

PLANNING PERMIT

Permit No.:	PA2504125
Planning scheme:	Melbourne Planning Scheme
Responsible authority:	Minister for Planning
ADDRESS OF THE LAND:	1 Queens Bridge Street, Southbank

THE PERMIT ALLOWS:

Planning scheme clause	Matter for which the permit has been granted
36.02-2	Use the land as a café (food and drink premises)
36.02-2	Construct a building or construct or carry out works
43.02-2	Construct a building or construct or carry out works (Schedule 1)
44.04-2	Construct a building or construct or carry out works
52.05-14	Display business identification signs

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 – changes required

3. Before the use and 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 plans titled "Architectural Plans" prepared by We Are Humble dated 18 November 2025 but modified to include the following changes:

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- a) Any changes required to be consistent with Melbourne Water conditions.

Layout not altered

4. The use and development as appropriate 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.

General amenity provision

5. The use and development must be managed so that the amenity of the area is not detrimentally affected, through the:
- a) 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 responsible authority.

Waste management plan

6. Concurrent with the endorsement of plans, a waste management plan must be approved and endorsed by the responsible authority. The waste management plan must be prepared to the satisfaction of the responsible authority and be generally in accordance with the Waste Management Plan prepared by Leigh Design dated 2 December 2025.

Waste storage

7. All waste and recyclables must be stored in and collected from an area set aside for this purpose. This area must be graded, drained and screened from public view to the satisfaction of the responsible authority.

Environmentally Sustainable Design

8. Concurrent with the endorsement of plans, an environmentally sustainable design statement (ESD) must be approved and endorsed by the responsible authority. The ESD must be prepared to the satisfaction of the responsible authority, be generally in accordance with the ESD Statement prepared by Ark Resources dated 5 December 2025.

Melbourne Water conditions

9. Prior to the endorsement of plans under this permit, amended plans to the satisfaction of Melbourne Water and Council must be submitted to and approved by Melbourne Water and Council. The plans must be generally in accordance with the plans submitted with the application but modified to include:
- a) The food and drink premises (café) must be constructed with finished floor levels set no lower than 3.0 metres to Australian Height Datum (AHD).
10. The food and drink premises (café) must be constructed with finished floor levels set no lower than 3.0 metres to Australian Height Datum (AHD).
11. This permit is for a temporary building and use of the land associated with a food and drinks premises and must cease on 31 December 2032, or when the agreement for the use and

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occupation of the land expires or is withdrawn (whichever is sooner), and the land must be reinstated to its former condition to the satisfaction of the responsible authority.

Note: amending this condition to extend the date would require a new application to be submitted via Section 72 of the Planning and Environment Act 1987.

Signs not to be altered

12. The location and details of the signs, and any supporting structure, as shown on the endorsed plans, must not be altered without the written consent of the responsible authority.

No moving or flashing light

13. The signs must not be animated or contain any flashing or intermittent light.

Light emissions

14. The sign lighting must be designed, baffled and located to prevent any adverse effect of light spill on adjoining land to the satisfaction of the responsible authority.

Sign maintenance

15. The signs, including the structure and content, must be constructed and maintained to the satisfaction of the responsible authority

Expiry - Signs

16. This permit as it relates to signs will expire 15 years from the issued date of this permit.

On expiry of the permit, the signs and structures built specifically to support and illuminate them must be removed.

Expiry – Development and use

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

- a. The development is not started within 3 years of the issued date of this permit.
- b. The development is not completed within 5 years of the issued date of this permit.
- c. The use does not start within 3 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*.

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Signature for the responsible authority:



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IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

The responsible authority has issued a permit

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: 19 May 2026 Signature for the responsible authority:

