

PLANNING PERMIT

Permit No.:	PA2503647
Planning scheme:	Yarra Planning Scheme
Responsible authority:	Minister for Planning
ADDRESS OF THE LAND:	675 Victoria Street, Abbotsford and part Crown Allotment 63B Parish of Jika Jika

THE PERMIT ALLOWS:

Planning scheme clause	Matter for which the permit has been granted
34.01-1	Use of the land for dwellings and place of assembly.
34.01-4	Construct a building or construct or carry out works.
42.03-2	Construct a building or construct or carry out works and remove, destroy and lop vegetation.
43.02-2	Construct a building or construct or carry out works.
44.04-2	Construct a building or construct or carry out works.
52.29-2	Create or alter access to a road in a Transport Zone 2.

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Amended Plans

1. Before the development starts, including 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 plans prepared by SJB Architects titled 'EG Abbotsford, 675 Victoria Street Abbotsford' and within the plan package dated May 2025, but amended to show:
 - a) The ground level commercial space relabelled as office;

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- b) Redesign or screen the living room windows along the east elevation of dwellings 1.12, 2.12 and 3.10 to avoid direct views into the private open space of the dwellings to the east;
- c) Removal of the two proposed raingardens and an alternate arrangement provided to ensure compliance with Water Sensitive Urban Design requirements;
- d) Modification to the stairs leading to the Main Yarra Trail to in addition, retain Trees 21 and 22, and increase the depth of the landing adjacent to the Main Yarra Trail to a minimum of 1.8 metres, subject to approval from Parks Victoria and Melbourne Water;
- e) Bicycle channels along at least one side of the stairs leading to the Main Yarra Trail, subject to Disability Discrimination Act 1992 (DDA) review;
- f) Plan notation to confirm security details of the bicycle storage compound;
- g) Dimensions for the vehicle entry and exit lane widths at the building's Victoria Street frontage;
- h) Basement headroom clearance dimension that will not be obstructed by any structural elements protruding from the underside of the ceiling;
- i) Vehicle crossing dimensions including section diagrams;
- j) Plan notation to state 'Proposed Vehicle Crossing to satisfy the Department of Transport and Planning's geometric requirements and be constructed to Yarra City Council's satisfaction.';
- k) Plan notation to state 'The maximum size of delivery vehicle permitted on the site for loading purposes is the B99 design vehicle.';
- l) The vehicle crossing design to be modified to provide a greater level difference between the invert level and the property line level without compromising the ground clearance for a B99 design vehicle and any subsequent re-grading of the footpath on either side of the new vehicle crossing;
- m) The footpath and the footpath area of the vehicle crossing to be DDA compliant;
- n) The basement ramp apex level must be maintained at no lower than RL 14.75 metres AHD;
- o) The levels of the first 4.2 metres of the southern end of the pedestrian link must be modified to provide a freeboard height of a minimum 150mm above the applicable flood level to prevent surface water from Victoria Street entering the development;
- p) Any changes as a result of the Façade Strategy;
- q) Any changes as a result of the Public Realm Functional Layout Plan;
- r) Any changes as a result of the amended Sustainability Management Plan; and
- s) Any changes as a result of the amended Landscape Plan.

Compliance with documents approved under this permit

2. 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

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

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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.

