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Our Ref: 217/2019



18 December 2020

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**ASSIST Customer Service**

☎ 9209 6777

Dear Sir/Madam,

Re: **Application for Planning Permit No. 217/2019**  
Address: **11-17 Dorcas Street, SOUTH MELBOURNE VIC 3205**

I refer to the above matter and associated hearing for application for review to the Victorian Civil and Administrative Tribunal (VCAT) held on 12 November 2020 and advise that the Tribunal have now advised of their determination to grant a permit for the proposal.

Accordingly, please find attached a copy of Planning Permit No.217/2019 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.**

Kind regards,

A handwritten signature in black ink, appearing to read 'Angus Bevan', with a long horizontal flourish extending to the right.

Angus Bevan  
Principal Planner

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



# PLANNING PERMIT

Application Number: **217/2019**  
Planning Scheme: **Port Phillip**  
Responsible Authority: **City of Port Phillip**

## ADDRESS OF THE LAND:

11-17 DORCAS STREET, SOUTH MELBOURNE VIC 3205

## THE PERMIT ALLOWS:

In accordance with the endorsed plans:

- Construction of a mixed use building comprising a retail premises and dwellings; and
- Reduction in car parking, generally in accordance with the endorsed plans and subject to the following conditions.

## THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

### 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 an electronic must be provided. The plans must be generally in accordance with the advertised plans prepared by Wood / Marsh architecture submitted with the application but modified to show:
  - (a) An additional pedestrian entry directly from Dorcas Street into the ground floor retail unit.
  - (b) The ground and first floor of the building setback a minimum of 1.5m from the southern and eastern boundaries (Middleton Lane).
  - (c) The perforated metal screen proposed to the south and east elevation at the podium levels replaced with an alternative design and material finish which provides high quality articulation and visual interest and adequate screening of the car parking at these levels.
  - (d) Indication of the allocation of storage cages within the parking areas for residents of dwellings within the development only.
  - (e) Indication of the operability of all windows and external openings within the development.
  - (f) The proposed 1.8sqm terrace to Apartment type 1 at level 4 to the west side removed.
  - (g) Indication of a minimum separation of 500mm between all tandem car parking spaces with aisles widths maintained in accordance with Clause 52.06 of the planning scheme.

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- (h) The location of the proposed rainwater tank and details of connectivity or any other stormwater treatment to be consistent with the Sustainability Management Plan in accordance with condition 6.
- (i) The north and south edges of the balcony of Apartment Type 12 increased by a minimum of 450mm to 3.35m and 1.45m respectively.
- (j) The depth of the balcony of Apartment Type 13 increased by a minimum of 200mm (north to south dimension).
- (k) Dimensions to the north and south sides of the balcony of Apartment Type 16 indicating the total length of both edges equates to a minimum of 4.8m
- (l) The east and west sides of the main balcony of Apartment Type 17 increased to indicate the total length of both edges equates to a minimum of 4.8m.
- (m) Indication that Apartment Types 05, 09, 10, 12, 13, 14 and 16 achieve all criteria under Standard D17 of Clause 58 (Accessibility).
- (n) Indication that each apartment type achieves the required minimum storage space identified under Table D6 of Standard D20 (Storage) of Clause 58 (Apartment Developments).
- (o) Indication of bins to be used for garbage and recycling.
- (p) Indication of separate bin chutes for garbage and recycling on each floor at the residential levels.
- (q) Details of the material finish and specification of the screening of plant and equipment at roof level.
- (r) An urban art contribution in accordance with Condition 15.
- (s) A coloured schedule of the materials, colours and finishes to be used on the main external surfaces, including roofs, walls, windows, doors of the proposed additions with details of the glare and solar reflectivity of the building in accordance with Condition 22.
- (t) All plant, equipment and domestic services (including air conditioning, heating units, hot water systems, etc.) which are to be located externally and specifically how they will be acoustically treated and include any details of any screening.
- (u) Any alterations to the plans required by Conditions 3 (Landscaping)
- (v) Any alterations to the plans required by conditions 6 (Sustainable Management Assessment).
- (w) Any alterations to the plans required by Condition 13 (Waste Management).
- (x) A notation on the plans that written confirmation by a Licensed Land Surveyor will be provided to the Responsible Authority verifying that the development does not exceed 70 metres AHD. This must be provided at relevant stages during the construction of the building as nominated by the Responsible Authority and before the building is occupied.

All to the satisfaction of the Responsible Authority.

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### **No Alterations**

- 2 The layout of the site and the size, levels, design, external materials, finishes and colours, 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.

### **Landscape Plan**

- 3 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) Significant trees greater than 1.5m in circumference, 1m above ground;
- (d) All street trees and/or other trees on Council land;
- (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;

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

### **Completion of Landscaping**

- 4 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.

### **Landscaping Maintenance**

- 5 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.

