

PLANNING PERMIT GRANTED UNDER SECTION 96I OF THE PLANNING AND ENVIRONMENT ACT 1987

Permit No.:	PA2403266
Planning Scheme:	Melbourne Planning Scheme
Responsible authority:	Minister for Planning
ADDRESS OF THE LAND:	<ul style="list-style-type: none">• 13-25 Hawke Street, West Melbourne (Plan of Consolidation 375977T)• 27 Hawke Street, West Melbourne (Lot 1 on Plan of Subdivision 034651)• 599 and 601 King Street, West Melbourne (Lots 1 to 4 and Common Property on Plan of Strata Subdivision 022207B)• 605-609 King Street, West Melbourne (Lots 1 and 2 on Title Plan 962680T).

THE PERMIT ALLOWS:

Planning scheme clause	Matter for which the permit has been granted
32.08-2	Use of the land for accommodation (residential hotel) and a food and drink premises.
32.08-7	Construct a residential building.
43.01-1	Construct a building and carry out works, demolition.
52.02	Remove two easements: <ul style="list-style-type: none">• Drainage easement E-2 on 13-25 Hawke Street (Plan of Consolidation PC375977T), benefitting 611-617 King Street); and• Redundant party wall easement labelled "BL" for blue on LP034651 on 27 Hawke Street, benefitting 29, 31 and 33 Hawke Street, (this being

Date issued: 23 May 2025

Date permit comes into operation:

(or if no date is specified, the permit comes into operation on the same day as the amendment to which the permit applies comes into operation)

Signature for the responsible authority:



Planning and Environment
Regulations 2015

Form 9

Sections 96J

	only the small section in the far south eastern part of the site abutting the southern boundary).
52.06-3	Reduce the parking requirement associated with a food and drink premises (4 required, 2 provided).
52.29-2	Alteration of access to a road in a Transport 2 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.

Layout not altered

2. The layout of the site and the size, levels, design and location of buildings and works shown on the endorsed plans must not be modified for any reason without the prior written consent of the Responsible Authority, unless a planning permit is not required pursuant to the Melbourne Planning Scheme.

Commencement

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

Approved and endorsed plans – changes required to architectural plans

4. Before the development starts, including demolition and bulk excavation, plans must be approved and endorsed by the Responsible Authority. The plans must be prepared to the satisfaction of the Responsible Authority, in consultation with the City of Melbourne. The plans must be drawn to scale with dimensions, be generally in accordance with the plans prepared by Hachem Architects, dated 12 August 2021, 9 December 2021 and 24 September 2024, but amended to show the following details:
 - a) All notation and areas relating to the loading bay and delivery of goods accessed from Jones Place must be deleted.
 - b) The loading bay and delivery of goods must be provided for from the Hawke Street access and be located within the basement level.
 - c) The existing brick wall, paling fence and gate located at the rear of Jones Place and nominated as 'to be demolished' to be nominated as 'to be retained'.
 - d) Elevation and cross-section detail drawings of ground level transitions from footpath level to any vehicle entries and raised building entries and internal lanes within the site.

Date issued: 23 May 2025

Date permit comes into operation:

(or if no date is specified, the permit comes into operation on the same day as the amendment to which the permit applies comes into operation)

Signature for the responsible authority:



- e) Details of how level changes will be managed to enable direct universal access to the buildings from the street without the need for excessive external ramping.
- f) AHD levels for natural ground / street level with the provision of level changes occurring on-site only.

Façade Strategy

5. Before the development starts, excluding demolition, bulk excavation and site preparation works (or as otherwise agreed by the Responsible Authority), 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, in consultation with the City of Melbourne. The Façade Strategy must include:

- a) Further landscape resolution and 1:20 architectural detail to depict planters embedded within the facade treatment to ensure the vertical greening depicted on elevations and renders will be viable.
- b) Detailed 1:20 or 1:50 ground floor elevations clearly depicting the detailed design of ground floor thresholds and interfaces, including treatments to services frontages, glazing framing, shrouds or canopies around all key building entries, integrated seating to plinths, any operable windows to maximise connectivity with the street, and additional canopies for weather protection.
- c) Additional details and material specification for services doors and garage doors to better reflect their function and provide added visual interest and transparency, including consideration of any textured finish or screening pattern design.
- d) The clear depiction of all building entry doors to commercial tenancies at the ground floor on overall building elevations and 1:20 detailed elevations, and consideration of other measures to emphasise their identity of entries including well-designed shrouds or localised canopies.
- e) Specification of glazing to ensure a high levels of transparency and reflectivity to not exceed 15%, except with the prior written consent of the Responsible Authority.

All materials, finishes and colours must be in conformity with the approved Façade Strategy to the satisfaction of the Responsible Authority.

Retention of Architect

6. Except with the written consent, and to the satisfaction of the Responsible Authority, Hachem Architects must be retained to complete and provide architectural oversight during construction of the detailed design as shown in the endorsed plans, façade strategy and the endorsed schedule of materials and finishes.

Reflectivity

7. Specular light reflectance from external materials and finishes must be less than 15% to the satisfaction of and unless otherwise approved by the Responsible Authority.

Green Infrastructure Landscape Plan

Date issued: 23 May 2025

Date permit comes into operation:

(or if no date is specified, the permit comes into operation on the same day as the amendment to which the permit applies comes into operation)

Signature for the responsible authority:



Planning and Environment
Regulations 2015

Form 9

Sections 96J

8. Before the development starts, including demolition and bulk excavation, a Green Infrastructure Landscape Plan and supporting Landscape Maintenance Plan (the Green Infrastructure Landscape Package), for all on-building landscaping, must be approved and endorsed by the Responsible Authority. The Green Infrastructure Landscape Package must be prepared to the satisfaction of the Responsible Authority, in consultation with the City of Melbourne. The Green Infrastructure Landscape Package must include the following:
- a) Tree protection measures
 - b) Existing canopy cover area (quantities, height and width per Tree)
 - c) Deep soil areas (dimensions and volume)
 - d) Canopy trees (quantities, pot size, height and caliper at time of planting)
 - e) A planting schedule of proposed vegetation detailing the:
 - (i) Genus, species, common names, cultivar names, origin
 - (ii) Quantities of all plants
 - (iii) Pot size at time of planting
 - (iv) Mature height and width of all plants
 - (v) Diversity of plant species and forms
 - f) Green wall/ green facade details such as:
 - (i) Annotated construction details including sectional diagrams, including research and development and troubleshooting for planter boxes on green wall.
 - (ii) Support structures
 - (iii) Vegetation
 - (iv) Materials
 - (v) Growing media, volume, depths and specifications
 - (vi) Waterproofing
 - (vii) Drainage
 - (viii) Dimensions
 - (ix) Tree anchors if relevant
 - (x) Irrigation systems demonstrating use of non-potable water sources (rainwater, storm water and recycled water).
 - g) City of Melbourne Green Factor Scorecard (PDF and GFT files).
 - h) A Green Infrastructure Landscape Maintenance Plan detailing:
 - (i) A statement to describe how the canopy, vegetation and urban ecology planning provisions that are required by the development will be

Date issued: 23 May 2025

Date permit comes into operation:

(or if no date is specified, the permit comes into operation on the same day as the amendment to which the permit applies comes into operation)

Signature for the responsible authority:



successfully maintained in the future

- (ii) Maintenance tasks for establishment period
- (iii) Ongoing maintenance schedule for after the initial 52-week period detailing weed and pest management, succession planting, re-mulching, plant nutrition.
- (iv) Replacement timeframes for poorly performing vegetation
- (v) Access requirements/agreements
- (vi) Maintenance schedule for green infrastructure structures, including mitigating strategies for green wall planter boxes.
- (vii) Detailed maintenance plan for green wall and planter boxes containing trees including risk management plan.

9. All landscaping shown in the approved Green Infrastructure Landscape Plan must be carried out and completed prior to occupation of buildings under each stage of the development and thereafter maintained to the satisfaction of the Responsible Authority.

Public Tree Removal / Pruning

10. No public tree adjacent to the site can be removed or pruned in any way without the prior written approval of the City of Melbourne.

Public Tree Protection

11. All works (including demolition), within the Tree Protection Zone of public trees must be undertaken in accordance with the endorsed Tree Protection Plan and supervised by a suitably qualified Arborist where identified in the report, except with the further written consent of the City of Melbourne.

Food and Drink Premises – Hours of Operation

12. The food and drink premises use must only operate between the following times:

- a) 7 am and 10 pm daily.

The Responsible Authority, in consultation with the City of Melbourne, may consent in writing to vary these requirements.

Regulation of Delivery Times

13. Deliveries to and from the site (including waste collection) must only take place between the following times:

- a) 7 am and 5 pm – Monday to Friday
- b) 8 am and 5 pm – Weekends and public holidays.

The Responsible Authority, in consultation with the City of Melbourne, may consent in writing to vary these requirements.

Structural Report

Date issued: 23 May 2025

Date permit comes into operation:

(or if no date is specified, the permit comes into operation on the same day as the amendment to which the permit applies comes into operation)

Signature for the responsible authority:



14. Before the development starts, including demolition and bulk excavation, a report prepared by a suitably qualified Structural Engineer, or equivalent, must be approved and endorsed by the Responsible Authority. The Structural Report must be prepared to the satisfaction of the Responsible Authority, in consultation with the City of Melbourne. The Structural Report must demonstrate the means by which the retained portions of the buildings at 599-601 King Street and 27 Hawke Street, West Melbourne, will be supported during demolition and construction works to ensure their retention, to the satisfaction of the Responsible Authority. The recommendations contained within the endorsed Structural Report must be implemented at no cost to and be to the satisfaction of the Responsible Authority.

Easements to be Removed

15. Before the development starts, excluding demolition, bulk excavation and site preparation works (or as otherwise agreed by the Responsible Authority), the drainage easement benefitting 611-617 King Street, West Melbourne (shown as E-2 on the Plan of Consolidation PC375977T) and the redundant party wall easement benefitting 29, 31 and 33 Hawke Street, West Melbourne (labelled "BL" for blue on LP034651 on 27 Hawke Street), must be removed and registered at the office of Land Use Victoria.

Reticulated Services

16. The owner of the land must enter into agreements with the relevant authorities for the provision or relocation of and the connection of water supply, drainage, sewerage facilities, electricity or other utility service to the land, in accordance with the authorities' requirements and relevant legislation at the time.

Traffic, Parking and Loading/Unloading

17. All traffic access and parking and loading/unloading arrangements must not be altered without the prior written consent of the Responsible Authority, in consultation with the City of Melbourne, and must be undertaken in accordance with the endorsed Loading Management Plan.
18. There must be no loading bay areas and /or delivery of goods accessed from Jones Place.
19. Before the development starts, including demolition and bulk excavation, a formal independent desktop Road Safety Audit of the proposed development must be undertaken, at the developer's or the permit holders' expense, which should include the vehicular/ bicycle /pedestrian access arrangements, loading arrangements, delivery of goods, internal circulation/layout, and all works within the public realm. The findings of the Audit should be incorporated into the detailed design, at the developer's expense to the satisfaction of the Responsible Authority, in consultation with the City of Melbourne.
20. Prior to the occupation of the development hereby approved, a Loading Management Plan (LMP) must be prepared, specifying how the access/egress of loading vehicles is to be managed to the satisfaction of the Responsible Authority, in consultation with the City of Melbourne. A Dock Manager or Building Manager should be employed, responsible for controlling the operation of the loading bay and unloading of goods, with responsibilities to include the following:

Date issued: 23 May 2025

Date permit comes into operation:

(or if no date is specified, the permit comes into operation on the same day as the amendment to which the permit applies comes into operation)

Signature for the responsible authority:



Planning and Environment
Regulations 2015

Form 9

Sections 96J

- a) Present on site during all periods when deliveries are to be undertaken.
- b) Act as spotter for any reversing movements into the loading bay.
- c) Act as informal traffic controller to discourage pedestrian movements when vehicles reverse.
- d) Ensure conflicts do not occur between loading and other vehicles.
- e) Ensure that space used for vehicle maneuvering is kept clear of other vehicles/obstructions at all times.

Waste Management

21. Before the development starts, excluding demolition, excavation, piling, site preparation works and works to remediate contaminated land, an amended Waste Management Plan (WMP) must be prepared to the satisfaction of the City of Melbourne. The WMP must be submitted to and approved in writing by the City of Melbourne. This WMP must be generally in accordance with the Waste Management Plan prepared by Leigh Design, dated 22 November 2024, but amended to reflect the following:
- a) The deletion of loading bay areas and /or delivery of goods accessed from Jones Place and an alternative method accessible from Hawke Street.
22. All waste storage and collection must be undertaken in accordance with the approved Waste Management Plan (WMP) and must be conducted in such a manner as not to affect the amenity of the surrounding area and not cause any interference with the circulation and parking of vehicles on abutting streets.

Construction Management Plan and Tree Protection Plan

23. Before the development starts, including demolition and bulk excavation, a detailed Construction Management Plan (or staged Construction Plan), inclusive of Tree Protection Plan, must be submitted to and be approved by the City of Melbourne (Construction Management Group). This Construction Management Plan must be prepared in accordance with the City of Melbourne - Construction Management Plan Guidelines and is to 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) A Tree Protection Plan (TPP) must be submitted to and be approved by the City of Melbourne, (Urban Forestry & Ecology). The TPP must identify all impacts to

Date issued: 23 May 2025

Date permit comes into operation:

(or if no date is specified, the permit comes into operation on the same day as the amendment to which the permit applies comes into operation)

Signature for the responsible authority:



Planning and Environment
Regulations 2015

Form 9

Sections 96J

public trees, be in accordance with AS 4970-2009 – Protection of trees on development sites and include:

- i. City of Melbourne asset numbers for the subject trees (found at <http://melbourneurbanforestvisual.com.au>).
- ii. Reference to any approved Arboricultural Impact Assessment.
- iii. Reference to the finalised Construction Management Plan, including any public protection gantries, loading zones and machinery locations.
- iv. Site specific details of the temporary tree protection fencing to be used to isolate public trees from the demolition and construction activities or details of any other tree protection measures considered necessary and appropriate to the works.
- v. Specific details of any special construction methodologies to be used within the Tree Protection Zone of any public trees. These must be provided for any utility connections or civil engineering works.
- vi. Full specifications of any pruning required to public trees with reference to marked images.
- vii. Any special arrangements required to allow ongoing maintenance of public trees for the duration of the development.
- viii. Details of the frequency of the Project Arborist monitoring visits, interim reporting periods and final completion report.

Once approved, the Construction Management Plan will be endorsed to form part of this permit.

Civil Design Requirements

24. All projections over the street alignment must be drained to a legal point of discharge in accordance with plans and specifications first approved by City of Melbourne (City Infrastructure department).
25. Before the development starts, excluding demolition, bulk excavation and site preparation works (or as otherwise agreed by the Responsible Authority), a stormwater drainage strategy, incorporating integrated water management design principles, must be submitted to and approved by the Responsible Authority, in consultation with the City of Melbourne (City Infrastructure department). This system must be constructed prior to the occupation of the development and provision made to connect this system to the City of Melbourne's underground stormwater drainage system.
26. All pedestrian paths and access lanes shown on the endorsed plans must be constructed and maintained to the satisfaction of the City of Melbourne (City Infrastructure department).
27. All portions of roads and laneways affected by the building related activities of the subject land must be reconstructed together with associated works including the reconstruction or relocation

Date issued: 23 May 2025

Date permit comes into operation:

(or if no date is specified, the permit comes into operation on the same day as the amendment to which the permit applies comes into operation)

Signature for the responsible authority:



Planning and Environment
Regulations 2015

Form 9

Sections 96J

of services as necessary at the cost of the developer or permit holder, in accordance with plans and specifications first approved by City of Melbourne (City Infrastructure department).

28. Existing street levels in roads adjoining the site must not be altered for the purpose of constructing new vehicle crossings or pedestrian entrances without first obtaining approval from City of Melbourne (City Infrastructure department).
29. Existing public street lighting must not be altered without first obtaining the written approval of City of Melbourne (City Infrastructure department). All street lighting assets temporarily removed or altered to facilitate construction works shall be reinstated once the need for removal or alteration has been ceased.
30. Existing street furniture must not be removed or relocated without first obtaining the written approval of City of Melbourne (City Infrastructure department).
31. The approved works must not result in structures that encroach onto the City of Melbourne's laneway. (The title boundaries for the property may not exactly agree with the road alignments of the abutting City of Melbourne's laneway).
32. Any proposed canopy or projection must comply with the City of Melbourne's Road Encroachment Guidelines.

Head, Transport for Victoria

33. Prior to the commencement of the use/occupation of the development, all necessary vehicle crossings must be constructed and all unnecessary vehicle crossings must be demolished and the footpath, kerb and channel reconstructed, in accordance with plans and specifications first approved by City of Melbourne (City Infrastructure department).

Noise Control

34. At all times noise emanating from the land must comply with the requirements of the Environment Protection Regulations 2021 (as amended from time to time) as measured in accordance with the Noise Protocol to the satisfaction of the City of Melbourne.

Noise Protocol means the *Noise limit and assessment protocol for the control of noise from commercial, industrial and trade premises and entertainment venues*, published by the Environment Protection Authority on its website, as in force from time to time

Disability Access

35. Before the development is occupied, a Disability Discrimination Act Assessment/Audit, prepared by a suitably qualified consultant, must be submitted to and approved by the Responsible Authority, in consultation with the City of Melbourne. This document must provide an assessment of the development (including public realm works or publicly accessible areas) against the applicable accessibility provisions of the Building Code of Australia and the applicable provisions of the Disability (Access to Premises – Buildings) Standards 2010.

Contamination and Environmental Audit

Date issued: 23 May 2025

Date permit comes into operation:

(or if no date is specified, the permit comes into operation on the same day as the amendment to which the permit applies comes into operation)

Signature for the responsible authority:



Planning and Environment
Regulations 2015

Form 9

Sections 96J

36. 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, in consultation with the City of Melbourne.
37. 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, in consultation with the City of Melbourne. 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.
38. All the recommendations of the EAS must be complied with to the satisfaction of the Responsible Authority, in consultation with the City of Melbourne, 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.

Environmentally Sustainable Design

39. Before the development starts, excluding demolition, bulk excavation and site preparation works (or as otherwise agreed by the Responsible Authority), an amended Environmentally Sustainable Design Statement report to the satisfaction of the Responsible Authority and in consultation with the City of Melbourne, must be prepared by a suitable qualified person and be submitted to and approved by the Responsible Authority. When approved, the amended Environmentally Sustainable Design Statement report will be endorsed and form part of the permit. The amended Environmentally Sustainable Design Statement report must be generally in accordance with the Environmentally Sustainable Design Statement report prepared by Sustainable Development Consultants, dated August 2021, but modified to include or show:
- a) An updated Green Star Design and As-Built v1.3 pathway with a minimum of 66 points targeted,
 - b) Results and inputs for the daylight modelling and views calculations,
 - c) Results and inputs for the thermal comfort modelling,
 - d) Rectify types and incorrect inputs noted above for the NatHERs modelling,
 - e) Evidence to demonstrate that a supply contract is in place to procure 100% off-site renewable electricity for the development,

Date issued: 23 May 2025

Date permit comes into operation:

(or if no date is specified, the permit comes into operation on the same day as the amendment to which the permit applies comes into operation)

Signature for the responsible authority:



Planning and Environment
Regulations 2015

Form 9

Sections 96J

f) A Green Infrastructure Landscape Package.

40. Prior to the occupation of the development, a report from the author of the endorsed Environmentally Sustainable Design Statement report, or similarly qualified persons or companies, outlining how the performance outcomes specified in the endorsed Environmentally Sustainable Design Statement report have been implemented must be submitted to the Responsible Authority.

The report must be to the satisfaction of the Responsible Authority, in consultation with the City of Melbourne, and must confirm and provide sufficient evidence that all measures specified in the endorsed Environmentally Sustainable Design Statement report have been implemented in accordance with the relevant approved plans.

The report must include all final calculations and modelling reports, commissioning and testing reports, building user guides and other supplementary materials etc. that have been produced to demonstrate compliance with the relevant targets included in the endorsed Environmentally Sustainable Design Statement report.

3D Model

41. Before the development starts, excluding demolition, bulk excavation and site preparation works (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 consultation with the City of Melbourne. The 3D model must be in accordance with the Technical Advisory Note for 3D Digital Model Submissions prepared by the Department of Transport and Planning.

Building Appurtenances

42. All building plant and equipment on the roofs are to be concealed and acoustically treated (as applicable) to the satisfaction of the Responsible Authority, in consultation with the City of Melbourne. The construction of any additional plant machinery equipment, including but not limited to air-conditioning equipment, ducts, flues, all exhausts including car parking and communications equipment, shall be to the satisfaction of the Responsible Authority, in consultation with the City of Melbourne.
43. Any satellite dishes, antennas or similar structures associated with the development must be designed and located at a single point on each building in the development to the satisfaction of the Responsible Authority, in consultation with the City of Melbourne, unless otherwise approved by the Responsible Authority.

External amplified equipment

44. No form of public address system, loudspeakers or sound amplification equipment may be used so as to be audible outside the premises, unless with the further written consent of the Responsible Authority, in consultation with the City of Melbourne.

Expiry – Development and Use

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

Date issued: 23 May 2025

Date permit comes into operation:

(or if no date is specified, the permit comes into operation on the same day as the amendment to which the permit applies comes into operation)

Signature for the responsible authority:



Planning and Environment
Regulations 2015

Form 9

Sections 96J

- a) The development is not started within 2 years of the issued date of this permit.
- b) The development is not completed within 4 years of the issued date of this permit.
- c) The use does not start within 2 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. A building permit under the *Building Act 1993*.

Head, Transport for Victoria:

- The proposed development requires works within the road reserve, separate approval under the *Road Management Act 2004* for this activity will be required from the Head, Transport for Victoria. Please contact the Department of Transport and Planning prior to commencing any works.
- The Road Access Permit Portal (RAPP) and all Working Within the Road Reserve (WWRR) Consent applications are now required to be submitted through RAPP. Below are links that will assist you in applying for this consent.
Please get in touch via rapp.support@roads.vic.gov.au or if you have any questions. You can access RAPP through the website <https://rapp.transport.vic.gov.au/>

Date issued: 23 May 2025

Date permit comes into operation:

(or if no date is specified, the permit comes into operation on the same day as the amendment to which the permit applies comes into operation)

Signature for the responsible authority:



Planning and Environment
Regulations 2015

Form 9

Sections 96J

IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

The responsible authority has issued a permit. This permit was granted by the Minister under section 96I of the **Planning and Environment Act 1987** on approval of Amendment No. C480melb to the Melbourne Planning Scheme.

WHEN DOES A PERMIT BEGIN?

The permit operates from a day specified in the permit being a day on or after the day on which the amendment to which the permit applies comes into operation.

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?

In accordance with section 96M of the **Planning and Environment Act 1987**, the applicant may not apply to the Victorian Administrative Tribunal for a review of any condition in this permit.

Date issued: 23 May 2025

Date permit comes into operation:

(or if no date is specified, the permit comes into operation on the same day as the amendment to which the permit applies comes into operation)

Signature for the responsible authority:

