STONNINGTON PLANNING SCHEME
Incorporated Document

70-88 Greville Street & 42 Charles Street, Prahran – August 2020

This document is an Incorporated Document in the Stonnington Planning Scheme pursuant to Section 6(2)(j) of the Planning and Environment Act 1987
1.0 INTRODUCTION

This document is an Incorporated Document in the Schedules to Clause 45.12 and 72.04 of the Stonnington Planning Scheme (the scheme).

The land identified in Clause 3.0 of this document may be used and developed in accordance with the specific controls and clauses contained in Clauses 5.0 and 6.0 of this document.

The provisions of this document prevail over any contrary or inconsistent provision in the scheme.

2.0 PURPOSE

The purpose of this document is to permit the use and development of the land identified in Clause 3.0 of this document for a six-storey residential aged care facility with partial demolition, buildings and works, and basement car parking, generally in accordance with the plans approved in Clause 5.0 of this document and subject to the clauses at Clause 6.0 of this document.

3.0 ADDRESS OF THE LAND

This document applies to the land at 70-88 Greville Street & 42 Charles Street, Prahran, which is affected by SCO10 and identified on Figure 1 below. The land is described as Lot 1 on Title Plan 809846T – Volume 8478 and Folio 216, and Land in Plan of Consolidation 164593E – Volume 9746 and Folio 622.

4.0 EXEMPTION FROM PLANNING SCHEME PROVISIONS

Despite any provision to the contrary or any inconsistent provision in the scheme, no planning permit is required for, and no planning provision in the scheme operates to prohibit, restrict or regulate the use and development of the land for the purposes of the development permitted by this document.
5.0 WHAT THIS DOCUMENT ALLOWS

This Incorporated Document allows the use and development of a six-storey residential aged care facility with partial demolition, buildings and works, and basement car parking, generally in accordance with Clause 6.0 of this document.

The ‘Incorporated Plans’, include any matter identified in Clause 6.0 as Incorporated Plans and includes the following architectural plans, modified to include changes required by the clauses at Clause 6.0 of this document:

- Plans by CHT Architects, project titled ‘Lifeview Marigold: 70 - 88 Greville Street & 42 Charles Street, Prahran’, number, revision and title as follows:
  - TP0.00 (Rev. B), Cover Page;
  - TP0.01 (Rev. A), Site Survey;
  - TP0.02 (Rev. A), Existing Site Plan;
  - TP0.03 (Rev. B), Demolition Plan;
  - TP0.04 (Rev. B), Proposed Site Plan;
  - TP0.05 (Rev. B), Proposed Ground Plane;
  - TP1.001 (Rev. B), Basement 2;
  - TP1.002 (Rev. B), Basement 1;
  - TP1.003 (Rev. B), Lower Ground Floor;
  - TP1.004 (Rev. B), Ground Floor Plan;
  - TP1.005 (Rev. B), Level 1 Plan;
  - TP1.006 (Rev. B), Level 2 Plan;
  - TP1.007 (Rev. B), Level 3 Plan;
  - TP1.008 (Rev. B), Level 4 Plan;
  - TP1.009 (Rev. B), Level 5 Plan;
  - TP1.010 (Rev. B), Roof Plan;
  - TP2.01 (Rev. B), North Elevation;
  - TP2.02 (Rev. B), South Elevation;
  - TP2.03 (Rev. B), East Elevation;
  - TP2.04 (Rev. B), West Elevation;
  - TP2.05 (Rev. B), Greville Streetscape Elevation;
  - TP3.01 (Rev. B), Sections;
  - TP3.02 (Rev. B), Sections;
  - TP3.03 (Rev. B), Sections;
  - TP3.04 (Rev. B), Sections;
  - TP3.05 (Rev. B), Sections;
  - TP3.06 (Rev. B), Sections;
  - TP3.10 (Rev. B), Screen Details;

and including any amendment of the plans that may be approved from time to time under the clauses of this document.

