Planning and Environment
Regulations 2015

Form 4 Sections 63, 64, 64A and 86

PLANNING PERMIT

Permit No.:	PA2604344
Planning scheme:	Yarra Planning Scheme
Responsible authority:	Minister for Planning
ADDRESS OF THE LAND:	290 Park Street, Fitzroy North (Lot 1 of Plan of Subdivision TP2108)

THE PERMIT ALLOWS:

Planning scheme clause	Matter for which the permit has been granted
34.01-1	Use of land for accommodation (dwellings) where any frontage at ground floor level exceeds 2 metres.
34.01-4	Construct a building or carry out works.
43.01-1	Demolish or remove a building.
	Construct a building or carry out works.
52.34-6	Waive a requirement of Clause 52.34-6 (Design of bicycle spaces).

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 development starts, including 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

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dimensions, and be generally in accordance with the plans prepared by Architecture Architecture, dated 1 June 2026, but amended to show the following details:

a) The Maisonette dwelling deleted and converted to a commercial use or communal area at least at ground level (to the satisfaction of the responsible authority) or modified to:

   i. Remove or relocate any individual dwelling entry from Nicholson Street to the northern side of the dwelling frontage.

   ii. Remove the ground floor private open space abutting Nicholson Street.

   iii. Modify the ground floor to be conducive to an adaptable live/workspace layout. The ground floor may include kitchen, bathroom and laundry facilities but no bedrooms or primary living room.

   iv. Provide a private open space at the first-floor level, accessible from the main living area, generally in accordance with the requirements of Standard D20 of Clause 58.05-3 (Private open space) of the Yarra Planning Scheme. The private open space may encroach into the first-floor communal open space area.

   v. Demonstrate any necessary mitigation devices to provide privacy between the maisonette's private open space and/or habitable living spaces and any communal areas of the building.

b) Any other modifications as a result of Condition 3a), with no reduction to any setbacks or increase to any building heights.

c) The ground floor lobby and lift revised in accordance with the Draft Amended Ground Floor Plan (Bicycle Access) prepared by Architecture Architecture.

d) The internal blind treatments proposed to address overlooking and privacy impacts. The plans must clearly identify all relevant windows on the floor plans, elevations and sections, and include a corresponding legend specifying the treatment to be applied.

e) An east-west section through the first floor provided to clearly demonstrate all habitable room interfaces with communal accessways and the associated privacy treatments.

f) Provision of a convex mirror internal to the site to aid sight distances between exiting drivers and laneway users.

g) A vehicle hold line inside the car park.

h) A warning light that flashes when a driver exits the site.

i) Appropriate signage and line marking associated with conditions 3(f),(g) and (h) (where appropriate).

j) The initiatives outlined within the endorsed Acoustic Report shown on all plans and elevations.

k) An additional notation on drawing A10.03 updated to include the following: "The privacy contingency treatment between balconies may be installed in the event of planting failure and/or at the request of future resident. No other alternative privacy treatment is to be installed, unless with the prior written consent of the responsible authority".

l) Any changes required by the endorsed Acoustic Report.

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m) The initiatives outlined within the endorsed Sustainability Management Plan annotated on all plans and elevations, wherever possible and practical.

n) Any changes required by the endorsed Landscape Plan

o) Any changes required by the endorsed Waste Management Plan.

p) Any changes required by the endorsed Traffic and Parking Management Plan.

q) Any changes required by the endorsed Wind Impact Assessment.

r) Any changes required by the endorsed Façade Strategy.

Layout not altered

4. The 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.

Retention of architect

5. Except with the consent of the responsible authority, Architecture Architecture, or an equivalent architectural firm to the satisfaction of the Responsible Authority, must be retained to complete and provide architectural oversight during construction of the detailed design as shown in the endorsed plans to the satisfaction of responsible authority.

Façade strategy

6. 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.

    c) Elevation details generally at a scale of 1:50, 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.

    e) Information about how the façade will be accessed, maintained and cleaned.

    f) Details of colours, materials and finishes to demonstrate these will be of high quality, robust, and require low maintenance.

7. The development must be in accordance with the façade strategy, to the satisfaction of the responsible authority.

Landscape plan – changes required

8. 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, drawn to scale with dimensions, be generally in accordance with the landscape plans prepared by Openwork dated 10 April 2026, but modified to show:
   a) Any changes to be consistent with the endorsed plans.
   b) A planting schedule of proposed vegetation, including common and scientific names, height/width specs, amounts, pot size and location of plants.
   c) An east-west cross section through the rain gardens and bicycle spaces including design details demonstrating how bicycle spaces are safely accessed without impact to rain gardens.
   d) Details of any above-ground infrastructure required for the collection and discharge of stormwater (including pipes and pumps).
   e) A section demonstrating the edge treatment of the eastern garden bed adjoining Railway Lane, including details of how the interface with the bluestone laneway is to be resolved, protecting the garden bed from vehicle movements.
   f) The Tree Plan nominating the tree species proposed at ground level within the site.
   g) A cross-section for the proposed tree adjacent to the Park Street entry steps demonstrating how the minimum soil depth requirement for a Type A tree (800mm) will be achieved above the basement structure.
   h) Details of the minimum maturity/establishment size of the climbing plants proposed within the internal balcony divider planters at supply stage.
   i) Corrections to the corrupted text throughout the landscape plan package.

Completion of landscaping

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

Landscaping maintenance

10. 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.

Environmentally Sustainable Design

11. Concurrent with the endorsement of plans, a sustainability management plan must be approved and endorsed by the responsible authority. The SMP must be prepared to the satisfaction of the responsible authority and be generally in accordance with the Sustainability Management Plan (SMP) prepared by GIW Environmental Solutions, Revision E, dated 13 April 2026 but modified to include the following:
   a) Any changes to be consistent with the endorsed plans.
   b) Correct number of resident and visitor bicycle spaces consistent with the architectural drawings.
   c) Specifications, including cross-section design detail of any proposed raingardens.

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Implementation of SMP initiatives

12. Within six months of the occupation of the development, a report from the author of the endorsed SMP 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 SMP, to the satisfaction of the responsible authority.

Traffic and Car Parking

13. 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.
14. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, external lighting capable of illuminating access to the car park, pedestrian walkways, laneway and dwelling entrances must be provided within the property boundary. Lighting must be:
    a) Located;
    b) Directed;
    c) Shielded; and
    d) Of limited intensity,

    To the satisfaction of the Responsible Authority
15. Car spaces, access lanes and driveways must be kept available for these purposes at all times to the satisfaction of Yarra City Council.

Mechanical stackers

16. The mechanical stackers must be routinely serviced and maintained to the satisfaction of the Yarra City Council to ensure satisfactory access to all car spaces and to prevent any adverse effect on adjoining land by the emission of noise.

Waste Management Plan

17. 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 One Mile Grid and dated 14 April 2026 but modified to include the following:
    a) Any changes to be consistent with the endorsed plans.
    b) The type and size of trucks required for waste collection.

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c) The hours and frequency of waste collection, which are to be collected outside of peak hours.

The responsible authority may consent in writing to vary these requirements

Waste Management

18. 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 Yarra City Council.

19. 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 garage collection to the satisfaction of Yarra City Council.

Stormwater Management Plan

20. Concurrent with the endorsement of plans, a stormwater management plan must be approved and endorsed by the responsible authority in consultation with Yarra City Council. The stormwater management plan must be prepared to the satisfaction of the responsible authority, and must:

    a) Be consistent with the details contained the Sustainability Management Plan as it relates to stormwater management and water sensitive urban design.

    b) include details of the proposed stormwater management system, including drainage works and retention, detention and discharges of stormwater to the drainage system.

    c) set out how the stormwater management system will be managed on an ongoing basis, as appropriate.

