

## PLANNING PERMIT

<b>Permit No.:</b>	PA2604170
<b>Planning scheme:</b>	Stonnington Planning Scheme
<b>Responsible authority:</b>	Minister for Planning
<b>ADDRESS OF THE LAND:</b>	674 High Street, Prahran (Lot 53 of Plan of Subdivision PP3416)

### THE PERMIT ALLOWS:

<b>Planning scheme clause No.</b>	<b>Description of what is allowed</b>
32.07-6	Construct two or more dwellings on a lot
52.06	Reduce the number of parking spaces required
52.29-2	Create or alter access to a road in a Transport Zone 2
52.37-1	Remove, destroy or lop a canopy tree in the Residential Growth Zone

### 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.

#### Commencement

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

#### Approved and endorsed plans – changed required

3. Before the development starts, excluding demolition, bulk excavation and site preparation works, amended plans must be approved and endorsed by the responsible authority. 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 H2O Architects, Revision 16, dated 26 February 2026, but modified to show:

**Date issued:** 15 May 2026 **Signature for the responsible authority:**



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- a) 45-degree privacy screening extensions to the balconies of apartments 1.06, 2.06, 3.04 and 3.05, or other measures to comply with the standard at Clause 55.04-4 (Overlooking objective).
- b) The initiatives outlined within the approved Sustainability Management Plan annotated on all plans and elevations, wherever possible and practical.
- c) The initiatives outlined within the approved Acoustic Report annotated on all plans and elevations, wherever possible and practical.
- d) Any changes required by the approved Façade Strategy.
- e) Any changes required by the approved Landscape Plan.
- f) Any changes required by the approved Waste Management Plan.

**Layout not altered**

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

**Façade strategy**

- 5. Concurrent with the endorsement of plans, a façade strategy must be approved and endorsed by the responsible authority. The façade strategy must be prepared to the satisfaction of the responsible authority, be drawn to scale and 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) A schedule of colours, materials and finishes, including the colour, type and quality of materials showing their application and appearance. This can be demonstrated in coloured elevations or renders from key viewpoints, to show the materials and finishes, and linking them to a sample board with clear coding.
  - c) Elevation details generally at a scale of 1:50 or 1:100, or other suitable scale agreed to by the responsible authority, illustrating typical building details, entries and doors, utilities, and any special features which are important to the building's presentation.
  - d) Cross sections or other method of demonstrating the façade systems, including fixing details indicating junctions between materials and significant changes in form and/or material, if possible and practical.
  - e) Information about how the façade will be accessed, maintained and cleaned.
  - f) Example prototypes and/or precedents that demonstrate the intended design outcome as generally indicated on plans and perspective images, to produce a high-quality built form outcome in accordance with the design concept.
  - g) Details of materials and finishes to show how these will be of high quality, robust, and low maintenance.

**Tree Protection Management Plan**

Date issued: 15 May 2026 Signature for the responsible authority:



6. Concurrent with the endorsement of plans, a Tree Protection Management Plan (TPMP) must be approved and endorsed by the responsible authority. The TPMP must be prepared to the satisfaction of the responsible authority and must:
- a) Be prepared by a suitably qualified person.
  - b) Include the following:
    - i. Measures to ensure the protection of all trees identified for retention, determined in accordance with Australian Standard AS4970-2009 - Protection of Trees on Development Sites
    - ii. The location of tree protection zones (TPZ) and tree protection fencing for trees identified for retention, generally in accordance with the Arborist Report prepared by Constructive Arboriculture, dated November 2025, on a plan that is drawn to scale with dimensions. The plan must address the retention of Trees 12, 13, 15, 16, 17, 18, 19, 20, 21, 22 and 23, and Street Trees 1 and 2.

#### **Tree Protection during construction**

7. Before the development starts, including demolition, bulk excavation and site preparation works, a tree protection fence must be erected around the trees identified for retention and protection, at a minimum radius from the base of the trunks to define a TPZ in accordance with the endorsed TPMP.
8. The tree protection fencing and TPZ must be established and maintained in accordance with the following requirements to the satisfaction of Stonnington City Council:
- a) the tree protection fence must be constructed of a material to form a physical and visual barrier that is continuous and will prevent access.
  - b) the tree protection fence must remain in place until the development is completed.
  - c) the TPZ must be covered by a 100mm deep layer of mulch and watered regularly.

