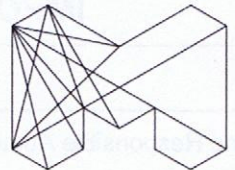


NOTICE OF DECISION TO GRANT A PERMIT



CITY OF MELBOURNE

APPLICATION NO.

TP-2017-380

PLANNING SCHEME

Melbourne Planning Scheme

**RESPONSIBLE
AUTHORITY**

Melbourne City Council

For further reference contact:

Colin Charman

Telephone: 03 9658 9748

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

131-133 Station Street, CARLTON VIC 3053

**WHAT WILL THE PERMIT
ALLOW?**

Demolition of the existing dwelling and construction of two dwellings on a lot and associated works in accordance with the endorsed plans.

WHAT WILL THE CONDITIONS OF THE PERMIT BE?

Amended Plans

1. Prior to the commencement of the development, including demolition and bulk excavation, plans drawn to scale must be submitted to the Responsible Authority generally in accordance with the plans received on 5 July 2017, but amended to show:

- a) Any overrun associated with the lift to Townhouse 2, which must not exceed AHD 33.34 in height.
- b) Internal dimensions for each garage that accord with the requirements of Design Standard 2 of Clause 52.06 (Car Parking) of the Melbourne Planning Scheme,

Or

An annotation noting that the internal dimensions of each garage may limit the size of vehicles that can access the car spaces in this development.

- c) A red dashed line representing the ridge-line of the southern boundary walls, which must:
 - i. For Townhouse 2; not exceed a height of AHD 29.5 where these walls abut the rear secluded private open space of 129 Station Street, Carlton.
 - ii. For Townhouse 1; be reduced from 4.2 metres to 3 metres in height, for the 5.25 metre long (approx.) section of the boundary wall abutting 129 Station Street, Carlton, highlighted red on Drawing No. A0. ('Site Plan Proposed', received 23 January 2018).
- d) The design revisions detailed in the discussion plans received by Council on 23 January 2018, which include:
 - i. Altering the front fence to a visually permeable design.
 - ii. Breaking up the curtain-wall format of the glazing to the front façade by introducing a finer grain window design.
 - iii. Incorporating an operable sliding door to the garage entry along the north façade of the development, to define the street edge, improve public safety and delineate public land from private property.

- iv. Increasing the setback to the front façade of Townhouse 1 from the Station Street title boundary, with a corresponding reduction in the length and height of the curved wing walls to this facade, so that:

- A. No part of the building protrudes above the existing parapet wall of the neighbouring dwelling at 129 Station Street, Carlton, east of the ridge-line to the roof this dwelling.
- B. The front façade of Townhouse 1 (with the exception of the wing walls) does not sit forward (east) of the ridge-line to the roof of the neighbouring dwelling at 129 Station Street, Carlton.

The building envelope of the development must not be altered in other any way to adjust to this change (e.g. by shifting Townhouse 1 to the west).

- v. Adding entry gates to the corridors to each dwelling entrance.
- vi. Altering the materials of the barrier/screening to the roof-top terrace of Townhouse 2 to achieve a consistent timber finish.
- e) The location of all plant (e.g. A/C units, Solar Panels and Solar Hot Water units), mail boxes, meter boxes and bin storage areas servicing the development, including an annotation that plant above roof level must be concealed from view from Station Street to the satisfaction of the Responsible Authority.
- f) Provision for at least 6 cubic metres of externally accessible, secure, storage space for each townhouse.

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

2. The development as shown on the endorsed plans must not be altered or modified without the prior written consent of the Responsible Authority.
3. Prior to the commencement of the development, including demolition and bulk excavation, a schedule of all external materials, colours and finishes, including a colour rendered and notated plan / elevation, must be submitted to the Responsible Authority.

The schedule of external materials, colours and finishes must adopt a darker and more visually recessive brickwork colour, in accordance with the updated materials schedule received on 21 December 2017, and a sampling of the adopted brick for the exterior wall cladding must be provided.

When provided to the satisfaction of the Responsible Authority, this schedule of external materials, colours and finishes will be endorsed to form part of this permit.

