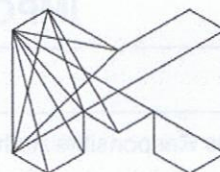


NOTICE OF DECISION TO GRANT A PERMIT



CITY OF MELBOURNE

APPLICATION NO.

TP-2017-274

PLANNING SCHEME

Melbourne Planning Scheme

RESPONSIBLE
AUTHORITY

Melbourne City Council

For further reference contact:

Nikki Brock

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

288-290 Drummond Street, CARLTON VIC 3053

WHAT WILL THE PERMIT
ALLOW?

Demolition of existing dwelling and construction of buildings and works for a 3 storey residential building to contain 5 dwellings and associated car parking 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 August 2017 and marked Revision D, but amended to show:
 - a) The single storey wall located on the south boundary to have an average height of 3.2 metres above natural ground level.
 - b) Any modifications to the development required as a result of the revised ESD Statement required by Condition 20.
 - c) Any modifications to the development as a result of the revised WSUD Response required by Condition 22.

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

Endorsed Plans

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 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.

Tree Protection

4. No street tree adjacent to the site may be removed, lopped, pruned or root-pruned without the prior written consent of the Responsible Authority.

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Waste management

5. All garbage and other waste material must be stored in an area set aside for such purpose to the satisfaction of the Responsible Authority.
6. No garbage bin or waste materials generated by the permitted use 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 - Engineering Services.
7. The waste storage and collection arrangements must be in accordance with the Waste Management Plan (WMP), dated 23 August 2017. The submitted WMP must not be altered without prior consent of the City of Melbourne – Engineering Services.

Services

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. Any satellite dishes, antennae or similar structures associated with the development must be designed and located at a single point in the development to the satisfaction of the Responsible Authority, unless otherwise approved to the satisfaction of the Responsible Authority.
10. Mailboxes and newspaper receptacles must be provided prior to the occupation of the development, including an additional mailbox for the body corporate if and when the development is subdivided, to the satisfaction of the Responsible Authority.
11. All service pipes, apart from roof down pipes, must be concealed from the view of a person at ground level within common areas, public thoroughfares and adjoining properties.

Drainage

12. 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 underground stormwater drainage system.

Parking

13. Prior to the occupation of the approved development, the area set aside for the parking of vehicles and access ways shown on the endorsed plans must be constructed, surfaced, sealed, drained, delineated and maintained at all times to the satisfaction of the Responsible Authority.

Works on roads

14. The title boundaries for the property may not exactly agree with the road alignments of the abutting Council lanes. The approved works must not result in structures that encroach onto any Council lane.
15. The road adjoining the rear 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.

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16. The footpath adjoining the site along Drummond 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.
17. The footpath adjoining the site along Moton Place must be reconstructed together with associated works including the renewal of bluestone kerb and 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.
18. Existing street levels in roads adjacent to the subject land 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.

Construction Management

19. Prior to the commencement of the development, including demolition or 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 Melbourne City Council - 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.

ESD

20. Prior to the commencement of the development, a revised Environmentally Sustainable Design (ESD) Statement must be submitted to, and approved by, the Responsible Authority. The ESD Statement must be in accordance with that submitted with the application by NJM Design Consulting Engineers dated 11 April 2017 but modified to include:
 - a) A project description that notes the building will contain 5 dwellings.
 - b) Demonstration that the building has the preliminary design potential to achieve 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.

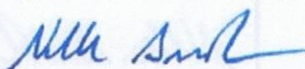
21. The performance outcomes specified in the revised Environmentally Sustainable Design (ESD) Statement must be achieved in the completed development.

Any change during detailed design, which prevents or alters the attainment of the performance outcomes specified in the endorsed ESD Statement, must be documented by the author of the endorsed ESD statement in an addendum to this report, which must be provided to the satisfaction of the Responsible Authority prior to the commencement of construction.

22. Prior to the commencement of the development, a revised Water Sensitive Urban Design (WSUD) Response must be submitted to, and approved by, the Responsible Authority. The WSUD Response must be in accordance with that submitted with the application by NJM Design Consulting Engineers dated 11 April 2017 but modified to include:
 - a) A project description that notes the building will contain 5 dwellings.

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Expiry

23. This permit will expire if one or more of the following circumstances apply:

- 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.

Notes

- This Planning Permit does not represent the approval of other departments of Melbourne City Council or other statutory authorities. Such approvals may be required and may be assessed on different criteria from that adopted for the approval of this Planning Permit.
- All necessary approvals and permits are to be first obtained from the City of Melbourne and the works performed to the satisfaction of the responsible authority – Manager Engineering Services Branch.
- Developments in this area that have been reconstructed to increase residential density are not entitled to Resident Parking Permits. Therefore, the residents of this development will not be eligible to receive Resident Parking Permits and will not be exempt from either existing or future on-street parking restrictions. Any issues that arise will therefore be for the applicant to resolve.

decided to issue a Planning Permit 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 applicant 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,



Nikal Brook
Senior Urban Planner

Telephone: 03 9596 5719

Facsimile:

Email: Nikal.Brook@melbourne.vic.gov.au

CCP reference: TP-2017-272

Signature of the Responsible Authority



Date Issued: 14 December 2017