Façade Strategy

5. Concurrent with the endorsement of plans pursuant to Condition 1, a Façade Strategy must be submitted to and be approved by the responsible authority. All materials, finishes and colours must be in conformity with the approved Façade Strategy to the satisfaction of the responsible authority. The Façade Strategy must be generally in accordance with the decision plans and must detail:
- A concise description by the architect of the building design concept and how the façade works to achieve this.
 - Elevation details generally at a scale of 1:50 illustrating typical lower level details, balcony niches, entries, lobbies and doors, utilities and structural columns, as well as typical upper level details, key junctures and any special features which are important to the building's presentation.
 - Street level elevations at a scale of 1:20 (or similar) for all public interfaces. These elevations should include (where possible) plinths, canopies, integrated seating, window framing, operable windows, awnings over entries, integrated planters and the use of robust and fine-grained materials to different elements (columns, plinths, bench seats etc.). All proposed materials at the street wall level should be robust and of high quality, and should be annotated on these drawings.
 - Cross sections or another method of demonstrating the façade systems, including fixing details indicating junctions between materials and significant changes in form and / or material.
 - Information about how the façade will be accessed and maintained and cleaned, including any planting.
 - Example prototypes and / or precedents that demonstrate the intended design outcome as indicated on plans and perspective images, to produce a high quality built outcome in accordance with the design concept.
 - A schedule of colours, materials and finishes, including the colour, type and quality of materials showing their application and appearance. The schedule must include the brickwork and tiling facade materials shown on the plans prepared by SJB Architects titled 'EG Abbotsford, 675 Victoria Street Abbotsford' and within the plan package dated May 2025, given that they are a key feature of the building's design excellence.
 - Materials and finishes must be of a high quality, contextually appropriate, durable and fit for purpose. This can be demonstrated in coloured elevations or renders from key viewpoints, to show the materials and finishes linking them to a sample board with coding.

The endorsed Façade Strategy must be implemented and complied with to the satisfaction of the responsible authority and must not be altered or modified without the prior written consent of responsible authority.



Architects

6. As part of the ongoing consultant team, SJB Architects, or an architectural firm to the satisfaction of the responsible authority, must be engaged to:
- Oversee design and construction of the development; and
 - Ensure the design quality and appearance of the development is realised as shown in the endorsed plans or otherwise to the satisfaction of the responsible authority.

Tree Management Plan

7. Before the development starts, a Tree Management Plan (TMP) 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 the Yarra City Council and Melbourne Water and Parks Victoria (for the landscaping within Crown land). When approved, the TMP will be endorsed and will form part of this permit. The TMP must make recommendations for the protection and preservation of the retained trees within the site and adjacent to the Main Yarra Trail for each stage of the development (pre, during and post-construction). The recommended tree protection measures must include:
- Further non-root destructive investigation completed along the proposed works alignment for Tree 6 and plans updated to show methods of retention of Tree 6;
 - Further details of any elevation changes within the Tree Protection Zone (TPZ) of Tree 24;
 - Methods for the retention of Trees 3, 21 and 22;
 - Recommendations for robust TPZ fencing with appropriate signage;
 - The provision of any barriers;
 - Any pruning requirements; and
 - Watering and maintenance regimes.
8. The provisions, recommendations and requirements of the endorsed TMP must be complied with and implemented to the satisfaction of the responsible authority.

Landscape Plans

9. Concurrent with the endorsement of plans pursuant to Condition 1, an amended Landscape Plans must be submitted to and be approved by the responsible authority, in consultation with the Yarra City Council and Melbourne Water and Parks Victoria (for the landscaping within Crown land). When approved, the Landscape Plans will be endorsed and will form part of this permit. The amended Landscape Plans must be generally in accordance with the Landscape Plans prepared by Tract and dated 28 May 2025, but modified to show:
- Retention of Trees 21 and 22;
 - Removal of the two proposed raingardens and an alternate arrangement provided to ensure compliance with Water Sensitive Urban Design requirements;
 - A detailed planting plan(s) for each level of the development showing the location of proposed planting, including plant species and quantities, as well as a legend containing key features, materials, and surfaces;
 - A planting schedule listing the proposed plant species (botanical and common name), installation size, width and height at maturity, and plant quantities;



- e) Detailed drawings for built elements such as landscaping walls and furniture, including dimensions;
- f) Vertical growing structures (if proposed) including detail drawings, servicing methodology, mounting technique etc.;
- g) The areas proposed for deep soil planting;
- h) On-slab container planter detail drawings demonstrating:
 - i. Minimum soil depth to be provided for each planting type;
 - ii. Volume and type of growing media;
 - iii. Minimum dimensions of 450mm in width for perimeter planters; and
 - iv. Wind-resistant mulch is to be used for above ground planted areas.
- i) Typical detail drawings for surface materials such as paver types, gravel treatment, etc.,
to the satisfaction of the responsible authority.

The endorsed Landscape Plans must be implemented and complied with to the satisfaction of the responsible authority and must not be altered or modified without the prior written consent of responsible authority.

10. Before the building is occupied, or by such later date as approved in writing by the responsible authority, the landscaping works shown on the endorsed Landscape Plans must be carried out and completed to the satisfaction of the Yarra City Council and Melbourne Water and Parks Victoria (for the landscaping within Crown land). The landscaping shown on the endorsed landscape plans must be maintained by:
- a) Implementing and complying with the provisions, recommendations and requirements of the endorsed Tree Management Plan;
 - b) Not using the areas set aside on the endorsed landscape plans for landscaping for any other purpose; and
 - c) Replacing any dead, diseased, dying or damaged plants,
to the satisfaction of the Yarra City Council and Melbourne Water and Parks Victoria (for the landscaping within Crown land).

Public Realm Plan

11. Concurrent with the endorsement of plans pursuant to Condition 1, or by such later date as approved in writing by the responsible authority, a Public Realm Plan of all public realm improvements associated with the development including the pedestrian through link must be prepared, submitted and approved by the responsible authority, in consultation with the 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, to the satisfaction of the responsible authority:
- a) The levels of the first 4.2 metres of the southern end of the pedestrian link must provide a freeboard height of a minimum 150mm above the applicable flood level to prevent surface water from Victoria Street entering the development;
 - b) A raised pedestrian crossing where the proposed vehicle crossover intercepts the footpath on Victoria Street;
 - c) The new vehicle crossing;
 - d) The reconstructed kerb and channel;
 - e) The reconstructed footpath outside the property frontage;



- f) All footpath specifications;
- g) All kerb and channel specifications;
- h) All road pavement specifications;
- i) All detailed design plans;
- j) All roading and drainage infrastructure works including soft / hard landscaping;
- k) Public lighting details;
- l) Signage and wayfinding details;
- m) Seating; and
- n) Street trees.

The Public Realm Plan must be prepared at the permit holder's cost.

Wind Assessment

- 12. Concurrent with the endorsement of plans pursuant to Condition 1, the Wind Tunnel Test prepared by VicPac and dated 22 October 2024 must be endorsed by the responsible authority.
- 13. The provisions, recommendations and requirements of the endorsed wind assessment report must be implemented and complied with to the satisfaction of the responsible authority and must not be altered or modified without the prior written consent of responsible authority.

Sustainability Management Plan

- 14. Concurrent with the endorsement of plans pursuant to Condition 1, an amended Sustainable Management Plan (SMP) must be submitted to and approved by the responsible authority, in consultation with Yarra City Council. When approved, the amended SMP will be endorsed and will form part of this permit. The amended SMP must be generally in accordance with the SMP prepared by GIW Environmental Solutions and dated 7 April 2025, but modified to show or detail:
 - a) A clear commitment to net-zero operational energy within the ESD Summary on page 7; and
 - b) Removal of the two proposed raingardens and an alternate arrangement provided to ensure compliance with Water Sensitive Urban Design requirements.
- 15. Prior to the occupation of the development approved under this permit, a report from the author of the SMP, approved pursuant to this permit, or similarly qualified person or company, must be submitted to the responsible authority. The report must be to the satisfaction of the responsible authority and must confirm that all measures specified in the SMP have been implemented in accordance with the approved plan.
- 16. The provisions, recommendations and requirements of the endorsed SMP must be implemented and complied with to the satisfaction of the Yarra City Council.

Waste Management Plan

- 17. Concurrent with the endorsement of plans pursuant to Condition 1, the Waste Management Plan (WMP) prepared by Traffix Group and dated 4 April 2025 must be endorsed by the responsible authority.

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18. The provisions, recommendations and requirements of the endorsed WMP must be implemented and complied with to the satisfaction of the responsible authority and must not be altered or modified without the prior written consent of responsible authority.

