

Enquiries: Kathryn Pound  
Telephone: (03) 9209 6424  
Facsimile: (03) 9536 2740  
Our Ref: 239/2017

19 April 2018

Creelman Property Development (South Melbourne) Pty Ltd  
C/- Planning & Property Partners  
[rath@pppartners.com.au](mailto:rath@pppartners.com.au)

Dear Sir/Madam,

Re: **Application for Planning Permit No. 239/2017**  
Address: **77 Park Street & 286 Kings Way, SOUTH MELBOURNE VIC 3205**

I refer to your application for a Planning Permit for partial demolition of a building and buildings and works within a heritage overlay, and; buildings and works associated with the construction of a multi-storey residential building plus two basement levels, and; reduction in car parking requirements from the planning scheme.

I refer to the above matter and associated application for review to the Victorian Civil and Administrative Tribunal (VCAT).

Please find attached a copy of Planning Permit No.239/2017 as per the direction of the Tribunal. You should make sure that you are familiar with these conditions before you act on this permit.

You may also need building or other approvals from the Council, so you should ensure that these matters are also attended to prior to acting on this Planning Permit.

**Note:** **Any variation** from the Planning Permit and Approved Plans will require prior written consent from the Responsible Authority, this may require you to submit a new application for a planning permit from Planning & Building Services at the City of Port Phillip. An Enforcement Notice will be issued to a building surveyor who fails to comply with the Building Regulations as they relate to Planning consent. Enforcement action under the Planning & Environment Act 1987 may also involve the owner where they have shown disregard for the conditions of this Planning Permit issued under the Port Phillip Planning Scheme.

**PLEASE READ AND CONSIDER THE CONDITIONS CAREFULLY.**

Yours faithfully,

Kathryn Pound  
Urban Planner

Planning & Building Services *Located at:-*  
*St Kilda Office*  
*99A Carlisle Street, St Kilda*



# PLANNING PERMIT

Application Number: **239/2017**  
Planning Scheme: **Port Phillip**  
Responsible Authority: **City of Port Phillip**

## ADDRESS OF THE LAND:

**77 PARK STREET & 286 KINGS WAY, SOUTH MELBOURNE VIC 3205**

## THE PERMIT ALLOWS:

Partial demolition of a building and buildings and works within a heritage overlay, and; buildings and works associated with the construction of a multi-storey residential building plus two basement levels, and; reduction in car parking requirements from the planning scheme, generally in accordance with the endorsed plans.

## THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

### Amended plans required

1. Before the development commences, 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 an electronic copy must be provided. The plans must be generally in accordance with the without prejudice plans drawn by Jackson Clements Burrows Architects and dated 13 March 2018, but modified to show:
  - a) Modification to vehicle ramp entrance to allow for the queuing of one vehicle.
  - b) Provision of three visitor spaces (including a multi-purpose loading bay in basement level 2).
  - c) A minimum 5 bicycle parking spaces nominated as visitor spaces.
  - d) All apartments to have balcony spaces with minimum widths of 1.6 metres.
  - e) Location of flashing lights adjacent to the entrance to the vehicle basement ramp.
  - f) Revised vehicle swept path diagrams that demonstrate show suitable egress with a B85 vehicle and a minimum 300mm clearance is maintained from structures.
  - g) Any changes required by the Sustainable Management Plan at Condition 8.
  - h) Any changes required by the Water Sensitive Urban Design Reports at Conditions 9 and 10.
  - i) Any changes required by condition 8 (Landscape Plan).
  - j) Any changes required by condition 11 (Waste Management Plan).
  - k) Any changes required by Condition 12 (Acoustic Report)

CITY OF PORT PHILLIP

19/04/2018

Kathryn Pound

DATE

Signature for Responsible Authority

- l) All plant, equipment and domestic services (including air conditioning, heating units, hotwater systems, etc.) which are to be located externally.
- m) 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 (RL).
- n) A reduction in floor area of the ground floor 'home office', associated with Apartment 0.05, to comply with clause 52.11 of the Port Phillip Planning Scheme.
- o) Urban Art to be included in accordance with Council's Urban Art Strategy and must be clearly indicated on the drawings, as per Condition 18.

**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.

**Tree management plan**

- 3. Before the endorsement of plans under condition 1, a Tree Management Plan that outlines the following tree protection and management procedures identified in the arboricultural report prepared by John Patrick Landscape Architects dated March 2017 must be submitted to, be to the satisfaction of and approved by the Responsible Authority. The Plan must include the following information:
  - a) A services plan that details construction impact to ensure that services installation impacts on retained trees are avoided.
  - b) Adherence to AS 4970 2009 – Protection of Trees on Development Sites.

When approved, the Plan will be endorsed and will then form part of the permit and the project must incorporate the requirements listed above.

**Sustainable management plan**

- 4. Before the endorsement of plans under condition 1, an amended Sustainable Management Plan that outlines proposed sustainable design initiatives must be submitted to, be to the satisfaction of and approved by the Responsible Authority. When approved, the Plan will be endorsed and will then form part of the permit and the project must incorporate the sustainable design initiatives listed.

**Water sensitive urban design**

- 5. Before the endorsement of plans under condition 1, an amended Water Sensitive Urban Design Report that outlines proposed water sensitive urban design initiatives must be submitted to, be to the satisfaction of and approved by the Responsible Authority. The report must demonstrate how the development meets the water quality performance objectives as set out in the Urban Stormwater Best Practice Environmental Management Guidelines (CSIRO) or as amended.

When approved, the Report will be endorsed and will then form part of the permit and the project must incorporate the sustainable design initiatives listed.

**Maintenance manual for water sensitive urban design initiatives**

- 6. Before the endorsement of plans under condition 1, a Maintenance Manual for Water Sensitive Urban Design Initiatives must be submitted to and approved by the Responsible Authority. The

	CITY OF PORT PHILLIP
	19/04/2018                      Kathryn Pound
<b>DATE</b>	<b>Signature for Responsible Authority</b>

manual must set out future operational and maintenance arrangements for all WSUD (stormwater management) measures. The program must include, but is not limited to:

- a) inspection frequency
- b) cleanout procedures
- c) as installed design details/diagrams including a sketch of how the system operates

The WSUD Maintenance Manual may form part of a broader Maintenance Program that covers other aspects of maintenance such as a Builder' User's Guide or a Building Maintenance Guide.

### Vehicle crossing

7. Before the occupation of the development allowed by this permit, vehicle crossings must be constructed in accordance with Council's current Vehicle Crossing Guidelines and standard drawings to the satisfaction of the Responsible Authority.

All redundant crossings must be removed and the footpath, nature strip kerb and road reinstated as necessary at the cost of the applicant/owner and to the satisfaction of the Responsible Authority.

### Landscape plan

8. Before the development starts (other than demolition or works to remediate contaminated land), a detailed Landscape Plan must be submitted to, approved by and be to the satisfaction of the Responsible Authority. When the Landscape Plan is approved, it will become an endorsed plan forming part of this Permit. The Landscape Plan must incorporate:

- a) A survey plan, including botanical names, of all existing vegetation/trees to be retained;
- b) Buildings and vegetation (including botanical names) on neighbouring properties within 3m of the boundary;
- c) All street trees and/or other trees on Council land;
- d) Provision of two street trees;
- e) A planting schedule of all proposed vegetation including botanical names; common names; pot sizes; sizes at maturity; quantities of each plant; and details of surface finishes of pathways and driveways;
- f) Landscaping and planting within all open space areas of the site;
- g) Water sensitive urban design;
- h) Details of access to roof level and other vertical landscape areas; and
- i) Details of levels on the ground floor landscape areas.

All species selected must be to the satisfaction of the Responsible Authority.

### Completion of landscaping

9. The landscaping as shown on the endorsed Landscape Plan must be carried out and completed to the satisfaction of the Responsible Authority before the occupation of the development and/or the commencement of the use or at such later date as is approved by the Responsible Authority in writing.

CITY OF PORT PHILLIP

19/04/2018

Kathryn Pound

DATE

Signature for Responsible Authority

## Landscaping maintenance

10. The landscaping as shown the endorsed Landscape Plan must be maintained, and any dead, diseased or damaged plant replaced in accordance with the landscaping plan to the satisfaction of the Responsible Authority.

## Waste Management

11. Concurrent with the endorsement of plans, a Waste Management Plan must be submitted to and approved by the Responsible Authority. The Waste Management Plan must be generally in accordance with the Waste Management Plan submitted with the application prepared by Leigh Design dated 14 December 2016 but modified to address the following:
  - a) Waste collection to occur via private means.

## Noise Attenuation for Apartments

12. Prior to occupation of the development, an amended acoustic report based on the report prepared by Acoustic Logic dated 12 May 2017 must be submitted to, approved by and be to the satisfaction of the Responsible Authority. The report must confirm that the building has been designed and constructed to achieve the following noise levels:
  - b) Not greater than 35dB(A) for bedrooms, assessed as an LAeq,8h from 10pm to 6am.
  - c) Not greater than 40dB(A) for living areas, assessed LAeq,16h from 6am to 10pm

Noise levels should be assessed in unfurnished rooms with a finished floor and the windows closed. The noise influence area should be measured from the closest part of the building to the noise source.

## Urban Art Plan

13. Before the occupation of the development allowed by this permit, an urban art plan in accordance with Council's Urban Art Strategy must be submitted to, be to the satisfaction of and approved by the Responsible Authority. The value of the urban art must be at least 0.5% of the total building cost of the development to the satisfaction of the Responsible Authority. Urban art in accordance with the approved plan must be installed prior to the occupation of the building to the satisfaction of the Responsible Authority.

## Green transport plan

14. Before the development starts (other than demolition or works to remediate contaminated land), a green travel plan to the satisfaction of the Responsible Authority, prepared by a suitably qualified professional, must be submitted to and approved by the Responsible Authority. The green travel plan must provide detailed advice regarding how traffic movements and staff parking will be managed and ensure an alternative, non-private vehicle transport modes will be encouraged. The plan should also identify specific opportunities for the provision of more sustainable transport options and encouragement of their use. The plan must include but not be limited to:
  - a) Tram, train and bus timetables be installed in prominent locations in lifts and public areas (on noticeboards, etc);
  - b) Bicycle parking areas to be installed in well secured and prominent locations;

CITY OF PORT PHILLIP

19/04/2018

Kathryn Pound

DATE

Signature for Responsible Authority

- c) Install signs in prominent locations advising of the location of existing and proposed share car schemes, bicycle parking facilities for residents and visitor, tram stops, taxi ranks, railway stations, bus stops and bicycle paths.
- d) Ensure that access to the on-site parking is restricted and controlled.
- e) Funding by the applicant of the purchase of a bicycle as part of the sale for each of the apartments.
- f) Establishment of a car-pooling database for residents
- g) Establishment of seed funding for the Owners Corporation to allocate for the purchase of public transport fares and on-line shopping deliveries.
- h) Specific targets to guide the plans ongoing implementation;
- i) Identify persons responsible for the implementation of actions;
- j) Estimate timescales and costs for each action;
- k) Include a plan for monitoring and review of the Travel Plan on an annual basis for at least three years.

**Car parking allocation and management plan**

- 15. Without the further written consent of the Responsible Authority car parking for the approved development must be allocated on any Plan of Subdivision as follows:
  - a) A minimum of one (1) car space for each two bedroom and three bedroom dwelling; and
  - b) Three car spaces with 2 hour parking restrictions during 8am to 11pm including one that can be used as a multi-purpose loading bay with increased width clearance.

All to the satisfaction of the Responsible Authority.

**Number of dwellings**

- 16. Without the further written consent of the Responsible Authority, no more than 50 dwellings may be constructed on the land.

**Walls on or facing the boundary**

- 17. Prior to the occupation of the building(s) allowed by this permit, all new walls on or facing the boundary of adjoining properties and/or the laneway must be cleaned and finished to a uniform standard. Unpainted or unrendered masonry walls must have all excess mortar removed from the joints and face and all joints must be tooled or pointed 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.

