

PORT PHILLIP PLANNING SCHEME

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INCORPORATED DOCUMENT

**Stokehouse - 30 Jacka Boulevard, St Kilda
(July 2014)**

This document is an incorporated document in the Planning Scheme pursuant to Section 6(2)(j) of the Planning and Environment Act 1987.

INCORPORATED DOCUMENTS – CLAUSE 81.01 – SCHEDULE
(July 2014)

PORT PHILLIP PLANNING SCHEME

INTRODUCTION:

This document is an Incorporated Document in the Schedule to Clause 52.03 and the Schedule to Clause 81.01 of the Port Phillip Planning Scheme (the Scheme).

The land identified within this Incorporated Document may be used and developed in accordance with the specific controls in this document. The specific controls may exclude other controls of the Scheme.

If there is any inconsistency between the specific controls contained in this Incorporated Document and the general provisions of the Scheme, the specific controls will prevail.

LAND DESCRIPTION:

The land to which this Incorporated Document applies is shown on the plans prepared by Robert Simeoni Architects Pty Ltd dated July 2014.

The land is 30 Jacka Boulevard, St Kilda and is formerly known as:

Allotment: 102A
Township: At Saint Kilda (Melbourne South)
Parish: Melbourne South
Status: Crown Land
SPI: 102A\PP3084C
LGA: Port Phillip
Proposal Number: 202858

THIS DOCUMENT ALLOWS:

Despite any provision to the contrary in the Scheme, the land may be used and developed for a restaurant (including the sale and consumption of liquor - Restaurant and Café Licence) subject to the conditions (as amended from time to time by the Responsible Authority) of this Incorporated Document and generally in accordance with the Incorporated Plans "Proposed New Building: Stokehouse, 30 Jacka Boulevard, St. Kilda, Vic 3182" (July 2014) prepared by Robert Simeoni Architects Pty Ltd (including any amendment of the plans that may be approved from time to time by the Responsible Authority under the conditions of this document).

The development and use of the new building incorporates:

- Two levels (including space between ground and first levels)
- On-site parking spaces
- Kitchen, bar, dining and private dining facilities
- Amenities including store areas, staff change facilities and main office
- Various environmentally sustainable design initiatives including water tanks, solar panels, operable louvre screens and sustainable materials palette.

INCORPORATED PLANS:

Drawing No	Drawing Title:
TP0.00	COVER SHEET TP-F
TP0.01	FEATURE & LEVEL SURVEY - 3002600AC
TP1.02	PROPOSED GROUND FLOOR PLAN TP-F

PORT PHILLIP PLANNING SCHEME

TP1.04	PROPOSED FIRST FLOOR PLAN TP-F
TP1.05	PROPOSED ROOF FLOOR PLAN TP-F
TP2.01	PROPOSED ELEVATIONS TP-F
TP2.02	PROPOSED ELEVATIONS TP-F
TP3.01	PROPOSED SECTION TP-F
TP4.05	SIGHTLINE DIAGRAMS
TP5.01	3D VISUALISATION – VIEW FROM ENTRY
TP5.02	3D VISUALISATION – VIEW FROM NORTH
TP5.03	3D VISUALISATION – VIEW FROM BEACH

THE FOLLOWING CONDITIONS APPLY TO THIS DOCUMENT:

Development:

1. **No Alterations**
The development, use, advertising signs and materials, finishes and colours must be generally in accordance with this Incorporated Document and must not be altered without the prior written consent of the Responsible Authority.
2. **Architect**
The owner of the land must retain Robert Simeoni Architects Pty Ltd to complete the design and provide architectural oversight of the delivery of the detailed design as shown in the endorsed plans and endorsed schedule of materials and finishes during construction unless with the prior written approval of the Responsible Authority.
3. **Landscape Plan**
Before the development commences a detailed Landscape Plan to the satisfaction of the Responsible Authority must be submitted for the written consent of the Responsible Authority. The Landscape Plan must show the location of significant vegetation as either “retained”, “removed” or “relocated to within the leasehold boundaries”; the details of proposed planting (with schedule and species); the extent of landscape mounding; the means of retention, protection and on-going management of existing trees (with particular reference to those within the mounding area so as to ensure their future health); and pedestrian connection to the boardwalk.
4. **Completion and Maintenance of Landscaping**
The landscaping as shown on the approved 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 agreed by the Responsible Authority in writing. The landscaping as shown on the approved Landscape Plan must be maintained to the satisfaction of the Responsible Authority.
5. **Sustainable Management Plan**
Before the development commences a Sustainable Management Plan that outlines proposed sustainable design initiatives (generally including those indicated in the Incorporated Plans) must be submitted for written consent, and be to the satisfaction of the Responsible Authority. The initiatives must achieve a minimum six star “Green Star” rating for the internal fit-out and best practice rating through the Sustainable Design Scorecard for the base building. The project must incorporate the sustainable design

PORT PHILLIP PLANNING SCHEME

initiatives listed in the Sustainable Management Plan to the satisfaction of the Responsible Authority.

6. **External Finishes**

Before the development starts a full schedule of materials, finishes and paint colours, including colour samples (colour samples in a form that is able to be approved and held on file) and details of the mesh (and level of transparency) to the satisfaction of the Responsible Authority, must be submitted for the written consent of the Responsible Authority. The external finishes must not be altered without the written consent of the Responsible Authority.
7. **Piping and ducting**

All piping and ducting (excluding down pipes, guttering and rainwater heads) must be concealed to the satisfaction of the Responsible Authority.
8. **No equipment or services**

Any plant, equipment or domestic services visible from a public space must be located and visually screened to the satisfaction of the responsible authority.
9. **Lighting baffled**

All lighting of external areas and advertising signs must be suitably baffled and directed so as not to cause nuisance or annoyance beyond the site.
10. **Waste Management Plan**

Prior to the commencement of the use, a Waste Management Plan must be prepared by a Waste Management Engineer or Waste Management Planner to the satisfaction of the Responsible Authority.

 - a) The estimated garbage and recycling generation volumes.
 - b) The garbage and recycling equipment to be used and the collection service requirements, including the frequency of collection.
 - c) The location of, proximity, screening of and space allocated both to the garbage and recycling storage areas and collection points.
 - d) The path of access for both users and collection vehicles.
 - e) How noise, odour and litter will be managed and minimised.
 - f) Approved facilities for washing bins and storage areas.
 - g) Nominate who is responsible for each stage of the waste management process.

Once the Waste Management Plan is approved, waste management must be carried out in accordance with this plan to the satisfaction of the Responsible Authority.
11. **Garden area to be retained**

The garden areas shown on the endorsed plan and schedule must only be used as gardens and must be maintained in a proper, tidy and healthy condition to the satisfaction of the Responsible Authority. Should any tree or shrub be removed or destroyed it may be required to be replaced by a tree or shrub of similar size and variety.

PORT PHILLIP PLANNING SCHEME

12. **Applicant to pay for reinstatement**

The Applicant/Owner must 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 required by the development including any removal of a crossover.
- 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 alterations/reinstatement.

13. **Car Park**

Before the use or occupation of the development starts, the area(s) set aside for the parking of vehicles and access lanes as shown on the endorsed plans must be:

- a) Drained and maintained.
- b) Line marked to indicate each car space, loading bay and/or access lane.
- c) Clearly marked to show the direction of traffic along access land and driveways.

All to the satisfaction of the Responsible Authority.

Restaurant Use and Liquor Licence:

14. **Hours of operation**

Without the further written consent of the Responsible Authority the use may operate only between the hours of:

Sunday:	7am – 1am the following day
Good Friday & Anzac Day	12pm – 1am the following day
On any other day:	7am – 1am the following day

15. **Number of patrons**

Without the further written consent of the Responsible Authority and the relevant liquor licensing authority no more than 1,073 patrons must occupy the premises at any one time while the use is operating.

16. **Mechanical exhaust**

The kitchen(s) mechanical exhaust system must be constructed in accordance with Australian Standards and must provide for a vertical discharge to the atmosphere at a point and velocity which allows for effective dispersal of fumes so as to not create a nuisance (as defined under the *Health Act 1958*) to the surrounding amenity.

