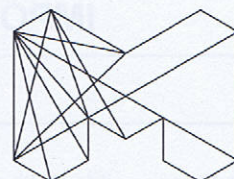


NOTICE OF DECISION TO GRANT A PERMIT



CITY OF MELBOURNE

APPLICATION NO.

TP-2015-694

PLANNING SCHEME

Melbourne Planning Scheme

RESPONSIBLE AUTHORITY

Melbourne City Council

For further reference contact:

Dianne King

Telephone: 03 9658 8719

Email: planning@melbourne.vic.gov.au

Planning and Building Branch

Level 3, Council House 2

240 Little Collins Street, Melbourne

The Responsible Authority has decided to grant a permit. The permit has NOT been issued.

ADDRESS OF THE LAND

79-87 Canning Street, CARLTON VIC 3053

WHAT WILL THE PERMIT ALLOW?

Demolition of the existing building, construction of eight townhouses and provision of car parking in excess of the Planning Scheme requirements in accordance with the endorsed plans.

WHAT WILL THE CONDITIONS OF THE PERMIT BE?

1. Prior to the commencement of the development (excluding any demolition and/or bulk excavation) on the land, two copies of plans, drawn to scale must be submitted to the Responsible Authority generally in accordance with the plans received on 4 August 2015 but amended to show:
 - a. The first and second floor northern balcony wing walls and roof of the rear five units be setback 2 metres from the northern boundary.
 - b. A convex mirror adjacent space 1 to improve visibility at the base of the access ramp to the satisfaction of Engineering Services.
 - c. A note on the plans that the landscaped area within the sight triangle at the southern side of the crossover must provide landscaping less than 900mm in height.
 - d. Windows be placed on the first and second floor northern elevation of townhouse C1 adjacent the stairwell in order to provide detail to an otherwise blank wall and improve internal amenity.The amended plans must be to the satisfaction of the Responsible Authority and when approved will be the endorsed plans of this permit.
2. The development as shown on the endorsed plan(s) must not be altered or modified unless with the prior written consent of the Responsible Authority.
3. Prior to the commencement of the development, a revised Waste Management Plan (WMP) must be prepared and submitted to the City of Melbourne - Engineering Services. The WMP must detail the location of bins for collection to ensure they can be accommodated without interference to pedestrians/street furniture/tram stops or other public space uses already present in the area. Waste storage and collection arrangements must not be altered without prior consent of the City of Melbourne - Engineering Services.

Date Issued: 9 October 2015

Signature of the Responsible Authority

4. Prior to the commencement of the development, a stormwater drainage system, incorporating integrated water management design principles, must be submitted to and approved by the Responsible Authority – Engineering Services. 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 stormwater drainage system.
5. No architectural features, plant and equipment or services other than those shown on the endorsed plans are permitted above roof level, unless with the prior written consent of the Responsible Authority.
6. The title boundaries for the property may not exactly agree with the road alignments of the abutting Council lane(s). The approved works must not result in structures that encroach onto any Council lane.
7. This permit will expire if one of the following circumstances applies:
 - a. The development is not started within two years of the date of this permit.
 - b. The development is not completed within four years of the date of this permit.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 12 months after the permit expires and the development started lawfully before the permit expired.

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| Date Issued: 9 October 2015 | Signature of the Responsible Authority  |
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