

**PORT PHILLIP PLANNING SCHEME
INCORPORATED DOCUMENT
360-370 St Kilda Road, Melbourne**

1 Introduction

This document is incorporated into the Port Phillip Planning Scheme pursuant to Section 6 (2)(j) of the Planning & Environment Act 1987.

This document includes specific controls related to Clauses 52.03 and 81 of the Port Phillip Planning Scheme for land situated at 360-370 St Kilda Road, South Melbourne, being more particularly described in Certificates of Title Vol. 8951, Folio 144 and Vol. 10023, Folio 243.

2 Specific site control

Land at 360-370 St Kilda Road, South Melbourne, being more particularly described in Certificates of Title Vol. 8951, Folio 144 and Vol. 10023, Folio 243, may be developed, subdivided and used for residential, office or retail purposes generally in accordance with the annexed plans (the "development plans") prepared by Bruce Henderson Pty Ltd and numbered APA 01 to APA 27 (inclusive) without a planning permit.

In addition, shops and cafes in accordance with the development plans together with the display of goods on the land may be visible from St Kilda Road.

The following conditions apply to the development and use of the land:

- 1 The layout of the site and the size of the proposed buildings and works as shown on the development plans must not be altered or modified (whether or not in order to comply with any Statute, Statutory Rule or By-law or for any other reason) unless such alterations or modifications are to the satisfaction of the Responsible Authority.
- 2 Prior to the commencement of the buildings and works:
 - A sample board including detailed information external materials and finishes including the colour, type of materials, construction and appearance together with information on all external fixtures must be submitted to and be to the satisfaction of the Responsible Authority.
 - Final detailed plans of the design of the building, together with all elevations must be approved by the Minister for Planning.
- 3 The landscaping and planting in connection with the proposed development shall be to the satisfaction of the Responsible Authority.

- 4 Unless with the written authorisation of the Responsible Authority, any glazing material used on external surfaces must not reflect more than 20% of the visible light when measured at an angle of incidence normal to the glass surface.
- 5 The loading and unloading of service vehicles and the delivery of goods, plant and materials shall at all times take place within the curtilage of the land.
- 6 All garbage and other waster material shall at all times be stored in areas set aside for such purposes to the satisfaction of the Responsible Authority.
- 7 Prior to the commencement of works on the land, a plan showing height, position and details of construction of any fence must be submitted to and approved by the Responsible Authority.
- 8 Drainage of the site must be constructed to the satisfaction of the Responsible Authority.
- 9 The owner of the land shall remove all vehicular crossings not required for the development.
- 10 New vehicular crossing shall be to the satisfaction of the Responsible Authority.
- 11 The area set aside for the parking of vehicles and accessways shall be constructed, surfaced, sealed, drained, delineated and maintained at all times to the satisfaction of the Responsible Authority and such works shall be completed prior to the commencement of the use allowed by this approval.
- 12 A plan containing information regarding the subdivision of the land and the provision of services must be submitted to the satisfaction of the Responsible Authority.
- 13 No advertising signs shall be erected, painted or displayed on the land without written permission of the Responsible Authority.
- 14 The specific controls contained within this Incorporated Document will expire if one of the following circumstances applies:
 - the use and/or development is not commenced by 16 November 2002.
 - the development is not completed by 16 November 2006.