17. **SEPP N-1 and N-2**

Noise levels must not exceed the permissible noise levels stipulated in State and Environment Protection Policy N-1 (Control of Noise from Industrial Commercial and Trade Premises within the Melbourne Metropolitan Area) and State Environment Protection Policy N-2 (Control of Music Noise from Public Premises).

18. **Storage of goods**

No goods are permitted to be stored or left exposed outside the building so as to be visible from any public area.

PORT PHILLIP PLANNING SCHEME

19. **Stormwater Management Plan**

Prior to the commencement of the development, a Stormwater Management Plan must be prepared by an appropriate Engineer to the satisfaction of the Responsible Authority and submitted for the written consent of the Responsible Authority. The plan must indicate the protection of the water quality of Port Phillip Bay from adverse environmental impacts and the control of sediment both during and post construction.

20. **Heritage Record**

Within three months after commencement of the use, a record of the previous building must be displayed within the replacement building to the satisfaction of the Responsible Authority. The record must include an annotated photographic study *of archival quality* of the buildings detailing the elevations and interior of the original Stokehouse building and its various alterations and additions.

General Conditions:

21. Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.
22. Parking areas and access lanes must be kept available for those purposes at all times.
23. This document will expire if one of the following circumstances applies:
 - a) The development is not started within 2 years of the date of the gazettal of the approved amendment.
 - b) The development is not completed within 2 years of the date of commencement of works.

The Responsible Authority may extend the periods referred to if a request is made in writing before the document expires or within three months afterwards.

PROPOSED NEW BUILDING:

STOKEHOUSE

30 JACKA BOULEVARD, ST.KILDA, VIC. 3182

DRAWING REGISTER

dwg no.	drawing title	dwg issue	date
TP0_00	COVER SHEET	TP-G	03.07.14
TP0_01	FEATURE & LEVEL SURVEY - 00/2600AC	-	18.06.14
TP1_02	PROPOSED GROUND FLOOR PLAN	TP-F	03.07.14
TP1_04	PROPOSED FIRST FLOOR PLAN	TP-F	03.07.14
TP1_05	PROPOSED ROOF PLAN	TP-F	03.07.14
TP2_01	PROPOSED ELEVATIONS	TP-G	03.07.14
TP2_02	PROPOSED ELEVATIONS	TP-F	03.07.14
TP3_01	PROPOSED SECTION	TP-F	03.07.14
TP4_05	SIGHTLINE DIAGRAMS	TP-F	03.07.14
TP5_01	3D VISUALISATION	TP-F	03.07.14
TP5_02	3D VISUALISATION	TP-F	03.07.14
TP5_03	3D VISUALISATION	TP-F	03.07.14

NO.	DATE	BY	CHKD	DATE
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CONSULTANTS
LAND SERVICES
 8/500 ANSON PT, LTD
 1/150 EASTERN ROAD, SOUTH MELBOURNE VIC. 3205
 1800 600 600
 03 9594 8888
 www.land-services.com.au

CLIENTS
 VAN HANDEL GROUP

PROJECT
 PROPOSED NEW 'STOKEHOUSE' AT:
 30 JACKA BOULEVARD, ST. KILDA

DRAWING TITLE
 COVER SHEET
 -- TOWN PLANNING APPLICATION --

DATE: 03/07/14
DRAWN: MURRAY
CHECKED: PS
DATE: 03/07/14
SCALE: A3

REVISIONS:
 TP0_00
 TP-G

NOT FOR CONSTRUCTION

CONTOURS SHOWN ARE
 PRELIMINARY IN NATURE AND
 REQUIRE FURTHER
 VERIFICATION

TREES SHOWN ON FLOOR PLANS
 TO BE RETAINED & RELOCATED
 AS REQUIRED, SUBJECT TO
 ARBORISTS & LANDSCAPE
 ARCHITECTS ADVICE

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 Any documents prepared by this firm shall be referred to the architect by the letter 'A' and shall be prepared by the architect.



Legend

4 Instrument Station	▲
102 Top Of Bank	—x—
103 Toe Of Bank	- - - - -
104 Existing Surface	x
107 Floor Level	—x—
110 Breakline Stiling	—x—
201 Single Tree- 2m	⊙
205 Garden Bed	⊙
212 Top of Tree	x
308 Spike Entry Pit	□
309 Grated Pit	□
310 Junction Pit	□
329 Grated Pit (Point)	GP+
403 Edge Of Stream	—x—
407 Invert Of Kerb/Channel	—x—
408 Back Of Kerb/Channel	x
410 Pedestrian Path	—x—
419 Edge Of Concrete	x
421 Edge Of Paving	x
503 Signs	⊙
505 Traffic Signal Pole	⊙
507 Traffic Signal Pit	□
521 Bollard	⊙
522 Rubbish Bin	⊙
523 Seat / Bench	⊙
524 Bike Rack	x
602 Stokehouse Marquee	x
603 Major Building	x
604 Verandah	x
609 Retaining Wall	x
617 Wall	x
620 Retaining Wall-Rock	x
628 Stairs / Steps	x
634 Ridge Line	—x—
635 Spouting	—x—
710 Garden Light	⊙
711 Light Pole	⊙
715 Electricity Unclassified	—x—
721 Telecommunications Pit	□
725 Phone Box	□
731 Gas Valve	□
733 Gas Unclassified	□
738 Gas Meter	□
741 Sewerage Pit	□
745 Vent Pipe	□
753 Fire Hydrant	□
754 Water Meter	□
758 Water Tap/Connection	□
760 Irrigation/Sprinkler Box	□
762 Unclassified Pit	□
766 Unclassified Pit Lid	□
903 Fence	—x—
951 Lease Boundary	—x—

Scale 1:200

Certified Ross Nicholson (Licensed Surveyor)

Drawn Riley Ulbrich

Date 18/06/14

Survey Data 3002603.see

CAD drawing number 3002600AC

Original sheet size A1

Client Stokehouse Pty Ltd
C/- Van Haandel Group

Project Stokehouse
30 Jacka Boulevard
St Kilda

Details Feature and Level Survey

Sheet 1 of 1

Job Number 30026

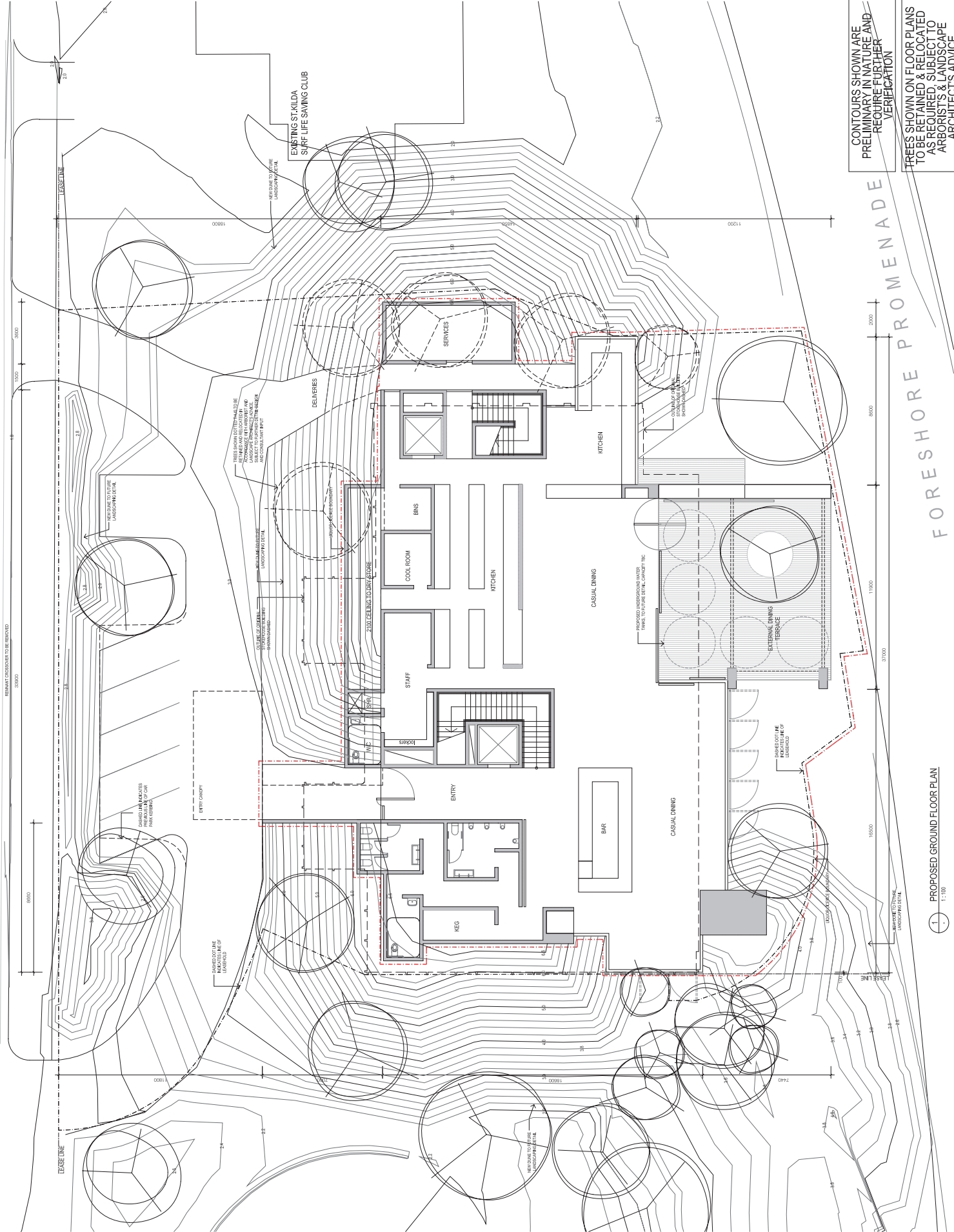
Boeco Jonson Pty Ltd
 A.B.N 95 282 532 642
 P.O. Box 5076, South Melbourne, Vic 3205
 10 Eastern Road, South Melbourne
 Vic 3205 Australia
 Tel (03) 9699 1400 Fax (03) 9699 5992

Notations
 Date of Survey March, May & June 2014
 This plan is to be read in conjunction with the attached Surveyors Report
 Direction of photographs shown thus ①
 All dimensions and survey marks shown on this plan should be verified/confirmed by all contractors & consultants prior to any future construction & site works
 Levels shown thus ② are to Australian Height Datum vide PM206 with a stated value of RL 3,548
 Refer to frozen layers with a suffix of _L for levels.
 Refer to frozen layers with a suffix of _C for crosses
 Refer to frozen layer TRIANGLE for 3D triangles
 Contour Interval 0.2 metres

Services
 Services that were not visible at the time of survey may not be shown on this plan, Reference should be made to service authority plans prior to commencement of works.

In all Instances, It is essential that the position of underground services (whether or not shown on this plan) be verified on site and abutting sites prior to any critical design or commencement of works. This should be done in consultation with all relevant Service Authorities.

JACKA BOULEVARD



PROPOSED GROUND FLOOR AREAS
 BUILDING ENVELOPE
 15/12/22

FORMER STOKERHOUSE GROUND FLOOR AREAS
 BUILDING ENVELOPE
 05/02/22

NO.	DATE	DESCRIPTION
1	15/12/22	PROPOSED GROUND FLOOR PLAN
2	15/12/22	PROPOSED GROUND FLOOR PLAN
3	15/12/22	PROPOSED GROUND FLOOR PLAN
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20	15/12/22	PROPOSED GROUND FLOOR PLAN

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 FAX: (03) 9412 1234
 EMAIL: rjones@rjones.com.au
 WWW: www.rjones.com.au

PROJECT
 PROPOSED NEW STOKERHOUSE AT:
 30 JACKA BOULEVARD, ST. KILDA
 CLIENTS
 VAN HANDEL GROUP

DRAWING TITLE
 PROPOSED GROUND FLOOR PLAN
 TOWN PLANNING APPLICATION --
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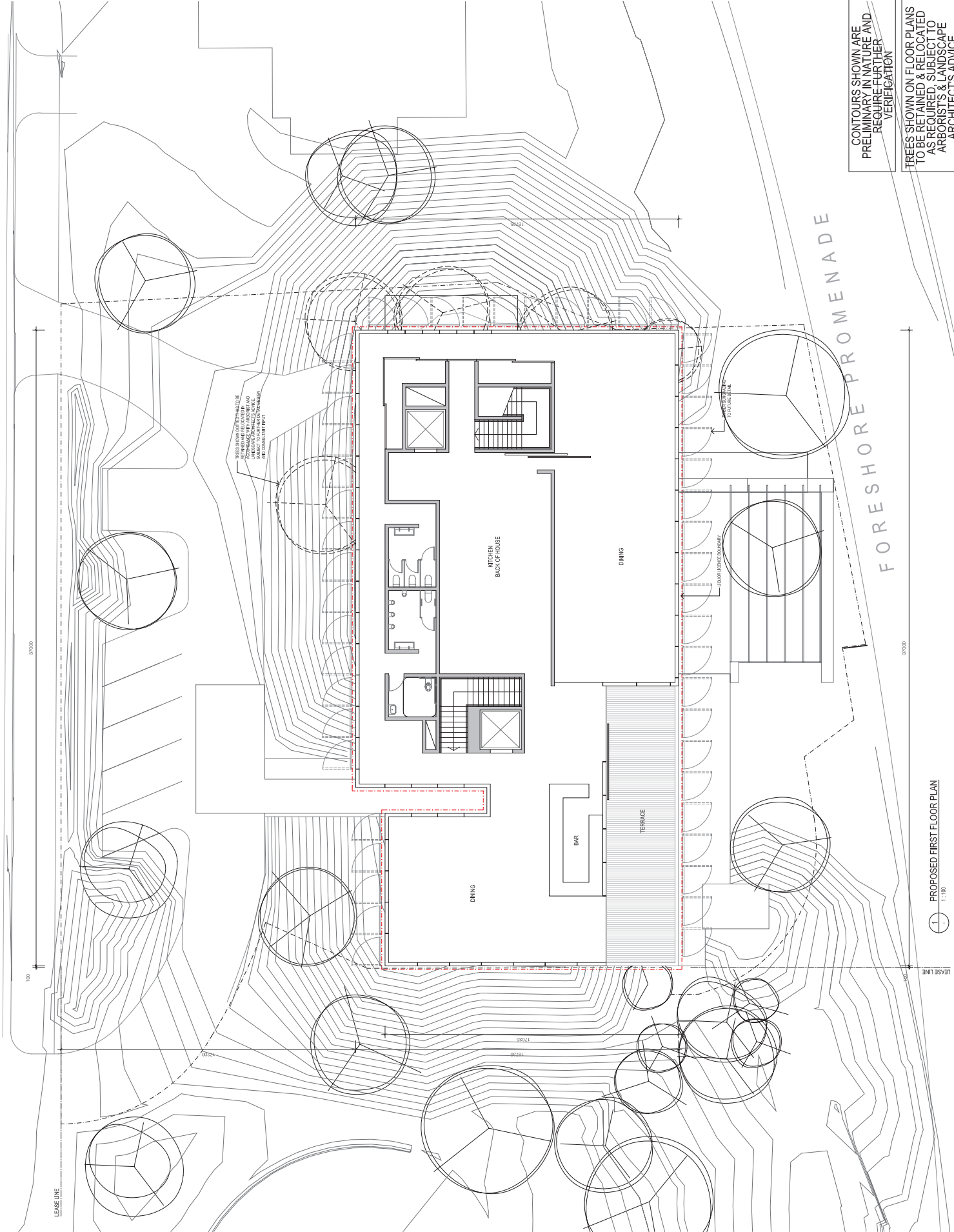
DATE: 15/12/22
 DRAWN: M.HANDEL
 CHECKED: J.S.
 APPR: M.HANDEL
 SCALE: 1:100
 SHEET NO: TP_02
 REVISED: T-H
 FILE REF: 15/12/22

CONTOURS SHOWN ARE
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 VERIFICATION
 TREES SHOWN ON FLOOR PLAN
 TO BE RETAINED & RELOCATED
 AS REQUIRED, SUBJECT TO
 ARBORISTS & LANDSCAPE
 ARCHITECTS ADVICE

FORESHORE PROMENADE

1. PROPOSED GROUND FLOOR PLAN
 1:100

JACKA BOULEVARD



FIRST FLOOR AREAS
BUILDING ENVELOPE
TERACE
68M2

NO.	DESCRIPTION	DATE
1	ISSUED FOR TENDERS	15/03/2024
2	REVISED TO REFLECT COMMENTS	15/03/2024
3	REVISED TO REFLECT COMMENTS	15/03/2024
4	REVISED TO REFLECT COMMENTS	15/03/2024
5	REVISED TO REFLECT COMMENTS	15/03/2024
6	REVISED TO REFLECT COMMENTS	15/03/2024
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8	REVISED TO REFLECT COMMENTS	15/03/2024
9	REVISED TO REFLECT COMMENTS	15/03/2024
10	REVISED TO REFLECT COMMENTS	15/03/2024

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178 FLIGHT STREET CARLTON VIC 3053 TEL: (03) 9397 4411
E: info@robertsimonei.com.au WWW: WWW.ROBERTSIMONEI.COM
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TEL: (03) 9397 9992
URBAN PLANNERS
URBAN DESIGN CONSULTANTS
120 COLLINGWOOD STREET MELBOURNE VIC 3000
TEL: (03) 9397 4000



PROJECT
PROPOSED NEW STOKEHOUSE AT:
30 JACKA BOULEVARD, ST. KILDA

CLIENTS
VAN HANDEL GROUP

DRAWING TITLE
PROPOSED FIRST FLOOR PLAN
-- TOWN PLANNING APPLICATION --

NOT FOR CONSTRUCTION

DATE:	JUNE 2024	ISSUED FOR:	TENDERS/104
DRAWN:	MATTHEW	REVISION:	TRF
CHECKED:	RS	DATE:	15/03/24
SCALE:	1:100	FILE REF:	

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TREES SHOWN ON FLOOR PLANS
TO BE RETAINED & RELOCATED
AS REQUIRED, SUBJECT TO
ARBORISTS & LANDSCAPE
ARCHITECTS ADVICE

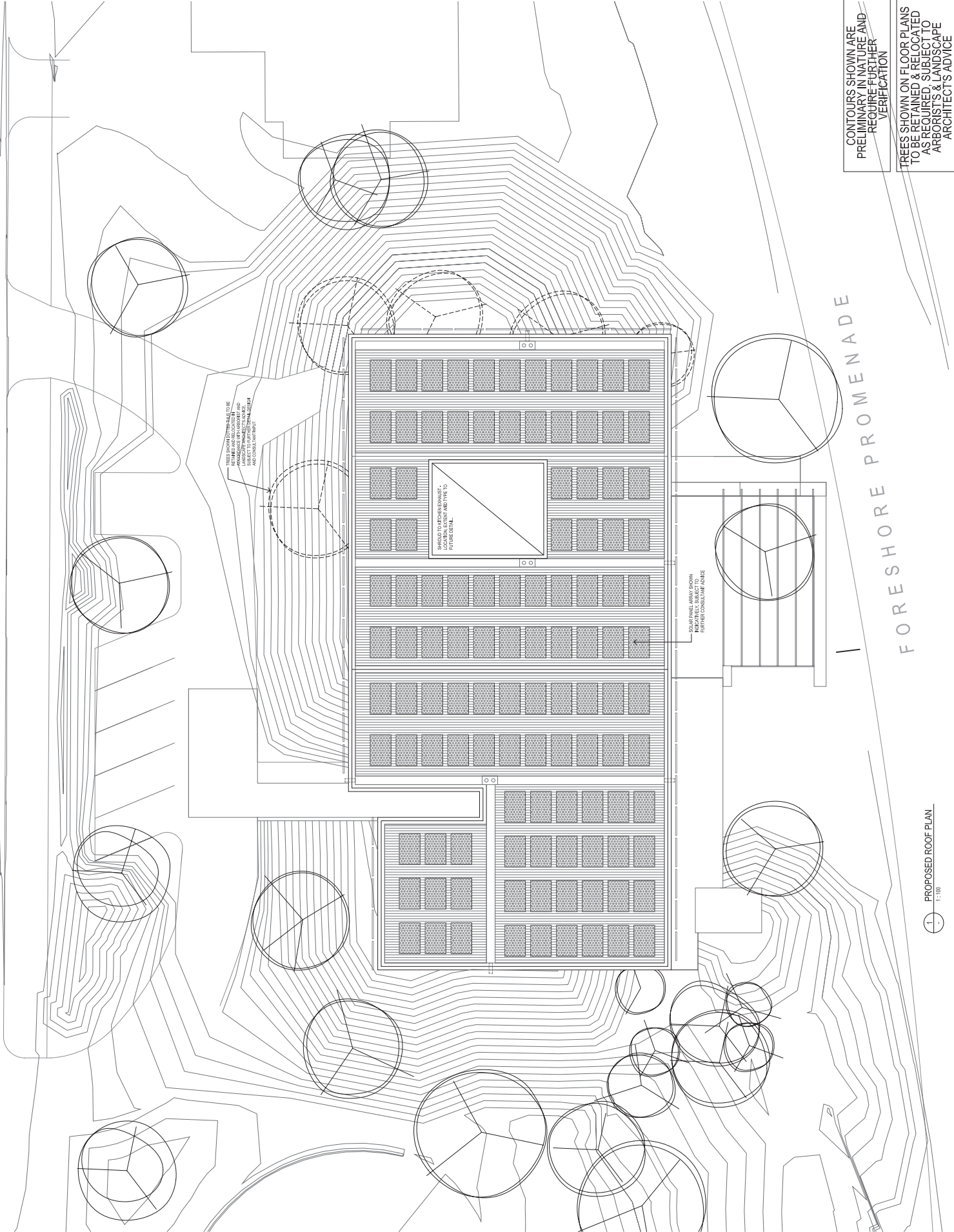
1. PROPOSED FIRST FLOOR PLAN
1:100

FORESHORE PROMENADE

LEASE LINE

LEASE LINE

JACKA BOULEVARD



FORESHORE PROMENADE

CONTOURS SHOWN ARE PRELIMINARY IN NATURE AND REQUIRE FURTHER VERIFICATION

TREES SHOWN ON FLOOR PLANS TO BE RETAINED & RELOCATED AS REQUIRED SUBJECT TO ARBORISTS & LANDSCAPE ARCHITECTS ADVISE

NO.	DATE	DESCRIPTION
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42	15/03/2024	ISSUED FOR TENDERS
43	15/03/2024	ISSUED FOR TENDERS
44	15/03/2024	ISSUED FOR TENDERS
45	15/03/2024	ISSUED FOR TENDERS
46	15/03/2024	ISSUED FOR TENDERS
47	15/03/2024	ISSUED FOR TENDERS
48	15/03/2024	ISSUED FOR TENDERS
49	15/03/2024	ISSUED FOR TENDERS
50	15/03/2024	ISSUED FOR TENDERS

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 15/03/2024

PROJECT: PROPOSED NEW STOREROOM AT:
 30 JACKA BOULEVARD, ST. KILDA

CLIENTS:
 VAN HANDEL GROUP

DRAWING TITLE:
 PROPOSED ROOF PLAN
 -- TOWN PLANNING APPLICATION --

NOT FOR CONSTRUCTION

DATE:	15/03/2024	DESIGNED BY:	TP/105
DRAWN:	MA/2004	CHECKED BY:	RS
DATE:	15/03/2024	SCALE:	AS SHOWN

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