4. Prior to the occupation of the development, all buildings and works required by this permit must be completed to the satisfaction of the Responsible Authority.

Safety / Amenity

5. All external lighting of the site, including car parking areas and buildings, must be located, directed and baffled so that no nuisance is caused to adjoining or nearby residents. All external lighting must be energy efficient. External lighting must be to the satisfaction of the Responsible Authority.

Construction Management Plan

6. Prior to the commencement of the development, including demolition and bulk excavation, a detailed construction and demolition management plan must be submitted to and be approved by the Responsible Authority – 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) protection of street trees.

Waste Management

7. The waste storage and collection arrangements must be in accordance with the Waste Management Plan (WMP) prepared by Edition Office dated 18th December 2017.
8. Waste storage and collection arrangements as shown in the endorsed WMP must not be altered without the prior consent of the City of Melbourne - Engineering Services.
9. No garbage bin or waste materials generated by the development may be deposited or stored outside the site and bins must be returned to the garbage storage area as soon as practical after garbage collection, to the satisfaction of the Responsible Authority.

Landscaping

10. Prior to the commencement of the development, excluding demolition and including bulk excavation, a detailed landscape plan for all open areas of the site must be submitted to and approved by the responsible authority. This plan must include:
 - a) Details of pervious and non-pervious surface finishes, including pathways and driveways, within all open areas of the site.
 - b) A schedule of all soft and hard landscaping treatments.
 - c) The provision of at least one tree capable of growing to a height of 6 metres within the front garden area of Townhouse 1, planted at a minimum height of 1.2m.
 - d) The location of buildings and trees on neighbouring properties within three metres of the boundary.The landscape plan must be to the satisfaction of the responsible authority and when approved shall be endorsed to form part of this permit
11. Prior the occupation of the development, landscape works, as shown on the endorsed landscape plan must be completed to the satisfaction of the Responsible Authority.
12. Landscaping as shown on the endorsed landscape plan must be maintained to the satisfaction of the Responsible Authority, except with the written consent of the responsible authority.

Civil Engineering

Drainage system provision

13. Prior to the commencement of the development, excluding demolition and including bulk excavation, 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.

Demolish and construct access

14. Prior to the 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 the Responsible Authority – Engineering Services.

Roads

15. All portions of roads affected by the construction activities of the subject land must be reconstructed together with associated works including the reconstruction or relocation of services as necessary at the cost of the developer, in accordance with plans and specifications first approved by the Responsible Authority – Engineering Services.

Footpaths

16. The footpaths adjoining the site along Station Street must be reconstructed together with associated works including the reconstruction or relocation of kerb and channel and/or services as necessary at the cost of the developer, in accordance with plans and specifications first approved by the Responsible Authority – Engineering Services.

Street levels not to be altered

17. Existing street levels in Station Street and the laneways known as Corporation Lane CL1150 must not be altered for the purpose of constructing new vehicle crossings or pedestrian entrances without first obtaining approval from the Responsible Authority – Engineering Services.

Existing street lighting not altered without approval

18. 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. Existing public street lighting must not be altered without first obtaining the written approval of the Responsible Authority – Engineering Services.

Works abutting Council Lanes

19. 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.

Permit Expiry

20. 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.

151-153 STATION STREET, CAUL, VIC 3061

DEMOLITION OF THE EXISTING DWELLING AND CONSTRUCTION OF TWO DWELLINGS ON A LOT AND ASSOCIATED WORKS

Refer to your application in relation to the above planning application.

The Responsible Authority has considered the application, taking into account your comments, and has decided to issue a Notice of Decision to Grant a Planning Permit.

The permit has not been issued.

Attached is a copy of this Notice of Decision, which sets out what the permit will allow and what conditions the permit will be subject to if issued.

An objector or any other person who is affected may lodge an Application for Review against the Responsible Authority's Notice of Decision.

Please refer to the back of the attached Notice for further details.

If you require any further information, please do not hesitate to contact me on the number below.

Yours sincerely,

Craig Chapman
Urban Planner

Telephone 03 9593 9749
Email craig.chapman@melbourne.vic.gov.au

Reference: TP-2017-320