#### **Regulation of activities in Tree Protection Zone**

9. During the course of construction, the TPZ must not be used for:
- a) vehicular or pedestrian access
  - a) trenching or soil excavation
  - b) storage or dumping of materials, tools, equipment or waste

The responsible authority may consent in writing to vary any of these requirements.

#### **Landscape plan**

10. Concurrent with the endorsement of plans, a landscape plan must be approved and endorsed by the responsible authority. The landscape plan must be prepared to the satisfaction of the responsible authority, be drawn to scale with dimensions and be generally in accordance with the landscape plans, prepared by ZLA Landscape Architects, Revision H, dated 2 December 2025 but modified to show:
- a) Any changes required to be consistent with the approved Waste Management Plan.

#### **Landscaping completion**

Date issued: 15 May 2026 Signature for the responsible authority:



11. Before the development is occupied, the landscaping shown on the approved landscape plan must be carried out and completed to the satisfaction of Stonnington City Council.

**Landscaping maintenance**

12. At all times the landscaping shown on the approved landscape plan must be maintained (including the replacement of any dead, diseased or damaged plants) to the satisfaction of Stonnington City Council.

**Environmentally Sustainable Design**

13. Concurrent with the endorsement of plans, a sustainability management plan (SMP) must be approved and endorsed by the responsible authority. The SMP must be prepared to the satisfaction of the responsible authority, be generally in accordance with SMP prepared by Hip V Hype, Revision 03, dated 8 August 2025.

**Implementation of ESD Statement Initiatives**

14. Within six months of the occupation of the development, a report from the author of the endorsed report must be submitted to and approved by the responsible authority. The report must outline how the design initiatives implemented within the completed development achieve the performance outcomes specified in the endorsed report, to the satisfaction of the responsible authority.

**Waste Management Plan**

15. Concurrent with endorsement of plans, a Waste Management Plan (WMP) must be approved and endorsed by the responsible authority. The WMP must be generally in accordance with the Waste Management Plan prepared by WGA, Revision B, dated 23 July 2025 but modified to show:
- a) Waste collection occurring wholly within the site boundaries, parallel to Florence Street.
  - b) Waste collection trucks capable of being sufficiently positioned on-site to avoid conflicts with pedestrian footpaths and vehicles on Florence Street.

**Waste Management**

16. All garbage and other waste material must be stored in an area within the land and set aside for such purpose to the satisfaction of Stonnington City Council.
17. No garbage bin or surplus material generated by the site may be deposited or stored outside the site and bins must be returned to the garbage store areas as soon as practicable after garbage collection to the satisfaction of Stonnington City Council.

**Waste Collection Vehicles**

18. Waste collection vehicles must not idle or be stationary on Florence Street for waste collection in a manner that would obstruct pedestrian or traffic flow on Florence Street.

**Stormwater Management Plan**

19. Before the development starts, excluding demolition, bulk excavation and site preparation works, a stormwater management plan must be approved and endorsed by the responsible authority in consultation with Stonnington City Council. The stormwater management plan must be prepared to the satisfaction of the responsible authority, and must:



- a) Include details of the proposed stormwater management system, including drainage works and retention, detention and discharges of stormwater to the drainage system, consistent with Appendix B: Water Sensitive Urban Design of the approved Sustainability Management Plan.
- b) Set out how the stormwater management system will be managed on an ongoing basis.
- c) Demonstrate how all relevant standards set out in the planning scheme relating to stormwater management will meet the objectives in the planning scheme, including modelling and calculations, as appropriate.

#### **Acoustic Report**

20. Concurrent with the endorsement of plans, an acoustic report must be approved and endorsed by the responsible authority. The acoustic report must be generally in accordance with the Acoustic Report prepared by Volta Acoustics, Revision 3, dated 31 July 2025. The recommendations of the approved acoustic report must be implemented to the satisfaction of the responsible authority.

#### **Wind Assessment**

21. Concurrent with the endorsement of plans, a Wind Impact Assessment must be approved and endorsed by the responsible authority. The Wind Impact Assessment must be prepared to the satisfaction of the responsible authority, must generally in accordance with the Environmental Wind Assessment, prepared by Vipac, dated 5 August 2025.
22. The recommendations of the wind assessment must be implemented to the satisfaction of the responsible authority.

#### **Traffic and parking management**

23. Before the development is occupied, the areas set aside for the parking of vehicles and access lanes shown on the endorsed plans must be:
  - a) Constructed.
  - b) Properly formed to such levels that they can be used in accordance with the plans.
  - c) Sealed.
  - d) Drained.
  - e) Line marked to indicate each car parking space, all access lanes and pedestrian paths.
  - f) Clearly marked to show the direction of traffic along access lanes and driveways.
24. Car spaces, access lanes and driveways must be kept available for these purposes at all times to the satisfaction of Stonnington City Council.

#### **Run-off**

25. Polluted and/or sediment laden run-off must not be discharged directly or indirectly into Stonnington City Council drains or watercourses.

#### **Drainage**

26. The land must be drained to the satisfaction of Stonnington City Council.

#### **Vehicle crossing removal**

Date issued: 15 May 2026 Signature for the responsible authority:



27. Before the development is occupied, all existing disused or redundant vehicle crossings must be removed and the nature strip and kerb and channel reinstated to the satisfaction of Bass Coast Shire Council, at the cost of the owner.

**Clause 53.23 (Category 2 – Homes funded by State of Victoria or the Commonwealth)**

28. All (100%) of the dwellings in the development must be provided for affordable housing in accordance with the State Contribution Agreement (SCA) with Homes Victoria.
29. Before the development is occupied, written confirmation of the following must be provided to the satisfaction of the responsible authority:
- If applicable, any agreement between Homes Victoria and a community housing provider remains valid and binding
  - All dwellings will be delivered and managed *as affordable housing in accordance with Section 3AA of the Planning and Environment Act 1987.*
  - The affordable housing provider will retain ownership or long-term management of the dwellings for affordable housing purposes.

**Head, Transport for Victoria**

30. Prior to the endorsement of plans, amended plans must be submitted to and approved by the Responsible Authority. When approved, the plans must be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions, generally in accordance with the plans submitted with the application but modified to show the redundant crossover on High Street removed and the area reinstated to kerb and channel.
31. Prior to the occupation of the development hereby approved, any unused or redundant vehicle crossings on High Street must be removed and the area reinstated to kerb and channel, to the satisfaction of the Responsible Authority and at no cost to the Responsible Authority and the Head, Transport for Victoria.
32. The permit holder must avoid disruption to tram operation along High Street during the construction of the development. Any planned disruptions to tram operation during construction and mitigation measures must be communicated to and approved by the Head, Transport for Victoria and the tram operator a minimum of thirty five days (35) prior.
33. The permit holder must ensure that all track, tram and overhead infrastructure is not damaged. Any damage to public transport infrastructure must be rectified to the satisfaction of the Head, Transport for Victoria at the full cost of the permit holder.

**Residential Reticulated Gas Service Connection**

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

**Expiry**

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

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

In accordance with Section 69 of the Planning and Environment Act 1987, the responsible authority may extend the permit if a request is made in writing before the permit expires, or within six months afterwards. The responsible authority may extend the time for completion of the development if a request is made in writing within twelve months after the permit expires and the development started lawfully before the permit expired.

**Permit Notes**

Head Transport for Victoria

- The proposal requires works within High Street road reserve. Separate approval under the Road Management Act 2004 for this activity is required from the Head, Transport for Victoria prior to commencing any works within the road reserve.

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**IMPORTANT INFORMATION ABOUT THIS PERMIT**

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**WHAT HAS BEEN DECIDED?**

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The responsible authority has issued a permit.

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**CAN THE RESPONSIBLE AUTHORITY AMEND THIS PERMIT?**

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

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**WHEN DOES A PERMIT BEGIN?**

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A permit operates:

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

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**WHEN DOES A PERMIT EXPIRE?**

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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
  - the development requires the certification of a plan of subdivision or consolidation under the **Subdivision Act 1988** and the plan is not certified within two 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 five 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 two years after the issue of the permit; or
  - the use is discontinued for a period of two 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
  - the development or any stage of it 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
  - the use does not start within the time specified in the permit, or, if no time is specified, within two years after the completion of the development; or
  - the use is discontinued for a period of two 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 **Planning and Environment Act 1987**, 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 two 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.

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**WHAT ABOUT REVIEWS?**

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- 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.

Date issued: 15 May 2026 Signature for the responsible authority:

