

PLANNING PERMIT

Permit No.:	PA2604384
Planning scheme:	Yarra Planning Scheme
Responsible authority:	Minister for Planning
ADDRESS OF THE LAND:	64- 66 Hanover Street, Fitzroy (Lot 1 on TP161372, Lot 1 on TP685313 and Lot 1 on TP838765) 68-70 Hanover Street, Fitzroy (Lot 1 on TP219700, Lot 1 on TP241400 and CP 168078)

THE PERMIT ALLOWS:

Planning scheme clause	Matter for which the permit has been granted
34.01-1	To use land for accommodation where ground floor level frontage exceeds two (2) metres
34.01-4	To construct a building or construct or carry out works
43.01-1	To demolish or remove a building
43.01-1	To 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.

Commencement

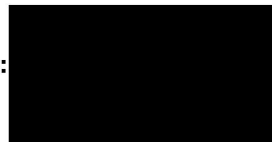
2. This permit will operate from the issued date of this permit.

Date of issue: 17 August 2026 Signature for the responsible authority:



Approved and endorsed architectural plans – changes required

3. Before the development starts, excluding demolition, bulk excavation and site preparation works, 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 Architectural Plans, prepared by SJB Architects, issued May 2026, but amended to show the following details:
- a) Window shrouds deleted from the eastern walls of Apartments 1.09, 2.11 and 3.10 or otherwise contained wholly within the title boundaries of the subject site.
 - b) The convex mirror repositioned to be inside the title boundaries of the subject site.
 - c) External lighting to all building entries, including the townhouses and entrances along Brunswick Place (east) with all off-site light spill to be appropriately baffled.
 - d) Provide a planter box within the front setback (fronting the building entrance) at the western wall, adjoining the common wall with Apartment G.06.
 - e) Revise access from Fitzroy Street to the courtyard to provide a continuous, DDA-compliant pathway. Where steps cannot be removed, incorporate compliant handrails to improve safety and accessibility.
 - f) Incorporate planter boxes, where possible, along the northern end of the Brunswick Place (east) interface.
 - g) If service cabinet doors are required to open outwards, include a notation that they will open a maximum 180 degrees and will be latched to the building when open.
 - h) Dimension the setback of the car park gate (garage door) from the southern boundary.
 - i) Dimension the headroom clearance at the car park entrance and at the internal garage doors.
 - j) Bicycle parking allocation for residents and employees specified.
 - k) All visitor and employee bicycle parking spaces and at least 50% of resident bicycle parking to be provided as at grade (both wheels on the ground) spaces.
 - l) Space provided to park one cargo bicycle / bicycle with a trailer.
 - m) Locations of wayfinding signage to the bicycle storage room shown on the plans, in accordance with Clause 53.23-7 of the Yarra Planning Scheme.
 - n) Doorways and access paths to the bicycle storage area to comply with Clause 52.34 of the Yarra Planning Scheme and AS2890.3.
 - o) The 'Workshop' to include a bicycle repair station, with direct access from the bicycle storage room.
 - p) The number of bicycle parking spaces consistent with the Environmentally Sustainable Design (ESD) report (Condition 21).
 - q) The location of the raingarden clearly identified on the plans.
 - r) Increased accessible seating (with backrests) within the internal courtyard.
 - s) Different surface treatments between the footpath and ground level setback areas.
 - t) Incorporation of a bench seat with armrests within the site's Hanover Street ground level setback, adjacent the Food and Drinks Premises.
 - u) A notation confirming redundant crossovers will be reinstated with footpath, kerb and channel.
 - v) Footpath awnings to have a minimum 2.4m clearance above the footpath.
 - w) Any changes in accordance with the Façade Strategy (Condition 8), Public Realm Functional Layout Plan (Condition 9), Landscape Plan (Condition 12) and Environmentally Sustainable Design (Condition 21).



Layout not altered

4. The use and development as shown on the endorsed plans must not be altered (unless the Yarra Planning Scheme specifies that a permit is not required) without the prior written consent of the responsible authority.
5. Once the development has started it must be continued and completed to the satisfaction of the responsible authority.

Road discontinuance

6. The development insofar as it relates to areas of the public laneway must not commence until the relevant areas of the public laneway are discontinued under the provisions of the Local Government Act 1989 and privately owned and associated with instruments of title forming the address of this planning permit, or a separate right of occupation is obtained from Yarra City Council.

Architects to be retained

7. Except with the written consent of the responsible authority, SJB Architects must be retained to provide architectural oversight during construction and completion of the detailed design as shown in the endorsed plans.

Façade strategy

8. 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) Elevation drawings at a scale of 1:20 or 1:50 illustrating typical podium details, entries and doors, and utilities and typical tower facade details.
 - b) Section drawings to demonstrate façade systems, including fixing details and joints between materials or changes in form.
 - c) Details of the ground level frontages.
 - d) Details of cabinet finishes proposed along Brunswick Place (east).
 - e) Confirmation that the glazing and materials used on all external walls will be of a type that does not reflect more than 20% visible light, when measured at an angle of 90 degrees to the surface.
 - f) Information about how the façade will be maintained, including any vegetation.
 - g) Images or coloured renders outlining colours, materials and finishes.

Public realm

9. Concurrent with the endorsement of plans, a Public Realm Functional Layout Plan of all public realm improvements associated with the development must be submitted and approved by Yarra City Council. When approved, the plan will be endorsed and will then form part of the permit. The Public Realm Plan must show, but not be limited to, the following:
 - a) Layout plan indicating all existing and proposed features and surface levels.



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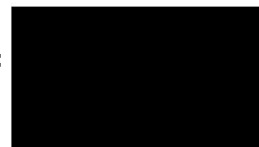
Sections 63, 64, 64A and 86

- b) All existing and proposed streetscape infrastructure including (but not limited to) light poles, drains and street.
 - c) Proposed bicycle spaces within the Hanover Street ground level setback.
 - d) Clearly dimensioned elements including pedestrian paths and parking bays.
 - e) All existing and proposed levels and surface grades.
 - f) Demonstrate seamless / DDA accessible transition from the public realm into the principal entrance to the proposed building at ground floor, including any proposed setback.
 - g) All existing and proposed drainage infrastructure including any existing or proposed drainage pits and trench grates.
 - h) Reconstruction of all footpaths adjacent to the property in accordance with Council standards.
 - i) All existing and proposed service pits within the footpath area must be adjusted to match the reconstructed footpath grades.
 - j) Any proposed tree and low cover plantings.
 - k) All tactiles, handrails, ramps and landings to be accommodated within the subject site boundary.
 - l) Incorporate anti-skate measures into the design of relevant elements.
 - m) At the permit holder's cost.
 - n) To the satisfaction of Yarra City Council.
10. Before the development commences (excluding site preparations, demolition and bulk excavation), or by such later date as approved in writing by Yarra City Council, detailed design drawings of the works approved under the Public Realm Plan (as required by Condition 9) addressing all road infrastructure works (including soft/hard landscaping), must be submitted to and approved by Council's Civil Engineering Department. Once approved, the detailed design drawings will be endorsed and will then form part of the permit.
11. Before the buildings are occupied, all associated works shown on the endorsed detailed design plans for the public realm (as required by Condition 9) must be fully constructed and completed to the satisfaction of the Council's Civil Engineering Department and at no cost to Yarra City Council or the responsible authority.

Approved and endorsed landscape plan – changes required

12. Concurrent with the endorsement of plans, a landscape plan or package, prepared by a suitably qualified landscape architect, must be approved and endorsed by the responsible authority. The landscape plans must be prepared to the satisfaction of the responsible authority and must be generally in accordance with the Landscape Plan prepared by Aspect Studios and dated 5 May 2026, but modified to include:
- a) Consistency with Condition 3 plans.
 - b) Incorporate planter boxes, where possible, along the northern end of the Brunswick Place interface.
 - c) Pathways in the courtyard to be a minimum 1.5m wide.
 - d) Clear sightlines throughout the development.

Date of issue: 17 August 2026 Signature for the responsible authority:



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Regulations 2015

Form 4

Sections 63, 64, 64A and 86

- e) Incorporation of a mix of deciduous and evergreen planting.
- f) Additional, accessible seating along pathways within the courtyard.
- g) Tree planter details including materials, dimensions, drainage, lining materials and anchors where required.
- h) Trees planted within the deep soil area along Fitzroy Street and deep soil areas within the southern part of the central courtyard are provided with a minimum soil depth of 700mm, with sufficient soil volume to support long term growth.
- i) Load bearing weights for the building structure to be checked and confirmed by a suitably qualified structural engineer.
- j) Confirmation that plant species are not on the Victorian Advisory List of Environmental Weeds (2022).
- k) Plant species and quantities for each planted area as well as a legend containing key features, materials and surfaces. Proposed plants are to be:
 - i. Drawn at their mature size on plans.
 - ii. Labelled or coded to correspond with the proposed plant schedule.
 - iii. Appropriately selected for suitability to site conditions such as light, shade, microclimate, etc.
 - iv. Inclusion of native/indigenous plantings.
- l) Details on irrigation including water supply (potable or other) and type of irrigation (pop-ups or drip irrigation).
- m) Drainage information demonstrating that all raised planters are to be connected to stormwater (planters are not allowed to drain onto the footpath).
- n) All pipework to be concealed and integrated into built form.
- o) A maintenance schedule including task details, frequency and ongoing operations (pruning, irrigation maintenance, regular watering for standalone pots, upkeep, pest management, replacement of dead/diseased plants etc.), record keeping practices and a level of qualification required for an ongoing maintenance contractor.
- p) A specification of works to be undertaken prior to planting.

Completion of landscaping

13. Before the development is occupied, the landscaping works shown on the approved Landscape Plan must be carried out and completed to the satisfaction of Yarra City Council.

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

Landscaping maintenance

14. 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 Yarra City Council.

Street trees

15. Before the development starts, a Tree Management Plan must be approved and endorsed by Yarra City Council. The Tree Management Plan must be prepared by a suitably qualified arborist and must be prepared to the satisfaction of Yarra City Council. The Tree Management Plan must include:
- a) Recommendations for the protection of the street trees within the site's Hanover Street, Fitzroy Street and Brunswick Place frontages pre, during and post construction.

Date of issue: 17 August 2026 Signature for the responsible authority:



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Regulations 2015

Form 4

Sections 63, 64, 64A and 86

- b) Where development is proposed within the Notional Root Zone (NRZ) of any Public Tree/s, Significant Tree/s, Canopy Tree/s, or any tree protected under the planning scheme, a Tree Protection Specification (TPS) and Tree Protection Plan (TPP) must be submitted, detailing:
- i. Preparation by a suitably qualified arborist (minimum AQF Level 5 in Arboriculture or equivalent).
 - ii. All tree protection measures to be implemented before and during construction and demonstrate how impacts to retained trees will be avoided or minimised. All documentation must be submitted to, and approved by, the Responsible Authority prior to works commencing.
 - iii. A copy of the endorsed TPP must be kept on site at all times and produced upon request to demonstrate that all site personnel are aware of, and complying with, the approved tree protection measures.
- c) The provision of any barriers.
- d) Any pruning necessary.
- e) Watering and maintenance regimes.

16. Before the development commences, the permit holder must provide an Asset Protection Bond of \$3000 (ex GST) per tree for the trees in Hanover Street, Fitzroy Street and Brunswick Place adjacent the frontage of the development to Yarra City Council. The security bond:

- a) Must be provided in a manner, and on terms, to the satisfaction of Yarra City Council.
- b) May be held by Yarra City Council until the works are completed to the satisfaction of the Yarra City Council.
- c) In accordance with the requirements of this permit.
- d) Otherwise to the satisfaction of Yarra City Council.

Construction Management Plan (CMP)

17. Before the development starts, a Construction Management Plan (CMP) must be approved and endorsed by Yarra City Council. If required, the CMP may be approved in stages. Construction of each stage must not commence until a CMP has been endorsed for that stage, to the satisfaction of Yarra City Council. The CMP must include the following:

- a) A pre-conditions survey (dilapidation report) of the land and all adjacent Council roads frontages and nearby road infrastructure.
- b) Works necessary to protect road and other infrastructure.
- c) Remediation of any damage to road and other infrastructure.
- d) Containment of dust, dirt and mud within the land and method and frequency of clean up procedures to prevent the accumulation of dust, dirt and mud outside the land.
- e) Facilities for vehicle washing, which must be located on the land.

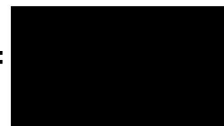


Planning and Environment
Regulations 2015

Form 4

Sections 63, 64, 64A and 86

- f) The location of loading zones, site sheds, materials, cranes and crane/hoisting zones, gantries and any other construction related items or equipment to be located in any street.
- g) Site security.
- h) Management of any environmental hazards including, but not limited to:
 - I. Contaminated soil.
 - II. Materials and waste.
 - III. Dust.
 - IV. Stormwater contamination from run-off and wash-waters.
 - V. Sediment from the land on roads.
 - VI. Washing of concrete trucks and other vehicles and machinery.
 - VII. Spillage from refuelling cranes and other vehicles and machinery.
- i) The construction program.
- j) Preferred arrangements for trucks delivering to the land, including delivery and unloading points and expected duration and frequency.
- k) Parking facilities for construction workers.
- l) Measures to ensure that all work on the land will be carried out in accordance with the Construction Management Plan.
- m) An outline of requests to occupy public footpaths or roads, or anticipated disruptions to local services.
- n) An emergency contact that is available for 24 hours per day for residents and the Yarra City Council in the event of relevant queries or problems experienced.
- o) The provision of a traffic management plan to comply with provisions of AS 1742.3-2002 Manual of uniform traffic control devices - Part 3: Traffic control devices for works on roads.
- p) A Noise and Vibration Management Plan showing methods to minimise noise and vibration impacts on nearby properties and to demonstrate compliance with Noise Control Guideline 12 for Construction (Publication 1254) as issued by the Environment Protection Authority in October 2008. The Noise and Vibration Management Plan must be prepared to the satisfaction of the Yarra City Council. In preparing the Noise and Vibration Management Plan, consideration must be given to:
 - I. Using lower noise work practice and equipment.
 - II. The suitability of the land for the use of an electric crane.
 - III. Silencing all mechanical plant by the best practical means using current technology.
 - IV. Fitting pneumatic tools with an effective silencer.
 - V. Other relevant considerations.



Implementation of Construction Management Plan (CMP)

18. During the construction of the development hereby permitted:
- a) Any stormwater discharged into the stormwater drainage system must be in compliance with Environment Protection Authority guidelines.
 - b) Stormwater drainage system protection measures must be installed as required to ensure that no solid waste, sediment, sand, soil, clay or stones from the land enters the stormwater drainage system.
 - c) Vehicle borne material must not accumulate on the roads abutting the land.
 - d) All litter (including items such as cement bags, food packaging and plastic strapping) must be disposed of responsibly.

Construction management

19. Except with the prior written consent of the responsible authority, in consultation with Yarra City Council, demolition or construction works must not be carried out:
- a) Monday to Friday (excluding public holidays) before 7 am or after 6 pm.
 - b) Saturdays and public holidays (other than ANZAC Day, Christmas Day and Good Friday) before 9 am or after 3 pm.
 - c) Sundays, Anzac Day, Christmas day and Good Friday at any time.

Completion of development

20. Within 2 months of the completion of the development or by such later date as approved in writing by Yarra City Council, any damage to Council infrastructure resulting from the development must be reinstated:
- a) At the permit holder's cost; and
 - b) To the satisfaction of Yarra City Council.

Approved and endorsed Environmentally Sustainable Design (ESD) – changes required

21. Concurrent with the endorsement of plans, an amended Environmentally Sustainable Design (ESD) report, must be approved and endorsed by the responsible authority. The ESD report must be prepared to the satisfaction of the responsible authority and must be generally in accordance with the Environmentally Sustainable Design (ESD) report prepared by Hip v Hype and dated 1 May 2026 but modified to include or show:
- a) Consistency with the Condition 3 plans.
 - b) Blue Factor Report and WSUD plan amended to include all catchment areas, ensuring that best practice in stormwater quality will be achieved.
 - c) All stormwater treatment measures consistently identified between the plans and Environmentally Sustainable Design report.
 - d) Provision of an energy efficient mechanical fresh air supply to single sided dwelling with room depths of 7m or greater, delivering fresh air 50% above the AS1668 minimum levels.
 - e) Provision of retractable clotheslines or similar to balconies and POS for all dwellings.
 - f) The number of bicycle parking spaces shown consistently between the plans, Environmentally Sustainable Design report and BESS Report.



Implementation of ESD initiatives following completion of development

22. Within six months of the occupation of the development, a report from the author of the endorsed Environmentally Sustainable Design (ESD) report, or similarly qualified person or company, (as amended from time to time) must be submitted to and be 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.

Car Park Management Plan (CPMP)

23. Before the development starts, or by such later date as approved in writing by Yarra City Council, a Car Park Management Plan (CPMP) must be approved and endorsed by the responsible authority in consultation with Yarra City Council. The CPMP must include address, but not be limited to, the following
- a) The number and location of car parking spaces allocated to each dwelling.
 - b) The number and location of car spaces for shared use, including time of shared use.
 - c) Details of way-finding, cleaning and security of bicycle facilities.
 - d) Policing arrangements and formal agreements, if applicable.
 - e) A schedule of all proposed signage including directional arrows and signage, informative signs indicating location of bicycle parking, exits, etc.
 - f) Details regarding the management of loading and unloading of goods and materials.

Car parking

24. Before the development is occupied, or by such later date as approved in writing by the responsible authority, the areas set aside on the endorsed plans for the car parking spaces, access lanes, driveways and associated works, as shown on the endorsed plans, must be:
- a) Constructed and available for use in accordance with the endorsed plans
 - b) Properly formed to such levels that they can be used in accordance with the plans
 - c) Treated with an all-weather seal or some other durable surface
 - d) Drained
 - e) Line marked or provided with some adequate means of showing the car parking spaces

to the satisfaction of the Yarra City Council.

Location of car parking notice

25. Before the buildings are occupied, or by such later date as approved in writing by Yarra City Council, a notice or sign showing the location of car parking must be placed in a clearly visible position near the entry to the land. The notice must be maintained thereafter to the satisfaction of Yarra City Council.

Vehicle crossing design

26. Concurrent with the endorsement of plans or by such later date as approved in writing by Yarra City Council, a vehicle crossing design for a B99 design vehicle must be submitted to the satisfaction of Yarra City Council for approval. The submitted design must demonstrate compliance with Yarra City Council's, Vehicle Crossing Information Sheet. (Refer to Notes (below) for lodgement details).



Vehicle crossing

27. Before the buildings are occupied, or by such later date as approved in writing by Yarra City Council, any new vehicle crossing must be constructed:
- a) At the permit holder's expense, and
 - b) To the satisfaction of Yarra City Council.

Removal of redundant crossovers

28. Within 2 months of the practical completion of the development, or by such later date as approved in writing by Yarra City Council, any redundant vehicular crossing must be demolished and re-instated as standard footpath and kerb and channel:
- a) At the permit holder's expense, and
 - b) To the satisfaction of Yarra City Council.

Lighting Plan

29. Before the development commences (excluding demotion, bulk excavation and site preparation work), or by such later date as approved in writing by the Yarra City Council, a Lighting Plan must be submitted to and approved by Yarra City Council. The Lighting Plan must be prepared to the satisfaction of Yarra City Council and must be designed to:
- a) Address lighting along Hanover Street, Fitzroy Street and Brunswick Place adjacent the development.
 - b) Comply with uniformity, access and maintenance requirements as per standard AS1158.3.1.
 - c) Control light spillage in accordance with the requirements of AS 4282 – 2019, 'Control of the obtrusive effects of outdoor lighting'.
 - d) Ensure external lighting illuminating access car park and pedestrian entrances must be provided within the property boundary. Lighting must be:
 - i. Located
 - ii. Directed
 - iii. Shielded, and
 - iv. Of limited intensity.
30. Before any existing public lighting is removed a temporary lighting plan to the satisfaction of the Responsible Authority must be submitted and approved by Council's Civil Engineering Department. The temporary lighting plan is to be installed at the permit holder's cost and must remain operational until a new permanent lighting scheme is installed and operational to the satisfaction of the Responsible Authority.

Drainage

31. The site must be drained to the satisfaction of Yarra City Council.
32. No polluted and/or sediment laden runoff is to be discharged directly or indirectly into Yarra City Council's drains or watercourses during and after development, to the satisfaction of Yarra City Council.

Approved and endorsed Waste Management Plan (WMP) – changes required

33. Concurrent with the endorsement of plans, an amended Waste Management Plan (WMP), must be approved and endorsed by the responsible authority. The WMP must be prepared to



the satisfaction of the responsible authority and must be generally in accordance with the Waste Management Plan prepared by Ratio and dated 1 May 2026 but modified to include or show:

- a) Consistency with the Condition 3 plans.

Yarra City Council development levies

- 34. Prior to the commencement of the development, the Development Infrastructure Levy must be paid to Yarra City Council in accordance with the approved Development Contributions Plan, or the owner must enter into an agreement with Yarra City Council to pay the amount of the levy within a time specified in the agreement.
- 35. Prior to the occupation of the development, unless otherwise paid earlier, the Community Infrastructure Levy must be paid to Yarra City Council in accordance with the approved Development Contributions Plan, or the owner must enter into an agreement with Yarra City Council to pay the amount of the levy within a time specified in the agreement.

Reticulated gas connection

- 36. 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 relevant planning scheme). This condition continues to have force and effect after the development authorised by this permit has been completed.

Noise control

- 37. At all times, noise emanating from the land must comply with EPA Publication 1826.5, to the satisfaction of Yarra City Council.

General amenity

- 38. The amenity of the area must not be detrimentally affected by the use and development, including through:
 - a) The transport 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, steam, soot, ash, dust, waste water, waste products, grit or oil.
 - d) Presence of vermin,to the satisfaction of the Yarra City Council.

Graffiti proof wall

- 39. Before the buildings are occupied, any wall located on a boundary facing public property must be treated with a graffiti proof finish to the satisfaction of Yarra City Council.

Delivery and collection of goods

- 40. Delivery and collection of goods to and from the land must only occur between 7am and 10pm Monday to Saturday, or after 9am on a Sunday or public holiday except for those allowed under any relevant local law, unless written consent is obtained from the responsible authority.



Expiry – use and development

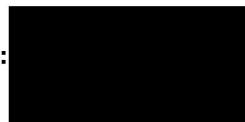
41. This permit will expire if one of the following circumstances applies:

- 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.
- c) The use does not start within two years of completion of the development.

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.

USEFUL INFORMATION:

- (The following information does not form part of this permit)
- The permitted use or development may need to comply with, or obtain the following further approvals:
 - A building permit under the *Building Act 1993*.
 - To obtain a vehicle crossing design for a B99 design vehicle, a request must be lodged to info@yarracity.vic.gov.au and marked attention to Engineering Services.
 - A Local Law Permit (e.g. Asset Protection Permit, Road Occupation Permit), may be required to be obtained before development is commenced. Contact Yarra City Council on telephone 9205 5555 to confirm.
 - A Local Law Permit may be required to be obtained for tree removal or lopping. Contact Yarra City Council on telephone 9205 5555 to confirm.
 - No parking restriction signs, or line-marked on-street parking bays are to be removed, adjusted, changed or relocated without approval or authorisation from Yarra City Council.
 - Any on-street parking reinstated as a result of development works must be approved by Yarra City Council.
 - The removal of any kerb-side parking sensors and any reinstatement of parking sensors will require the permit holder to pay Yarra City Council the cost of each parking sensor taken out from the kerb/footpath/roadway. Any costs associated with the reinstatement of road infrastructure due to the removal of the parking sensors must also be borne by the permit holder.
 - Areas must be provided inside the property line and adjacent to the footpath to accommodate pits and meters. No private pits, boundary traps, valves or meters on Yarra City Council property will be accepted.
 - Only roof runoff, surface water and clean groundwater seepage from above the water table can be discharged into Yarra City Council drains.

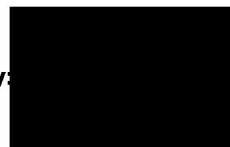


Planning and Environment
Regulations 2015

Form 4

Sections 63, 64, 64A and 86

- Yarra City Council will not permit clean groundwater from below the groundwater table to be discharged into Yarra City Council's drainage system. Basements that extend into the groundwater table must be waterproofed/tanked.
- The site stormwater must be directed to the nominated legal point of discharge (LPD) and shall be limited to equivalent pre-development levels or 70% impervious site coverage, whichever is lowest, for a 20% AEP rainfall event.
- The development must detain on site at a minimum the 10% AEP storm event. For cases where a safe overland flow path cannot be provided or where flows exceeding pipe capacity may impact the development or adjacent, upstream or downstream properties, the requirement will be to detain the 1% AEP storm event.



Planning and Environment
Regulations 2015

Form 4

Sections 63, 64, 64A and 86

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—
 - 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.

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
 - 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.

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.

Date of issue: 17 August 2026 Signature for the responsible authority:

