

PLANNING PERMIT

Permit No.:	PA2503614
Planning scheme:	Melbourne Planning Scheme
Responsible authority:	Minister for Planning
ADDRESS OF THE LAND:	1-7, 9-15, 17-23 and 25-29 Queens Bridge Street, Southbank

THE PERMIT ALLOWS:

Planning scheme clause	Matter for which the permit has been granted
37/04-4	Construct a building or construct or carry out works and demolish or remove a building
	Demolish or remove a building or works
43.01-1	Demolish or remove a building
	Construct a building or construct or carry out works
	Externally alter a building by structural work, rendering, sandblasting or in any other way
43.02-2	Construct a building or construct or carry out works
44.04-2	Construct a building or construct or carry out works

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Compliance with documents approved under this permit

1. At all times what the permit allows must be carried out in accordance with the requirements of any document approved under this permit to the satisfaction of the responsible authority.

Date of issue: 25 August 2026 **Signature for the responsible authority:**



Commencement

2. This permit will operate from the issued date of this permit.

Amended Plans

3. Before the development starts, excluding demolition, excavation, piling, site preparation works, works required to undertake an environmental assessment or audit, works to remediate contaminated land (or as otherwise agreed by the Responsible Authority), plans must be approved and endorsed by the responsible authority, in consultation with Melbourne City Council. The plans must be prepared to the satisfaction of the responsible authority, be drawn to scale with dimensions and be generally in accordance with the plans prepared by Cox Architecture dated 17 February 2026, but amended to show the following details:
- a) The paint colour for the hotel façade which will be informed by the historical paint analysis required by the endorsed Conservation Works Plan.
 - b) Any works required on adjoining land to ensure seamless, unobstructed access between the pedestrian laneway and Freshwater Place for the full width of the laneway.
 - c) The setback of all recessed ground floor walls and entries from their respective title boundaries.
 - d) All finished surface levels of ground floor open space within the title boundaries.
 - e) All wind mitigation measures in accordance with the recommendations of the endorsed Pedestrian Wind Comfort Report.
 - f) The secure line and any associated roller doors etc. to the car parking areas.
 - g) All storage cages which are not conveniently accessible when car parking spaces are occupied to be, relocated or noted as being allocated to the same dwelling as the effected car parking spaces with no non-compliance to Standard D21 of Clause 58.05-4 (Storage) to occur as a result.
 - h) A clear 1.2 metre wide pedestrian circulation path to be provided from the northern retail stair core to the vehicle access aisle.
 - i) Dimensions of bicycle parking spaces and access aisle (including point of entry) for the bike storeroom, in accordance with the design requirements of Clause 52.34-6.
 - j) The total system size of the onsite PV system outlined in the Sustainable Management Plan.
 - k) Material schedule updated to confirm the proposed materials that are included in the 75% compliance area for the urban heat island requirements outlined in the Sustainable Management Plan.
 - l) A notation specifying that the collected rainwater is to be reused for toilet flushing, landscape irrigation and wash-down purposes.
 - m) Location of the rainwater harvesting proprietary treatment device as outlined in the Sustainable Management Plan.
 - n) Any changes, technical information or plan notations (or otherwise) required as a result of any other condition in this permit which is to be satisfied concurrently with the endorsement of plans.

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



Layout not altered

4. The development as shown on the endorsed plans must not be altered (unless the Melbourne Planning Scheme specifies that a permit is not required) without the prior written consent of the responsible authority.

Retention of Architect

5. Except with the written consent of the Responsible Authority, Cox Architecture must be retained to provide architectural oversight during construction and completion of the detailed design as shown in the endorsed plans and schedule of materials and finishes to the satisfaction of the Responsible Authority.

Façade Strategy

6. Concurrent with the endorsement of plans pursuant to Condition 3, a Façade Strategy and Materials and Finishes must be approved and endorsed by the responsible authority in consultation with Melbourne City Council. All materials, finishes and colours must be in conformity with the approved Façade Strategy to the satisfaction of the responsible authority in consultation with Melbourne City Council. The Façade Strategy must be generally in accordance with the development plans and must include:
 - a) A concise description by the architect of the building design concept and how the façade works to achieve this.
 - b) Elevation details (generally at a scale of 1:100) illustrating typical lower level details, balcony niches, entries, lobbies and doors, utilities and structural columns, as well as typical tower details, key junctures and any special features which are important to the building's presentation.
 - c) Street level elevations (generally at a scale of 1:50) for all public interfaces. All proposed materials at the street wall level should be robust and of high quality.
 - d) Internal elevation details (generally at a scale of 1:20) for the pedestrian laneway, including details of entries, doors and other interfaces.
 - e) Cross sections or another method of demonstrating the façade systems, including fixing details indicating junctions between materials and significant changes in form and/or material.
 - f) Information about how the façade will be accessed and maintained and cleaned, including any planting if proposed.
 - g) Example prototypes and/or precedents that demonstrate the intended design outcome as indicated on plans and perspective images, to produce a high quality built outcome in accordance with the design concept.
 - h) A schedule of colours, materials and finishes, including the colour, type and quality of materials showing their application and appearance. Materials and finishes must be of a high quality, contextually appropriate, durable and fit for purpose. This can be demonstrated in coloured elevations or renders from key viewpoints, to show the materials and finishes linking them to a physical sample board with coding.



The façade strategy must be to the satisfaction of the responsible authority and when approved will endorsed to form part of the permit. The façade strategy must not be altered or amended without the written consent of the responsible authority.

Reflected Glare

7. Before the development starts, excluding demolition, excavation, piling, site preparation works, works required to undertake an environmental assessment or audit, works to remediate contaminated land (or as otherwise agreed by the responsible authority), a Reflected Glare Assessment of external building materials and finishes, utilising an appropriate methodology prepared by a suitably qualified person, must be prepared and submitted to the satisfaction of the responsible authority.
8. External building materials and finishes must not result in hazardous glare to pedestrians, public transport operators and commuters, motorists, aircraft, or occupants of surrounding buildings and public spaces, to the satisfaction of the responsible authority.
9. Glazing and cladding materials used on all external walls must be of a type that does not reflect more than 15% of visible light, when measured at an angle of 90 degrees to the surface, to the satisfaction of the responsible authority.

Conservation Works Plan

10. Concurrent with the endorsement of plans pursuant to Condition 3, a Conservation Works Plan for the heritage building must be approved and endorsed by the responsible authority in consultation with Melbourne City Council. The Conservation Work Plan must be to the satisfaction of the responsible authority and prepared by a suitability qualified conservation architect or an appropriately experienced heritage practitioner. The Conservation Works Plan must include, but not be limited to, the following:
 - a) A record of existing conditions, and/or original conditions (including photographs and/or drawings as appropriate) and include a schedule of building elements effected.
 - b) Details of how the retained portion of the building is going to be supported during demolition, excavation and construction works, as prepared by the Structural Engineer.
 - c) A historical paint analysis to inform the proposed colour scheme for the hotel façade.
 - d) A comprehensive description of the proposed works, including construction drawings, details and methodology for the works, including façade finishes and any required wind mitigation measures, to a tender ready standard as a suitable basis for commissioning contractors to undertake the works.
 - e) Any other items to the satisfaction of the responsible authority.

Once endorsed, the Conservation Works Plan will form part of the permit. Works to the heritage place must be undertaken in accordance with the endorsed Conservation Works Plan, to the satisfaction of the Responsible Authority. The Conservation Works Plan must not be altered or modified unless with the prior written consent of the Responsible Authority.



Sustainable Management Plan

11. Concurrent with the endorsement of plans pursuant to Condition 3, an amended Sustainable Management Plan (SMP) must be approved and endorsed by the responsible authority in consultation with Melbourne City Council. When approved, the amended SMP report will be endorsed and form part of this permit. The amended SMP report must be prepared to the satisfaction of the responsible authority and generally in accordance with the SMP report prepared by ADP dated 1 December 2025, but modified to include or show:
- a) Any changes as required by Condition 3 of this Permit.
 - b) Provide evidence that the development has been registered with the Green Building Council of Australia for a 5 Star Green Star Buildings rating.
 - c) Confirms that no dwelling will exceed the maximum NatHERS annual cooling load of 30 MJ/M².
 - d) Provide a preliminary report and results from the Upfront Emissions Calculator demonstrating how the development could achieve a 20% reduction in upfront emissions compared to a reference building.
 - e) Provide the Green Star movement and place calculator indicating 3 points can be achieved by the development.
 - f) Provide a consistent list of sustainable transport initiatives including bicycle parking (resident / employee and visitors) after trip facilities and EV charging provisions with reference to the location on the floor plans.
 - g) Proposed rainwater tank details updated to be consistent with the architectural plans.
 - h) Provide the 5-year maintenance agreement between the property owner and the supplier of any rainwater propriety device.

Once approved, the SMP will be endorsed and will form part of this permit. The performance outcomes specified in the SMP must be achieved in the completed development. The SMP must not be altered or amended without the written consent of the responsible authority.

12. Prior to the occupation of the development, a report from the author of the endorsed SMP, or similarly qualified persons or companies, outlining how the performance outcomes specified in the amended SMP have been implemented must be submitted to the responsible authority. The report must be to the satisfaction of the responsible authority and must confirm and provide sufficient evidence that all measures specified in the approved SMP have been implemented in accordance with the relevant approved plans.
13. Within 24 months of the date of practical completion, evidence of a certified 5 Star Green Star Buildings rating should be provided to the satisfaction of the responsible authority.