Environmental Audit – Preliminary Risk Screen Assessment

19. Before the development starts (excluding any works necessary to undertake the assessment), a Preliminary Risk Screen Assessment (PRSA) of the site must be conducted by a suitably qualified environmental auditor. The PRSA statement and report must be submitted to the responsible authority in accordance with section 205 of the *Environment Protection Act 2017* and respond to the matters contained in Part 8.3, Division 2 of the *Environment Protection Act 2017* to the satisfaction of the responsible authority.

Environmental Audit

20. If the PRSA requires an Environmental Audit to be undertaken, then prior to the commencement of the development (excluding any works necessary to undertake the audit), an Environmental Audit of the site must be carried out by a suitably qualified environmental auditor. On completion of the Environmental Audit, an Environmental Audit Statement (EAS) and report must be submitted to the responsible authority in accordance with section 210 of the *Environment Protection Act 2017* responding to the matters contained in Part 8.3, Division 3 of the *Environment Protection Act 2017* to the satisfaction of the responsible authority. The EAS must either:
- a) State the site is suitable for the use and development allowed by this permit; or
 - b) State the site is suitable for the use and development allowed by this permit if the recommendations contained within the EAS are complied with.
21. All the recommendations of the EAS must be complied with to the satisfaction of the responsible authority for the full duration of any buildings and works on the land in accordance with the development hereby approved and must be fully satisfied prior to the occupation of the development. Written confirmation of compliance must be provided by a suitably qualified environmental auditor in accordance with any requirements in the EAS.
22. If any of the conditions of the EAS require ongoing maintenance or monitoring, prior to the commencement of the use and prior to the issue of a statement of compliance under the *Subdivision Act 1988*, the owner of the land must enter into an agreement with the responsible authority under section 173 of the *Planning and Environment Act 1987* to the satisfaction of the responsible authority to the effect that all conditions of the EAS issued in respect of the land will be complied with.

Legal Agreement – Affordable Housing

23. Before the development of the land begins, excluding demolition, excavation, piling, site preparation works, and works to remediate contaminated land, the owner of the land must enter into an agreement with the responsible authority under section 173 of the Act, in a form to the satisfaction of the responsible authority, that provides for a contribution towards affordable housing (affordable housing contribution) by way of either of the following options:

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- a) At least 10 per cent of the total number of dwellings in the development must be provided as affordable housing for sale or lease to a registered housing agency or to Homes Victoria. The details of when and how the affordable housing will be delivered and the total value of the affordable housing contribution must be set out in the agreement. The affordable housing dwellings provided should be representative of the approved dwelling mix to the satisfaction of the responsible authority.
- b) An alternative contribution towards the provision of affordable housing must be provided to the satisfaction of the responsible authority. The details of when and how the alternative contribution is to be made and the total value of the affordable housing contribution must be set out in the agreement to the satisfaction of the responsible authority.

The land owner must pay the responsible authority's reasonable costs of the preparation, execution, registration and ending of the section 173 agreement (where applicable).

Legal Agreement – Pedestrian Link

24. Before the occupation of the development, the owner of the land must enter into an agreement pursuant to section 173 of the *Planning and Environment Act 1987* with the Yarra City Council. The agreement must provide the following:
 - a) Publicly accessible pedestrian link to remain unobstructed and maintained in good order to the satisfaction of the Yarra City Council; and
 - b) 24-hour 7 day a week unfettered public access provided to the Main Yarra Trail from Victoria Street.

The owner of the land must pay all of the Yarra City Council's reasonable legal costs and expenses of the agreement, including preparation, execution and registration on title.

Community Facility Management Plan

25. Before the use of the Community Facility (Place of Assembly) starts (or as otherwise agreed with the responsible authority), a Community Facility Management Plan to the satisfaction of the responsible authority must be approved and endorsed by the Responsible Authority. The plan must include:
 - a) A description of the nature and frequency of activities on the site;
 - b) No more than 12 patrons at any one time, without the prior written consent of the responsible authority;
 - c) Operating hours limited to the following:
 - i. 7am to 10pm Monday to Friday;
 - ii. 9am to midnight Saturdays; and
 - iii. 10am to 10pm on Sundays.
 - d) Noise management measures, including any measures required by the Acoustic Report endorsed under this permit.
26. The provisions and requirements of the endorsed Community Facility Management Plan must be implemented and complied with to the satisfaction of the responsible authority and must not be varied except with the written approval of the responsible authority.



