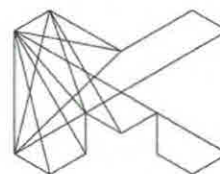


NOTICE OF DECISION TO GRANT A PERMIT



CITY OF MELBOURNE

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APPLICATION NO.

TP-2017-714

PLANNING SCHEME

Melbourne Planning Scheme

RESPONSIBLE
AUTHORITY

Melbourne City Council

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

ADDRESS OF THE LAND

47-49 Nicholson Street, CARLTON VIC 3053

WHAT WILL THE PERMIT
ALLOW?

Part demolition of existing building, alterations and additions to construct three dwellings 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 dated 10 April 2018 but amended to show:
 - a) Details of the form and materials of the proposed balustrade/privacy screen.
 - b) Clarify the added elements on the Nicholson Street elevation at parapet level north side.
 - c) Confirmation that direct views into the secluded private open space and habitable room windows of the surrounding dwellings within a horizontal distance of 9m is prevented in accordance with the requirements of Standard B22 at Clause 55.04-6 of the Melbourne Planning Scheme.

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 unless with the prior written consent of the Responsible Authority.
3. 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 retained portions of building including the gable end walls of the garage will be supported 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.

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Date Issued: 19 June 2018

Signature of the Responsible Authority

Prior to the commencement of the development, a schedule and samples of all external materials, colours and finishes including a colour rendered and notated plan /elevation must be submitted to, and approved by the Responsible Authority.

5. Prior to the commencement of the development, a Waste Management Plan (WMP) shall be prepared and submitted to the City of Melbourne - Engineering Services. The WMP should detail waste storage and collection arrangements and be prepared with reference to the City of Melbourne Guidelines for Preparing a Waste Management Plan. Waste storage and collection arrangements must not be altered without prior consent of the City of Melbourne - Engineering Services.
6. Prior to the commencement of the development, an Environmentally Sustainable Design (ESD) Statement shall be prepared by a suitably qualified professional and submitted to the satisfaction of the Responsible Authority. The ESD Statement must demonstrate that the building has the preliminary design potential to achieve the following:

- a) For accommodation up to 5000 square metres gross floor area - 1 point for Wat-1 credit under a current version of the Green Building Council of Australia's Green Star – Multi Unit Residential rating tool or equivalent.

The performance outcomes specified in the Environmentally Sustainable Design (ESD) Statement must be implemented prior to occupancy at no cost to the City of Melbourne and be to the satisfaction of the Responsible Authority.

Any change during detailed design, which affects the approach of the endorsed ESD Statement, must be assessed by an accredited professional. The revised statement must be endorsed by the Responsible Authority prior to the commencement of construction.

7. Prior to the commencement of the development, a Water Sensitive Urban Design (WSUD) Response shall be prepared by a suitably qualified professional and submitted to the satisfaction of the Responsible Authority. The WSUD Response must address, as appropriate, the requirements set out in Clause 22.23-4 of the Melbourne Planning Scheme to the satisfaction of the Responsible Authority.

The performance outcomes specified in the WSUD Response for the development must be implemented prior to occupancy at no cost to the City of Melbourne and be to the satisfaction of the Responsible Authority.

8. 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.
9. This permit will expire if any of the following circumstances apply:
 - a) The development is not started within two years of the date of this permit
 - a) 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.