**Piping and ducting**

- 18. 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**

- 19. No plant, equipment or domestic services (including any associated screening devices) or architectural features, other than those shown on the endorsed plan are permitted, except

	CITY OF PORT PHILLIP	
	19/04/2018	Kathryn Pound
<b>DATE</b>	<b>Signature for Responsible Authority</b>	

where they would not be visible from the primary street frontage (other than a lane) or public park without the written consent of the Responsible Authority.

#### Privacy screens must be installed

20. 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.

#### Lighting Baffled

21. All lighting of external areas both during construction and after completion must be suitably baffled so as not to cause nuisance or annoyance to nearby properties or roads, to the satisfaction of the Responsible Authority and all illuminated advertising lighting on cranes must be turned off between the hours of 10pm and 7am.

#### Services to be underground

22. All basic services to the property including water, electricity, gas, sewerage, telephone and telecommunications (whether by means of a line or cable) must be installed underground and located in a position approved by the responsible authority.

#### SEPP N-1

23. All air conditioning and refrigeration plant must be screened and baffled and/or insulated to minimise noise and vibration to ensure compliance with noise limits determined in accordance with State Environment Protection Policy (Control of Noise from Commerce, Industry and Trade) No. N-1 to the satisfaction of the Responsible Authority.

#### Parking Areas must be available

24. Car parking areas and access lanes must be kept available for those purposes at all times and must not be used for any other use.

#### Melbourne water conditions

25. Finished floor levels of ground floor residential dwellings must be constructed no lower than 3.0 metres to Australian Height Datum (AHD) which is 600mm above the applicable flood level of 2.4 metres to AHD. (climate change/ sea-level rise)
26. Finished floor levels of ground floor residential private open space (outdoor) must be constructed no lower than 2.96 metres to Australian Height Datum (AHD) which is over 300mm above the applicable flood level of 2.4 metres to AHD. (climate change/ sea-level rise)
27. Finished floor level of the main entry lobby area to main stair & lift shown at 2.7 metres to AHD must be protected by a flood barrier to the approval and satisfaction of Melbourne Water and the Responsible Authority. The flood barrier is to protect the main entry area to a level no lower than 3.0 metres to Australian Height Datum (AHD).
28. Finished surface level of Entry to the basement/ car lift shown at 2.85 metres to AHD must be protected by a flood barrier to the approval and satisfaction of Melbourne Water and the Responsible Authority. The flood barrier is to protect the basement entry to a level no lower than 3.0 metres to Australian Height Datum (AHD).
29. All other habitable areas of the development (town houses and lift entry lobby) must be constructed no lower than 3.0 metres to Australian Height Datum (AHD) which is 600mm above the applicable flood level of 2.4 metres to AHD.

CITY OF PORT PHILLIP

19/04/2018

Kathryn Pound

DATE

Signature for Responsible Authority

30. Utility areas which are mandatory to be located lower than 3.0 metres to AHD (eg. at street level) must be to the approval/ satisfaction of their relevant authorities (including the any glass/glazing window panels) below the applicable flood level of 2.4 metres to AHD.
31. Prior to the commencement of construction, engineering computations and detailed construction plans of the proposed flood barriers must be submitted to Melbourne Water for consideration and approval.
32. Prior to the completion of works, a maintenance plan for the flood barriers must be submitted to Melbourne Water and the Responsible Authority. The maintenance plan must be treated the same as any other essential services with mandatory annual reporting and maintenance checks.
33. Prior to the commencement of works, a Flood Risk Management Plan prepared by an accredited risk management professional must be provided to the satisfaction and approval of Melbourne Water and the Responsible Authority. The Flood Risk Management Plan must be binding to successors in title to provide for ongoing effective management of flood risks. The Flood Risk Management Plan is to include, but not be limited to:
  - a) Site Specific Flood Risks;
  - b) General Principles of Operation of the Flood Barriers; c. An Operational Risk Assessment;
  - c) Flood Barrier Rise Times; and
  - d) Maintenance and Reporting Schedule.
34. The drainage system for the development is to be constructed so that external flooding is unable to penetrate the basement/sub-floor area.
35. Prior to the commencement of work, the landowner/s must enter into an agreement pursuant to Section 173 of the Planning and Environment Act 1987 with the Responsible Authority and Melbourne Water Corporation. All costs associated with the creation of an agreement must be borne by the permit holder. The agreement must be registered on title and run with the land, and must provide, to the satisfaction of the Responsible Authority and Melbourne Water, for:
  - a) Prospective and future owners of the property to be informed that the Land is subject to inundation;
  - b) Indemnifying Melbourne Water against any loss or damages associated with flooding;
  - c) Identify the use of the passive Self Closing Flood Barriers to provide protection to a level no lower than 3.0 metres to AHD.
  - d) Identify the ongoing maintenance requirements for the life of the passive Self Closing Flood Barrier. The maintenance plan must be treated as any other essential service with mandatory annual reporting and maintenance servicing.
36. Prior to the commencement of works, a separate application direct to Melbourne Water must be made for approval of any new or modified storm water connection to Melbourne Water's drains or watercourses.

**Time for starting and completion**

37. This permit will expire if one of the following circumstances applies:
  - e) The development is not started within four years of the date of this permit.

	<p><b>CITY OF PORT PHILLIP</b></p> <p>19/04/2018                      Kathryn Pound</p>
<b>DATE</b>	<b>Signature for Responsible Authority</b>



- f) The development is not completed within four 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.

CITY OF PORT PHILLIP  
19/04/2018                      Kathryn Pound

**DATE**

**Signature for Responsible Authority**

# IMPORTANT INFORMATION ABOUT THIS NOTICE

## WHAT HAS BEEN DECIDED?

The Responsible Authority has issued a permit.

## WHEN DOES A PERMIT BEGIN?

A permit operates:

- \* from the date specified in the permit, or
- \* if no date is specified, from
  - (i) the date of the decision of the Victorian Civil and Administrative Tribunal, if the permit was issued at the direction of the Tribunal, or
  - (ii) the date on which it was issued, in any other case.

## WHEN DOES A PERMIT EXPIRE?

1. A permit for the development of land expires if: -
  - \* the development or any stage of it does not start within the time specified in the permit, or
  - \* the development requires the certification of a plan of subdivision or consolidation under the Subdivision Act, 1988 and the plan is not certified within two years of the issue of the permit, unless the permit contains a different provision; or
  - \* the development or any stage is not completed within the time specified in the permit, or if no time is specified, within two years after the issue of the permit or in the case of a subdivision or consolidation within five (5) years of the certification of the plan of subdivision or consolidation under the Subdivision Act, 1988.
2. A permit for the use of land expires if: -
  - \* the use does not start within the time specified in the permit, or if no time is specified, within two (2) years after the issue of the permit, or
  - \* the use is discontinued for a period of two (2) years
3. A permit for the development and use of land expires if: -
  - \* the development or any stage of it does not start within the time in the permit; or
  - \* the development or any stage of it is not completed within the time specified in the permit or if no time is specified, within two (2) years after the issue of the permit; or
  - \* the use does not start within the time specified in the permit, or if not time is specified, within two (2) years after the completion of the development or
  - \* the use is discontinued for a period of two (2) years.
4. If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in Section 6A(2) of the Planning and Environment Act, 1987 or to any combination of use, development or any of those circumstances requires the certification of a plan under the Subdivision Act, 1988 unless the permit contains a difference provision -
  - \* the use or development of any stage is to be taken to have started when the plan is certified; and
  - \* the permit expires if the plan is not certified within two (2) years of the issue of the permit.
5. The expiry of a permit does not affect the validity of anything done under that permit before the expiry.

## WHAT ABOUT APPEALS? – ADVICE FOR APPLICANTS

- \* The person who applied for the permit may appeal against any condition in the permit unless it was granted at the direction of the Victorian Civil and Administrative Tribunal (VCAT), in which case no right of appeal exists.
- \* An appeal must be lodged within 60 days after the permit was issued, unless a Notice of Decision to grant a permit has been issued previously, in which case the appeal must be lodged within 60 days after the giving of that notice.
- \* An appeal is lodged with the Victorian Civil and Administrative Tribunal (VCAT).
- \* An appeal must be made on an Application for Review – Permit Applicant form which can be obtained from the VCAT website, <https://www.vcat.vic.gov.au/resources/document/permit-applicantspermit-holder-application-review-form>
- \* An appeal must state the grounds upon which it is based.
- \* An appeal must also be served on the Responsible Authority.
- \* Details about appeals and the fees payable can be obtained from the VCAT website [www.vcat.vic.gov.au](http://www.vcat.vic.gov.au) or by telephoning VCAT on (03) 9628 9777.



# PLANNING COMPLIANCE

## Common planning compliance issues when developing land

### Fact sheet

#### Planning and building permit compliance

Building permit plans must match planning permit plans for development. While building permit plans will have more technical and structural detail than planning permit plans, they must be consistent with the endorsed planning permit plans.

Council will enforce compliance with the endorsed planning permit plans, even in cases where an error in the building permit plans causes an inconsistency.

#### Expired planning permits

You must pay careful attention to any conditions relating to the expiration of your planning permit. Once the permit expires you may no longer be able to lawfully commence or continue any building and works allowed by the permit.

You can apply to extend your planning permit by contacting Council's Planning Department. This must be done while the permit is still valid; within six months of the permit's expiry date if the development has not commenced or within 12 months of the permit's expiry date to complete the development.

#### Additional reports and documents

Most planning permits require you to submit additional documentation to Council prior to commencing the development allowed by the permit. These documents must be endorsed by Council by the times specified.

Typical examples of documents still required after the issue of a planning permit include revised plans, demolition method statements, arborist reports, sustainable design statements and acoustic reports.

Please pay careful attention to the conditions of your permit, as failure to comply with the requirements of these conditions can result in enforcement action being taken with no notice to you.

#### Demolition within Heritage Overlay sites

Heritage Overlays are used to protect sites that have heritage significance, and are contained within Council's planning schemes.

Much of the municipality is covered by a Heritage Overlay, and as such, many planning permits deal with partial demolition of protected heritage buildings.

It is essential that you take particular care not to exceed the extent of any demolition that has been allowed by the planning permit. You should ensure that you are familiar with the Demolition Method Statement and the plans indicating the extent of demolition permitted.

Council takes illegal demolition very seriously and offenders may be referred to the Magistrates Court for prosecution.

#### Landscaping

Landscaping must be completed in accordance with the permit, usually before or within a set period of time after the occupation of the building.



# PLANNING COMPLIANCE

## Tree protection

Some planning permits require you to take special measures to protect trees located on your land or on neighbouring properties.

If your planning permit includes conditions regarding tree protection, you must ensure you comply with these conditions. This often means, installing protective fencing around trees and maintaining the fence during construction.

You may also be required to employ the services of a qualified arborist to supervise areas of construction near protected trees.

## Building heights and setbacks

Floor levels and parapets must comply with the approved heights indicated on the endorsed plans. Over-height buildings are considered a serious breach and can be very expensive to rectify.

Any changes to the height of a building must be approved prior to carrying out any building works, even if these changes are required for technical reasons.

## Screening – windows and decks

All privacy screening must be installed as approved prior to occupation of the building. Screening must comply with the conditions outlined in the approved permit and plans including materials, heights and design.

Generally, windows that require screening must not be able to be opened below a height of 1.7metres above floor level.

Screening materials must not be altered from those approved without first gaining further planning approval for the alternative screening proposal.

## Domestic services

In heritage areas, domestic services including air conditioners, solar panels, heaters and hot water services require planning approval if visible from a street (front or side) or public park. A condition on the planning permit may also restrict domestic services except with further Council consent. Consideration should be given to any noise issues that may result for neighbours from the placing and operation of these types of units.

Any domestic services you intend to install must be shown on the endorsed plans forming part of your planning permit, including any proposed screening, prior to the unit's installation.

## Finishes on boundary walls

Finishes must be completed to an acceptable standard in accordance with the conditions of the planning permit, prior to occupation.

Brick boundary walls must have any excess mortar removed and the brick face cleaned with joints tooled to a consistent finish, prior to occupation of the building.

## For more information contact

Planning Compliance, St Kilda Town Hall  
99A Carlisle St, St Kilda, 3182

Ph: (03) 9209 6293

Email: [planningcompliance@portphillip.vic.gov.au](mailto:planningcompliance@portphillip.vic.gov.au)

