

**PORT PHILLIP PLANNING SCHEME
INCORPORATED DOCUMENT
167 Fitzroy Street, St Kilda**

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 167 Fitzroy Street, St Kilda described as Lot 1 on Plan of Subdivision PS 347970D being part of the land described in Certificate of Title Volume 9521, Folio 193.

2 Specific site control

Land at 167 Fitzroy Street, St Kilda described as Lot 1 on Plan of Subdivision PS 347970D being part of the land described in Certificate of Title Volume 9521, Folio 193 may be used for the purpose of fifty-six (56) dwellings, home occupation or shop with no permit required to:

- Demolish and remove the building on the corner of Princes Street and Fitzroy Street (the former Church Hall) or the outbuildings situated on Little Grey Street
- Construct or carry out works generally in accordance with "East End Village Development" plans (Sheet Nos 9430PPM 20A, 9430PPM 21A, 9430PPM 22, 9430SK 23B, 9430SK 24B, 9430SK25C, 9430SK 26C, 9430SK 27C, 9616SK 28 and 2357-1 inclusive, prepared by Williams and Boag Architects) (the "Development Plans").

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

- 1 No buildings or works may be constructed or carried out and no demolition may take place until the Development Plans have been approved to the satisfaction of the Responsible Authority.
- 2 The Development Plans must include:
 - A schedule of materials and external finishes and colours.
 - A landscape plan.

- 3 The Development Plans may be amended to the satisfaction of the Responsible Authority. In determining whether any amendment should be approved, the Responsible Authority must consider:
 - Whether the proposed changes will adversely impact upon or alter the amenity of the area
 - Whether the integrity and original intent of the use and development proposal is maintained
 - Any relevant adopted policy
 - The purpose of Clauses 34.01, 43.01 and 43.02 of the Port Phillip Planning Scheme.
- 4 The use and development must be carried out generally in accordance with the Development Plans or modified Development Plans approved by the Responsible Authority.
- 5 The landscaped open space areas shall at all times be provided, managed and maintained to the satisfaction of the Responsible Authority. These areas are to remain accessible to the public during daylight hours unless otherwise permitted by the Responsible Authority.
- 6 The design and treatment of the ingress and egress to the carpark from Fitzroy Street shall ensure the retention and protection of the existing nearby plane tree to the satisfaction of the Responsible Authority.
- 7 A minimum of four (4) car spaces are to be allocated for general visitor car parking to the satisfaction of the Responsible Authority.