Green Travel Plan

27. Before the development commences, an amended Green Travel Plan to the satisfaction of the responsible authority, must be submitted to and approved by the responsible authority. When approved, the Green Travel Plan will be endorsed and will form part of this permit. The amended Green Travel Plan must be generally in accordance with the Green Travel Plan prepared by Traffix Group and dated 4 April 2025, but modified to show:
- Sustainable transport goals linked to measurable targets, performance indicators and monitoring timeframes;
 - Details of bicycle parking specifications;
 - Security arrangements to access the employee bicycle storage spaces;
 - Signage and wayfinding information for bicycle facilities and pedestrians pursuant to Australian Standard AS2890.3; and
 - Reference to a minimum 40A single phase electrical sub circuit should be installed to the car park areas for 'EV readiness'.

Acoustic Report

28. Concurrent with the endorsement of plans pursuant to Condition 1, the Acoustic Report prepared by Acoustic Logic and dated 16 October 2024 must be endorsed by the responsible authority.
29. The provisions, recommendations and requirements of the endorsed acoustic report must be implemented and complied with to the satisfaction of the responsible authority and must not be altered or modified without the prior written consent of responsible authority.

Yarra City Council – Engineering

30. Concurrent with the endorsement of plans pursuant to Condition 1, or by such later date as approved in writing by the Yarra City Council, a vehicle crossing design must be submitted to the Yarra City Council's Civil Engineering Department for approval. The submitted design must demonstrate compliance with City of Yarra's Vehicle Crossing Information Sheet and the Department of Transport and Planning's geometric requirements.
31. Before the building is occupied, or by such later date as approved in writing by the Yarra City Council, any new vehicle crossing must be constructed:
- at the permit holder's cost; and
 - to the satisfaction of the Yarra City Council.
32. Before the building is occupied, or by such later date as approved in writing by the Yarra City Council, any redundant vehicular crossing must be demolished and re-instated as footpath, verge (if applicable), and kerb and channel:
- at the permit holder's cost; and
 - to the satisfaction of the Yarra City Council.
33. Before the building is occupied or by such later date as approved in writing by the Yarra City Council, the footpath along the property's Victoria Street frontage must be reconstructed in asphalt:



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- a) at the permit holder's cost; and
 - b) to the satisfaction of the Yarra City Council.
34. Before the building is occupied, or by such later date as approved in writing by the Yarra City Council, the kerb and channel along the property's Victoria Street frontage must be reconstructed:
- a) at the permit holder's cost; and
 - b) to the satisfaction of the Yarra City Council.
35. Before the development commences (excluding site preparations, demolition and bulk excavation), or by such later date as approved in writing by the Yarra City Council, 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 the Yarra City Council. Once approved, the detailed design drawings will be endorsed and will then form part of the permit.
36. Before the building is occupied or by such later date as approved in writing by the Yarra City Council, 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.

General

37. All visitor and employee bicycle spaces must comply with the clearance and access-way requirements of AS2890.3.
38. Before the building is occupied, or by such later date as approved in writing by the Yarra City Council, the area set aside on the endorsed plans for the car parking spaces, access lanes, driveways and associated works must be:
- a) constructed and available for use in accordance with the endorsed plans;
 - b) formed to such levels and drained so that they can be used in accordance with the endorsed plans;
 - c) treated with an all-weather seal or some other durable surface; and
 - d) line-marked or provided with some adequate means of showing the car parking spaces,
 - e) to the satisfaction of the Yarra City Council.
39. Before the building is occupied, any wall located on a boundary facing public property must be treated with a graffiti proof finish to the satisfaction of the Yarra City Council.
40. The amenity of the area must not be detrimentally affected by the use or development, including through:
- a) the transport of materials, goods or commodities to or from land;
 - b) the appearance of any buildings, works or materials;
 - c) the emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil; or

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- d) the presence of vermin,
to the satisfaction of the Yarra City Council.
41. Before the building is occupied, or by such later date as approved in writing by the Yarra City Council, external lighting capable of illuminating access to the basement car park, pedestrian walkway 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 Yarra City Council.
42. The use and 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 1826.4, Environment Protection Authority, May 2021), as may be amended from time to time.
43. Before the development commences, a Construction Management Plan must be submitted to and approved by the Yarra City Council. When approved, the plan will be endorsed and will form part of this permit. The plan must provide for (as appropriate):
- a) a pre-conditions survey (dilapidation report) of the land and all adjacent Council road 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 from run-off and wash-waters;
 - v. sediment from the land on roads;
 - vi. washing of concrete trucks and other vehicles and machinery; and
 - 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;

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- 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 (including businesses) 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; and
 - v. other relevant considerations (including impacts on the operation of businesses);
 - q) a detailed dilapidation report detailing and documenting the existing and post construction conditions of surrounding road infrastructure and adjoining private properties;
 - r) if any existing public lighting assets require temporary disconnection, alternative lighting must be provided to maintain adequate lighting levels. A temporary lighting scheme can only be approved by Yarra City Council and relevant power authority. Existing public lighting could only be disconnected once temporary alternative lighting scheme becomes operational; and
 - s) any site-specific requirements.
44. During construction:
- 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) the cleaning of machinery and equipment must take place on the land and not on adjacent footpaths or roads; and
 - e) all litter (including items such as cement bags, food packaging and plastic strapping) must be disposed of responsibly.
45. The provisions, recommendations and requirements of the endorsed Construction Management Plan must be implemented and complied with to the satisfaction of the Yarra City Council.
46. Except with the prior written consent of the Yarra City Council, demolition or construction works must not be carried out:
- a) Monday-Friday (excluding public holidays) before 7 am or after 6 pm;

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- b) Saturdays and public holidays (other than ANZAC Day, Christmas Day and Good Friday) before 9 am or after 3 pm; or
 - c) Sundays, ANZAC Day, Christmas Day and Good Friday at any time.
47. Before the building is occupied, or by such later date as approved in writing by the Yarra City Council, all new on-boundary walls must be cleaned and finished to the satisfaction of the Yarra City Council.
48. Before the development is occupied, or by such later date as approved in writing by the Yarra City Council, all screening and other measures to prevent overlooking as shown on the endorsed plans must be installed to the satisfaction of the Yarra City Council. Once installed the screening and other measures must be maintained to the satisfaction of the Yarra City Council.

Parks Victoria

49. Before the development on Crown land starts, an agreement must be entered into between Parks Victoria and the proponent. The agreement must address the construction works and any ancillary landscaping and ongoing management of the staircase.
50. Before the development on Crown land starts, a Construction and Environmental Management Plan (CEMP) must be submitted to and approved by Parks Victoria. When approved, the CEMP will be endorsed and will form part of this permit. The CEMP must consider the following:
- a) public safety, amenity and site security,
 - b) operating hours, noise and vibration controls,
 - c) air and dust management,
 - d) stormwater and sediment control,
 - e) waste and materials reuse,
 - f) traffic management,
 - g) lighting,
 - h) tree protection measures.

The endorsed CEMP must be implemented and complied with to the satisfaction of Parks Victoria and must not be altered or modified without the prior written consent of Parks Victoria.

Melbourne Water

51. The buildings must be constructed with finished floor levels (lower & ground floor) set no lower than 11.50 metres to Australian Height Datum (AHD), which is 600mm above the applicable flood level of 10.90 m to AHD.
52. The entry / exit driveway of the basement carpark must incorporate a flood proof apex of a minimum of 600mm above the applicable flood level.
53. All doors, windows, vents and openings to the basement car park must be a minimum of 600mm above the applicable flood level.

