

Ref: P15/1503: Direct Dial: Lauren Gilbert on (03) 5950 1947:

15 December 2015

JDA Architects Pty Ltd  
239 Bay Street  
BRIGHTON VIC 3186

Dear Sir / Madam

**PLANNING APPLICATION P15/1503  
10-12 VIEW POINT ROAD MCCRAE**

I refer to the above application, which has been considered and approved.

Attached is a copy of the Planning Permit subject to the stated conditions - together with the endorsed plans.

As a permit has been issued for the development of buildings or works, a Building Permit may be required before the buildings or works commence and advice should be sought from a Private Building Surveyor.

If you have any further questions I will be pleased to assist.

Yours faithfully

**LAUREN GILBERT  
STATUTORY PLANNER**

Form 4

# PLANNING PERMIT

Permit No:

**P15/1503**

Planning Scheme:

Mornington Peninsula

Responsible  
Authority:

Mornington Peninsula Shire

## ADDRESS OF THE LAND:

**10-12 VIEW POINT ROAD MCCRAE  
PC 109563 VOL 9438 FOL 254**

## THE PERMIT ALLOWS:

**DEVELOPMENT OF DWELLING ADDITIONS AND ALTERATIONS, AN  
OUTBUILDING AND ASSOCIATED WORKS INCLUDING FENCING AND  
RETAILING WALLS IN ACCORDANCE WITH THE ENDORSED PLANS**

## THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

### Conditions Nos. 1 to 7 inclusive

1. The layout of the land, the size and type of the buildings and works, including the materials of construction, on the endorsed plans must not be altered or modified without the written consent of the Responsible Authority.
2. The materials and colours of the exterior finish of the building must be in accordance with the endorsed plans unless with the further permission of the Responsible Authority
3. All disturbed surfaces on the land resulting from the development must be revegetated and stabilised to the satisfaction of the Responsible Authority.
4. Prior to the commencement of any building or works appropriate tree protection fencing must be erected in accordance with Australian Standard AS4970 – 2009 (Protection of trees on development sites). The tree protection fencing must remain in place until the completion of any works hereby approved.

**Date Issued: 15/12/2015**

Irrelevant & Sensitive

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5. Prior to the occupation of the dwelling additions, all required fencing shown on the endorsed plans must be installed and completed to the satisfaction of the Responsible Authority.
6. Prior to the initial occupation of the development external finishes on or within 200mm of an external boundary must be completed to a professional standard to the satisfaction of the Responsible Authority.
7. This permit will expire if the development is not completed within three years of the date of this permit.

In accordance with Section 69 of the *Planning and Environment Act 1987*, an application may be submitted to the Responsible Authority for an extension of the periods referred to in this condition.

Date Issued: 15/12/2015

Irrelevant &amp; Sensitive

LAUREN GILBERT - STATUTORY PLANNER