

**PORT PHILLIP PLANNING SCHEME  
INCORPORATED DOCUMENT**

286-294 Albert Street, South Melbourne

March 2023

**This document is an incorporated document in the Port Phillip Planning Scheme under section 6(2)(j) of the *Planning and Environment Act 1987*.**

## 1.0 INTRODUCTION

This document is an incorporated document in the Schedules to Clauses 45.12 (Specific Controls Overlay) and 72.04 (Documents Incorporated in this Planning Scheme) of the Port Phillip Planning Scheme (the scheme).

The land identified in Clause 3.0 of this document may be used 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 facilitate the use and development of the land described in Clause 3.0 of this document for Community care accommodation and associated works, generally in accordance with the plans and reports approved in Clause 5.0 of this document and subject to the clauses at Clause 6.0 of this document.

## 3.0 LAND

The control in this document applies to land at 286 – 294 Albert Road, South Melbourne and formally described as Plan of Consolidation 350187Q Volume 4273 Folio 496, Volume 3989 Folio 718, Volume 9568 Folio 524, that is affected by the Specific Controls Overlay (SCO40) as shown on Planning Scheme Map 3SCO in the scheme and identified in Figure 1 below.



Figure 1: Land subject to the incorporated document highlighted in blue.

#### **4.0 EXEMPTION FROM PLANNING SCHEME REQUIREMENTS**

Despite any provision to the contrary or any inconsistent provision in the planning scheme, no planning permit is required for, and no planning provision in the planning scheme operates to prohibit, restrict or regulate the use and development of land for the purposes of the project as described in Clauses 5.0 and 6.0 of this document.

#### **5.0 THIS DOCUMENT ALLOWS**

This document allows the use and development of the land for Community care accommodation.

The use and associated works must be generally in accordance with the following plans and reports:

- Architectural drawings AA00-01-AA70-001 (Revision T2), Billard Leece Partnership Pty Ltd, dated 4 May 2022;
- Traffic engineering assessment prepared by Traffix Group, dated 16 February 2023.

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

For avoidance of doubt, any plans and reports listed at Clause 5.0 or endorsed by the Minister for Planning or Responsible Authority pursuant to any clause of this document may be amended with the written consent of the Minister for Planning or Responsible Authority.

#### **6.0 THE FOLLOWING REQUIREMENTS APPLY TO THIS DOCUMENT:**

##### **Architectural plans**

- 6.1 The use of any land or building or part thereof as shown on plans listed in this document must not be altered or modified unless with the prior written consent of the Minister of Planning or Responsible Authority.
- 6.2 Unless with the written consent of the Minister of Planning or Responsible Authority, no more than 56 single occupancy units are permitted on the land at any one time.

##### **Traffic Engineering**

- 6.3 The provisions, recommendations and requirements of the traffic engineering assessment prepared by Traffix Group (dated 16 February 2023) listed at Clause 5.0 must be implemented and complied with to the satisfaction of the Responsible Authority (Port Phillip City Council).
- 6.4 The car parking area must be used for no other purpose to the satisfaction of the Responsible Authority (Port Phillip City Council).

##### **Waste Management Plan**

- 6.5 Prior to commencement of the use, a Waste Management Plan must be submitted to and approved by the Responsible Authority (Port Phillip City Council). The Waste Management Plan must detail how all waste and recyclables generated by the use and development are sorted, stored on site and how waste collection trucks may access the site and empty waste and recycling containers.

##### **Safe access and egress**

- 6.6 All access and egress points must provide for the safety of residents at all times, including suitable illumination and sight lines.

## **7.0 EXPIRY**

7.1 The control in this document expires if any of the following circumstances apply:

- a) The use allowed by this control is not started within two years of the date of gazettal of the amendment.

The Minister for Planning may extend these periods if a request is made in writing before the expiry dates or within six months afterwards.