Acoustic Report

21. Concurrent with the endorsement of plans, an amended Acoustic Report to the satisfaction of the Responsible Authority must be approved and endorsed by the Responsible Authority. The amended Acoustic Report must be to the satisfaction of the Responsible Authority and be generally in accordance with the Acoustic Report prepared by Enfield Acoustics and dated 8 April 2026, but modified to include (or show):

    a) Any changes to be consistent with the endorsed plans.

    b) Assess music noise from all relevant live music performance and amplified music areas of the Railway Hotel, including the beer garden, downstairs internal areas and the first-floor performance venue.

    c) Assess patron noise from the Railway Hotel's Nicholson Street footpath trading area, in addition to patron noise from the beer garden.

    d) Address any need for the cumulative noise impacts of all noise sources from the Railway Hotel to be separately assessed.

    e) Demonstrate that the building envelope (for the development permitted under this planning permit) is designed to achieve compliance with the applicable music noise limits under the Environment Protection Regulations 2021 and EPA Publication 1826, adopting the base noise limits where appropriate.

f) Demonstrate predicted compliance with the relevant patron noise criteria in the City of Yarra Guidelines – Managing noise impacts in urban development (March 2022), including both Leq and Lmax criteria, at all affected habitable rooms, bedrooms and balconies.

g) Identify all glazing systems, facade treatments, screening, acoustic seals and other acoustic attenuation measures required to achieve the above outcomes.

The recommendations of the approved acoustic report must be implemented to the satisfaction of the responsible authority. Prior to endorsement of the Acoustic Report, the responsible authority may request a third-party peer review of the amended acoustic report, with the costs of any peer review to be met by the permit holder.

The responsible authority may consent in writing to alter these requirements.

Post-construction acoustic verification

22. Prior to the occupation of any dwelling, or at a later date agreed to in writing by the Responsible Authority, an Acoustic Report prepared by a suitably qualified acoustic engineer must be submitted to and approved by the responsible authority. When approved, the post-construction acoustic report will be endorsed and will form part of this permit. The acoustic report must assess the following:

    a) Any statutory noise limits and acoustic mitigation works committed to in the Endorsed Acoustic Report required by Condition 21.

    b) Assess the compliance of the development and, where necessary, make recommendations to limit the noise limits in accordance with the Environment Protection Act 2017 and the incorporated Noise Protocol (Publication 1826.5, Environment Protection Authority, May 2021), as may be amended from time to time.

Implementation of acoustic measures

23. Prior to the occupation of any dwelling, all acoustic attenuation measures required by the endorsed plans and the endorsed acoustic report(s) must be installed and operational to the satisfaction of the Responsible Authority.

24. The development must at all times comply with the noise limits specified in the Environment Protection Regulations under the Environment Protection Act 2017 and the incorporated Noise Protocol (Publication 1826.5, Environment Protection Authority, May 2021), as may be amended from time to time.

Wind Assessment

25. Concurrent with the endorsement of plans, a Wind Impact Assessment, must be approved and endorsed by the Responsible Authority. The Wind Impact Assessment must to the satisfaction of the Responsible Authority and generally in accordance with the Environmental Wind Assessment prepared by MEL Consultants, dated 1 June 2026 but modified to show:

    a) Any changes to be consistent with the endorsed plans.

    The recommendations of the wind assessment must be implemented to the satisfaction of the responsible authority.

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Construction Management Plan

26. Before the development starts, including demolition, bulk excavation and site preparation works, a construction management plan (CMP) must be submitted to and be approved by Yarra City Council. The CMP must be prepared and address 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;

    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 and run-off from 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) Hours of construction which accord with Yarra City Council's Local Laws or as approved by the relevant authority.

    k) Preferred arrangements for trucks delivering to the land, including delivery and unloading points and expected duration and frequency;

    l) Parking facilities for construction workers and/or measures to manage worker travel and parking impacts associated with the development works.

    m) Measures to ensure all work on the land will be carried out in accordance with the Construction Management Plan;

    n) An emergency contact that is available for 24 hours per day for residents and the Responsible Authority in the event of relevant queries or problems experienced;

    o) 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 Responsible Authority. 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; and

v. Other relevant considerations.

p) Statements confirming the following:

i. Any stormwater discharged into the stormwater drainage system must be in compliance with Environment Protection Authority guidelines;

ii. 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;

iii. Vehicle borne material must not accumulate on the roads abutting the land;

iv. The cleaning of machinery and equipment must take place on the land and not on adjacent footpaths or roads; and

v. All litter (including items such as cement bags, food packaging and plastic strapping) must be disposed of responsibly).

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 the Yarra City Council.

Street Tree Protection

27. Before the development starts, a Tree Management Plan to the satisfaction of the Responsible Authority must be prepared by a suitably qualified Arborist and must be submitted to and approved by the Responsible Authority, in consultation with Yarra City Council. When approved the Tree Management Plan will be endorsed and will form part of this permit. The Tree Management Plan must make recommendations for:

a) The protection of street trees within the Park Street frontage pre construction, during construction and post construction.
b) The provision of any barriers;
c) Any pruning necessary; and
d) Watering and maintenance regimes.

28. Before the development starts, including demolition, bulk excavation and site preparation works, a tree protection fence must be erected around the street 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.

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29. The tree protection fencing and TPZ must be established and maintained in accordance with the following requirements to the satisfaction of Yarra 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.
30. During the course of construction, the TPZ must not be used for:
    a) vehicular or pedestrian access
    b) trenching or soil excavation
    c) storage or dumping of materials, tools, equipment or waste

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

Street Tree Planting

31. Before the development starts, the permit holder must make a one-off contribution of $12,000 (inclusive of GST and subject to annual CPI increase) to the Yarra City Council to be used for new street tree plantings that are required as a result of the development.

32. Before the development starts, the permit holder must provide an Asset Protection Bond of $3,000 (ex GST) for the tree in Park Street adjacent the frontage of the development to the 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 the Yarra City Council until the works are completed to the satisfaction of the Responsible Authority; and
    c) in accordance with the requirements of this permit; or
    d) otherwise to the satisfaction of the Responsible Authority.

Public Realm Plan

33. Before the development starts, excluding demolition, bulk excavation and site preparation works, a Public Realm Plan must be approved and endorsed by Yarra City Council. The plan must be prepared to the satisfaction of Yarra City Council and must be generally in accordance with the off-site public realm details as contained in the Public Realm Plan, Page 17 of the Landscape Report, prepared by Openwork, dated 10 April 2026, and must include:
    a) Existing and proposed street trees (on road and footpath).
    b) The extent of proposed and existing pavements and the extent of all proposed infrastructure improvements and changes.
    c) All existing and proposed streetscape infrastructure and furniture including (but not limited to) light poles, drains, street signs and bench seating.
34. Within six (6) months of construction commencing, or by such later date as approved in writing by the Responsible Authority, detailed design drawings of the works approved under the Public Realm Plan addressing all road infrastructure works (including soft/hard landscaping), must be submitted to and approved by Yarra City Council's Civil Engineering Department.

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35. Before the development is occupied, all associated works shown on the endorsed detailed design plans for the public realm (as required by Condition 34) must be fully constructed and completed to the satisfaction of the Council's Civil Engineering Department and at no cost to the Responsible Authority.

Yarra City Council Development Levies

36. Before the development starts, including demolition, bulk excavation and site preparation works, a Development Infrastructure Levy must be paid to Yarra City Council, in accordance with the approved Development Contributions Plan.

37. Prior to the issue of a building permit, the Community Infrastructure Levy must be paid to Yarra City Council, in accordance with the approved Development Contributions Plan.

Lighting Plan

38. Before the development is occupied, a detailed lighting plan must be approved and endorsed by the responsible authority, in consultation with Yarra City Council. The lighting plan must be prepared to the satisfaction of the responsible authority and must address the following:

    a) Be generally consistent with Yarra City Council's Lighting Strategy (if one is applicable).

    b) Identify the proposed lighting sources, lux levels and spillage details and address how the lighting will integrate with the existing lighting in the interfacing public spaces.

    c) Address lighting along the frontage street and the entrance to the approved building.

    d) Where lighting interfaces with public areas respond to AS1158.3.1-2000 Lighting for roads and public spaces Pedestrian area (Category P) lighting – Performance and design requirements and AS/NZS 428:2019.2 Control of the obtrusive effects of outdoor lighting and the Public Lighting Code December 2015 (v2).

    e) External lighting must be designed, baffled and located so as to prevent any adverse effect on adjoining land to the satisfaction of the responsible authority

Boundary walls

39. Before the development is occupied, all new walls on or facing the boundaries of adjoining properties must be cleaned and finished to the satisfaction of the responsible authority

Run-off

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

Drainage

41. The land must be drained to the satisfaction of Yarra City Council.

Engineering and Infrastructure

42. Before the buildings are occupied, or by such later date as approved in writing by the Yarra City Council, any redundant vehicular crossings must be demolished and re-instated as footpath, verge (if applicable), and kerb and channel:

    a) at the permit holder's cost; and

b) to the satisfaction of the Yarra City Council.