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54. A 25 metres setback for the building from the setback reference line (the closest parallel property boundary aligned to the banks of the waterway).
55. Prior to the commencement of works, a Site Environmental Management Plan (SEMP) must be submitted to Melbourne Water for comment and acceptance. The SEMP identify relevant environmental values and detail the proposed measures to protect or mitigate risk to those values that will be implemented during the works. The SEMP must include a site map detailing the identified environmental values and related mitigation measures such as:
- silt fencing,
 - access tracks,
 - spoil stockpiling,
 - trenching locations,
 - machinery/Plant locations,
 - exclusion fencing around native vegetation/habitat,
 - vehicle wash down bays (to prevent introduction of weeds),
 - areas subject to dust, noise and/or light control,
 - litter control measures,
 - any other relevant controls.
56. Prior to commencement of works, a weed management program based on a site survey must be provided to Melbourne Water and include the following information: botanical name of species targeted; location; method of control and timing of control.
57. Prior to the commencement of works, a Work Method Statement and a Task Risk Assessment must be submitted to Melbourne Water for review, outlining the general construction techniques to be adopted. The statement must address the following:
- process for machinery to access the creek,
 - OH&S measures in place to reduce risk,
 - diversion of flows for low and high flows,
 - evacuation procedure during times of high flows.
58. Prior to completion of detail design, the proponent will need to formally apply to Melbourne Water's Asset Protection Team to conduct any works on or near a Melbourne Water asset (including waterways). Prior to undertaking any works, the proposal must be accepted by Melbourne Water and the contractor must be in receipt of a Melbourne Water Permit to Work. Please contact Melbourne Water's Customer Service Centre on 131 722 for more information.
59. A Permit to Work can only be issued to a contractor who has undertaken Melbourne Water's Permit Recipient training. Please contact Melbourne Water's Customer Service Centre on 131 722 (with the details of the contractor) to arrange training, providing at least 28 days' notice.
60. Separate applications for Stormwater must be sought, with provision of detailed design noting Melbourne Water guidelines on drawings.

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61. Prior to the commencement of works, a separate application direct to Melbourne Water (Asset Protection Team) must be made for any new or modified storm water connection to Melbourne Water's drains or watercourses.
62. Prior to the commencement of works, landscape plans (indicating top of the bank) to be forwarded to Melbourne Water for approval, showing all plants intended for the riverbank/riparian corridor to be as per Ecological Vegetation Class (EVC) benchmarks and planted to be as per a natural environment condition. Locally indigenous plant sourced material must be preference to ensure providence is maintained. No cultivar species are to be planted into the riverbank areas. Use of permeable surfaces to be maximised to ensure health of riparian vegetation and condition.
63. Any proposed alteration to the existing bank profile condition here (stair connection to the riverbank area), including any proposed earthworks requires the provision of detailed design, including material selection, proposed cut/excavation works to be forwarded to Melbourne Water for approval.

Head, Transport for Victoria

64. All vehicles must always enter and exit the site in a forward direction to the satisfaction of the Head, Transport for Victoria.
65. Unless otherwise agreed in writing with the Head, Transport for Victoria, prior to the occupation of the development, the crossings and associated works shown on the endorsed plans must be completed to the satisfaction and at no cost to the Head, Transport for Victoria.
66. All disused or redundant crossings along Victoria Road must be removed and the area reinstated to kerb, channel and footpath to the satisfaction of and at no cost to the Head, Transport for Victoria prior to the occupation of the buildings hereby approved.

Residential Reticulated Gas Service Connection

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

Development Contributions

68. Prior to the commencement of the development, the Development Infrastructure Levy and 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.



3D Model

69. Prior to the occupation of the development, or as otherwise agreed with the responsible authority, a 3D digital model of the development must be submitted to and must be to the satisfaction of the responsible authority. In the event that substantial modifications are made to the building envelope and design, a revised 3D digital model must be submitted to and be to the satisfaction of the responsible authority, before these modifications are approved.

Expiry – Development and use

70. 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.



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.

Date of issue: 6 March 2026 Signature for the responsible authority:

