

**PORT PHILLIP PLANNING SCHEME
INCORPORATED DOCUMENT
12 Acland 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 12 Acland Street, St Kilda.

2 Specific site control

Land at 12 Acland Street, St Kilda may only be developed and used without a permit for residential apartments and associated car parking generally in accordance with the plans endorsed.

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

- 1 The layout of the site and the size of the proposed buildings and works as shown on the endorsed plans, consisting of drawing numbers B1 to B7, Diplomat Apartments, Job No. 3042 - dated 18/4/1994 prepared by Peddle Thorp Architects must not be altered or modified in any way unless it is to the satisfaction of the Responsible Authority.
- 2 The use and development must after it is commenced be continued to the satisfaction of the Responsible Authority.
- 3 Prior to the commencement of the development, a schedule of all external materials and finishes including but not limited to the colour, type of materials, construction and appearance together with details of all external fixtures, must be submitted to and be to the satisfaction of the Responsible Authority.
- 4 The areas for the parking of vehicles must be clearly indicated on the floor and the boundaries of all car parking spaces and access lanes and the direction in which vehicles should proceed along the access lanes must be in conformity with the development plans.
- 5 The carparking spaces must be for sole use by residents of the building, with each car space used in association with a dwelling unit on the land.
- 6 The areas set aside for the parking of vehicles must not be operated as a public car parking facility.
- 7 All garbage and other waste material must be stored in an area set aside for such purpose to the satisfaction of the Responsible Authority.

- 8 Any advertising signs on the site shall be subject to Clause 52.02 of the Scheme.
- 9 All lighting used to externally illuminate buildings, works and uses shall be fitted with cut-off luminaires (baffles) so as to prevent the emission of direct and indirect light onto adjoining roadways, land and premises.
- 10 No bins or other receptacles for any form of rubbish or refuse shall be placed or allowed to remain in view of the public, and no odour shall be emitted from any receptacle so as to cause offence outside the subject site.
- 11 Noise levels of activities, uses, equipment and plant emanating from the subject land shall be restricted to levels specified in the State Environment Protection Policy (Controls of noise from Commercial, Industrial or Trade Premises within the Melbourne Metropolitan Area) No. N-1 (as amended) or any other policy of the State Environment Protection Authority that may from time to time apply to the use hereby permitted.
- 12 Prior to the completion of the buildings and works permitted or such later date as the Responsible Authority may approve in writing, a landscape plan, generally in accordance with the conceptual landscape plan dated December 1993, incorporating:
- (i) A survey of all existing vegetation and natural features showing plants to be removed;
 - (ii) The area or areas set aside for landscaping;
 - (iii) A schedule of all proposed trees, shrubs and ground cover which will include the location, number and size at maturity of all plants, the botanical names of such plants and the location of all areas to be covered by grass, lawn or other surface materials as specified;
- shall be submitted to the satisfaction of the Responsible Authority.
- 13 Prior to the occupation of the dwellings, the site shall be landscaped in accordance with the above landscape plan and shall be thereafter maintained to the satisfaction of the Responsible Authority.
- 14 All new sanitary plumbing pipes, fixtures and fittings, together with water supply shall be concealed from external view to the satisfaction of the Responsible Authority.

- 15 The owner of the property shall purchase 8 x 1300 litre bulk bin/s from the Responsible Authority together with 18 x 240 litre recycle bins which shall be suitably screened and stored in accordance with the Local Law 14. (Environmental Health and Refuse Disposal).
- 16 There shall be a maximum of one TV antennae for each of the three buildings on the site, which shall be screened from view as far as practicable, to the satisfaction of the Responsible Authority.
- 17 The swimming pool and barbeque located at the rear of the site must not be used before 7.00 am and after 10.00 pm, Monday to Thursday, and before 7.00 am and after 11.00 pm on the other days.
- 18 Subdivision of the land and arrangements for the provision of services must be to the satisfaction of the City of Port Phillip and must be in accordance with the incorporated development plans.

The City of Port Phillip may request the comments of the following authorities about arrangements for the provision of the following services:

<u>Service</u>	<u>Referral Authority</u>
Water sewerage and main drainage	Melbourne Water
Gas	Gas and Fuel Corporation
Main Roads	VicRoads
Telephone	Telecom
Electricity	CitiPower

A plan must be referred under Section 8 of the Subdivision Act 1988 to the Referral Authority.

- 19 The time for the commencement of the development is two years from the date of gazettal of Amendment L31 to the St Kilda Planning Scheme, and the time for completion is within two years from the date of commencement, or within any extension of those times, which upon application made before or within three months after such expiry is granted by the responsible authority