

Planning Permit 745/2013 Track changes of the planning permit

Address of The Land: 108 Argyle St St Kilda 3182

Permit allows: Development of two or more dwellings on a lot in a general residential zone and variations to the car parking requirements, generally in accordance with endorsed plans and subject to the following conditions:

Amended Plans Required

1. Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the plans submitted with the application but modified to show:
 - a. ~~An area of 6m³ of externally accessible storage space for each dwelling;~~
 - b. The height of the front fence reduced to 1.5m high;
 - c. All plant, equipment and domestic services (including air conditioning, heating units, hot water systems, etc.) which are to be located externally;
 - d. All plan and elevation drawings fully dimensioned, including natural ground level, floor levels, and incremental and total wall and building heights and lengths, with heights to be expressed to Australian Height Datum (AHD) and/or reduced levels;
 - e. Screening of the first-floor front balcony of Unit 3 and first floor rear balcony of Unit 2 in accordance with the provisions of Clause 55.04-6 (Standard B22) of the Port Phillip Planning Scheme. Where louvre or batten screening is to be used, cross section elevation drawings of the screens must be submitted to and approved by the Responsible Authority. The drawings must:
 - Be drawn to scale and fully dimensioned;
 - Clearly delineate any solid parts of the screen and any louvre or batten parts of the screen;
 - Clearly illustrate how any louvre or batten system may allow horizontal or upward views but will prevent downward views to neighbouring properties;
 - Show the exact width and thickness of each louvre or batten, the exact spacing between each louvre or batten and a section detail from behind the screen demonstrating that direct views of adjacent private open space are precluded, while allowing outlook horizontally and upward from the balcony and/or window.
 - f. Remove the crossing and car space in front of Unit 1 and reinstate the area between the front boundary and the building with landscaping.

- g. The front wall of the third level of Unit 2 must be setback a minimum of 11.082 metres and the balcony must not be closer than ~~9.282~~ 8.082 metres from the frontage.
 - h. The first floor western elevation of Unit 3 must be setback a minimum of 1 metre from the western boundary for a distance of 7 metres from the building frontage and in addition the balcony must also be setback 1 metre with a screen of 1.7 metres in height on its western elevation.
 - i. The ground floor eastern elevation of Unit 1 must have a light court provided commencing 11.25 metres from the frontage and ending 19.75 metres from the frontage with a minimum depth of 1 metre.
 - j. The first floor of Unit 1 must be setback a minimum of 14 metres from the rear boundary.
- k. The solar hot water units on top of the garages to the rear of the units must not extend more than 300mm above the top of the roof of each of the garages.
- ~~k.l.~~ Inclusion of a condition requiring a note on the development plans stating "Permeable substate under artificial turf" or synthetic grass laid on soil to all units.

No Alterations

- 2. The layout of the site and the size, levels, design and location of buildings and works shown on the endorsed plans must not be modified for any reason without the prior written consent of the Responsible Authority, unless the Port Phillip Planning Scheme exempts the need for a permit.

Satisfactory Continuation

- 3. Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.

Walls on or Facing the Boundary

- 4. Before the occupation of the development allowed by this permit, all new or extended walls on or facing the boundary of adjoining properties and/or a laneway must be cleaned and finished to a uniform standard to the satisfaction of the Responsible Authority. Unpainted or unrendered masonry walls must have all excess mortar removed from the joints and face and all joints must be tooled or pointed also to the satisfaction of the Responsible Authority. Painted or rendered or bagged walls must be finished to a uniform standard to the satisfaction of the Responsible Authority.

Sustainable Design Assessment

- 5. Before the development starts (other than demolition or works to remediate contaminated land) a Sustainable Design Assessment that outlines proposed sustainable design initiatives must be submitted to and approved by the Responsible Authority. Upon approval the Assessment will be endorsed as part of the planning permit and the project must incorporate the sustainable design initiatives listed.

Piping and Ducting

6. All piping and ducting (excluding down pipes, guttering and rainwater heads) must be concealed to the satisfaction of the Responsible Authority.

No Equipment or Services

7. Any plant, equipment or domestic services visible from a street (other than a lane) or public park must be located and visually screened to the satisfaction of the Responsible Authority.

Privacy Screens must be installed

8. Privacy screens as required in accordance with the endorsed plans must be installed prior to occupation of the building to the satisfaction of the Responsible Authority and maintained thereafter to the satisfaction of the Responsible Authority.

Vehicle Crossings

9. Prior to the occupation of the building(s) allowed by this permit, vehicle crossings must be constructed in accordance with Council's current Vehicle Crossing Guidelines and standard drawings and all redundant crossings must be removed and the footpath, naturestrip, kerb and road reinstated as necessary at cost of the applicant/owner to the satisfaction of the Responsible Authority.

Alteration/Reinstatement of Council or Public Authority Assets

10. Before the occupation of the development allowed by this permit, the Applicant/ Owner shall do the following things to the satisfaction of the Responsible Authority:
 - a. Pay the costs of all alterations/reinstatement of Council and Public Authority assets necessary and required by such Authorities for development;
 - b. Obtain the prior written approval of the Council or other relevant Authority for such alterations/reinstatement;
 - c. Comply with conditions (if any) required by the Council or other relevant Authorities in respect of reinstatement.

Time for Starting and Completion

11. This permit will expire if one of the following circumstances applies:
 - a. The development is not started within two (2) years of the date of this permit;
 - b. The development is not completed within two (2) years of the date of commencement of works.

The Responsible Authority may extend the periods referred to if a request is made in writing before or within 6 months after the permit expiry date, where the use or development allowed by the permit has not yet started; and within 12 months after the permit expiry date, where the development allowed by the permit has lawfully started before the permit expires.

Landscape Plan

12. Prior to the commencement of works a landscape plan must be submitted and approved by the Responsible Authority. Once approved the landscaping must be maintained to the satisfaction of the Responsible Authority.

