

**PORT PHILLIP PLANNING SCHEME
INCORPORATED DOCUMENT NO. 2
315-317 Beaconsfield Parade & 109-111 Park 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 315-317 Beaconsfield Parade and 109-111 Park Street, St.Kilda.

2 Site specific control

Land at 315-317 Beaconsfield Parade and 109-111 Park Street, St.Kilda may be used for the purpose of thirty-four (34) flats, six (6) attached houses, ancillary recreational facilities and seventy-one 71 car spaces generally in accordance with the Development Plans (Sheets TP01 to TP15 inclusive, prepared by P.D.C. Architects and titled Proposed Residential Development 315-317 Beaconsfield Parade and 109-111 Park Street, St. Kilda).

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

1. The use and development as shown on the endorsed plans must not be altered without the written consent of the responsible authority.
2. The communal recreational facilities and landscaped areas must be managed and maintained to the satisfaction of the responsible authority.
3. Without the permission of the responsible authority, the outdoor recreational facilities must only be available for use between the hours of 6.00 am and 10.30 pm, Monday to Sunday inclusive.
4. Noise levels (Adjusted Measured Noise Level) of activities, uses, equipment and plant emanating from the subject land must not exceed the acceptable noise levels, Ambient (Background) obtained in conformity with the procedures specified in Australian Standard A.S. 1055-1978.