43. Within 2 months of the completion or by such later date as approved in writing by the Responsible Authority, any damage to council infrastructure resulting from the development must be reinstated:
    a) in accordance with Yarra Standard Drawings | Yarra City Council;
    b) at the permit holder's cost; and
    c) to the satisfaction of the Yarra City Council.
44. Any service poles, structures or pits located within the public realm areas that interfere with the proposal, must be adjusted accordingly:
    a) at the permit holder's cost; and
    b) to the satisfaction of the Yarra City Council.
45. Except with the prior written consent of the Responsible Authority, Council assets must not be altered in any way.

Residential Reticulated Gas Service Connection

46. 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 Yarra Planning Scheme). This condition continues to have force and effect after the development authorised by this permit has been completed.

47. All pipes, fixtures, fittings and vents servicing any building on the land must be concealed in service ducts or otherwise hidden from view to the satisfaction of the Responsible Authority.

General amenity

48. 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 responsible authority.

Expiry

49. 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.*

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- *Any proposed landscape public realm upgrades must be undertaken in consultation with and consent of Yarra City Council in accordance with any local law requirements.*
- *This site is subject to a Heritage Overlay. A planning permit may be required for any further external works.*
- *Provision must be made for drainage of the site to a legal point of discharge. Please contact Council's Building Services on 9205 5555 for further information.*
- *A building permit may be required before development is commenced. Please contact Council's Building Services on 9205 5555 to confirm.*
- *A local law permit (e.g. Asset Protection Permit, Road Occupation Permit) may be required before development is commenced. Please contact Council's Construction Management Branch on Ph. 9205 5555 to confirm.*
- *Legal duties and obligations to protect human health and the environment from pollution and waste are set out in the Environment Protection Act 2017. Please refer to the Environment Protection Authority Victoria website www.epa.vic.gov.au/meeting-your-obligations for more information on identifying potential contamination and complying with your duty to manage contaminated land under the Environment Protection Act 2017.*
- *All property owners or occupiers within a development approved under this planning permit, will not be eligible for residential or visitor parking permits unless the development has heritage controls where parking would adversely affect the integrity of the heritage place, or if there's no increase in occupancies and the development does not reduce existing on-site parking. For more information refer to www.yarracity.vic.gov.au/residents/transport/parking/parking-permits.*
- *In accordance with the Yarra Planning Scheme, an 8.65% public open space contribution will apply in the event of the subdivision of the land.*

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- *For the submission of plans pursuant to Condition 34 and 35, please submit these to info@yarracity.vic.gov.au marked attention to Engineering Services.*

- *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 coverage, whichever is lowest, for a 20% AEP rainfall event.*

- *The development must detain onsite, 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.*

- *All redundant property drain outlets are to be demolished and reinstated to Council's satisfaction and at the Permit Holder's cost.*

- *Any service poles, structures or pits located within the public realm areas that interfere with the proposal, must be adjusted accordingly:*

    (a) at the permit holder's cost; and

    (b) to the satisfaction of the Responsible Authority.

- *No parking restriction signs, or line-marked on-street parking bays are to be removed, adjusted, changed or relocated without approval or authorisation from Council's Parking Management unit and Construction Management branch.*

- *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 Council property will be accepted.*

- *Any services poles, structures or pits that interfere with the proposal must be adjusted, removed or relocated at the owner's expense after seeking approval from the relevant authority.*

- *Any on-street parking reinstated as a result of development works must be approved by Council's Parking Management unit.*

- *The removal of any kerbside parking sensors and any reinstatement of parking sensors will require the Permit Holder to pay 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*.

IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

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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: 27 October 2026 **Signature for the responsible authority:** Julia Smith