NOTICE OF DECISION TO GRANT A PERMIT

CITY OF MELBOURNE

APPLICATION NO.	**TP-2015-133**
PLANNING SCHEME	Melbourne Planning Scheme
RESPONSIBLE AUTHORITY	Melbourne City Council

For further reference contact:
Oh Young Lee
Telephone: 03 9658 9373
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	99 Hotham Street, EAST MELBOURNE VIC 3002
WHAT WILL THE PERMIT ALLOW?	Partial demolition and construction of extensions and alterations to the existing dwelling in accordance with the endorsed plans.

WHAT WILL THE CONDITIONS OF THE PERMIT BE?

Compliance

1. The development as shown on the endorsed plans must not be altered or modified without the prior written consent of the Responsible Authority.

Amended materials and colours schedule

2. Prior to the commencement of the development an amended schedule and samples of all external materials, colours and finishes must be submitted to, and approved by the Responsible Authority in accordance with the independent heritage report as required by Condition 3.

Reconstruction and Conservation

3. Prior to the commencement of the development, including demolition, a report prepared by an independent recognised Heritage Consultant must be submitted to and approved by the Responsible Authority. The report must include:

    a) The methodology for demolition and reconstruction of the rear service wing and any other original fabric of external surfaces.
    b) Investigations to determine if the render originally has a coloured surface and any repairs that may be required. Any new finishing render skim coat should be based on the evidence of the original colour and composition.
    c) Investigations to determine the original paint system and colours of the originally painted elements such as doors and windows, verandah detailing, front fence etc.
    d) A detailed photographic record of the rear service wing.
    e) Plans detailing precise measurements and details of the reconstruction of the rear service wing.
    f) Details of the paint removal process. The paint must be removed by an approved chemical process, or by other means to the satisfaction of the Responsible Authority.

Date Issued: 12 August 2015	**Signature of the Responsible Authority**

IMPORTANT INFORMATION ABOUT THIS NOTICE

WHAT HAS BEEN DECIDED?

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

This notice sets out what the permit will allow and what conditions the permit will be subject to if issued.

WHAT ABOUT APPEALS?

For the Applicant—

* The person who applied for the permit may apply for review of any condition in the notice of decision to grant a permit. The application for review must be lodged within 60 days of the giving of this notice.

For an Objector—

* An objector may apply for review of the decision of the Responsible Authority to grant a permit. The application for review must be lodged within 21 days of the giving of this notice.
* If there is no application for review, a permit will be issued after 21 days of the giving of this notice.

For all applications for review—

* An application for review is lodged with the Victorian Civil and Administrative Tribunal.
* An application for review must be made on the Application for Review form which can be obtained from the Victorian Civil and Administrative Tribunal, and be accompanied by the applicable fee.
* An application for review must state the grounds upon which it is based.
* An application for review must also be served on the Responsible Authority.
* Notice of the application for review must be given in writing to all other parties to the review as soon as practicable after an application for review is lodged. An objector who applies for a review must give notice to the person who applied for the permit.

An applicant who applies for review must give notice to all objectors.

* Details about applications for review and the fees payable can be obtained from the Victorian Civil and Administrative Tribunal

When approved, the report will form part of the permit. Works to the building approved under this permit must be undertaken in accordance with the report to the satisfaction of the Responsible Authority.

Demolition

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 retained portions of building 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.
5. Prior to demolition, the permit holder must satisfy the Responsible Authority that substantial progress has been made towards obtaining the necessary building permits for the development of the land generally in accordance with the development of the land proposed under this permit and that the permit holder has entered into a bona fide contract for the construction of the development.
6. Prior to the commencement of any external demolition works, a bank guarantee or bond, to the value of $250,000 must be deposited with the Responsible Authority to ensure that the deconstruction and reconstruction works are completed in accordance with the endorsed plans and specifications. The bank guarantee or bond will be returned when the works are completed to the satisfaction of the Responsible Authority.

ESG

7. Prior to the occupation of the development, a stormwater drainage system, incorporating integrated water management design principles, must be constructed for the development and provisions made to connect this system to the City of Melbourne's underground stormwater drainage system located at the intersection of Hotham Street and Simpson Street to accept the discharge from the site in accordance with plans and specifications first approved by the Responsible Authority – Engineering Services.
8. Prior to commencement of the development, a report prepared by an accredited professional must be submitted to the satisfaction of the Responsible Authority – Engineering Services demonstrating management and discharge of subterranean water accumulating within the subject land.
9. Prior to the occupation of the development, the existing vehicle crossings servicing the vehicle access to the subject land must be constructed in accordance with plans and specifications first approved by the Responsible Authority – Engineering Services.
10. The footpath adjoining the site along Hotham 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.
11. Existing street levels in Hotham Street 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 Plan

12. 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 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.

Date Issued: 12 August 2015	Signature of the Responsible Authority

Street Trees

13. Any existing trees in the adjoining streets and land must be not be removed, lopped or pruned within the prior consent of the City of Melbourne. All costs in connection with the removal / relocation or replacement of the trees, including any payment for the amenity value of the tree(s) to be removed, must be met be the developer / owner of the site(s).

14. Prior to commencement of development, a detailed Tree Protection Management Plan (TPMP), prepared in accordance with the Australian Standard for tree protection on development sites (AS-4970-2009) and in consultation with the City of Melbourne's Tree Planning Team, must be submitted to and approved by the City of Melbourne (Tree Planting Team). The TMPM shall include the steps necessary to protect existing street trees during the construction of the development.

15. 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.

ESD

16. 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 objectives and relevant performance measures set out in Clause 22.19-5.

17. The performance outcomes specified in the Environmentally Sustainable Design (ESD) Statement required by condition 13 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.
    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.

Permit expiry

18. 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.

NOTE.

The permitted development has not been assessed against Clause 54 of the Melbourne Planning Scheme (Rescode) as the size of the lot exceeds 300 square metres and a planning permit is only required under the Heritage Overlay. A Clause 54 assessment is the responsibility of the relevant Building Surveyor.

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