

NOTICE OF A S72 APPLICATION TO AMEND A PLANNING PERMIT



Does this planning permit application affect you?

- The land affected is located at:

Vision Australia, 446-456 Glenferrie Road, Kooyong VIC 3144
- The amendment is to:

The proposal seeks permission for alterations to the approved plans with the installation of a sensory playground and sun shade sails, to the south of the existing building.
- The applicant for the amendment is:

C/- Vision Australia Limited
- The Permit reference number is:

1059/16 - 1

You can view the application:

In Person: Planning and Building counter (8.30am to 5pm Monday to Friday)
Stonnington City Centre, 311 Glenferrie Road, Malvern.

Scan the QR code or visit: www.stonnington.vic.gov.au/eplanning
Viewing the application is free.



Anyone who may be affected by the granting of the permit may object or make other submissions to the Council.

- An objection must include reason/s for the objection, how the objector would be affected and be submitted:

In writing: City of Stonnington, PO Box 58, Malvern VIC 3144

Online: www.stonnington.vic.gov.au/eplanning

Please be aware copies of objections / submissions received may be made available to any person for the purpose of consideration of the planning process.

- Council will not decide on the application before this date:

22 December 2024

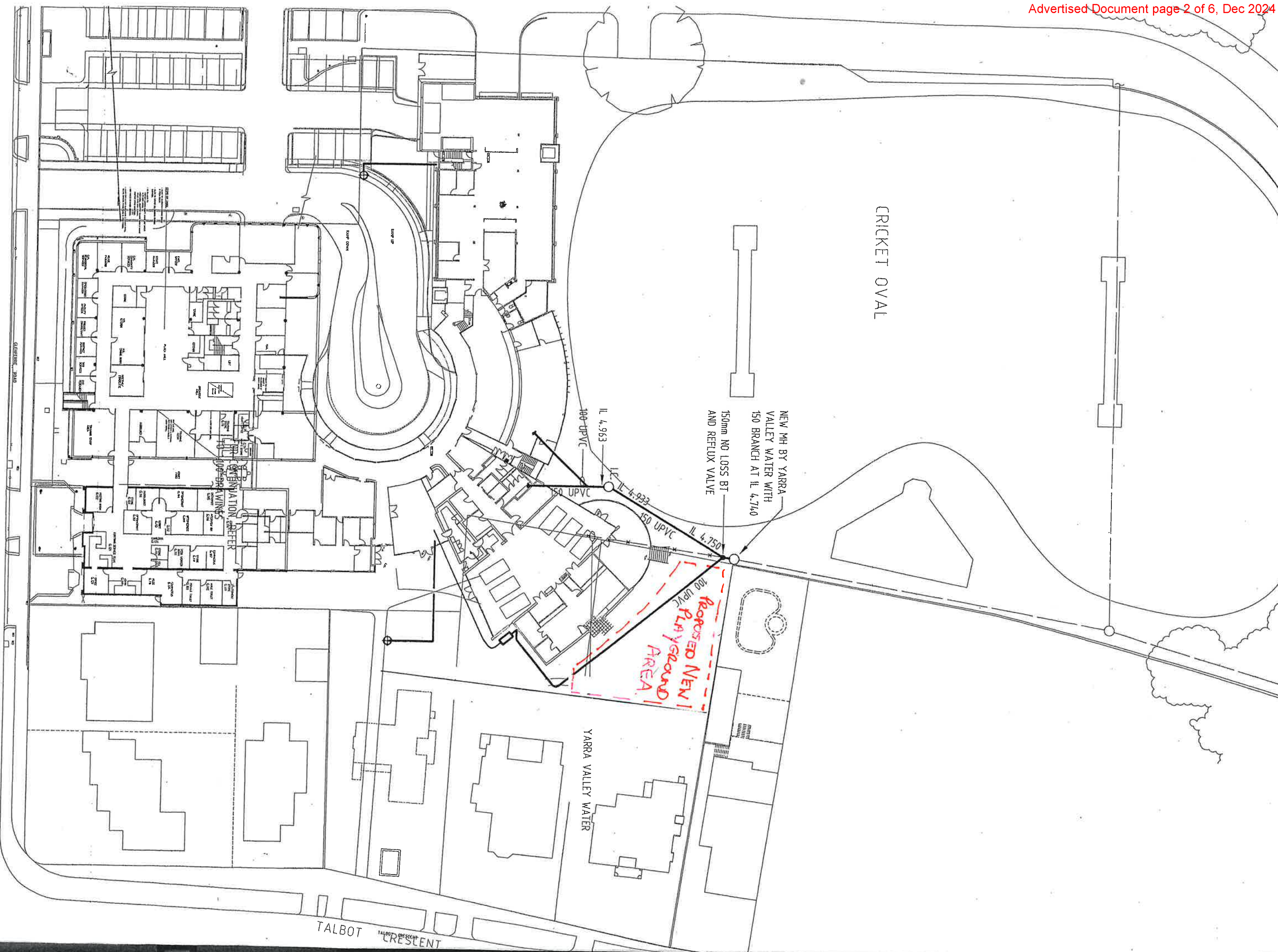
If you object, the council will advise you of its decision.

Planning Application Process



<p>What is the amendment being applied for?</p> <p>Describe the changes proposed to the permit included any changes to the plans or to any other documents included in the permit.</p>	<p>○ Vision Australia is looking to install a sensory playground, which includes playground equipment and sun shade sails over the playground area as well as over an existing deck area. Please refer to attachments for further information.</p>
<p>Why is the amendment required?</p> <p>State the reasons for the change.</p>	<p>To provide an area where children with low vision or who are blind can develop their motor, social, sensory and cognitive skills, with equipment designed for this purpose.</p> <p>To provide a space, sunshade over decking for Parents to be able to watch their Children be immersed in this experience.</p>

Vision Australia - 454 Glenferrie Road, Kew, VIC.

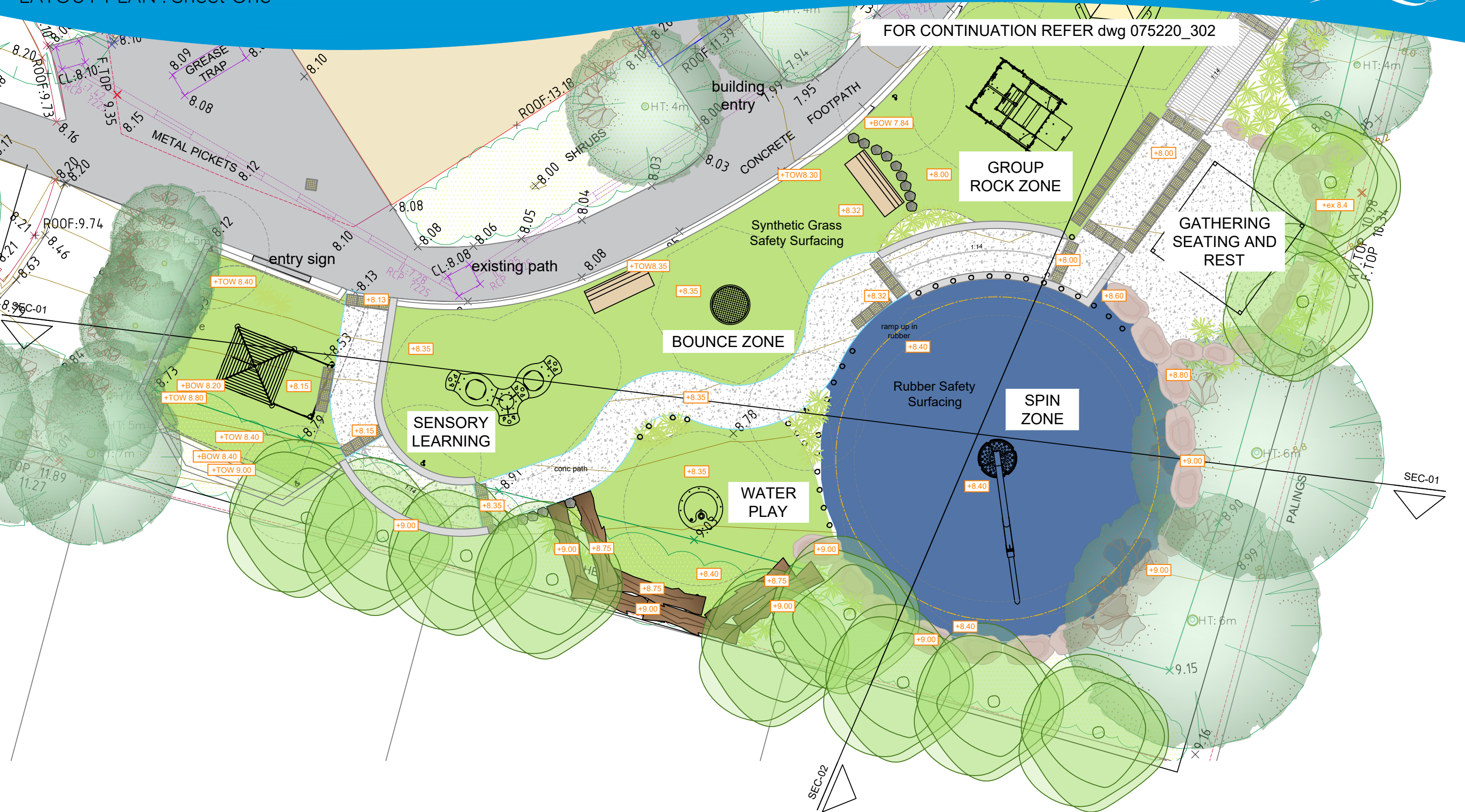


VISION AUSTRALIA : KOOYONG PLAYSPACE

LAYOUT PLAN : Sheet One



Received by City of Stonnington on 10/10/2024. Any document provided is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. This information must not be used for any purpose which may breach any copyright.



Refer dwg 075220_303 for Sectional Elevations

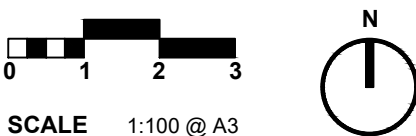
PROJECT
VISION : KOOYONG PLAYSPACE
VISION AUSTRALIA LTD

DRAWING TITLE
LAYOUT PLAN (sht 1 of 2)
DRAWING NO.
075220_301
DATE
09.10.24
DRAWN BY
NS

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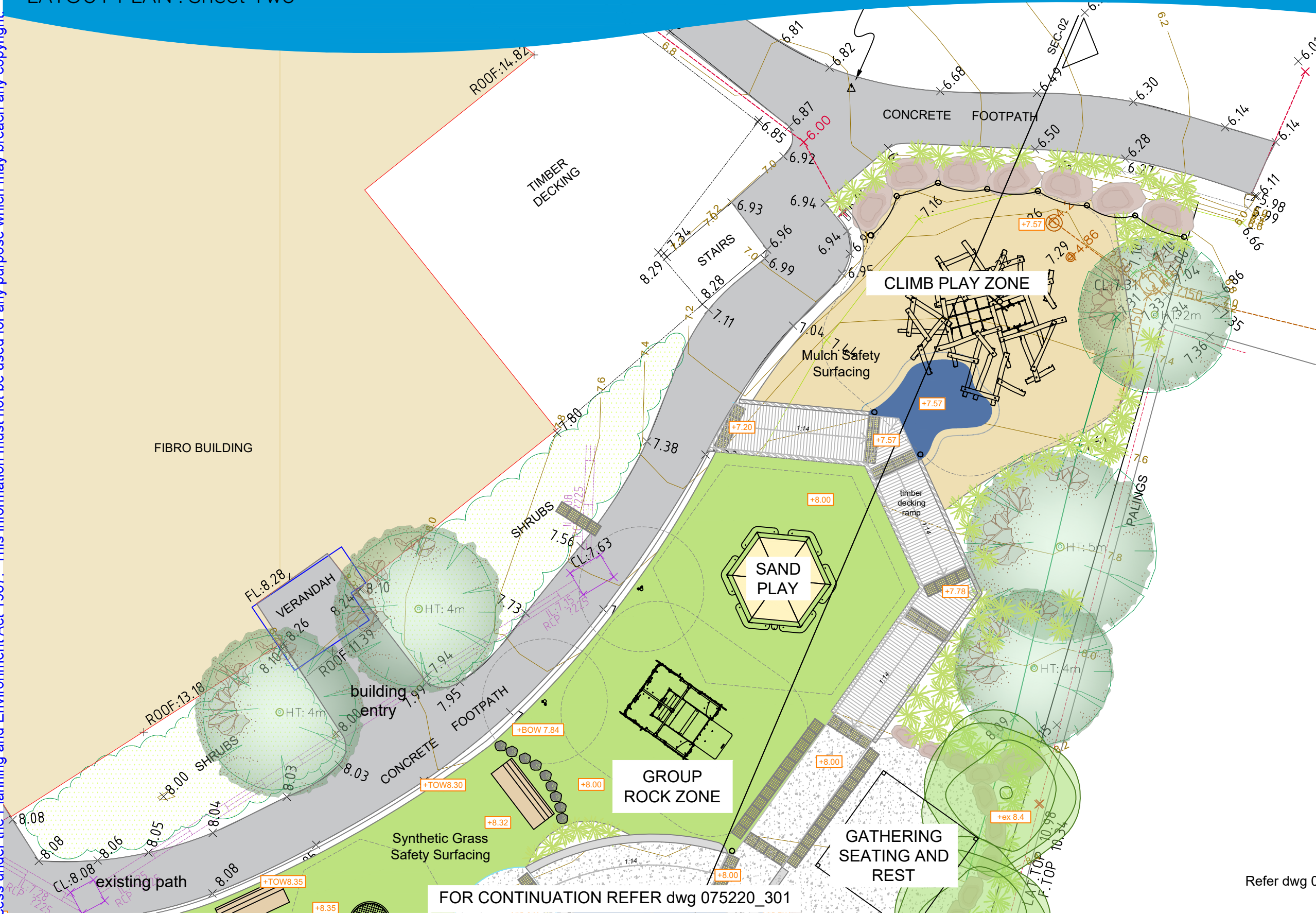
CONCEPTUAL ONLY -
NOT FOR CONSTRUCTION
Play equipment designed and installed in accordance with Australian Standards AS/NZS 4685

CONTACT
Nadia Stojan
Play & Sports Consultant - Victoria East
E-mail: nstojan@proludic.com.au
Mobile: 0419 603 622
Phone: 1300 800 181



VISION AUSTRALIA : KOOYONG PLAYSPACE

LAYOUT PLAN : Sheet Two



Refer dwg 075220_303 for Sectional Elevations

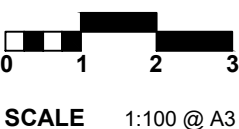
PROJECT
VISION : KOOYONG PLAYSPACE
VISION AUSTRALIA LTD

DRAWING TITLE
LAYOUT PLAN (sht 2 of 2)
DRAWING NO.
075220_302
DATE
09.10.24
DRAWN BY
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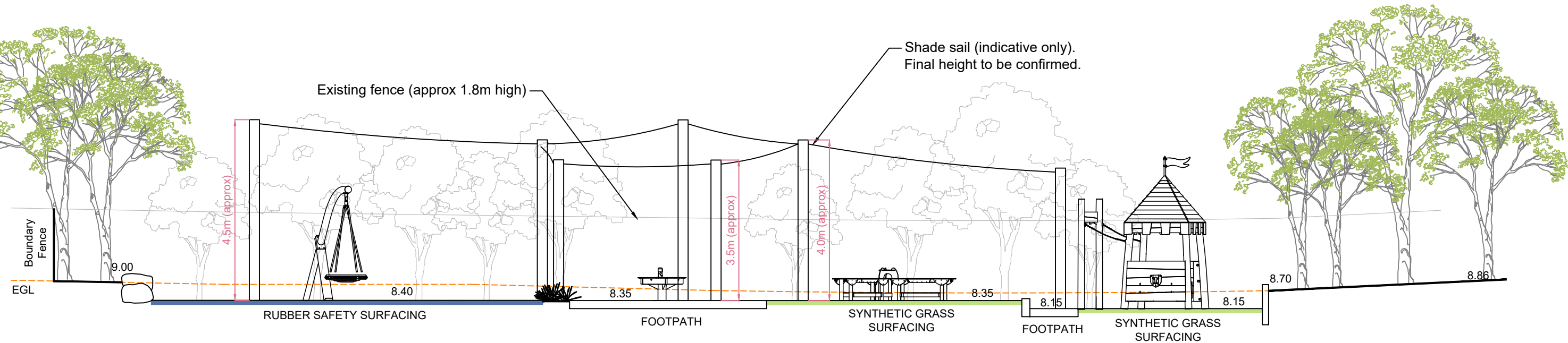
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Play equipment designed and installed in accordance with Australian Standards AS/NZS 4685

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Phone: 1300 800 181

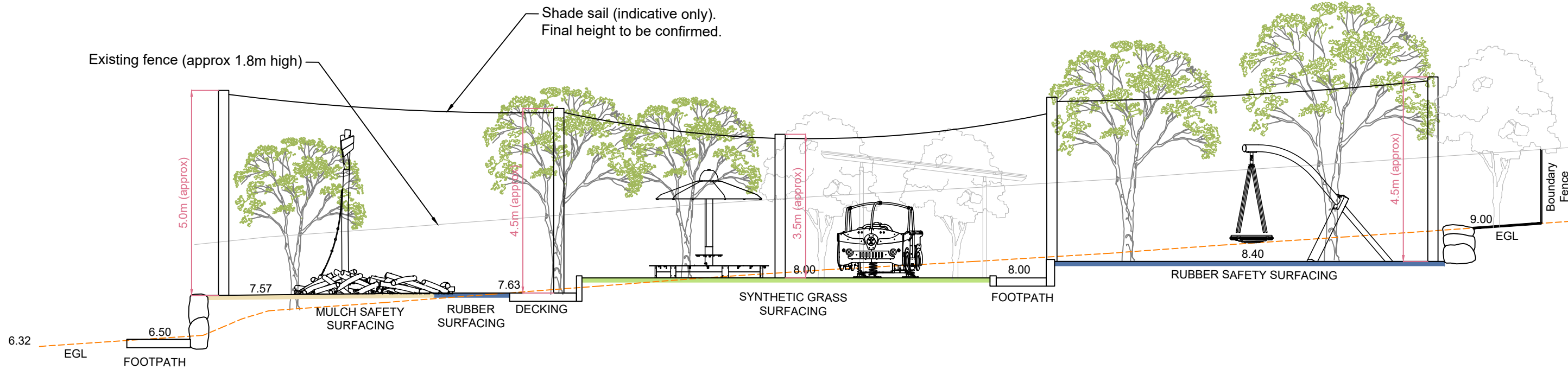


VISION AUSTRALIA : KOOYONG PLAYSPACE

SECTIONAL ELEVATIONS



SECTION 01



SECTION 02

Refer dwg 075220_301& 302 for section locations

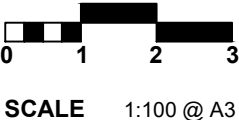
PROJECT
VISION : KOOYONG PLAYSPACE
VISION AUSTRALIA LTD

DRAWING TITLE
SECTIONAL ELEVATIONS
DRAWING NO.
075220_303
DATE
09.10.24
DRAWN BY
MC

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Phone: 1300 800 181



VISION AUSTRALIA KOOYONG PLAYSPACE

LAYOUT PLAN



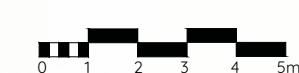
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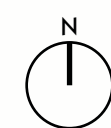
- 1 Pendulum Swing (J444sp)
- 2 Inclusive All-Terrain Vehicle (J952sp)
- 3 Round Trampoline (R34-ETP-010A-R)
*Supplied with PlayPro Ring
- 4 Well - water play (J1713sp)
- 5 Parasol Sandpit (J130)
- 6 Chaumont Park Seat with armrests (RBA8)
- 7 Japanese Steps (J4904)
- 8 Geo-Cubby (Z22-0009sp)
- 9 Play Workstation (J5301sp)
- 10 Calypso Chimes Solo (PPCCS)
- 11 Ocean Wave (Z17-0000sp)
- 12 Stepping Stones - Set of 4 (E, F, G, D Major Chord)
- 13 Pixel Panel (J3426)
- 14 Telescope Post (Z21-3421)

LEGEND

- IMPACT AREA AS4685
- FREE SPACE
- TIMBER BOLLARD WITH INCLUSIVE SIGN



SCALE 1:150 @ A3



Refer EQUIPMENT SCHEDULE for play elements

Drawing No: 075220_214 | LAYOUT PLAN

Date: 14.12.2022

Drawn: LH, JY

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Existing Permit and Previously Endorsed Plans
for Reference Only

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Existing Permit and Previously Endorsed Plans for Reference Only

29 March 2017

Ms Maureen Jackson
Maureen Jackson Planning Pty Ltd
P.O. Box 204
South Yarra VIC 3141

Dear Sir/Madam,

RE: PLANNING PERMIT NO.: 1059/16
PROPERTY ADDRESS: VISION AUSTRALIA, 446-456 GLENFERRIE ROAD, KOORYONG VIC 3144

PLANNING PERMIT

The Responsible Authority after considering the application has decided to issue a Planning Permit. Please find enclosed a copy of the Planning Permit which contains certain conditions. It is essential that you are familiar with these conditions before you act on this permit.

If your Planning Permit has a Condition/s that requires anything to be done or submitted to Council before the development starts or use commences then it is important that this occurs before the development or use begins. For example, your Permit may contain conditions that require the submission to Council, of amended plans, landscape plans, tree management/protection plans, patron management plans. There may also be other specific conditions on your Planning Permit. Non-compliance with a condition of a Planning Permit is an offence under the Planning and Environment Act 1987 and substantial penalties may apply.

Council Planning Investigations Officers will conduct inspections of properties that have been issued Planning Permits to ensure that the use and/or development is in accordance with the Planning Permit conditions and any endorsed plans.

The issue of a Planning Permit cannot be taken as Council acceptance of the street/unit numbering as shown on endorsed plans. Council's Valuation Department is responsible for street numbering/addressing, as a separate process. If your application involves new or reallocated street addresses, please contact them directly on 8290 1333 to discuss these matters.

You may also need approval from Council's Building and Local Law Services, Arboriculture or Environmental Health Units. These approvals must be sought before acting on this Planning Permit. If you have any queries, please contact the Building Unit on 8290 3218, the Arboriculture Unit on 8290 2064 and the Health Unit on 8290 3393.

Please read the notes on the back of the permit, which detail the *Application for Review* provisions. You may lodge an *Application for Review* with respect to the conditions in the permit.

