
39(h) – Request to amend h) Amendment to the swept path diagrams of vehicles accessing the loading area, to ensure no on-street parking spaces will be required to be deleted except for the construction of vehicle crossovers.	This condition may be problematic in the event that large trucks need to enter the site. Without having the flexibility to remove on-street parking, this may require the crossover to be significantly widened, which would impact the design of the building. Therefore, Golden Age request Condition 39(h) to be modified to <i>Amendment to the swept path diagrams of vehicles accessing the loading area, to ensure any loss of on-street parking should be minimised no on-street parking spaces will be required to be deleted except for the construction of vehicle crossovers.</i>	No. Request to amend the condition is not supported.	This is a requirement of Council's Transport Engineers
39(p) – Request to delete (p) Details of the car share scheme.	Refer to Condition 39(d) for discussion. Golden Age believes that this condition should be deleted.	No. Deletion of the condition is not supported.	Provision of share car spaces is something that Council has routinely required in developments of this scope in the MAC, and goes to the reduction in car parking numbers being proposed.
46 – Request to amend The amenity of the area shall not be detrimentally affected by the commercial uses or development allowed by this Permit, through: a) Transportation of materials, goods or commodities to or from the land, b) Appearance of any building, works or materials, c) Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour,	Golden Age request that Condition 46 be amended to <i>the amenity of the area shall not be detrimentally unreasonably affected by the commercial uses or development allowed by this Permit</i>	No. Request to amend the condition is not supported.	The condition as written is standard wording, and tests of reasonableness in the context of the location of the site would be factored into any assessment of detriment in the event of a complaint being received.

steam, soot, ash, dust, waste water, waste products, grit or oil, d) Presence of vermin, or e) In any other way, to the satisfaction of the Responsible Authority.			
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