

PLANNING PERMIT

Permit No.:	PA2504166
Planning scheme:	Darebin Planning Scheme
Responsible authority:	Minister for Planning
ADDRESS OF THE LAND:	34 George Street Reservoir VIC 3073

THE PERMIT ALLOWS:

Planning scheme clause	Matter for which the permit has been granted
32.08-7	Construct two or more dwellings on a lot
43.01-1	Demolish or remove a building
43.01-1	Construct a building or construct or carry out works
52.37-2	Remove, destroy or lop a canopy tree in the General Residential 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 – changes required

3. Before the development starts, including 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, be generally in accordance with the Town Planning Plans prepared by Ys Housing, Revision E, dated December 2025, but amended to show the following details:

Date of issue: 03/07/2026 Signature for the responsible authority:



- a) Further detail of the material selection and style of the front fences, the material and style must be to the satisfaction of the responsible authority.
- b) Demonstrate compliance with Standard B4-4 at Clause 55.04-4 for the south facing windows of Level 2 of dwellings TH17 to TH24.
- c) Annotations detailing the nominal root zone(s), associated tree protection fencing and tree protection measures in accordance with the requirements of Condition No. 12 and 13 of this Permit.
- d) The changes required to accommodate the fire boosters within the front setback as detailed in the sketch plans dated 19 May 2026.
- e) The car space in the front setback of the church must achieve compliance with Clause 52.06-9 and be treated in a way that is sympathetic of the heritage fabric as detailed in the sketch plans dated 19 May 2026.

Layout not altered

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

Landscape Plan

- 5. Concurrent with endorsement of plans pursuant to Condition 3, 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, be generally in accordance with the Landscape Plan Prepared by nohLA, dated 10/12/2025 and must include the following:
 - a) Any changes required to align with the plans for endorsement.

Completion of landscaping

- 6. Before the development is occupied, the landscaping shown on the approved landscape plan must be carried out and completed to the satisfaction of Darebin City Council. Darebin City Council may consent in writing to vary this requirement.

Landscaping Maintenance

- 7. 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 the responsible authority.

Residential reticulated gas service connection

- 8. Any new dwelling allowed by this permit must not be connected to reticulated gas services (within the meaning of clause 53.03 of the relevant planning scheme). This conditions to have force and effect after the development authorised by this permit has been completed.



Waste Management Plan

9. Concurrent with endorsement of plans pursuant to Condition 3, 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, be generally in accordance with the Waste Management Plan prepared by One Mile Grid, dated 28 November 2025.

Environmentally Sustainable Development

10. Concurrent with endorsement of plans pursuant to Condition 3, a sustainability design assessment (SDA) must be approved and endorsed by the responsible authority. The SDA must be prepared to the satisfaction of the responsible authority, be generally in accordance with the SDA Version 4, prepared by Ys Housing, dated 24 December 2025, and must ensure:

- a) All relevant details listed on the SDA and plans must be consistent.

Implementation of ESD Statement Initiatives

11. Within six months of the occupation of the development, a report from a suitably qualified professional 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, including that:
- a) The proposed development achieves a minimum NatHERS rating of 7.5 stars for all dwellings.

Tree Protection During Construction

12. Before the development starts, including demolition, a tree protection fence must be placed around the trees as detailed in the below table to define the 'Notional Root Zone'.

Tree*	Location	NRZ (radius from the base of the tree trunk)
Tree 1 – Eucalyptus leucoxylon (Yellow Gum)	Naturestrip	5.3 metres
Tree 2 – Eucalyptus leucoxylon (Yellow Gum)	Naturestrip	3.0 metres
Tree 7 – Chamaecyparis lawsoniana (Lawson's Cypress)	Neighbouring property (eastern boundary neighbour)	2.4 metres
*as defined in Arboricultural Impact Assessment prepared by Treetec		



Professional Tree Services and dated 8 December 2023.
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The tree protection fencing and Notional Root Zone must be established and maintained in accordance with the following requirements to the satisfaction of Darebin City Council:

- a) the tree protection fence must be constructed of star pickets and chain mesh or similar
- b) the tree protection fence must remain in place until the development is completed
- c) the Notional Root Zone must be covered by a 100 mm deep layer of mulch and watered regularly.

Darebin City Council may consent in writing to vary any of these requirements.