6.0 THE FOLLOWING CONDITIONS APPLY TO THIS DOCUMENT:

Amended Plans

6.1 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 form part of this Incorporated Document. The plans must be drawn to scale and fully dimensioned, with at least one copy provided. The plans must be generally in accordance with the Incorporated Plans, but modified as follows:
a) To the south, opposite Unit 1, No. 38 Charles Street, the setbacks increased at Levels 3 and 5 to meet the north facing windows setbacks as per the development requirements at Clause 53.17-3 of the Stonnington Planning Scheme (Note: this may result in some consequential internal reconfiguration);
b) The new building façades to Charles Street offset a minimum 2.2 metres to the north and south of the retained heritage building at No. 44-46 Charles Street (Note: this may result in some consequential internal reconfiguration);
c) Remove the skylight above the heritage façade on Charles Street to allow air flow and natural light to the rooms behind the heritage façade;
d) Where there are larger expanses of glazed facades, plans to differentiate the locations of spandrel and vision glazing;
e) Internal elevations of the courtyard to be provided, which detail all glazing and the light-coloured opaque walls to the courtyard finishes;
f) Remove the reference to “terraces below” on the eastern side of Level 5;
g) Show all operable windows, doors, and vents;
h) Additional opportunities be provided allow natural light and ventilation to corridors, where practical;
i) The minimum external glazing requirements/performance requirements to be detailed on the plans and in the materials and finishes schedule in accordance with the recommendations at Section 7 of the Acoustic Report and Façade Schedule prepared by Acoustic Logic;
j) Operable windows added to living areas on the Ground Floor and at Levels 3, 4 and 5;
k) A detailed plan of the widened and resurfaced section of the laneway including:
   i) All levels, including how the levels of the private road (Public Access Land) match the public laneway;
   ii) Details of surface materials;
   iii) Details of lighting;
   iv) Details of how the 1-metre-wide pedestrian zone on the south side of the building is to be demarcated;
   v) The introduction of bollards to protect the pedestrian entry of No. 38 Charles Street or a suitable alternative;
   vi) Details of the left arrow marking to be installed to reinforce the one-way nature of Charles Street;
   vii) Signage to deter vehicles parking in the Public Access Road;
l) Details of the pergola structure to Level 4 shown on the plans;
m) Overlooking screening to be provided to Room 8 and the sitting area within House 6 on Level 3 to limit direct views into the dwelling to the south within 8.1 metres, unless it can be demonstrated via sectional diagram that there will be no direct views into a habitable room window within 9 metres.

n) Materials and finishes schedule updated to confirm that no material will have more than 20% reflectivity;
o) Tandem bays noted as being assigned for staff use only;
p) A path providing access to the disabled lift in the north-east corner of the site, if applicable;
q) Maintenance access areas to the rainwater tank;
r) Roof plan to confirm the roof areas to be connected to the rainwater tanks, showing that the roof and other catchment areas are maximised; and
s) Any changes as required by clauses 6.3 (Sustainable Management Plan), 6.6 (Landscape Plan), 6.8 (Tree Management Plan), 6.11 (Waste Management Plan), and 6.13 (Water Sensitive Urban Design Response).
These amended plans must be to the satisfaction of the Responsible Authority and when approved shall be the endorsed plans of this Incorporated Document.

6.2 The use and development as shown on the incorporated plans, including the layout of the site and the size, levels, design and location of buildings and works, must not be modified or altered for any reason without the prior written consent of the Responsible Authority.

Sustainable Management Plan

6.3 Concurrent with the plans required by clause 6.1, a Sustainable Management Plan (SMP) to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will form part of the incorporated plans for this document.

The SMP must be generally in accordance with the Sustainability Management Plan and Detailed Simulation Report for Bedrooms by CoPerform dated 23 June 2020, but modified to show:

a) A complete, published BESS Report, with an overall score that exceeds 50% and exceed the ‘pass’ marks in the categories of Water, Energy Stormwater and IEQ (indoor environment quality) utilising the BESS built-in calculator tool;

b) Building fabric insulation values for as modelled to demonstrate the proposed building fabric exceeds NCC 2019 by 10% as per the SMP, and a preliminary NCC 2019 façade calculator for the proposed development (Note: that the information must include minimum performance commitments for the glazing system (glass and frame) U-value, SHGC and corresponding VLT for all window systems and curtain wall to be used);

c) Preliminary section J energy modelling for the proposed development, with three modelling iterations are included: reference building and services, proposed building fabric and reference services, and proposed building with proposed services. Ensure that all building fabric assumptions are also included for each;

d) A short description of the information specific to this building to be included in the Building Users Guide as noted in the SMP; and

e) If any vegetated landscaping included, BESS Water credit 3.1 Water efficient landscaping must be scoped out.

6.4 The endorsed SMP must be complied with to the satisfaction of the Responsible Authority, and all measures outlined in it must be incorporated into the plans required by clause 6.1 to the satisfaction of the Responsible Authority. The endorsed SMP must not be modified or altered without the prior written consent of the Responsible Authority.

6.5 Before the development is occupied, a report from the author of the SMP endorsed under this document, or similarly qualified person or company, must be submitted to the Responsible Authority. The report must be to the satisfaction of the Responsible Authority and must confirm that all measures specified in the endorsed SMP have been implemented.

Landscape Plan

6.6 Concurrent with the plans required by clause 6.1, a Landscape Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible
Authority. When approved, the plan will be endorsed and will form part of the incorporated plans for this document.

The Landscape Plan must be prepared by a landscape architect or suitably qualified or experienced landscape designer, and must be in accordance with the Landscape Schematic Design prepared by Site Image Landscape Architects, Council date stamped 18 November 2019, but modified to show:

a) A survey (including botanical names) of all existing vegetation to be retained and/or removed;
b) Buildings and trees (including botanical names) on neighbouring properties within three metres of the boundary;
c) Details of surface finishes of pathways and driveways;
d) A planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant and soil volumes for any in-situ planting;
e) The extent of any cut, fill, embankments or retaining walls associated with the landscape treatment of the site; and
f) Details of the type of irrigation system to be used for all planters.

6.7 Before the development is occupied, all landscaping works as shown on the endorsed Landscape Plan must be carried out and completed to the satisfaction of the Responsible Authority. Landscaping must then be maintained to the satisfaction of the Responsible Authority, including that any dead, diseased or damaged plants must be replaced. The endorsed Landscape Plan must not be modified or altered without the prior written consent of the Responsible Authority.

Tree Management Plan

6.8 Concurrent with the plans required by clause 6.1, a Tree Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will form part of the incorporated plans for this document.

The Tree Management Plan must be prepared by a suitably qualified arborist and, without limiting its generality, it must:

a) Detail measures to protect and ensure the viability of the Peppercorn tree located within VicTrack land;
b) Have at least three sections as follows:
   i) Pre-construction – details to include a tree protection zone, height barrier around the tree protection zone, amount and type of mulch to be placed above the tree protection zone and method of cutting any roots or branches which extend beyond the tree protection zone.
   ii) During-construction – details to include watering regime during construction and method of protection of exposed roots.
   iii) Post-construction – details to include watering regime and time of final inspection when barrier can be removed, and the protection works and regime can cease.

6.9 The endorsed Tree Management Plan must be complied with to the satisfaction of the Responsible Authority. The endorsed Tree Management Plan must not be modified or altered without the prior written consent of the Responsible Authority.
6.10 Pre-construction works and any root cutting must be inspected and approved by the Parks Unit. Removal of protection works, and cessation of the Tree Management Plan must be authorised by the Parks Unit.

**Waste Management Plan**

6.11 Concurrent with the plans required by clause 6.1, a Waste Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will form part of the incorporated plans for this document.

The Waste Management Plan must be generally in accordance with the Waste Management Plan prepared Leigh Design, dated 11 November 2019, but modified to show any changes as required by clause 6.1.

6.12 The endorsed Waste Management Plan must be complied with to the satisfaction of the Responsible Authority. The endorsed Waste Management Plan must not be modified or altered without the prior written consent of the Responsible Authority.

**Water Sensitive Urban Design Response**

6.13 Concurrent with the plans required by clause 6.1, a Water Sensitive Urban Design Response (WSUDR) addressing the Application Requirements of the Water Sensitive Urban Design Policy to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the response will be endorsed and will form part of the incorporated plans for this document.

The WSUDR must include the following information:

a) A STORM Rating Report with a score of at least 100% or equivalent;

b) Water balance calculations for one year, based on long term monthly average rainfall data, justifying the rainwater tank capacity, collection areas and reuse demand and frequency assumptions as outlined in the WSUD response. Note that if commercial or other laundry is not washed on site, other forms of reliable reuse such as toilet flushing will be required in order to meet water quality standards. A new rainwater tank size may be selected based on the revised calculations, ensuring adequate reliability of supply is maintained. Any expected toilet flushing demand to comply with the AS6400 standard of 1 full- and 4 half-flushes per person per day (giving 16.5 L/person/day for 4-star WELS rated toilet);

c) Indicative site management plan; and

d) Indicative maintenance program as per Clause 22.18 of the Stonnington Planning Scheme, which sets out future operational and maintenance requirements for the rainwater tank and any other stormwater treatment measures, needed in order to achieve water quality standards.

6.14 The endorsed WSUDR must be complied with to the satisfaction of the Responsible Authority, and all measures outlined in it must be incorporated into the plans required by clause 6.1 to the satisfaction of the Responsible Authority. The endorsed WSUDR must not be modified or altered without the prior written consent of the Responsible Authority.

6.15 The development must incorporate all Water Sensitive Urban Design initiatives detailed in the endorsed site plan and/or stormwater management report.

**Section 173 Agreement**
6.16 Before the development commences, the owner of the land must enter into an agreement with the Responsible Authority under section 173 of the Planning and Environment Act 1987 to covenant that it:

a) Will always allow the public, including the Stonnington City Council, to access all the land between the road coloured brown on TP809846T and the building at ground floor as shown on the endorsed plans (Public Access Land) and without charge;

b) Indemnifies the Stonnington City Council for any damage to the development by reason of, or in connection with, the use of the Public Access Land by the public;

c) Will not make any claim for damages or loss of any kind against the Stonnington City Council for any damage or injury caused to the Public Access Land or to any person using the Public Access Land;

d) Will maintain public liability insurance for the use of the Public Access Land by the public; and

e) Will develop and maintain the east-west section of the road coloured brown on TP809846T and the Public Access Land in accordance with the endorsed plans of this document and to a standard that is safe and fit for public access all to the satisfaction of the Responsible Authority.

The agreement must be registered with the Registrar of Titles in accordance with section 181 of the Planning and Environment Act 1987 and will run with the land, including any common property that may be created as part of the subdivision of the land.

All costs (including legal costs) associated with the preparation and review of the agreement and the registration of the agreement on the Certificate of Title for the land must be paid by the owner of the land.

6.17 The agreement referred to in clause 6.16 of this document must acknowledge that the owner of the land and the Stonnington City Council agree that:

a) The Public Access Land shall always remain in private ownership as part of the land for the development;

b) It is not the owner of the land’s intention to dedicate the Public Access Land as a public highway;

c) The agreement shall not vest or allow the Public Access Land to be vested in the Stonnington City Council; and

d) The Stonnington City Council is to permit the owner of the land to undertake such works on the east-west section of the road coloured brown on TP809846T that comply with the endorsed plans and to ensure that it is maintained to a standard that is safe and fit for public access all to the satisfaction of the Responsible Authority.

Car Parking Allocation Plan

6.18 Before the development is occupied, a Car Parking Allocation Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will form part of the incorporated plans for this document.

6.19 The endorsed Car Parking Allocation Plan must be complied with to the satisfaction of the Responsible Authority. The endorsed Car Parking Allocation Plan must not be modified or altered without the prior written consent of the Responsible Authority.

Loading and Delivery
6.20 The loading and unloading of vehicles and the delivery of goods to and from the premises must always be conducted entirely within the site and in a manner that limits interference with other vehicular traffic, to the satisfaction of the Responsible Authority.

**Sensitive uses**

6.21 Before a sensitive use (residential use, childcare centre, pre-school centre or primary school) commences or before the construction or carrying out of buildings and works in association with a sensitive use commences, either:

a) A certificate of environmental audit must be issued for the land in accordance with Part IXD of the *Environment Protection Act 1970*, or

b) An environmental auditor appointed under the *Environment Protection Act 1970* must make a statement in accordance with Part IXD of that Act that the environmental conditions of the land are suitable for the sensitive use.

**Department of Transport**

**Before construction commences:**

6.22 Without limiting the obligations of the document holder under the *Transport (Compliance and Miscellaneous) Act 1983* (Vic), before the development starts, including bulk excavation, detailed construction/engineering plans and computations must be submitted to, and must be to the satisfaction of, Head, Transport for Victoria and VicTrack for the protection of the railway corridor, and all transport infrastructure. The plans must show:

a) All excavation of the site and impacts on the rail corridor and all associated infrastructure;

b) No windows, doorways, balconies or openings from the buildings on or crossing the property boundary adjoining the rail corridor;

c) Suitable clearance demonstrated from electrical fields in consultation with Metro Trains and its requirements; and

d) Fencing as required along the railway boundary to restrict access from the retail use onto railway land.

All to the satisfaction of Head, Transport for Victoria and VicTrack.

6.23 All necessary construction control agreements and indemnity agreements must be in place with the Head, Transport for Victoria and VicTrack at the full cost of the document holder, prior to works commencing (including demolition and bulk excavation).

6.24 Before development starts, including bulk excavation, three (3) copies of a Construction Management Plan must be submitted to the Head, Transport for Victoria and VicTrack, which must be to the satisfaction of the Head, Transport for Victoria and VicTrack. The Construction Management Plan must include details of (but not be limited to) management proposals to minimise impacts to VicTrack assets and the operation of the railway during construction, and must set out objectives and performance and monitoring requirements for:

a) Access to the rail environment, including designation of any areas to be used under license during the construction process;
b) Approvals and permits required from the Head, Transport for Victoria, VicTrack and the accredited transport operators prior to works commencing and prior to accessing the rail corridor;

c) Rail safety requirements that must be adhered to by the document holder;

d) Protection of all rail infrastructure to ensure rail infrastructure is not damaged during demolition or construction;

e) Minimising disruption to train services;

f) Management of drainage, effluent, material stockpiles, fencing, hoardings to ensure VicTrack land is not used for, or impacted on by these activities outside of the licence area;

g) Public safety, amenity and site security;

h) Operating hours, noise and vibration controls; and

i) Air and dust management.

6.25 All construction works must be carried out in accordance with the approved Construction Management Plan. The Construction Management Plan must be implemented at no cost to VicTrack, the Head, Transport for Victoria and/or the Rail Operator.

6.26 Before development starts, including demolition and bulk excavation, a Traffic Management Plan must be submitted to the Head, Transport for Victoria for endorsement, which outlines how traffic will be managed throughout the construction of the development and mitigate impacts to public transport including trains to the satisfaction of the Head, Transport for Victoria in consultation with Metro Trains Melbourne. All traffic management and mitigation costs must be at the full cost of the document holder and in accordance with the approved Traffic Management Plan to the satisfaction of the Head, Transport for Victoria.

6.27 Prior to the commencement of works in public transport areas, the public transport operator(s) (train) must be contacted to obtain the operator's conditions and safety requirements for works on, over, under or adjacent to public transport land and/or easements and electrical infrastructure. Access to the public transport areas during construction must conform to all the necessary public transport operator/s guidelines and instructions.

6.28 Unless otherwise agreed in writing with the Head, Transport for Victoria, prior to the commencement of works, the document holder must prepare a report, to the satisfaction of the Head, Transport for Victoria and the Rail Operator, by a suitable qualified consultant, which demonstrates that all building materials (including glass / window treatments) visible from the rail corridor are non-reflective such that it will not adversely impact on rail operations and driver safety. The development must avoid using red, green or yellow colour schemes that may interfere with driver operations.

6.29 The document holder must ensure that the operating of lights is directed away from the rail corridor to ensure no disruption to the operation of trains and visibility of train drivers to the satisfaction of the Head, Transport for Victoria.

During construction:

6.30 The document holder must take all reasonable steps to ensure that disruption rail operation is kept to a minimum during the construction of the development. Foreseen disruptions rail operations during construction and mitigation measures must be communicated to the Service Operator and the Head, Transport for Victoria fourteen days (14) prior to the commencement of those works.
6.31 The document holder must ensure transport infrastructure is not damaged as a result of the works and is not altered without prior consent of the Head, Transport for Victoria. Any damage to public transport infrastructure must be rectified to the satisfaction of Head, Transport for Victoria and VicTrack at the full cost of the document holder.

Prior to occupation of the development:

6.32 Unless otherwise agreed in writing by the Secretary, Department of Transport, prior to the occupation of the development, as built drawing of the foundations, basement, ground floor levels and retention system must be submitted to the Head, Transport for Victoria and VicTrack.

General/ongoing:

6.33 Unless with the prior written consent of the Head, Transport for Victoria and VicTrack, the development must not adversely impact railway land, infrastructure or operations by ensuring:

   a) The development and associated landscaping do not encroach onto or overhang the railway land; and
   b) Ground anchors are not installed within railway land or within easements benefitting the Head, Transport for Victoria or VicTrack.