Landscape Plan

14. Concurrent with the endorsement of plans pursuant to Condition 3, an amended Landscape Plan must be approved and endorsed by the responsible authority in consultation with Melbourne City Council. The Landscape Plan must be to the satisfaction of the responsible authority, prepared by a suitably qualified landscape architect and generally in accordance with the Landscape Schematic Design prepared by TCL dated 21 March 2026 and must be updated to show:



- a) Any changes as required by Condition 3 of this permit.
- b) All landscaping improvement to address wind mitigation on the Level 10 terrace.
- c) The removal and replacement of Dichondra repens on Level 10.
- d) Details of proposed green infrastructure and planters (including volume of planter soil/media and depths) and mulch specifications.
- e) Annotated cross-sectional details for green infrastructure and planters including materials, waterproofing, drainage, dimensions, support structures and tree anchors.
- f) Irrigation plan including details of proposed systems and any use of alternative water sources such as rainwater, stormwater and recycled water.
- g) A detailed green infrastructure maintenance plan for both the establishment period and beyond the 52-week establishment period. This should include time frames for poorly performing vegetation and proposed access arrangements that will be secured for the maintenance of the eastern public plaza.

Once approved, the Landscape Plan will be endorsed and will form part of this permit.

Completion of landscaping

15. Before the development is occupied, the landscaping shown on the approved landscape plan must be carried out and completed to the satisfaction of the responsible authority.

The responsible authority may consent in writing to vary this requirement.

Waste Management

16. Concurrent with the endorsement of plans under Condition 3, an amended Waste Management Plan (WMP) must be approved and endorsed by Melbourne City Council – Waste and Recycling. The amended WMP must be prepared by a suitably qualified person and generally in accordance with the WMP prepared by WSP dated 4 March 2026, but modified to include or show:
- a) Any changes as required by Condition 3 of this Permit.
 - b) Confirmation the proposed 60L drop off bins for organics and glass in each chute room to be provided by a private supplier.
 - c) Confirmation that the charity bin will be provided by a private supplier.
 - d) Updated swept path diagrams which show the clearance around the waste vehicles when they are in their collection location, noting that a minimum of 1 metre clearance is required on both sides of the vehicle for the occupants to safely enter and exit the vehicle.
 - e) Updated swept path diagrams for the hook lift vehicle that show the vehicle aligning with each of the compactors.
 - f) Updated swept path diagrams for the hook lift vehicle that confirm the vehicle body does not touch building infrastructure.
 - g) Updated swept path diagrams for the MRV which confirm that the vehicle has a continuous 4 metre height clearance along its path of travel.



17. Once approved, the WMP will be endorsed and will form part of this permit. At all times waste management and collection must be carried out in accordance with the requirements of the approved and endorsed WMP to the satisfaction of Melbourne City Council – Waste and Recycling. Waste storage and collection arrangements must not be altered without prior consent of Melbourne City Council – Waste and Recycling.
18. 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 Melbourne City Council – Waste and Recycling.

Traffic and Parking Management Plan

19. Concurrent with the endorsement of plans pursuant to Condition 3, a Traffic and Parking Management Plan (TPMP) must be approved and endorsed by the responsible authority in consultation with the Melbourne City Council. The TPMP must be prepared to the satisfaction of the responsible authority and must address the following:
 - a) All signage and line marking or other design measures to regulate or provide information for the movement of traffic, cyclists and pedestrians both within the development site and at the interface of each vehicle access point.
 - b) Measures to ensure secure access to the car parking areas, as appropriate.
 - c) Requirement for and location of, any convex mirrors, warning lights or other measures to improve visibility or reduce potential conflicts between pedestrians and motorists at the Queens Bridge Street vehicle access points.
 - d) The means by which on-site car parking and bicycle parking spaces will be allocated and managed, with any tandem car parking spaces to be allocated to a single tenancy/dwelling and any storage cages which must be allocated to the same dwelling as their adjacent car parking space noted.
 - e) Lighting proposed within all vehicle access and car parking areas.
 - f) Any electric vehicle charging infrastructure/spaces.

Traffic Engineering

20. Prior to the occupation of the development, the traffic signal infrastructure that is displaced by the new vehicle crossover is to be relocated, and protected bike lane reconstructed to the satisfaction of the Melbourne City Council and the Department of Transport and Planning at no cost to Melbourne City Council or the Department of Transport and Planning.

Loading Management Plan

21. Before the development starts excluding demolition, excavation, piling, site preparation works, works required to undertake an environmental assessment or audit, works to remediate contaminated land (or as otherwise agreed by the Responsible Authority), a Loading Management Plan (LMP) must be approved and endorsed by the responsible authority in consultation with Melbourne City Council. The Loading Management Plan must be to the satisfaction of the responsible authority and specify how the access / egress of loading vehicles is to be managed and ensuring that:



- a) The delivery needs of the uses within the development are accommodated.
- b) Any potential conflicts between vehicles and other users are satisfactorily addressed.
- c) There are no obstructions in the path of the vehicles (kerbs, walls, etc.) and appropriate height clearances are provided for all required vehicles / manoeuvres.
- d) A Loading Dock Manager, Building Manager or similar person is nominated, with the following responsibilities:
 - i. Present on site when deliveries are undertaken.
 - ii. Act as a spotter for any reversing movements into the loading bay.
 - iii. Act as informal traffic controller to discourage pedestrian movements when vehicles reverse.
 - iv. Ensure conflicts do not occur between loading / other vehicles.
 - v. Ensure that space used for vehicle manoeuvring is kept clear of other vehicles / obstructions at all times.

Once approved, the Loading Management Plan will be endorsed to form part of the permit.

Road Safety Audit

22. Concurrent with the endorsement of plans under Condition 1, a formal and independent Road Safety Audit must be undertaken and approved by the Melbourne City Council. The Road Safety Audit must include an assessment of:

- a) Internal layout.
- b) Access arrangements.
- c) Loading arrangements.
- d) Pedestrian and bicycle access and movements within the site and in the public realm.
- e) Potential conflicts between vehicles / pedestrians / cyclists.
- f) Road safety issues associated with the vehicle access of the subject site, affecting all road users.

The findings of the Audit must be incorporated into the design at the developer's expense to the satisfaction of Melbourne City Council.

Noise

23. Concurrent with the endorsement of plans under Condition 3, the Acoustic Report prepared by ADP Consulting dated 27 November 2025 must be amended to reflect the changes as required by Condition 3 and must be approved and endorsed by the responsible authority. When endorsed to the satisfaction of the Responsible Authority, the Acoustic Report will be endorsed to form part of this permit.
24. Prior to the occupation of the development, the provisions, recommendations and requirements of the endorsed Acoustic Report must be implemented and complied with to the satisfaction of the responsible authority. The report must not be altered or amended without the written consent of the responsible authority.



Wind

25. Concurrent with the endorsement of plans under Condition 3, the Pedestrian Wind Study prepared by RWDI dated 28 April 2026 must be amended to reflect the amended plans required by Condition 3, including any updated wind tunnel testing at all buildings entrances, publicly accessible spaces and communal private spaces, to the satisfaction of the responsible authority. When endorsed, the report will be endorsed to form part of this permit. The recommendations of the report must be implemented at no cost to the Responsible Authority and must not include reliance on street trees.
26. Prior to the occupation of the development, the provisions, recommendations and requirements of the endorsed Pedestrian Wind Study report must be implemented and complied with to the satisfaction of the responsible authority. The report must not be altered or amended without the written consent of the responsible authority.

3D Model

27. Before the development is occupied, or as otherwise agreed with the responsible authority, a 3D digital model of the development must be submitted to and must be to the satisfaction of the responsible authority. In the event that substantial modifications are made to the building envelope and design, a revised 3D digital model must be submitted to and be to the satisfaction of the responsible authority, before these modifications are approved.

Head, Transport for Victoria

28. Unless with the prior written consent of the Head, Transport for Victoria, the demolition and construction of the development must not disrupt tram and bus operations along Queens Bridge Street. Any request for a planned disruption to operations during construction must be submitted to and approved by the Head, Transport for Victoria in consultation with Yarra Trams no later than thirty-five days (35) before the planned disruption and must detail measures that will occur to mitigate the impact of the planned disruption.
29. Any damage to public transport infrastructure must be rectified to the satisfaction of and at no cost to the Head, Transport for Victoria.

Melbourne Water

30. Before the development permitted by this permit commences, amended plans to the satisfaction of the Responsible Authority and Melbourne Water must be submitted to and approved in writing by the Responsible Authority and Melbourne Water. The plans must be prepared by a suitably qualified person, be drawn to scale with dimensions and be submitted to Melbourne Water in electronic format. When approved, the plans will be endorsed and will then form part of the permit. The plans must be generally in accordance with the plans submitted with the application (i.e. Revision 5 dated 17/02/2026) but modified to include:
- a. natural surface levels and floor levels to Australian Height Datum (AHD);
 - b. details of pedestrian access connection to Freshwater Place which shows the access as unobstructed and DDA compliant;



- c. a notation on plans that flood resistant materials must be used for the construction of floor levels and walls below the Nominal Flood Protection Level 3.39m AHD.

all of the above must be to the satisfaction of Melbourne Water.

31. The Finished Floor Levels (FFLs) of all ground floor areas, including all lift and stair lobbies, must be set no lower than 3.39 metres to Australian Height Datum (AHD) (with the exception of existing heritage hotel to be retained, services and transitional areas containing landings, steps or ramps which may be lower than 3.39 meters AHD with the consent of Melbourne Water)
32. The layout of buildings and works inclusive of finished floor levels at ground level and the pedestrian access connection to Freshwater Place, or any further flood management measures as shown on the endorsed plans must not be altered without the prior written consent of Melbourne Water.
33. The flood management measures forming part of this permit as per the approved Flood Risk Management Plan, including those relating to relevant flood hazards, responsibilities for site management, procedures for flood monitoring, occupant warning, evacuation, and post-flood recovery must be undertaken to the satisfaction of the responsible authority and Melbourne Water on a continuing basis. This condition continues to have force and effect after the development authorised by this permit has been completed.

Section 173 Agreement – Flood Risk Management Plan (FRMP)

34. Before the commencement of development, excluding demolition, excavation, piling and site preparation works and works to remediate contaminated land, the legal owners and any other relevant legal and/or equitable interest holder of 1-29 Queens Bridge Street, Southbank must enter into an agreement pursuant to section 173 of the *Planning and Environment Act 1987* (Vic) with the Responsible Authority and Melbourne Water Corporation. All costs associated with the preparation and completion up of the agreement must be borne by the land owner. The agreement must be registered on the titles of the 1-29 Queens Bridge Street, Southbank to the satisfaction of the Responsible Authority and Melbourne Water Corporation. The agreement must provide that the owners of 1-29 Queens Bridge Street, Southbank:
- a. implement the Flood Risk Management Plan (or any subsequent revision) endorsed under this permit, which has been approved by the Responsible Authority and Melbourne Water Corporation.
 - b. maintain all flood related measures identified in the FRMP and this permit in good working condition.
 - c. comply with ongoing maintenance and reporting requirements in the approved FRMP;
 - d. disclose to any person with an ownership or occupancy of the Subject Land, or proposing to acquire an interest in or commence occupation of the Subject Land, that it is subject to inundation and flood risk;
 - e. the occupation of the development to at all times be in accordance with the FRMP (as amended from time to time) approved by the Responsible Authority and Melbourne Water Corporation.



Flood warning system

35. Before any use commences on the site, the flood warning system outlined in the endorsed FRMP must be installed and operating to the satisfaction of the Responsible Authority.

Maintenance of flood warning system

36. The flood warning system must be maintained and if any are damaged or removed, they must be replaced immediately to the satisfaction of the Responsible Authority.
37. Before any use commences, a property manager must be appointed to implement the FRMP as required by the endorsed FRMP or any updated endorsed FRMP to the satisfaction of the Responsible Authority.

Legal Agreement – Publicly Accessible Areas

38. Before the development is occupied, the owner of the land must enter into an agreement with Melbourne City Council pursuant to Section 173 of the *Planning and Environment Act 1987* and have it recorded on title. The agreement must provide the following:
- a) Provide access to all publicly accessible areas 24 hours a day, 7 days a week, unless otherwise agreed in writing by Melbourne City Council.
 - b) The owner must, at its cost, maintain the area in accordance with any endorsed Landscape Plan to the satisfaction of the Melbourne City Council.

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

Freshwater Place Access

39. Before the development starts, excluding demolition, excavation, piling, site preparation works, works required to undertake an environmental assessment or audit, works to remediate contaminated land (or as otherwise agreed by the responsible authority), the owner must provide evidence to the satisfaction of the responsible authority that a right of carriageway or other binding legal agreement with the landowner/s of the private road known as Freshwater Place has been created to allow in perpetuity:
- a) Unrestricted and unobstructed right of way to Freshwater Place for the full width of the pedestrian laneway where it abuts the shared boundary with Freshwater Place.

Legal Agreement – Public Benefits

40. Prior to the commencement of development, excluding demolition, bulk excavation and site preparation works, the owner of the land must enter into an agreement with the responsible authority and the Melbourne City Council, pursuant to Section 173 of the *Planning and Environment Act 1987*.



The agreement must be to the satisfaction of the responsible authority and the Melbourne City Council, must be registered on the title to the land, and must secure the delivery of the following public benefits associated with the development approved and endorsed under this permit:

- a. Office floor space:
Provision of office floor space within the development equivalent to an agreed value of \$9,667,000, to be delivered and retained for a minimum period of 10 years from the date of issue of a certificate of occupancy for the building, unless otherwise agreed in writing by the responsible authority and the Melbourne City Council.
- b. Contribution to public realm upgrades:
A contribution to public realm upgrades, equivalent to an agreed value of \$12,562,395, with a minimum of \$10,000,000 to contribute towards Queens Bridge Square upgrades. The contribution towards Queens Bridge Square includes the costs associated Yarra Trams undergrounding works and administrative/holding costs, unless otherwise agreed in writing by the responsible authority and the Melbourne City Council.
- c. Publicly accessible open space areas/links:
The delivery of publicly accessible open space areas within the property boundary in the form of a laneway through the site from Queens Bridge Street through to Freshwater Place and open space area at the rear of the site adjoining Freshwater Place, equivalent to an agreed value of \$10,576,688 towards the overall public benefit. The publicly accessible spaces will be provided, maintained and made available for public use in accordance with the approved and endorsed plans and any further requirements specified in the agreement, unless otherwise agreed in writing by the responsible authority and the Melbourne City Council. The publicly accessible open space areas are to be delivered prior to the occupation of the development.

The agreement must include covenants that run with the land to secure the delivery, timing and ongoing operation of the public benefits, and must make provision for the amendment or removal of the agreement once the obligations have been satisfied, where appropriate.

The values referenced in sub-conditions a) – c) may be amended with prior written agreement of the responsible authority and the Melbourne City Council.

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

Queensbridge Square Public Realm and Landscaping Co-design

41. Within six (6) months of the commencement of the development, or as otherwise agreed by the Melbourne City Council, a scaled and dimensioned detailed landscape and public realm plan prepared by a suitably qualified landscape architect must be submitted to and approved by Melbourne City Council.



42. The plan must be designed in consultation with Melbourne City Council and include a schedule of all soft and hard landscaping materials and treatments, including street trees, automatic irrigation, planting schedules, and urban design elements such as (but not limited to) paving, lighting, seating and public art. The plan must also clearly delineate public realm and private spaces and detail arrangements for pedestrian, bicycle and vehicular circulation throughout the development. The landscape and public realm plan must demonstrate how the proposal responds to water-sensitive urban design principles, including how stormwater will be mitigated, captured, treated and stored for on-site irrigation purposes where appropriate. Council's adopted technical notes, guidelines and standards must form the basis for the design and delivery of all public realm works.

Land Survey

43. Before the development starts excluding demolition, excavation, piling, site preparation works, works required to undertake an environmental assessment or audit, works to remediate contaminated land (or as otherwise agreed by the Responsible Authority), or as otherwise agreed to by the Responsible Authority in consultation with the City of Melbourne, the owner must provide evidence to the Responsible Authority that any other required easements for the approved built form have been created, to the satisfaction of the City of Melbourne.
44. Before the development starts excluding demolition, excavation, piling, site preparation works, works required to undertake an environmental assessment or audit, works to remediate contaminated land (or as otherwise agreed by the responsible authority), the owner must provide evidence to the responsible authority that the land benefits from a light and air right (or similar) to protect the windows which are proposed to be constructed on the boundary.
45. Before the development starts excluding demolition, excavation, piling, site preparation works, works required to undertake an environmental assessment or audit, works to remediate contaminated land (or as otherwise agreed by the Responsible Authority), 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.
46. Before the development starts, the pedestrian link must be named in accordance with the *Geographic Place Names Act 1998* to provide appropriate street addressing for the retail tenancies. Any proposed road name must comply with the Naming rules for places in Victoria 2022 - Statutory requirements for naming roads, features and localities (the naming rules), and the *Geographic Place Names Act 1998*.

Construction Management

47. Prior to the commencement of the development excluding demolition, excavation, piling, site preparation works, works required to undertake an environmental assessment or audit, works to remediate contaminated land (or as otherwise agreed by the Responsible Authority), a detailed demolition and construction management plan must be submitted to and be approved by the Melbourne City Council – Site Services. This demolition and



construction management plan must be prepared in accordance with the City of Melbourne's Code of Practice for Building, Construction and Works and is to address 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.

Contamination

48. Before the development starts, excluding any works or demolition required to undertake the assessment, a Preliminary Risk Screen Assessment (PRSA) of the subject land must be conducted by a suitably qualified environmental consultant. The PRSA statement and report must be submitted to the responsible authority in accordance with section 205 of the *Environment Protection Act 2017* and respond to the matters contained in Part 8.3, Division 2 of the *Environment Protection Act 2017* to the satisfaction of the responsible authority.
49. If the PRSA requires an Environmental Audit be undertaken or if an Environmental Audit is otherwise undertaken, then prior to the development starting, excluding demolition, excavation, piling, site preparation works, works required to undertake an environmental assessment or audit, works to remediate contaminated land (or as otherwise agreed by the Responsible Authority), an Environmental Audit of the site must be carried out by a suitably qualified environmental auditor. On completion of the Environmental Audit, an Environmental Audit Statement (EAS) and report must be submitted to the responsible authority in accordance with section 210 of the *Environment Protection Act 2017* responding to the matters contained in Part 8.3, Division 3 of the *Environment Protection Act 2017* to the satisfaction of the responsible authority. The EAS must either:
- a) State the subject land is suitable for the use and development allowed by this permit.
 - b) State the subject land is suitable for the use and development allowed by this permit if the recommendations contained within the EAS are complied with.
50. Before the development is occupied, all the recommendations of the EAS 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 written confirmation of compliance must be provided to the responsible authority by a suitably qualified environmental auditor in accordance with any requirements in the EAS.
51. Before the development is occupied, if any of the conditions of the EAS require significant ongoing maintenance and/or monitoring, to the satisfaction of the responsible authority, the owner of the land must enter into an agreement with the Melbourne City Council under section 173 of the *Planning and Environment Act 1987*. The agreement must be to the effect that all conditions of the EAS issued in respect of the land will be complied with. The owner of the land must pay all of the Melbourne City Council's reasonable legal costs and expenses of this agreement, including preparation, execution and registration on title.



City Infrastructure

Relocation of overhead cables along Queens Bridge Street frontage below ground

52. Overhead cables along the Queens Bridge Street frontage are to be relocated underground in consultation with the relevant service authority at no cost to Melbourne City Council or the Responsible Authority.

Drainage of projections

53. 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 Melbourne City Council – City Infrastructure.

Drainage system upgrade

54. Before the development starts, excluding demolition, excavation, piling, site preparation works, works required to undertake an environmental assessment or audit, works to remediate contaminated land (or as otherwise agreed by City of Melbourne), a stormwater drainage system, incorporating integrated water management design principles, must be submitted to and approved by City of Melbourne – City Infrastructure. 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 specifications first approved by the City of Melbourne – City Infrastructure.

Groundwater management

55. All groundwater and water that seeps from the ground adjoining the building basement (seepage water) and any overflow from a reuse system which collects groundwater or seepage water must not be discharged to the City of Melbourne's drainage network. All contaminated water must be treated via a suitable treatment system and fully reused on site or discharged into a sewerage network under a relevant trade waste agreement with the responsible service authority.

Demolish and construct access

56. Before the commencement of the use/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 City of Melbourne – City Infrastructure.

Roads

57. All portions of roads affected by the building related 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 City of Melbourne – City Infrastructure.

Sawn bluestone footpaths

58. The footpath adjoining the site along Queens Bridge Street must be reconstructed in sawn bluestone together with associated works including the renewal of kerb and channel, provision of street furniture and modification of services as necessary at the cost of the developer, in accordance with plans and specifications first approved by the City of Melbourne – City Infrastructure.

Street levels not to be altered

59. Existing street levels in roads adjoining the site must not be altered for the purpose of constructing new vehicle crossings or pedestrian entrances without first obtaining approval from the City of Melbourne – City Infrastructure.

Existing street lighting not altered without approval

60. 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 City of Melbourne – City Infrastructure.

Existing street furniture

61. Existing street furniture must not be removed or relocated without first obtaining the written approval of the City of Melbourne – City Infrastructure.

Public lighting

62. Before the development starts, excluding demolition, excavation, piling, site preparation works, works required to undertake an environmental assessment or audit, works to remediate contaminated land, or as may otherwise be agreed with the City of Melbourne, a lighting plan must be prepared to the satisfaction of Council. The lighting plan should be generally consistent with Council's Lighting Strategy, and include the provision of public lighting in Queens Bridge Street adjacent the subject land. The lighting works must be undertaken prior to the commencement of the use/occupation of the development, in accordance with plans and specifications first approved by the City of Melbourne – City Infrastructure.

Building appurtenances and services

63. No architectural features, plant and equipment or services other than those shown on the endorsed plans are permitted above roof level, unless with the prior written consent of the responsible authority, or as otherwise exempt under the Melbourne Planning Scheme.



No reticulated gas connection

64. Any new dwellings allowed by this permit must not be connected to a reticulated gas service (within the meaning of Clause 53.03 of the Melbourne Planning Scheme). This condition continues to have force and effect after the development authorised by this permit has been completed.

Development time limit

65. This permit will expire if one or more of the following circumstances apply:

- a) The development is not started within 5 years of the date of this permit.
- b) The development is not completed within 7 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 6 months afterwards. The responsible authority may extend the time for completion of the permit if a request is made in writing within 12 months after the permit expires and the development started lawfully before the permit expired.

USEFUL INFORMATION:
(the following information does not form part of this permit)

Melbourne City Council 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.

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.

City Infrastructure

All necessary approvals and permits are to be first obtained from the Melbourne City Council and the works performed to the satisfaction of Melbourne City Council – City Infrastructure.

All projections over the street alignment must conform to Building Regulations 2018, Part 6, Sections 98 to 110 as appropriate. Reference can be made to the Melbourne City Council's Road Encroachment Operational Guidelines with respect to projections impacting on street trees and clearances from face / back of kerb.

The publicly accessible areas must remain the responsibility of the landowner(s) in perpetuity. Melbourne City Council is unlikely to agree to the internal roads being made public.

Transport

Melbourne City Council will not change on-street parking restrictions to accommodate the servicing, delivery and parking needs of this development, as the restrictions are designed to cater for other competing

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demands and access requirements. However, new parking restrictions may be introduced in the surrounding streets at the discretion of Melbourne City Council. As per Council's policy, new developments in this area that increase the density of residential development are not entitled to resident parking permits. Therefore, the residents of this development will not be eligible to receive parking permits and will not be exempt from any on-street parking restrictions.

Road naming

The names to any Roads or public areas shown on plans are indicative and have not been formally determined as a part of this application. Any naming process will need to occur in accordance with the relevant naming conditions within this permit.

Affordable Housing

Registered Agency means a registered housing association or a registered housing provider as outlined in the Housing Act 1983 (Vic). Value means the monetary value of a dwelling offered for sale at the date of the transfer (if applicable) or otherwise at the date of the agreement as determined by an independent valuer (appointed by the President of the Australia Property Institute – Victorian Division).

Melbourne Water notes

Any electrical installations within areas subject to flooding must meet the applicable standards of the relevant authority.

A handwritten signature in black ink, appearing to be 'D. Murphy', is written over a horizontal line.

Planning and Environment
Interim Regulations 2026

Form 4

Regulation 22

IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

The responsible authority has issued a permit.

(Note: This is not a permit granted under Division 5 or 6 of Part 4 of the **Planning and Environment Act 1987**.)

CAN THE RESPONSIBLE AUTHORITY AMEND THIS PERMIT?

The responsible authority may amend this permit under Division 1A of Part 4 of the **Planning and Environment Act 1987**.

WHEN DOES A PERMIT BEGIN?

A permit operates:

- from the date specified in the permit; or
- if no date is specified, from—
 - (a) the date of the decision of the Victorian Civil and Administrative Tribunal, if the permit was issued at the direction of the Tribunal; or
 - (b) the date on which it was issued, in any other case.

WHEN DOES A PERMIT EXPIRE?

1. A permit for the development of land expires if—
 - the development or any stage of it does not start within the time specified in the permit; or if no time is specified, within 3 years after the issue of the permit; or
 - the development requires the certification of a plan of subdivision or consolidation under the **Subdivision Act 1988** and the plan is not certified within 2 years of the issue of the permit, unless the permit contains a different provision; or
 - the development or any stage is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit or in the case of a subdivision or consolidation, within 5 years of the certification of the plan of subdivision or consolidation under the **Subdivision Act 1988**.
2. A permit for the use of land expires if—
 - the use does not start within the time specified in the permit, or if no time is specified, within 3 years after the issue of the permit; or
 - the use is discontinued for a period of 3 years.
3. A permit for the development and use of land expires if—
 - the development or any stage of it does not start within the time specified in the permit; or if no time is specified, within 3 years after the issue of the permit; or
 - the development or any stage of it is not completed within the time specified in the permit, or, if no time is specified, within 5 years after the issue of the permit; or
 - the use does not start within the time specified in the permit, or, if no time is specified, within 3 years after the completion of the development; or
 - the use is discontinued for a period of 3 years.
4. If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in section 6A(2) of the , or to any combination of use, development or any of those circumstances requires the certification of a plan under the **Subdivision Act 1988**, unless the permit contains a different provision—
 - the use or development of any stage is to be taken to have started when the plan is certified; and
 - the permit expires if the plan is not certified within 2 years of the issue of the permit.
5. The expiry of a permit does not affect the validity of anything done under that permit before the expiry.

WHAT ABOUT REVIEWS?

- The person who applied for the permit may apply for a review of any condition in the permit unless it was granted at the direction of the Victorian Civil and Administrative Tribunal, in which case no right of review exists.
- An application for review must be lodged within 60 days after the permit was issued, unless a notice of decision to grant a permit has been issued previously, in which case the application for review must be lodged within 60 days after the giving of that notice.
- 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 also be served on the responsible authority.
- Details about applications for review and the fees payable can be obtained from the Victorian Civil and Administrative Tribunal.

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