13. All excavations within the NRZ of Tree 1 as identified at Condition 12 of this permit, for the construction of the proposed central crossover, are to be supervised by a suitably qualified and experienced arborist with all root pruning undertaken in accordance with section 9 of AS4373-2007 Pruning of Amenity Trees.

Stormwater Management

14. Concurrent with endorsement of plans pursuant to Condition 3, a Site Management Plan to the satisfaction of Darebin City Council must be submitted to and approved by Darebin City Council. When approved, the Site Management Plan will be endorsed and will then form part of this Permit. The Site Management Plan must be generally in accordance with Melbourne Water's Keeping Our Stormwater Clean – A Builder's Guide (2002) and must describe how the site will be managed prior to and during the construction period, including requirements for:

- a) Erosion and sediment.
- b) Stormwater.
- c) Litter, concrete and other construction wastes.
- d) Chemical contamination.

The requirements of the endorsed Site Management Plan must be implemented and complied with to the satisfaction of the Darebin City Council.

General

15. No above ground structures (i.e. car port or similar) can be constructed in the front setback of the church.
16. Before the development is occupied, an automatic external lighting system capable of illuminating the entry to each unit, access to each car parking space, each car parking



space itself, and all pedestrian walkways must be provided on the land to the satisfaction of the Darebin City Council.

The external lighting must be designed, baffled and located to prevent any adverse effect on adjoining and nearby land to the satisfaction of the Responsible Authority.

17. The walls on the boundary of the adjoining properties must be cleaned and finished to the satisfaction of Darebin City Council.
 18. The land must be drained to the satisfaction of Darebin City Council.
 19. No plant, equipment, services or structures other than those shown on the endorsed plans are permitted above the roof level of the buildings without the prior written consent of Darebin City Council
 20. Before occupation of the development, the areas set aside for the parking of vehicles and access lanes as shown on the endorsed plan(s) must be:
 - a) constructed;
 - b) properly formed to such levels that they can be used in accordance with the plans;
 - c) surfaced with an all-weather sealcoat;
 - d) drained;
 - e) line-marked to indicate each car space and all access lanes; and
- to the satisfaction of the Darebin City Council.
21. Before the occupation of the development all vehicular crossing(s) must be constructed to align with approved driveways to the satisfaction of the Responsible Authority. All redundant crossing(s), crossing opening(s) or parts thereof must be removed and replaced with footpath, naturestrip and kerb and channel to the satisfaction of the Darebin City Council
22. 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 Darebin City Council

Development Contributions

23. Prior to the issue of a Building Permit in relation to the development approved by this permit, a Community Infrastructure Levy and/or Development Infrastructure Levy must



be paid to Darebin City Council in accordance with the approved Development Contributions Plan Overlay.

Expiry Development

24. This permit as it relates to development (buildings and works) 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.

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*.

DAREBIN CITY COUNCIL NOTES:

N1. Any failure to comply with the conditions of this planning permit may result in the issue of an Enforcement Order against some or all persons having an interest in the site. Non-compliance may result in legal action or the cancellation of this permit by the Victorian Civil and Administrative Tribunal.

N2. This planning permit is one of several approvals required before use or development is allowed to start on the site. The planning permit holder is required to obtain other relevant approvals and make themselves aware of easements and restrictive covenants affecting the site.

N3. Amendments made to plans noted in Condition No. 1 of this Permit are the only ones that will be assessed by Council. If additional amendments are made to the development, they must be brought to the attention of Council as additional planning assessment may be required through a separate planning approval.

N4. This Planning Permit represents the planning approval for the use and/or development of the site and does not represent the approval of other Council departments or statutory authorities. Other approvals may be required before the use/and or development allowed by this planning permit starts.

Date of issue: 03/07/2026 Signature for the responsible authority:



Planning and Environment
Regulations 2015

Form 4

Sections 63, 64, 64A and 86

N5. Numbering on plans should be allocated in a logical clockwise direction and follow existing street number sequence. Please contact Revenue Office on 8470 8888 for further information and assistance.

N6. This planning permit is to be attached to the “statement of matters affecting land being sold”, under Section 32 of the Sale of Land Act 1962 and any tenancy agreement or other agreement under the Residential Tenancies Act 1997, for all purchasers, tenants and residents of any dwelling shown on this planning permit, and all prospective purchasers, tenants and residents of any such dwelling are to be advised that they will not be eligible for on-street parking permits pursuant to the Darebin Residential Parking Permit Scheme.

N7. Please note the Development Contribution Plan levy will be invoiced separately.

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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.

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