Should you have any queries, please contact Aliza Fischer Webberley during business hours on 8290-3229 or afischer@stonnington.vic.gov.au. **Please note, that any letters or plans must be uploaded via Council's ePlanning online lodgement system at www.stonnington.vic.gov.au/eplanning and not emailed to the Planner directly.**

Yours faithfully,



ANTHONY DEPASQUALE
Statutory Planning Coordinator

Service Centres

311 Glenferrie Road, Malvern
Cnr Chapel and Greville Streets, Prahran
293 Tooronga Road, Malvern

PO Box 21, Prahran Victoria 3181
T 8290 1333
F 9521 2255
council@stonnington.vic.gov.au
AUSDOC DX 30108
STONNINGTON.VIC.GOV.AU

PLANNING PERMIT

Responsible Authority:

Stonnington
City of Stonnington

PLANNING PERMIT NO. 1059/16

ADDRESS OF THE LAND:

VISION AUSTRALIA, 446-456 GLENFERRIE ROAD, KOOYONG VIC 3144

THE PERMIT ALLOWS:

PARTIAL DEMOLITION, BUILDINGS AND WORKS IN A SPECIAL USE ZONE, GENERAL RESIDENTIAL ZONE, HERITAGE OVERLAY AND LAND SUBJECT TO INUNDATION OVERLAY IN ACCORDANCE WITH THE ENDORSED PLANS AND SUBJECT TO THE FOLLOWING CONDITIONS:

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

1. 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 (unless the Stonnington Planning Scheme specifies that a permit is not required) without the prior written consent of the Responsible Authority.

MELBOURNE WATER CONDITIONS

2. Pollution and sediment laden runoff shall not be discharged directly or indirectly into Melbourne Water's drains or waterways.

END MELBOURNE WATER CONDITIONS

3. 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.

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

NOTES:

- I. This permit 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.
- II. Nothing in this permit hereby issued 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 Council.

"Significant tree" means a tree:

- a) with a trunk circumference of 180 centimetres or greater measured at its base; or
- b) with a trunk circumference of 140 centimetres or greater measured at 1.5 metres above

PLANNING PERMIT

Responsible Authority:

Stonnington
City of Stonnington

PLANNING PERMIT NO. 1059/16

- its base; or
- c) listed on the Significant Tree Register.

Please contact the Council Arborists 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.

- III. Nothing in the permit hereby issued 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 Arborists on 8290 1333 for further information.
- IV. At the permit issue date, Section 69 of the Planning and Environment Act 1987 stated that the Responsible Authority may extend the periods referred to if a request is made in writing within the following timeframes:
 - i. Before or within 6 months after the permit expiry date, where the development allowed by the permit has not yet started; and
 - ii. Within 12 months after the permit expiry date, where the development allowed by the permit has lawfully started before the permit expires.

MELBOURNE WATER NOTES

- V. Flood level information available at Melbourne Water indicates that the property is subject to overland flooding from the Gardiners Creek (DR4820). For a storm event with a 1% chance of occurrence in any one year, the applicable flood level for the property is 7.60 metres to Australian Height Datum (AHD).
- VI. If further information is required in relation to Melbourne Water's permit conditions shown above, please contact Melbourne Water on 9679 7517, quoting Melbourne Water's reference **143038**.

Existing Permit and Previously Endorsed Plans for Reference Only



IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

The Responsible Authority has issued a permit.

(Note: This is not a permit granted under Division 5 or 6 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 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 years after the issue of the permit, or
 - * the use is discontinued for a period of two 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 specified 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 years after the issue of the permit; or
 - * the use does not start within the time specified in the permit, or, if no time is specified, within two years after the completion of the development; or
 - * the use is discontinued for a period of two 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 different 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 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?

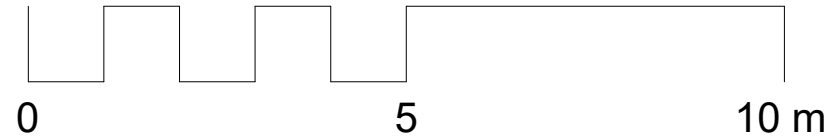
Planning and Environment Regulations 2015 No. 33

- * The person who applied for the permit may apply for a review of any condition in the permit unless it was granted at the direction of the Victorian Civil and Administrative Tribunal, in which case no right of review 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 a Notice of Appeal form which can be obtained from the Victorian Civil and Administrative Tribunal, and be accompanied by the applicable fee.
- * 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.



1 SITE PLAN
1: 500 @A1 - REF A801

TENDER ISSUE



FULL SITE



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E-mail: INTERIORS@HOTBLACK.COM.AU

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A	TOWN PLANNING AMENDMENT	09.12.2016	

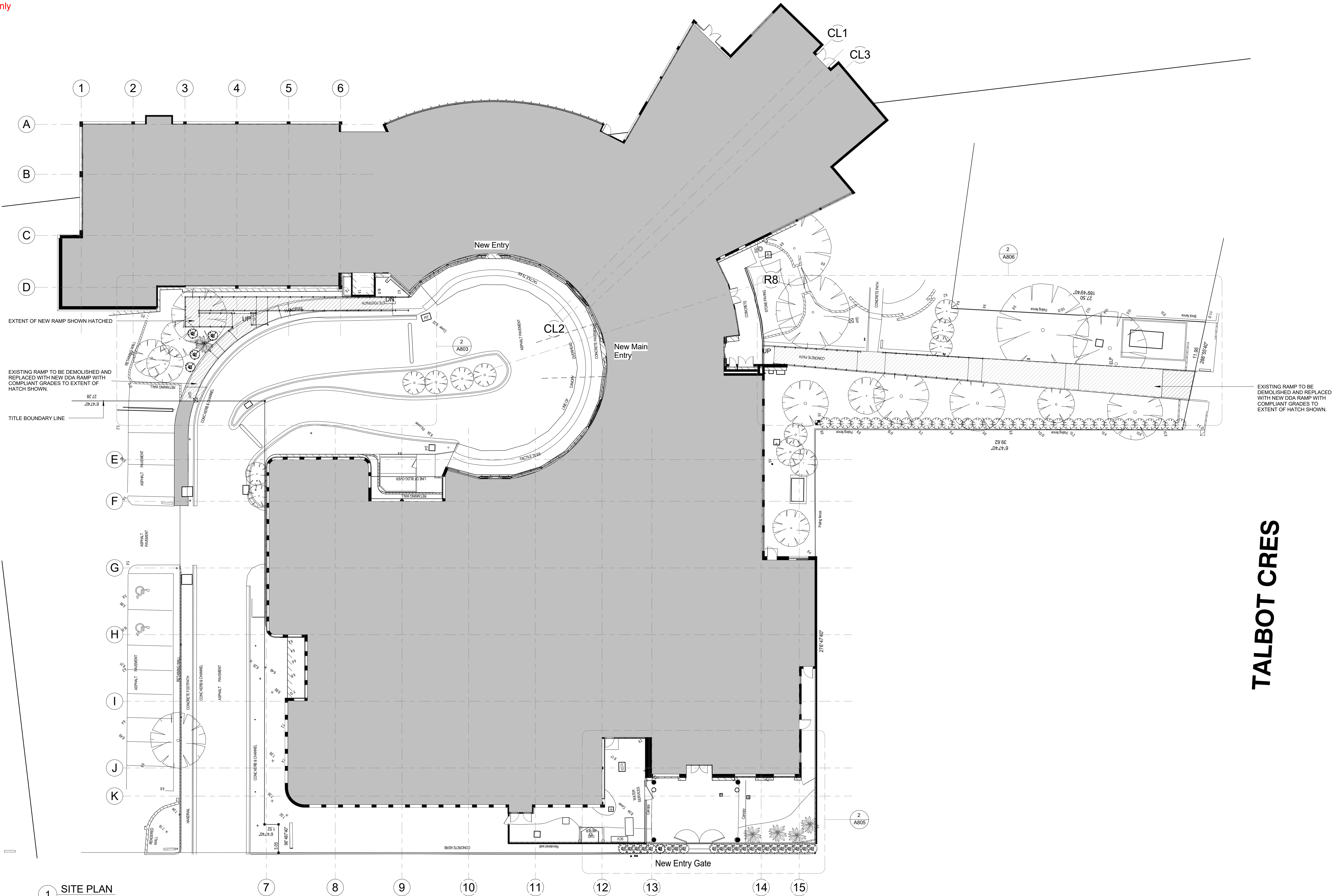
CLIENT
VISION AUSTRALIA
ADDRESS
454 GLENFERRIE ROAD, KOORYONG VIC 3144

SIGNATURE

DATE

PROJECT No.
16070
DWG No:
TP-00A

DATE:
09.12.2016
SCALE:
1: 500 @ A1
REV:
A



TALBOT CRES

1 SITE PLAN
1 : 200 @A1 - REF A801

GLENFERRIE ROAD

TENDER ISSUE

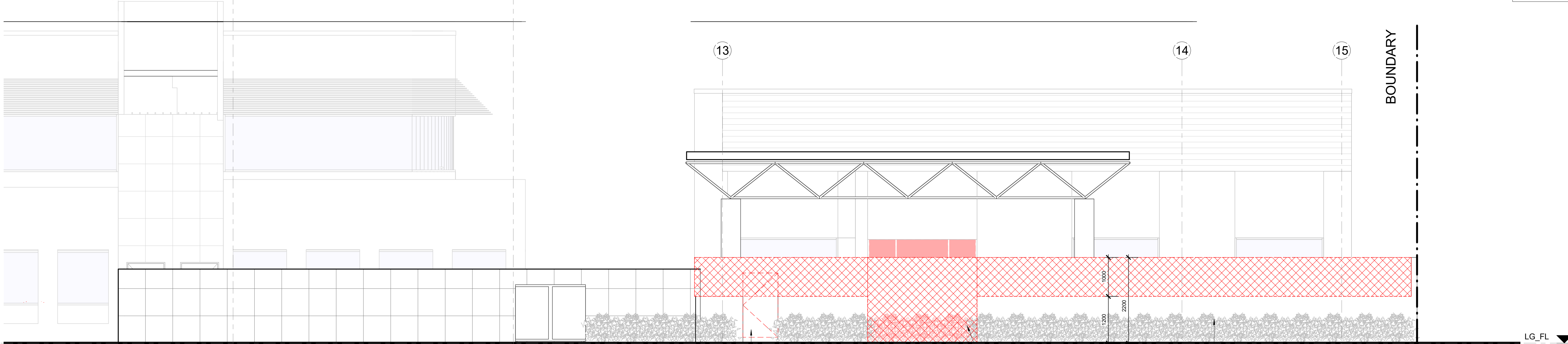
SITE PLAN



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A	TOWN PLANNING DISCUSSION	22.06.2016					
B	TOWN PLANNING UPDATED	20.09.2016					
C	FOR TOWN PLANNING	26.09.2016					
D	TOWN PLANNING ISSUE	17.10.2016					
E	TOWN PLANNING AMENDMENT	09.12.2016					



1 STREET FRONT - EXISTING / DEMOLITION X
1 : 50 @A1 - REF TP-04

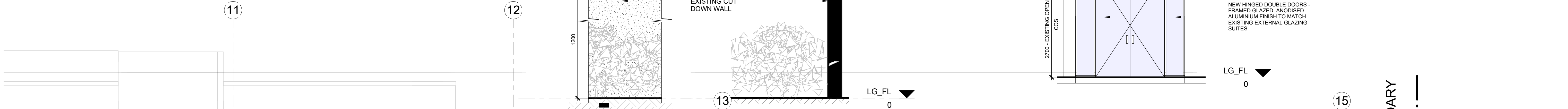
EXISTING ACCESS DOOR TO BE REMOVED AND
OPENING TO BE INFILLED TO MATCH EXISTING

2810 COS
ALIGN - REFER NEW ENTRY PLAN

CUT OUT WALL & GARDEN BED
FOR NEW GATE

CUT EXISTING SOLID WALL/FENCE DOWN FROM
2200MM HIGH TO 1200MM HIGH & MAKE GOOD TO ALL
AFFECTED SURFACES.

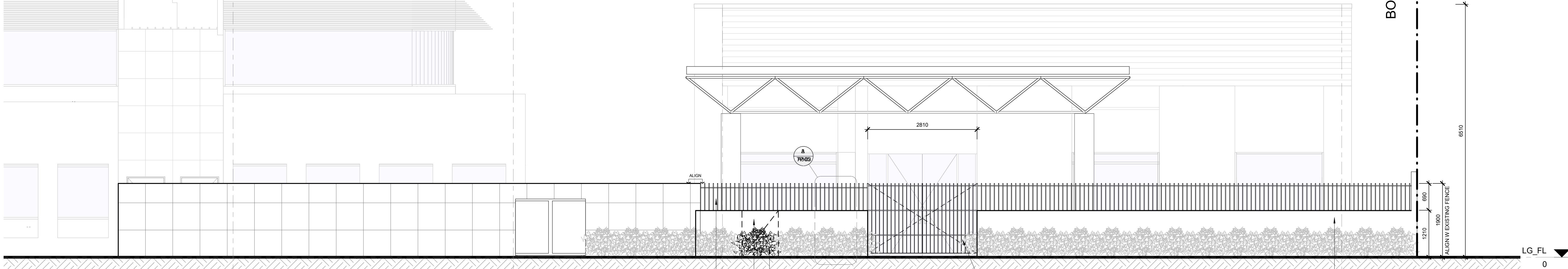
LG_FL
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3 METAL BAR DETAIL X
1 : 20 @A1 - REF TP-03

4 METAL BAR SECTION X
1 : 20 @A1 - REF TP-03

5 ENTRY DOOR - GLENFERRIE ROAD
1 : 50 @A1 - REF A401W



2 STREET FRONT - PROPOSED X
1 : 50 @A1 - REF TP-04

INSTALL NEW 1000MM HIGH VERTICAL METAL BAR
FENCE ON TOP OF CUT DOWN EXISTING WALL.
TOTAL HEIGHT 2200mm. FENCE TO BE BLACK
POWDERCOATED ALUMINIUM 15mm DIAM CHS
VERTICAL POLES WITH 100mm SPACING

IF EXISTING PLANTS CANNOT BE RE-PLANTED
TO THIS AREA, REPLACE WITH NEW PLANTS
TO MATCH THAT OF EXISTING PREVIOUSLY
APPROVED UNDER PLANNING PERMIT NO.
0888/14

INFILL SOLID PART HEIGHT WALL WHERE
PREVIOUS DOOR WAS LOCATED. FINISH &
CONSTRUCTION TO MATCH EXISTING. & INFILL
GARDEN BED TO MATCH EXISTING.

NEW DOUBLE HINGED GATE IN
BLACK POWDERCOATED ALUMINIUM
PC:01 TO MATCH FENCE

EXISTING CUT DOWN EXTERNAL FENCE / WALL.
WHERE REQUIRED, RE PAINT IN FINISH TO MATCH
EXISTING (RN:01) & MAKE GOOD TO ANY DAMAGED
SURFACES

LG_FL
0

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GLENFERRIE ROAD ENTRY - ELEVATIONS



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A	TOWN PLANNING DISCUSSION	22.06.2016	
B	TOWN PLANNING UPDATED	20.09.2016	
C	TOWN PLANNING UPDATED	26.09.2016	
D	FOR TOWN PLANNING	26.09.2016	
E	FOR TOWN PLANNING	05.10.2016	
F	TOWN PLANNING ISSUE	17.10.2016	
G	TOWN PLANNING AMENDMENT	09.12.2016	

CLIENT
VISION AUSTRALIA
ADDRESS
454 GLENFERRIE ROAD, KOORYONG VIC 3144

SIGNATURE

DATE

PROJECT No.
16070

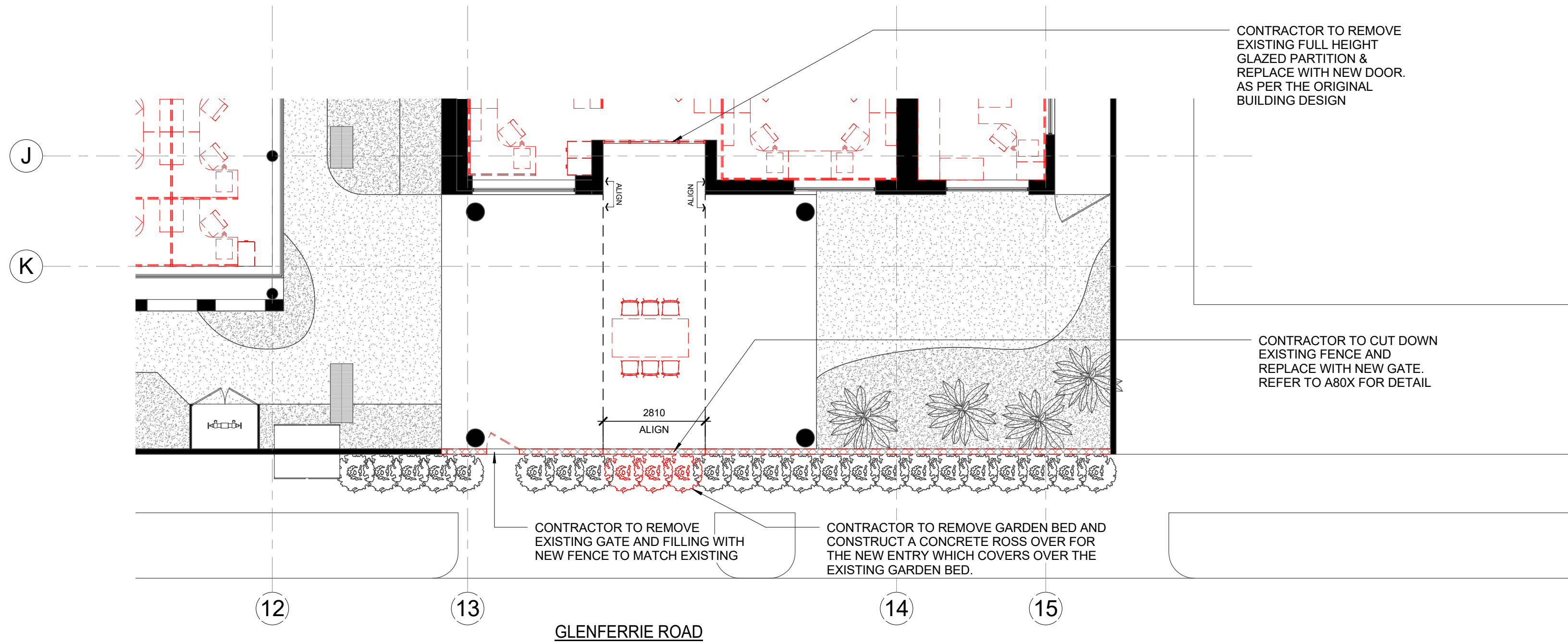
DWG No:

TP-03

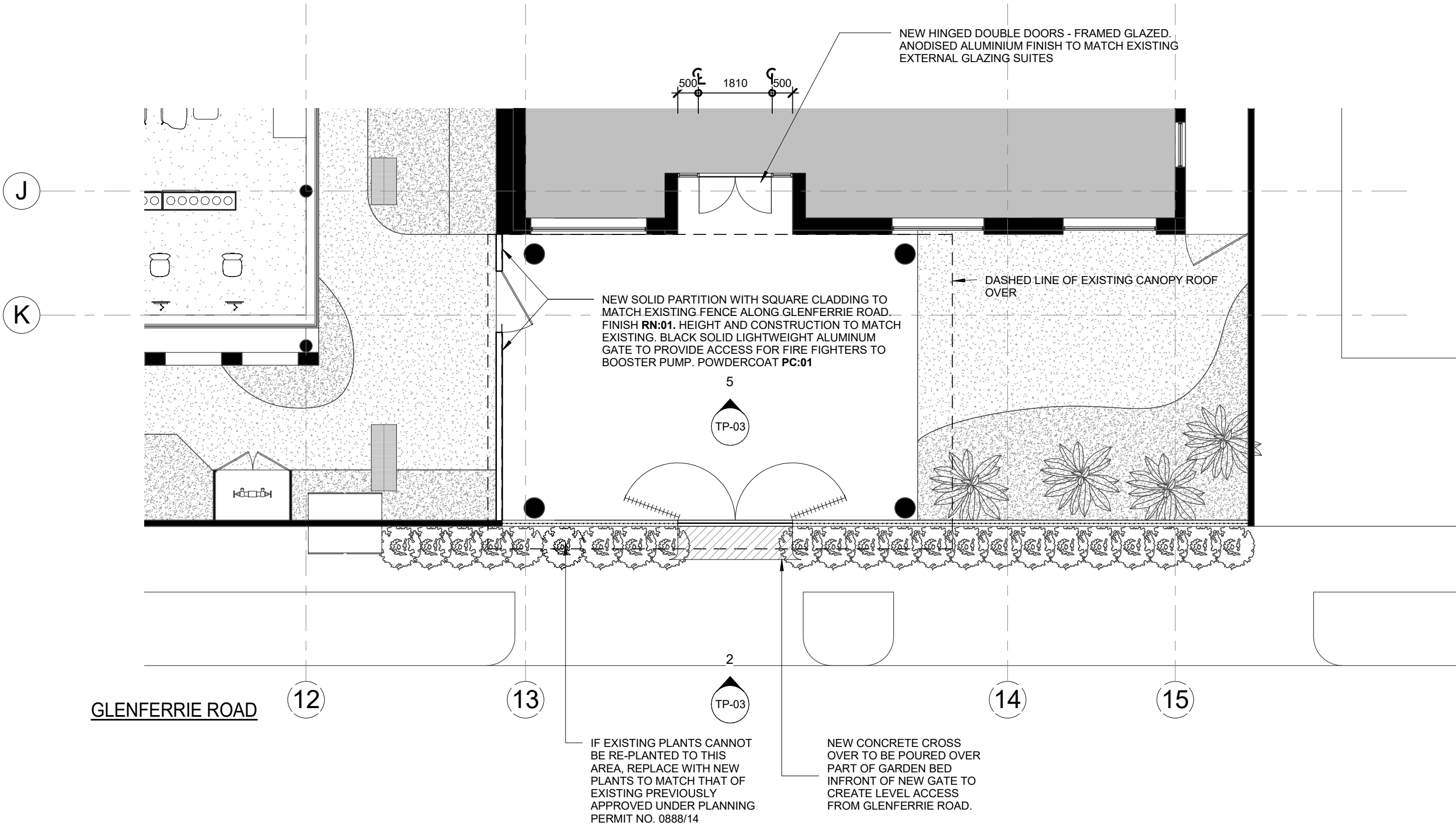
DATE:
09.12.2016

SCALE:
As indicated @ A1

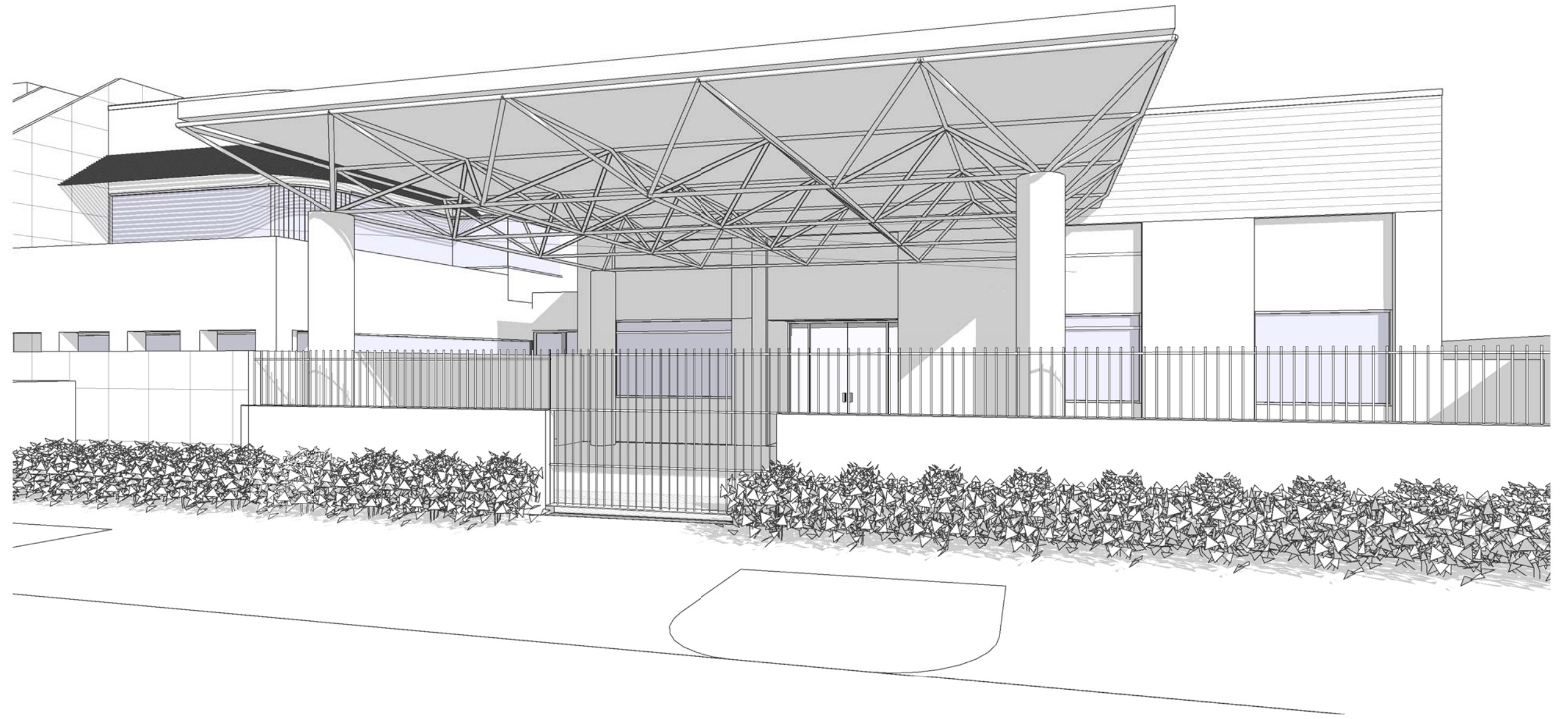
REV:
G



1 EXTERNAL - DEMO PLAN X
1 : 100 @A1

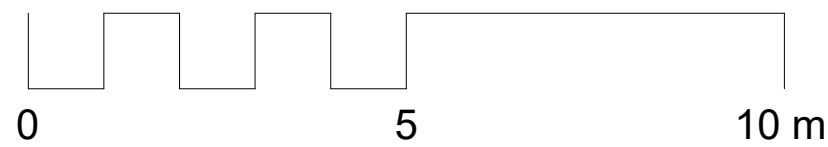


2 NEW EXTERNAL ENTRY - PROPOSED PLAN X
1 : 100 @A1



3 NEW EXTERNAL ENTRY - STREETFRONT VIEW X
@A1

TENDER ISSUE



GLENFERRIE ROAD ENTRY - PLANS



TEL: +61 3 9098 0424

E-mail: INTERIORS@HOTBLACK.COM.AU

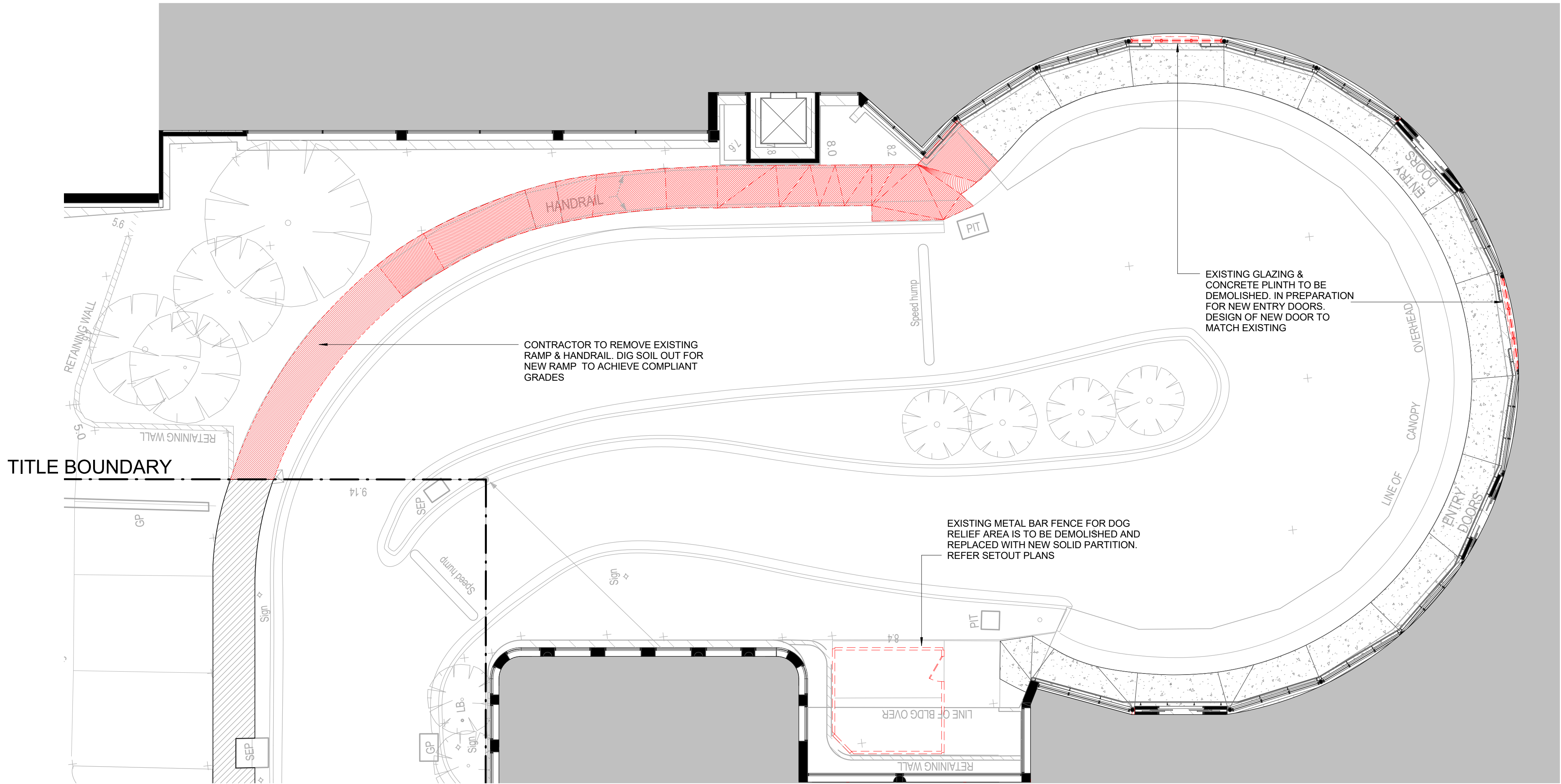
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A	TOWN PLANNING DISCUSSION	22.06.2016	NOTE: BUILDER TO CHECK ALL DIMENSIONS, LEVELS AND SERVICES ON SITE PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. ANY DISCREPANCIES TO BE REFERRED BACK TO HOT BLACK INTERIORS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS
B	TOWN PLANNING UPDATED	20.09.2016	
C	TOWN PLANNING UPDATED	26.09.2016	
D	FOR TOWN PLANNING	26.09.2016	
E	FOR TOWN PLANNING	05.10.2016	
F	TOWN PLANNING ISSUE	17.10.2016	
G	TOWN PLANNING AMENDMENT	09.12.2016	

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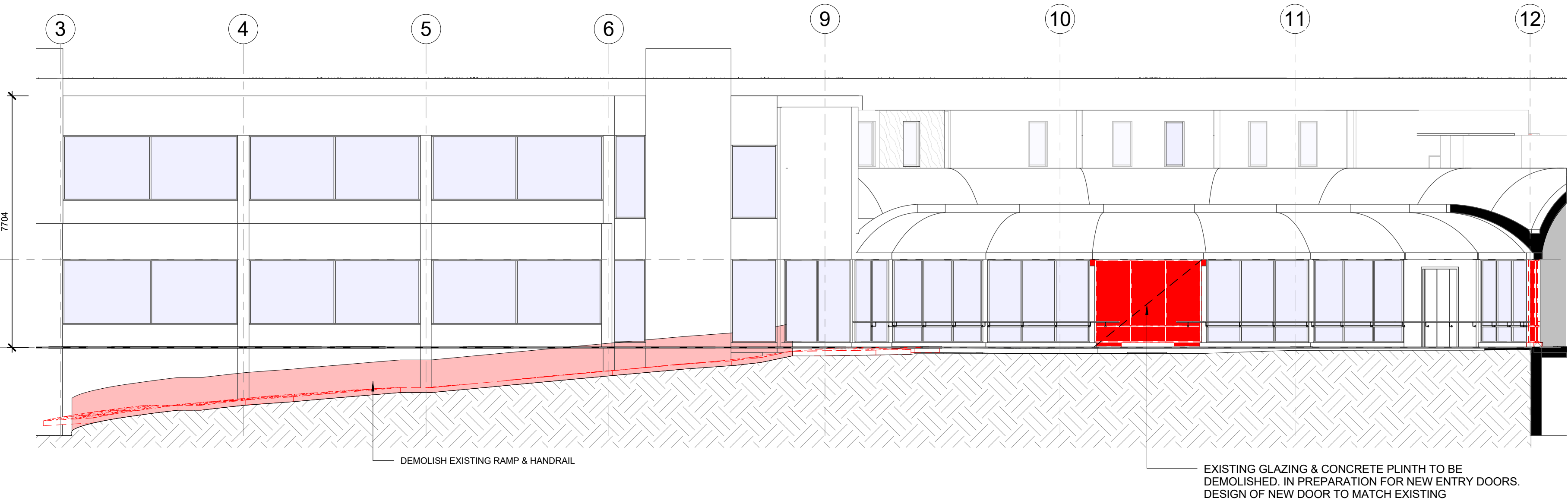
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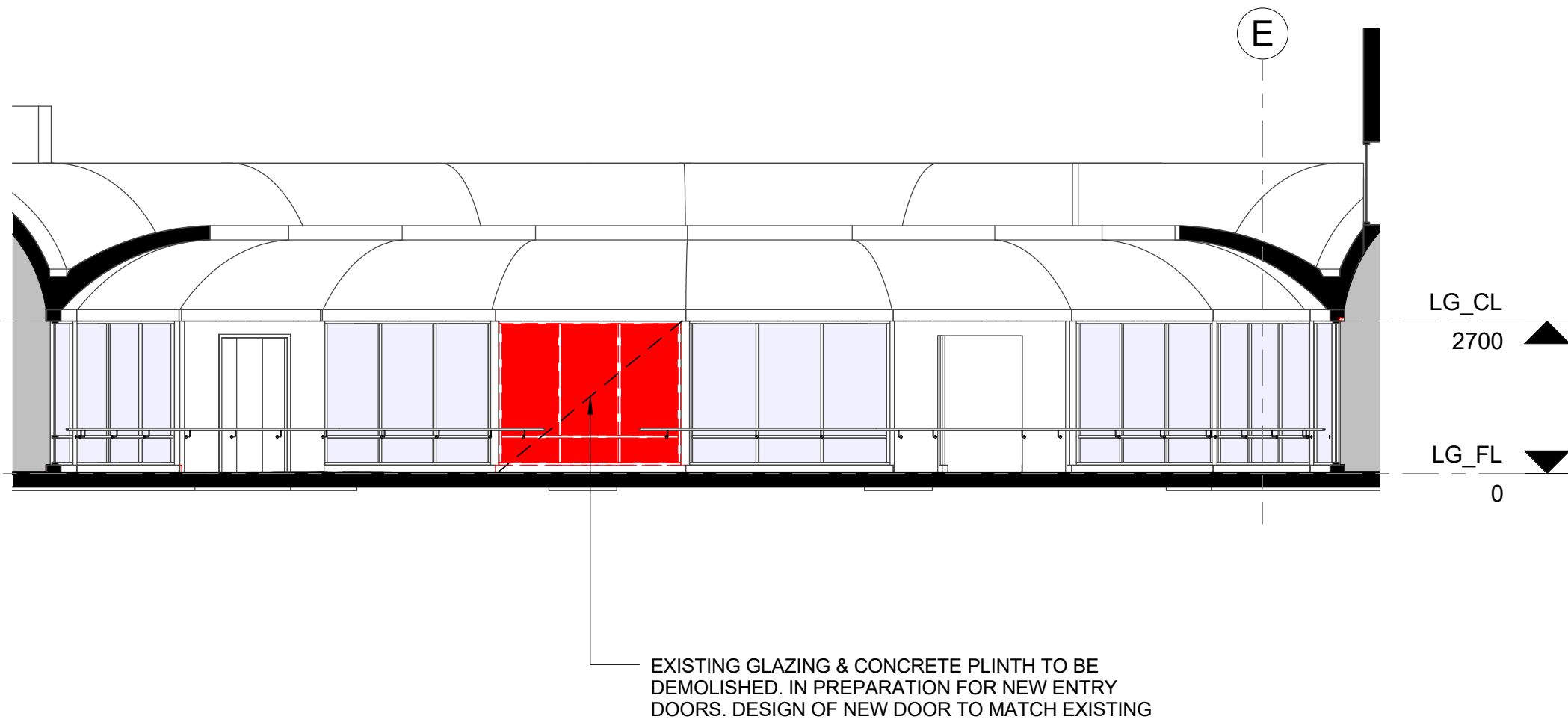
PROJECT No. 16070	DATE: 09.12.2016
DWG No: TP-04	SCALE: 1 : 100 @ A1 REV: G



3 TP - MAIN ENTRY - EXISTING / DEMO PLAN
1 : 100 @A1

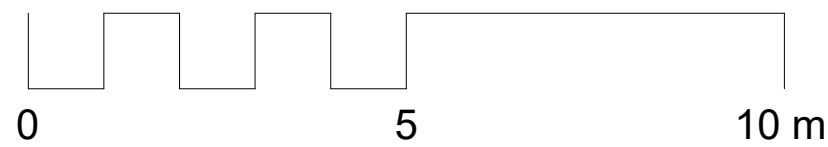


2 TP - MAIN ENTRY ELEVATION 1 - EXISTING / DEMO
1 : 100 @A1



4 TP - MAIN ENTRY ELEVATION 2 - EXISTING / DEMO
1 : 100 @A1

TENDER ISSUE



MAIN RAMP & ENTRANCES - EXISTING / DEMO PLAN



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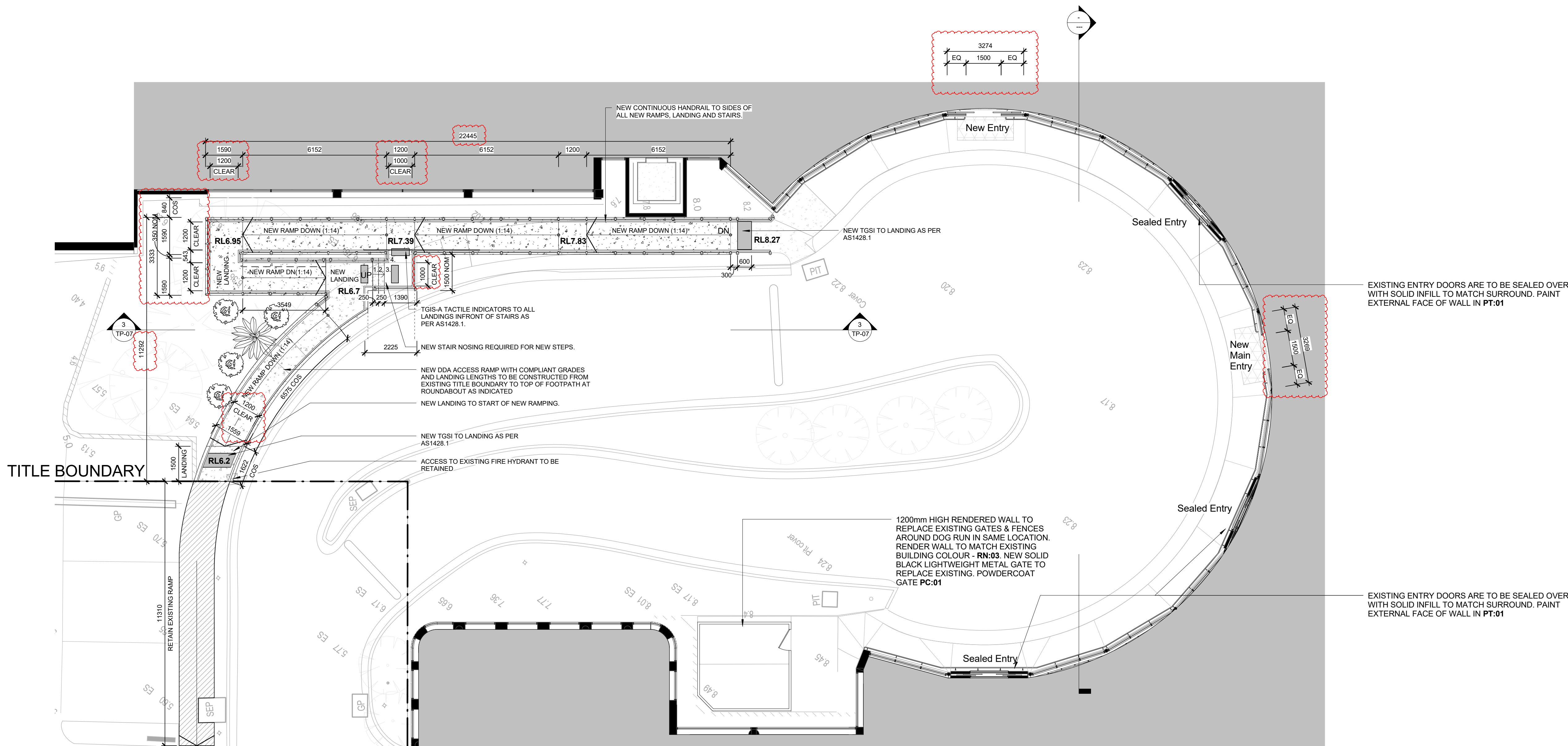
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C	TOWN PLANNING ISSUE	17.10.2016	
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PROJECT No. 16070	DATE: 09.12.2016
DWG No: TP-05	SCALE: 1 : 100 @ A1 REV: D



4 TP - NEW RAMP PLAN
1: 100 @A1

TENDER ISSUE

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Rev.
A
B
C
D
E

Description

TOWN PLANNING UPDATED
TOWN PLANNING UPDATED
FOR TOWN PLANNING
TOWN PLANNING AMENDMENT
ADDITIONAL DIMENSIONS

Date

20.09.2016
26.09.2016
26.09.2016
09.12.2016
09.01.2017

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PROJECT No.

16070

DWG No:

TP-06

DATE:

09.01.2017

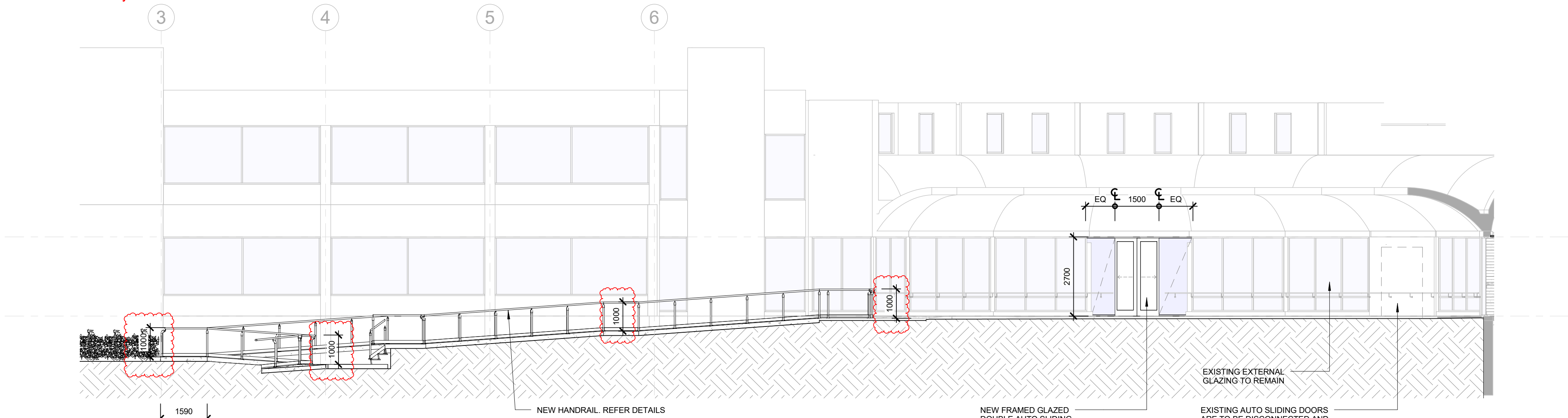
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1: 100 @ A1

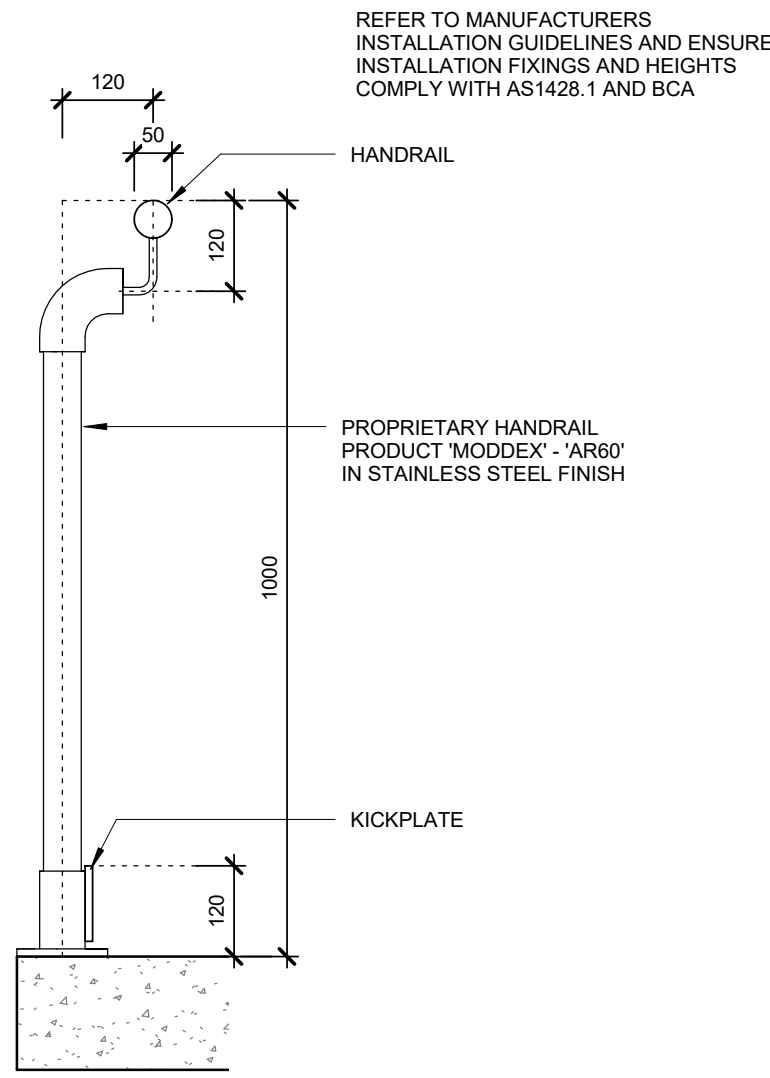
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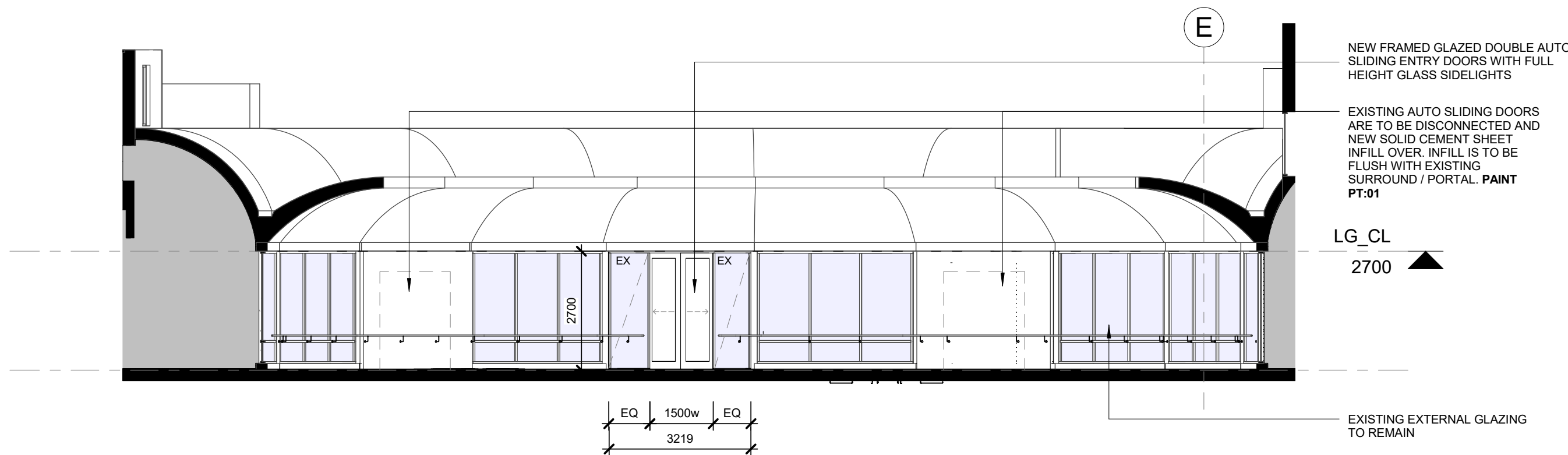
NEW MAIN RAMP & ENTRANCE PLAN



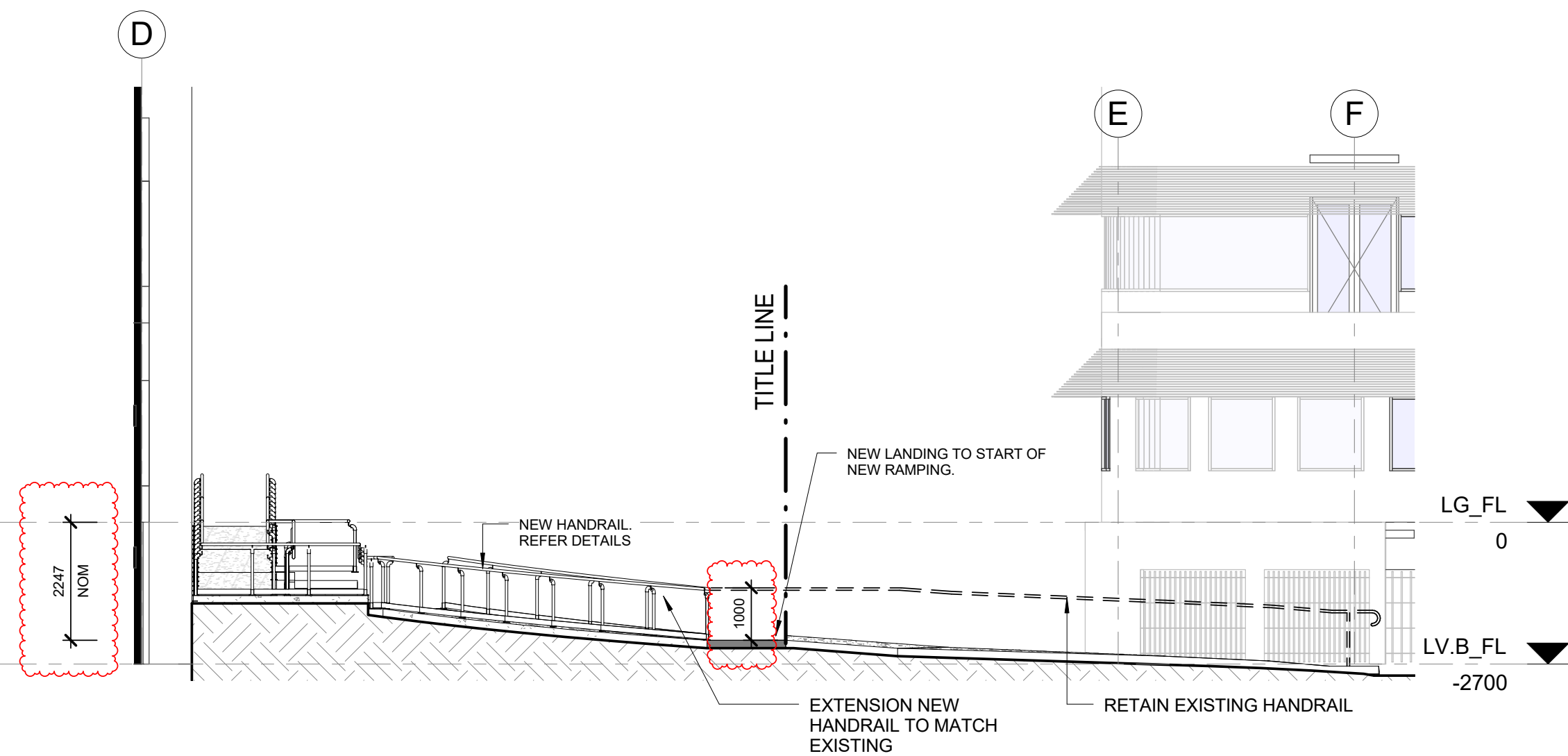
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1 : 100 @A1 - REF A803



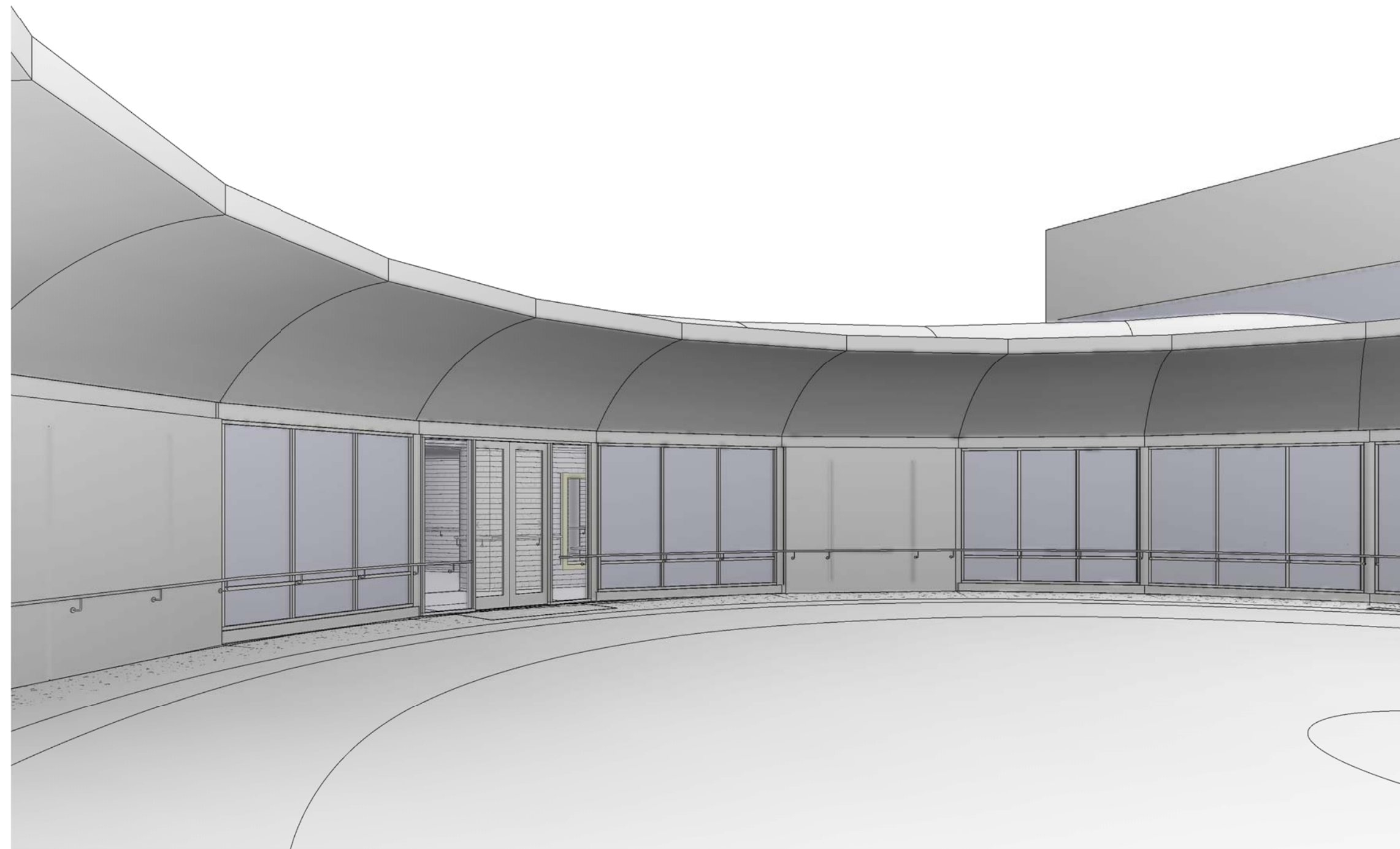
1 TP - EXTERNAL RAMP HANDRAIL DETAIL
1 : 10 @A1 - REF A806



2 TP - MAIN ENTRY ELEVATION - PROPOSED
1 : 100 @A1

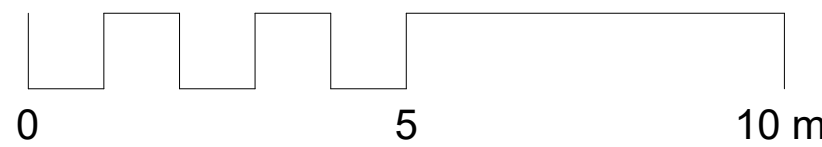


4 TP - RAMP ENTRY ELEVATION - PROPOSED
1 : 100 @A1



7 3D VIEW - NEW MAIN ENTRY
@A1

TENDER ISSUE



NEW MAIN RAMP & ENTRANCE ELEVATIONS



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D	TOWN PLANNING AMENDMENT	09.12.2016	
E	ADDITIONAL DIMENSIONS	09.01.2017	

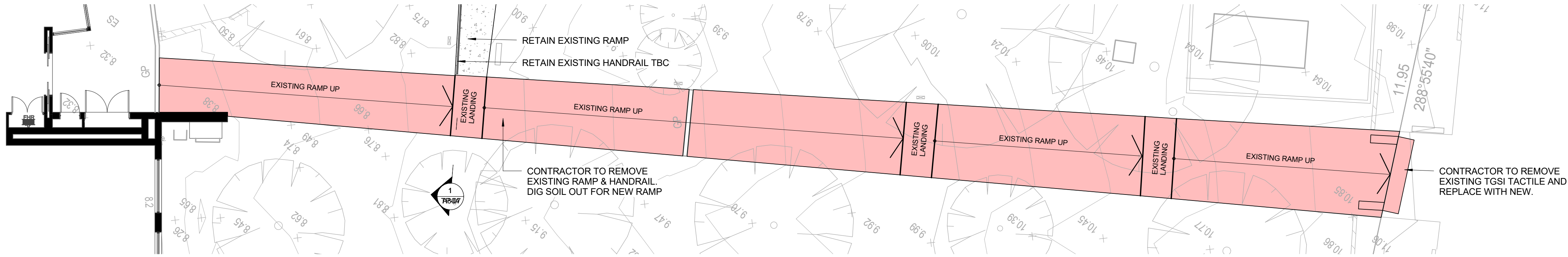
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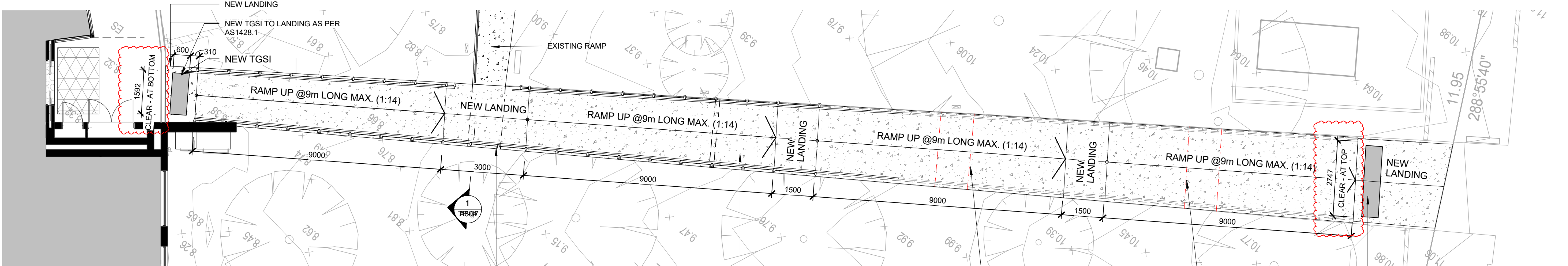
DATE

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16070
DWG No:
TP-07

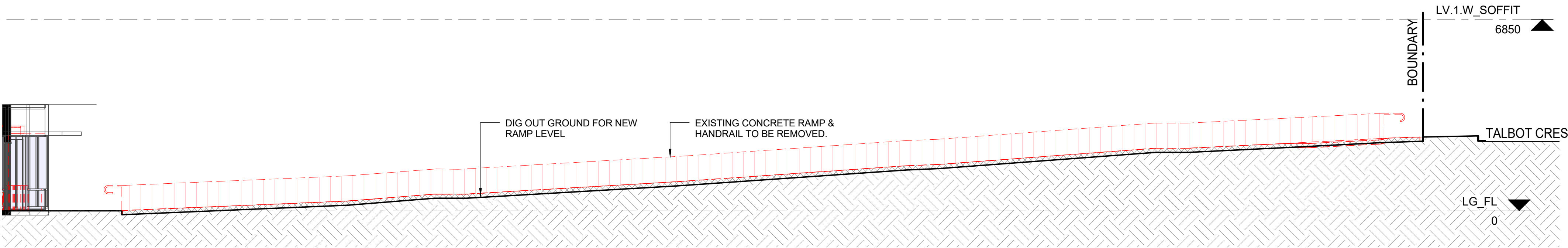
DATE:
09.01.2017
SCALE:
As indicated @ A1
REV:
E



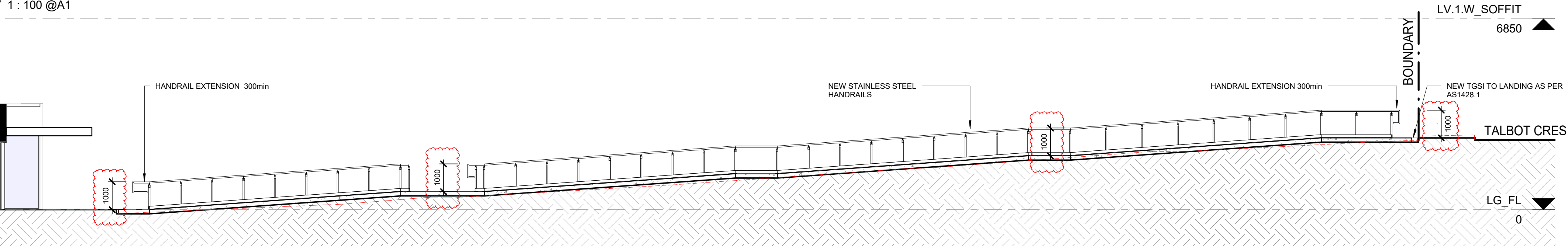
1 RAMP PLAN - EXISTING X
1 : 100 @A1



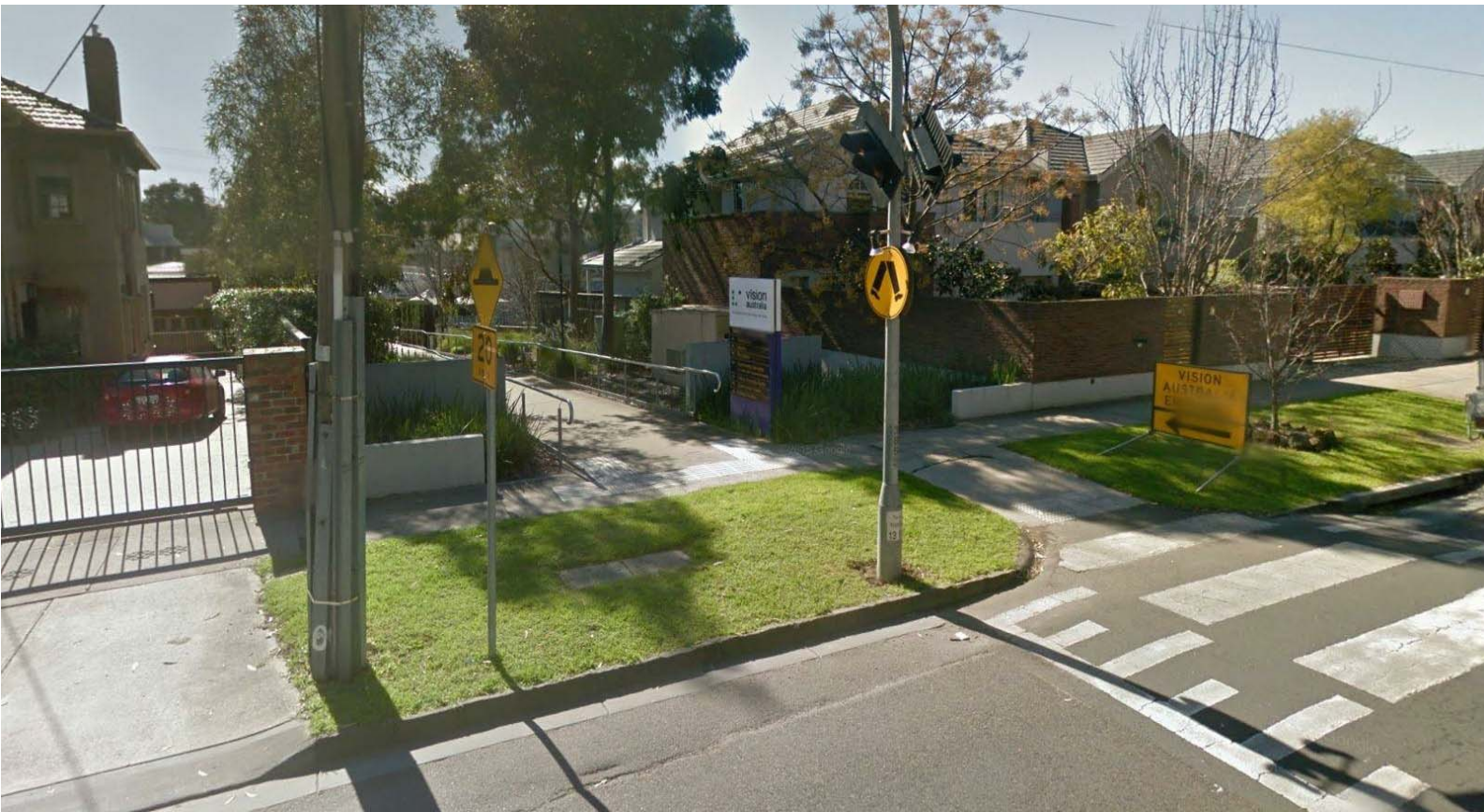
2 RAMP PLAN - PROPOSED X
1 : 100 @A1



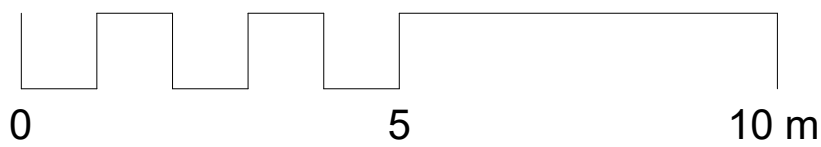
3 RAMP ELEVATION - EXISTING X
1 : 100 @A1



4 RAMP ELEVATION - PROPOSED X
1 : 100 @A1



TENDER ISSUE



TALBOT CRESCENT - RAMP PLANS & ELEVATIONS



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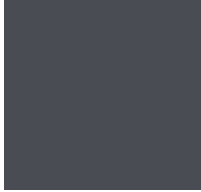



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PROJECT No. 16070	DATE: 09.01.2017
DWG No: TP-08	SCALE: 1 : 100 @ A1
	REV: D

Existing Permit and Previously Endorsed Plans
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CODE	DESCRIPTION	SUPPLIER	COLOUR/FINISH	LEAD TIME	IMAGE
PC:01	POWDERCOAT FOR METAL BAR FENCE AND GATE DOORS	DULUX	ZEUS BLACK 90088702 MATT FINISH		
PT:01	INFILL WALL PAINT OVER EXISTING ENTRANCES	DULUX	TICKING GR20		
RN:01	EXTERNAL RENDER TO MODIFIED 'CUT DOWN' FENCE	TBC	PALE GREY TO MATCH EXISTING FENCE. CONFIRM EXACT COLOUR AND TEXTURE ON SITE AND PATCH & PAINT ANY AREAS OF MODIFIED WALL WITH THIS.		
RN:02	EXTERNAL RENDER TO 'SQUARE PANEL' FENCE EXTENSION.	TBC	LIGHT GREY TO MATCH EXISTING FENCE. CONFIRM EXACT COLOUR AND TEXTURE ON SITE AND PATCH & PAINT ANY AREAS OF MODIFIED WALL WITH THIS.		
RN:03	EXTERNAL RENDER TO NEW SOLID 'DOG RUN' WALLS	TBC	LIGHT GREY TO MATCH EXISTING BUILDING IN THIS AREA. CONFIRM EXACT COLOUR AND TEXTURE ON SITE AND PATCH & PAINT ANY AREAS OF MODIFIED WALL WITH THIS.		

Existing Permit and Previously Endorsed Plans
for Reference Only



CODE	DESCRIPTION	SUPPLIER	COLOUR/FINISH	LEAD TIME	IMAGE
CR:01	CONCRETE RAMP	TBC	FINISH TO MATCH EXISTING TO ENSURE AESTHETIC TIES IN WITH EXISTING LANDINGS WHICH ARE TO REMAIN. CONFIRM EXACT FINISH AND GRIND ON SITE AND REPLICATE FOR NEW.		