6.34 No drainage, effluent, waste, soil or other materials must enter or be directed from the site to rail land/easement or stored or deposited on rail land/easements.

General

6.35 All service and utility trenching must be outside the Tree Protection Zones for all street trees.

6.36 All piles/excavation for the building must be inside the property boundary. Piles must not extend into the road reserve.

6.37 Before the development is occupied, access for persons with disabilities must be provided in compliance with the Disability Discrimination Act 1992 and such access must always be maintained when the building is occupied or in use.

6.38 The collection of wastes and recyclables from the premises (other than normal Stonnington City Council collection) must be in accordance with Council's General Local Laws.

6.39 Before the development is occupied, fixed privacy screens (not adhesive film) designed to limit overlooking in accordance with the endorsed plans must be installed to the satisfaction of the Responsible Authority and maintained to the satisfaction of the Responsible Authority thereafter for the life of the development.

6.40 Before the development is occupied, the walls on the boundary of the adjoining properties must be cleaned and finished to the satisfaction of the Responsible Authority.

6.41 All plant and equipment (including air-conditioning units) shall be located or screened so as to minimise visibility from any of the surrounding footpaths and from overhead views and shall be baffled so as to minimise the emission of unreasonable noise to the
environment in accordance with Section 48A of the Environment Protection Act 1970 to the satisfaction of the Responsible Authority.

6.42 Prior to a building permit being issued, a report for the legal point of discharge must be obtained from the Stonnington City Council and a drainage design for the development must be prepared by a suitably qualified engineer in accordance with all ‘recommendations’ and requirements contained in that report. All drainage must be by means of a gravity-based system, except for runoff from any basement ramp and agricultural drains, which may be pumped. The relevant building surveyor must check and approve the drainage design and ensure that protection of the building is provided from a 1 in 100 A.R.I. rainfall event as required by the Building Regulations.

6.43 Prior to an occupancy permit being issued, a suitably qualified engineer must carry out a detailed inspection of the completed stormwater drainage system and associated works including all water storage tanks and detention (if applicable) to ensure that all works have been constructed in accordance with the approved design and the relevant incorporated document clauses. Certification of the completed drainage from the engineer must be provided to the Stonnington City Council prior to a ‘Statement of Compliance’ being issued for the subdivision.

6.44 Before the development is occupied or the commencement of any use, any existing vehicular crossing made redundant by the building and works hereby permitted must be broken out and reinstated as standard footpath and kerb and channel at the document holder’s cost, to the approval and satisfaction of the Responsible Authority.

6.45 Any works to the public road must be reconstructed to Stonnington City Council standards according to design requirements of Infrastructure Design and Project Management, in consultation with the Council, and at the document applicant’s cost, to the approval and satisfaction of the Responsible Authority.

7.0 EXPIRY OF INCORPORATED DOCUMENT

7.1 Notwithstanding any other provisions of this document, this Incorporated Document will expire if the development is not started within one year of the date of the gazettal of Amendment C309ston.

The Responsible Authority may extend the period referred to if a request is made in writing before these controls expire, or within 6 months afterwards.

8.0 NOTES

8.1 This document does not constitute any authority to carry out any building works or occupy the building or part of the building unless all relevant building permits are obtained.

8.2 Nothing in this document shall be construed to allow the removal of, damage to or pruning of a significant tree (including the roots) without the further written approval of the Stonnington City Council.

“Significant Tree” means a tree or palm with a:

a) Trunk circumference of 1.4 metres or greater measured at 1.4 metres above its base;

b) Total circumference of all its trunks of 1.4 metres or greater measured at 1.4 metres above its base;
c) Trunk circumference of 1.8 metres or greater measured at its base; or
d) Total circumference of all its trunks of 1.8 metres or greater measured at its base.

Please contact the Council Arborist on 8290 1333 to ascertain if permission is required for tree removal or pruning or for further information and protection of trees during construction works.

8.3 Nothing in the document may be construed to allow the removal of, damage to or pruning of any street tree without the further written consent of the Stonnington City Council. Contact the Council Arborist on 8290 1333 for further information.

8.4 All residents of the residential aged care facility hereby approved are not eligible to receive “Resident Parking Permits”.

End of Document