### **Sustainable Management Plan**

- 6 Prior to the endorsement of plans under condition 1 of this permit, a Sustainable Management Plan (SMP) that outlines proposed sustainable design measures must be submitted to, be to the satisfaction of and approved by the Responsible Authority. The amended SMP must be generally in accordance with the SMP titled 'Sustainability Management Plan, 11-17 Dorcas Street, South Melbourne Revision 2 Job No. MEL0508', prepared by ADP Consulting, dated 26 February 2019 but modified to include or show;

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- (a) A preliminary assessment of energy ratings.
- (b) A preliminary National Construction Code (NCC) Section J Energy Efficiency Deemed-to-satisfy or JV3 assessment.
- (c) Washing machines set as “default or unrated” if these appliances are not provided as part of the fit-out.
- (d) Details of daylight reporting.
- (e) Details of natural ventilation.

Where alternative ESD measures are proposed to those specified in this condition, the Responsible Authority may vary the requirements of this condition at its discretion, subject to the development achieving equivalent (or greater) ESD outcomes in association with the development.

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

#### **Incorporation of Sustainable Design initiatives**

- 7 The project must incorporate the sustainable design initiatives listed in the endorsed Sustainable Management Plan (SMP) to the satisfaction of the Responsible Authority.

#### **Implementation of Sustainable Management Plan**

- 8 Before the occupation of the development approved under this permit, a report from the author of the Sustainable Management Plan (SMP) approved pursuant to this permit, or similarly qualified person or company, must be submitted to the satisfaction of the Responsible Authority. The report must confirm that all measures and recommendations specified in the SMP have been implemented and/or incorporated in accordance with the approved report to the satisfaction of the Responsible Authority.

#### **Water Sensitive Urban Design**

- 9 Before the development starts (other than demolition or works to remediate contaminated land) a 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.

#### **Incorporation of Water Sensitive Urban Design initiatives**

- 10 Before the occupation of the development approved under this permit, the project must incorporate the water sensitive urban design initiatives listed in the endorsed Water Sensitive

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Urban Design Report to the satisfaction of the Responsible Authority, and thereafter maintained to the satisfaction of the Responsible Authority.

### **Maintenance Manual for Water Sensitive Urban Design Initiatives (Stormwater Management)**

- 11 Before the development starts (other than demolition or works to remediate contaminated land) a Maintenance Manual for Water Sensitive Urban Design Initiatives must be submitted to and approved by the Responsible Authority.

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

- inspection frequency
- cleanout procedures
- 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.

### **Site Management Water Sensitive Urban Design (larger Multi-Unit Developments)**

- 12 The developer must ensure that:

- (a) No water containing oil, foam, grease, scum or litter will be discharged to the stormwater drainage system from the site;
- (b) All stored wastes are kept in designated areas or covered containers that prevent escape into the stormwater system;
- (c) The amount of mud, dirt, sand, soil, clay or stones deposited by vehicles on the abutting roads is minimised when vehicles are leaving the site.
- (d) No mud, dirt, sand, soil, clay or stones are washed into, or are allowed to enter the stormwater drainage system;
- (e) The site is developed and managed to minimise the risks of stormwater pollution through the contamination of run-off by chemicals, sediments, animal wastes or gross pollutants in accordance with currently accepted best practice.

### **Waste Management Plan for Higher Density Residential Development**

- 13 Before the development starts (other than demolition or works to remediate contaminated land), a Waste Management Plan based on the City of Port Phillip's Waste Management Plan Guidelines for Developments must be prepared by a Waste Management Engineer or Waste Management Planner to the satisfaction of the Responsible Authority and endorsed as part of this permit. The Plan must include reference to the following:

- Land use type.
- The estimated garbage and recycling volumes for the whole development.

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- Bin quantity, size and colour.
- The garbage and recycling equipment to be used.
- Collection frequency.
- The location and space allocated to the garbage and recycling bin storage area and collection point.
- The waste services collection point for vehicles.
- Waste collection provider.
- How tenants will be regularly informed of the waste management arrangements.
- Scaled waste management drawings.
- Signage.

The Waste Management Plan must be generally in accordance with the Waste Management Plan submitted with the application prepared by Leigh Design (dated 22 March 2019) but must be amended to include changes required by conditions 1 p) and q) above.

Once submitted and approved, the waste management plan must be carried out to the satisfaction of the Responsible Authority.

#### **Tree Protection**

- 14 Before demolition begins, a tree protection management plan (TPMP), setting out how the street tree's will be protected during construction and which generally follows the layout of Section 5 (i.e. General, Tree Protection Plan, Pre-construction, Construction stage and Post Construction) of AS4970 'Protection of trees on development sites'. Must be submitted to and approved by the responsible authority. When approved the TPMP will be endorsed and form part of the permit.

#### **Urban Art**

- 15 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.

#### **Alteration/Reinstatement of Council or Public Authority Assets**

- 16 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.

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- (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.

### **Noise Attenuation for Apartments**

- 17 The building must be designed and constructed to achieve the following noise levels:
- (a) Not greater than 35dB(A) for bedrooms, assessed as an LAeq,8h from 10pm to 3am.
  - (b) Not greater than 40dB(A) for living areas, assessed LAeq,16h from 3am to 10pm.

### **Car Parking Allocation**

18 Without the further written consent of the Responsible Authority, a minimum of 89 car parking spaces are to be provided generally in accordance with the plans prepared by Wood March Architecture (drawing number TP-20-98 and TP-20-99 all revision 3 dated 17 October 2019). Without the further written consent of the Responsible Authority, the allocation of the 89 car parking spaces should be in accordance with the following rates:

- A minimum of 11 spaces allocated to the proposed one-bedroom apartments.
- A minimum of 20 spaces allocated to the proposed two-bedroom apartments.
- A minimum of 54 spaces to the remaining three or more bedroom apartments.
- 2 spaces for the proposed retail use.
- 2 spaces for residential visitor car parking.

### **Parking and Loading areas must be available**

19 Car and bicycle parking and loading areas and access lanes must be developed and kept available for those purposes at all times and must not be used for any other purpose such as storage to the satisfaction of the Responsible Authority.

### **Public Services**

20 Before the occupation of the development allowed by this permit, any modification to existing infrastructure and services within the road reservation (including, but not restricted to, electricity supply, telecommunications services, gas supply, water supply, sewerage services and stormwater drainage) necessary to provide the required access to the site, must be undertaken by the applicant/owner to the satisfaction of the relevant authority and the Responsible Authority. All costs associated with any such modifications must be borne by the applicant/owner.

### **On-Site Bicycle Parking**

21 Before the development is occupied, the approved bicycle racks must be provided on the land to the satisfaction of the Responsible Authority.

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## Glare

- 22 External building materials and finishes must not result in hazardous or uncomfortable solar reflectivity and glare to pedestrians, public transport operators and commuters, motorists, aircraft, or occupants of surrounding buildings and public spaces in accordance with the parameters contained in the recommendations at Part VI of the Reflectivity Evidence prepared by Inhabit dated 28 October 2020, to the satisfaction of the Responsible Authority.

## Lighting

- 23 External lighting of the areas set aside for car parking, access lanes and driveways must be designed, baffled and located to the satisfaction of the Responsible Authority to prevent any adverse effect on adjoining land.

## Piping and ducting

- 24 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

- 25 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.

## SEPP N1

- 26 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.

## Time for starting and completion

- 27 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 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.

## Permit Notes:

### Building Approval Required

This permit does not authorise the commencement of any building construction works. Before any such development may commence, the applicant must apply for and obtain appropriate building approval.

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**Building Works to Accord With Planning Permit**

The applicant/owner will provide a copy of this planning permit to any appointed Building Surveyor. It is the responsibility of the applicant/owner and Building Surveyor to ensure that all building development works approved by any building permit is consistent with this planning permit.

**Due Care**

The developer must show due care in the development of the proposed extensions so as to ensure that no damage is incurred to any dwelling on the adjoining properties.

**Days and Hours of Construction Works**

Except in the case of an emergency, a builder must not carry out building works outside the following times, without first obtaining a permit from Council's Local Laws Section:

- Monday to Friday: 7.00am to 6.00pm; or
- Saturdays: 9.00am to 3.00pm.

An after hours building works permit cannot be granted for an appointed public holiday under the Public Holidays Act, 1993.

**Drainage Point and Method of Discharge**

The legal point of stormwater discharge for the proposal must be to the satisfaction of the responsible authority. Engineering construction plans for the satisfactory drainage and discharge of stormwater from the site must be submitted to and approved by the responsible authority prior to the commencement of any buildings or works.

**Noise**

The air conditioning plant must be screened and baffled and/or insulated to minimise noise and vibration to other residences in accordance with Environmental Protection Authority Noise Control Technical Guidelines as follows:

- a) Noise from the plant during the day and evening (7.00am to 10.00pm Monday to Friday, 9.00am to 10.00pm Weekends and Public Holidays) must not exceed the background noise level by more than 5 dB(A) measured at the property boundary.
- b) Noise from the plant during the night (10.00pm to 7.00am Monday to Friday, 10.00pm to 9.00am Weekends and Public Holidays) must not be audible within a habitable room of any other residence (regardless of whether any door or window giving access to the room is open)

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# IMPORTANT INFORMATION ABOUT THIS PERMIT

## WHAT HAS BEEN DECIDED?

The Responsible Authority has issued a permit at the direction of the Victorian Civil & Administrative Tribunal.

## CAN THE RESPONSIBLE AUTHORITY AMEND THIS PERMIT?

The responsible authority may amend this permit under Division 1A of Part 4 of the Planning and Environment Act 1987 .

## 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 REVIEWS? – ADVICE FOR APPLICANTS

- \* The person who applied for the permit may apply for a review 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 application for review 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 application for review must be lodged within 60 days after the giving of that notice.
- \* An application for review is lodged with the Victorian Civil and Administrative Tribunal (VCAT).
- \* An application for review must be made on the relevant 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.
- \* Details about applications for review 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)