

PORT PHILLIP PLANNING SCHEME
INCORPORATED DOCUMENT

SITE SPECIFIC CONTROL UNDER CLAUSE 52.03
PART 61 BERTIE STREET, PORT MELBOURNE

APPROVED BY THE MINISTER FOR
PLANNING ON

- 5 DEC 2001

Land affected by specific controls

This document applies to land at the north-west corner of 61 Bertie Street, Port Melbourne, as shown on the attached site plan prepared by Axia Architects dated August 2001 having reference No. TP02F ('the Land').

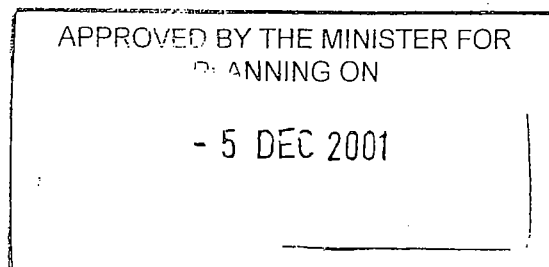
Despite anything else contained in this Planning Scheme, including in particular the following clauses:

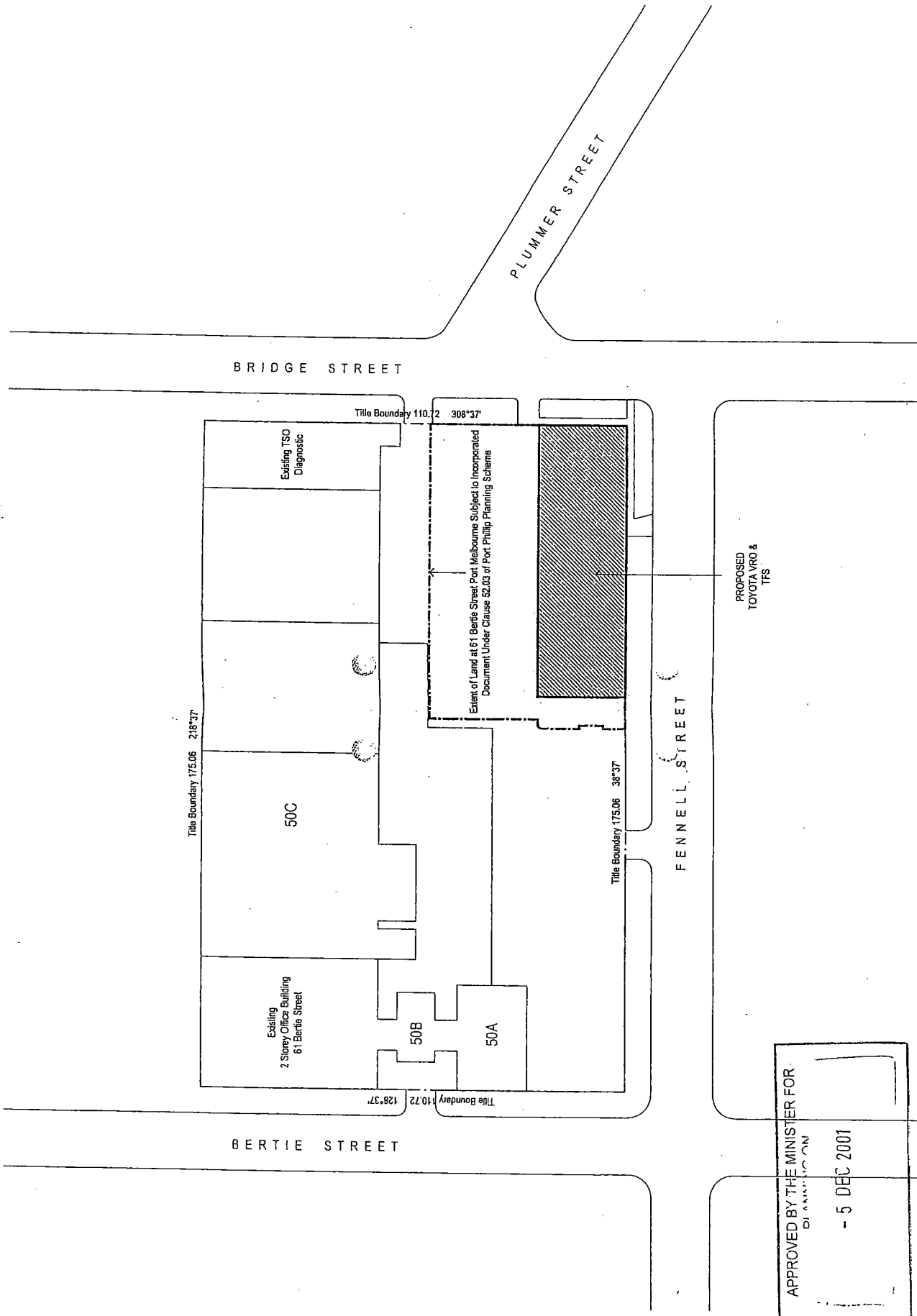
- Clause 33.01 – 1 (Industrial 1 Zone – Table of Uses)
- Clause 33.02 – 4 (Industrial 1 Zone – Buildings and Works)
- Clause 52.06 – 1 (Car Spaces required);

"the Land" may be used and developed for office purposes together with associated car parking generally in accordance with attached plans prepared by Axia Architects, referenced TP01C, TP02F, TP03F, TP04D and TP05D, dated August 2001, subject to the following conditions:

1. The development as shown on the attached plans must not be altered or modified except with the written consent of the Responsible Authority.
2. Once commenced, the development shown on the attached plans shall be completed to the satisfaction of the Responsible Authority.
3. Prior to the occupation of the premises for the new use, areas set aside for parked vehicles, loading bays and access lanes as shown on the endorsed plans and approved engineering plans must be:
 - (a) Constructed to the satisfaction of the Responsible Authority.
 - (b) Properly formed to such levels that they may be used in accordance with the plans.
 - (c) Surfaced with an all weather seal coat to the satisfaction of the Responsible Authority.
 - (d) Drained and maintained to the satisfaction of the Responsible Authority.
 - (e) Line marked to indicate each carspace, loading bay and all access lanes in accordance with the endorsed plans to the satisfaction of the Responsible Authority.

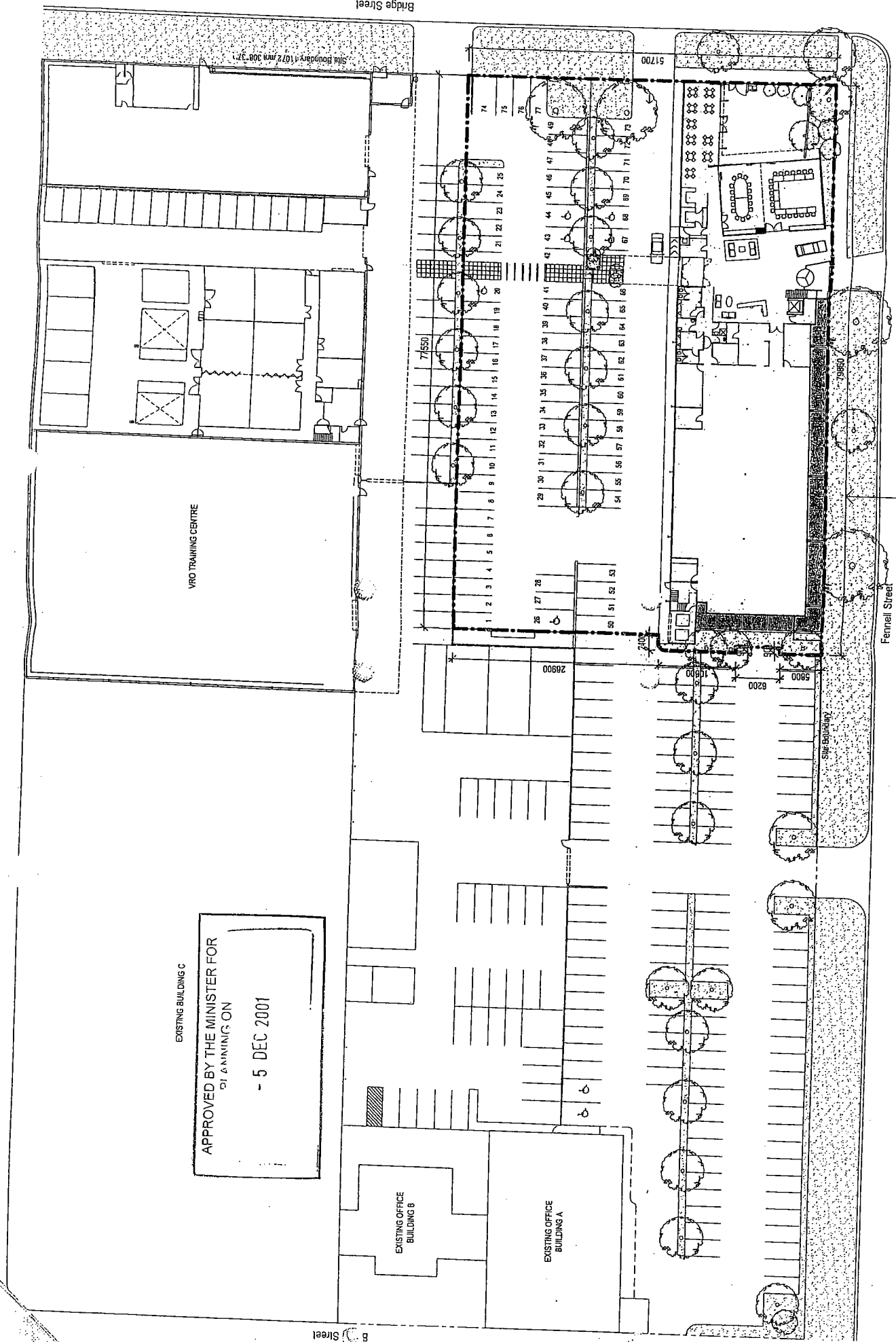
4. Areas set aside for the parking and movement of vehicles shown on the attached plans must be made available for such use and must not be used for any other purpose.
5. The Applicant/Owner shall do the following things to the satisfaction of the Responsible Authority:
 - (a) Pay the costs of all alterations/reinstatement of Council and Public Authority assets necessary and required by such Authorities for development.
 - (b) Obtain the prior written approval of the Council or other relevant Authority for such alterations/reinstatements.
 - (c) Comply with conditions (if any) required by the Council or other relevant Authorities in respect of reinstatement.
6. The new vehicular crossing to Bridge Street shall be constructed to the satisfaction of the Responsible Authority.
7. The drainage of the site shall be to the requirements of the Responsible Authority and the discharge of water from the land affected by the development shall be controlled around its limits to prevent any discharge onto any adjacent property or street other than by means of an underground pipe discharged to a point nominated to the satisfaction of the Responsible Authority.
8. Outdoor lighting must be designed, baffled and located to the satisfaction of the Responsible Authority to prevent any adverse effect on adjoining land.
9. No buildings or works shall be commenced until a landscape plan prepared by a suitably qualified and experienced person or firm has been submitted to and approved by the Responsible Authority. Landscaping in accordance with this approved plan and schedule shall be before the building is occupied.
10. The garden areas shown on the endorsed plan and schedule shall only be used as gardens and shall be maintained in a proper, tidy and healthy condition to the satisfaction of the Responsible Authority. Should any tree or shrub be removed or destroyed it may be required to be replaced by a tree or shrub of similar size and variety.
11. Provision shall be made for the storage and disposal of garbage to the satisfaction of the Responsible Authority. All garbage storage areas must be screened from public view.





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DIAMANTICOM
- 5 DEC 2001

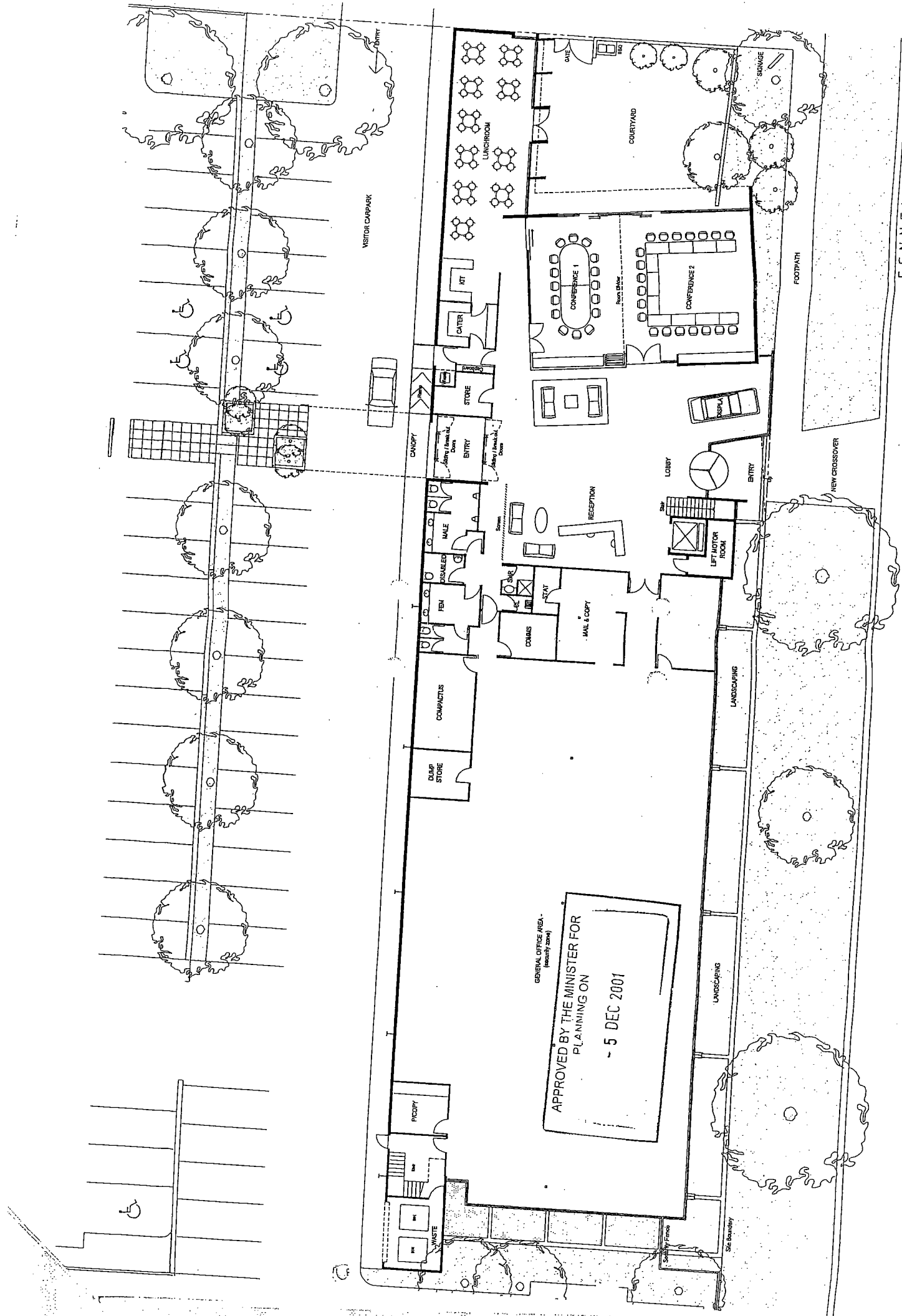




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Extent of Land at 61 Bertie Street Port Melbourne Subject to Incorporated Document Under Clause 52.03 of Port Phillip Planning Scheme





GENERAL OFFICE AREA -
(security zone)

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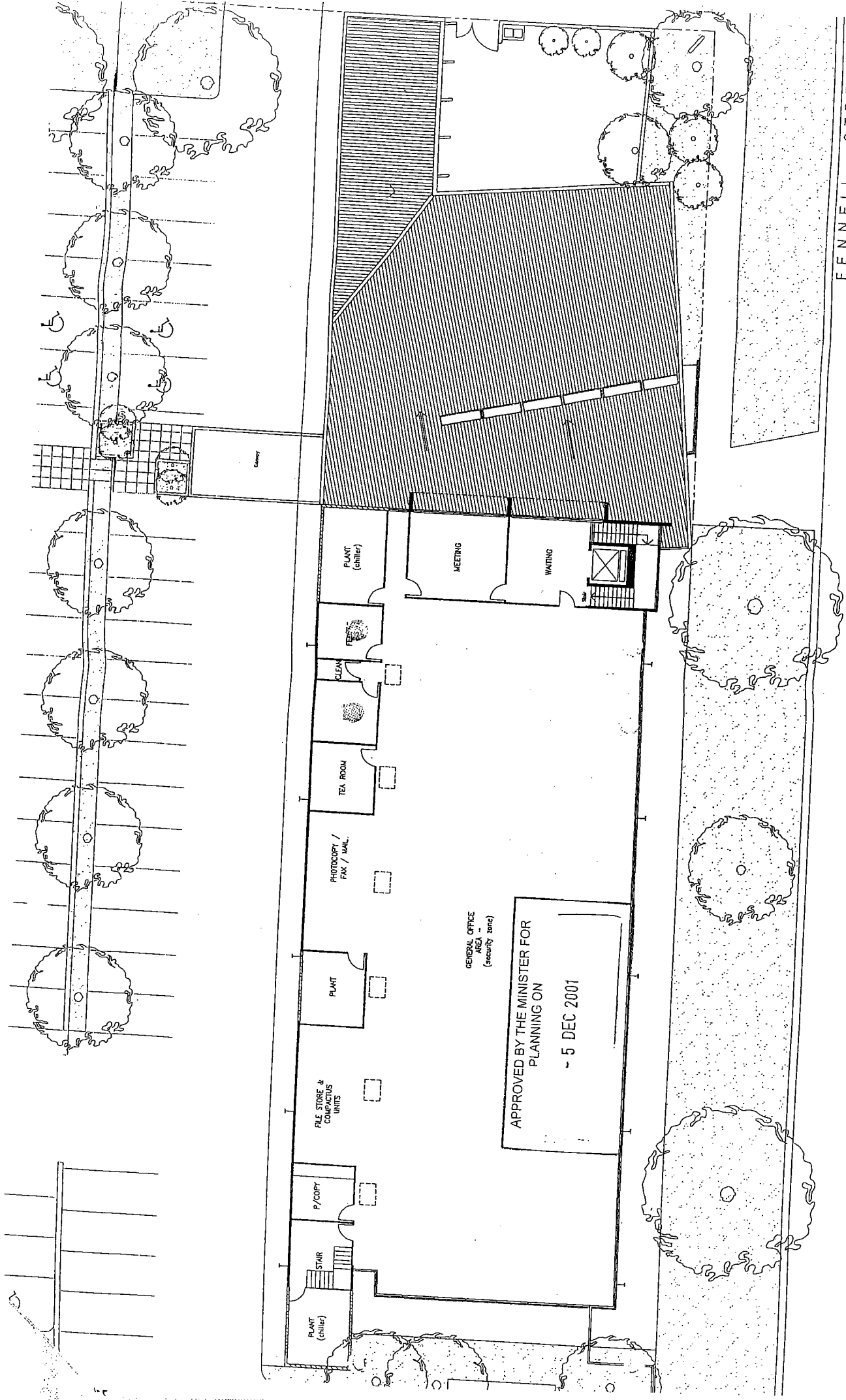
FENNEL STREET



TOWN PLANNING

Drawing: GROUND FLOOR

TOYOTA MOTOR CORPORATION AUSTRALIA - VICTORIAN REGIONAL OFFICE & TFS
FENNEL STAFF

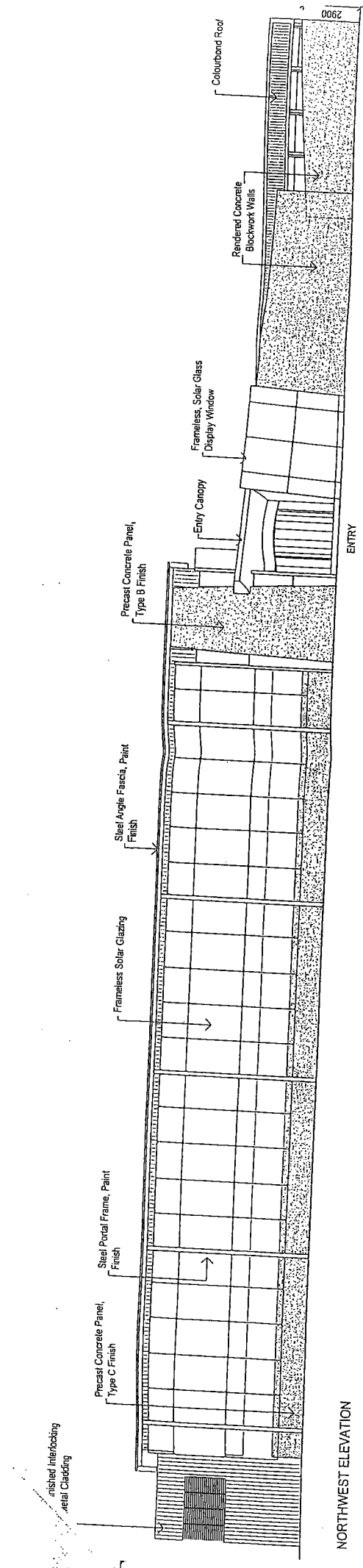


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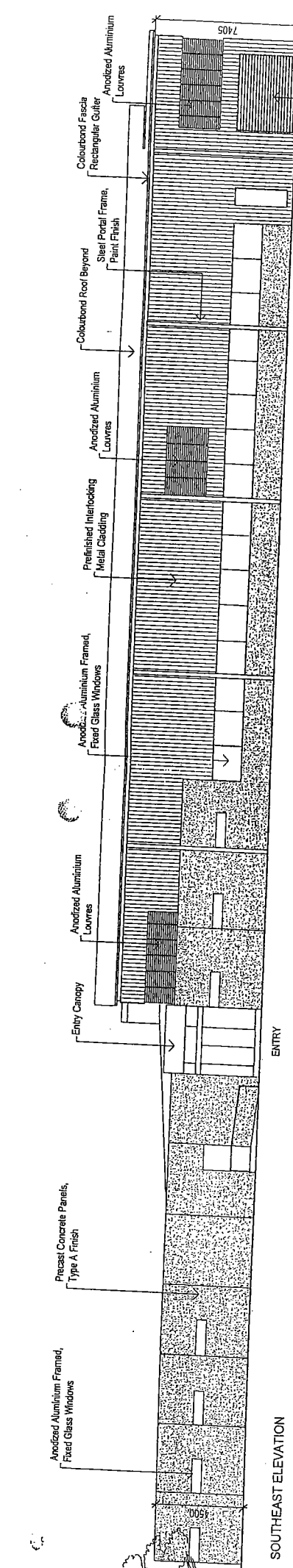
GENERAL OFFICE
 AREA
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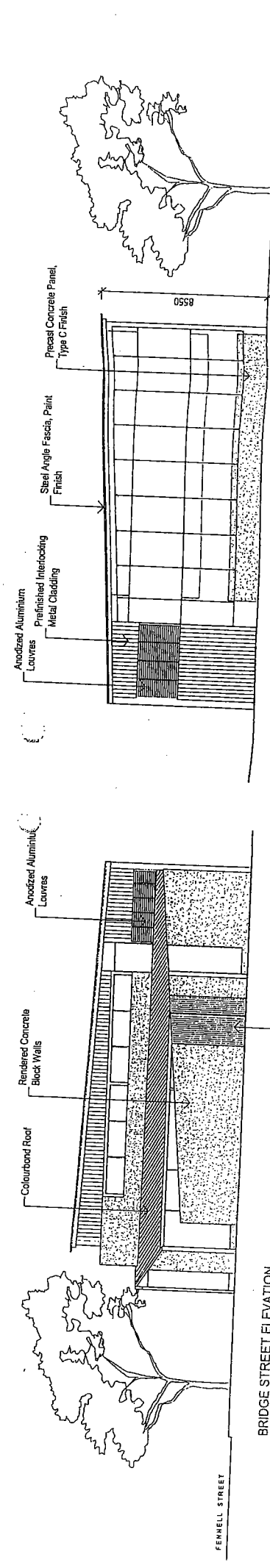
FENNEL STREET



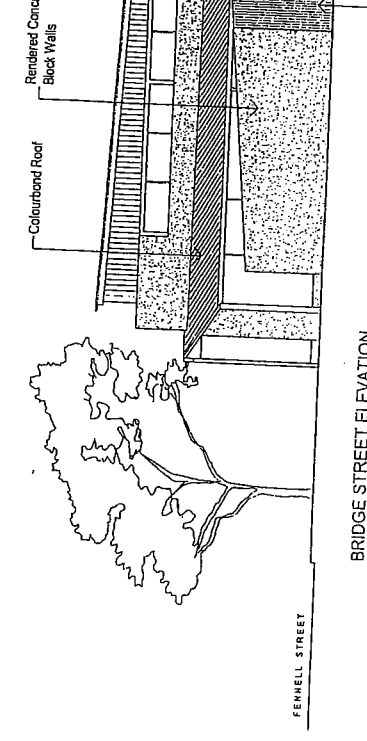
NORTHWEST ELEVATION



SOUTHEAST ELEVATION



NORTHEAST ELEVATION



BRIDGE STREET ELEVATION

APPROVED BY THE MINISTER FOR PLANNING ON *Service-Gate*
 5 DEC 2001