

**PORT PHILLIP PLANNING SCHEME
INCORPORATED DOCUMENT
582-584 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 582-584 St Kilda Road, Melbourne.

2 Specific site control

On land at 582-584 St Kilda Road, Melbourne, buildings and works may be constructed without a permit provided the following conditions are met:

- 1 Before the development starts, plans to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. The plans must show:
 - (a) The building excluding architectural features not exceeding 60 metres in height.
 - (b) The plot ratio not exceeding 4.0
 - (c) No building within 13.7 metres of the frontage and 4.5 metres of the sideage.
 - (d) Vehicle and pedestrian access to and from the development and the area set aside for loading and unloading.
 - (e) Details of proposed landscaping.
- 2 The development as shown on the endorsed plans must not be altered without the written consent of the responsible authority.
- 3 All external materials finishes and paint colours are to be to the satisfaction of the responsible authority.
- 4 Parking areas and access lanes must be kept available for these purposes at all times.
- 5 Landscaping works as shown on the endorsed plans must be completed before the development is occupied and continue to be maintained to the satisfaction of the responsible authority.