

**PORT PHILLIP PLANNING SCHEME  
INCORPORATED DOCUMENT  
89 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 89 Fitzroy Street, St Kilda.

**2 Specific site control**

With respect to land at 89 Fitzroy Street, St Kilda, a permit may be granted for a new building at the rear of the existing "Strathmore" mansion to exceed the height restrictions under Clause 43.02, provided that no part of the building exceeds a height of 10 metres above the permanent level of the footpath at the centre of Jackson Street, St Kilda.