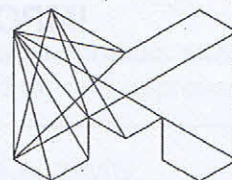


NOTICE OF DECISION TO GRANT A PERMIT



CITY OF MELBOURNE

APPLICATION NO.

TP-2014-1013

PLANNING SCHEME

Melbourne Planning Scheme

RESPONSIBLE AUTHORITY

Melbourne City Council

For further reference contact:

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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

41 MacArthur Place South, CARLTON VIC 3053

WHAT WILL THE PERMIT ALLOW?

Partial demolition and construction of an addition to the existing dwelling in accordance with the endorsed plans.

WHAT WILL THE CONDITIONS OF THE PERMIT BE?

1. Prior to the commencement of the development 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 28 August 2015 but amended to show:
 - a) New Level two east bedroom wall to be raked at 65 degrees from the level two floor height.
 - b) Set back the level one patio 500mm off the east boundary.
 - c) The east and west visual screen for the southern deck on level one be constructed with obscure glass in compliance with Standard A15 of Clause 54.
 - d) Provide further detail of the timber screening for the southern visual screen of the level one deck ensuring compliance with Standard A15 of Clause 54.
 - e) Provide further detailing of screening of south facing level 2 bedroom window, ensuring compliance with Standard A15 of Clause 54.
 - f) 'Masonry walls' to be constructed with red brick aside from level three western wall which should be constructed with light weight masonry block work.
 - g) Provide demolition plan of roof and proposed roof plans.
 - h) Update site plan to show the deck no larger than on the existing third floor plan
 - i) Show access point to roof deck. This access point cannot protrude above the line of the existing parapet, or RL 107.790

These amended plans must be to the satisfaction of the Responsible Authority and when approved shall be the endorsed plans of this permit.

Billy Rebakis

2. Prior to the commencement of the development a schedule of all external materials, colours and finishes including colour rendered and notated plans and elevations must be submitted to, and approved by the Responsible Authority.
3. The front chimney must be retained in situ to the satisfaction of the Responsible Authority.
4. Prior to the commencement of the development, including demolition, a report prepared by a suitably qualified Structural Engineer, or equivalent, must be submitted to the Responsible Authority, demonstrating the means by which the front chimney and the eastern portion of the slate roof are to be retained during demolition and construction works to ensure their retention, to the satisfaction of the Responsible Authority. The recommendations contained within this report must be implemented at no cost to City of Melbourne and be to the satisfaction of the Responsible Authority.
5. The development as shown on the endorsed plans must not be altered or modified without the prior written consent of the Responsible Authority.
6. No architectural features and services other than those shown on the endorsed plans shall be permitted above the roof level unless otherwise approved in writing by the Responsible Authority.
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.

