

5-15 Mayfield Street, Abbotsford

**Incorporated Document,
January 2017**

This document is an incorporated document in the Yarra Planning Scheme pursuant to Section 6(2)(j) of the *Planning and Environment Act 1987*.

INTRODUCTION

This document is an Incorporated Document in the Schedule to Clause 52.03 and the Schedule of Clause 81.01 of the Yarra Planning Scheme (Scheme).

Despite any provision to the contrary in the Scheme, pursuant to Clause 52.03 of the Scheme the land identified in this incorporated document may be used in accordance with the specific controls contained in this document.

In the event of any inconsistency between the specific controls contained in this document and any provision of the Scheme, the specific controls contained in this document will prevail.

ADDRESS OF THE LAND

This control applies to the land known as 5-15 Mayfield Street, Abbotsford, being the land more particularly described as Plan of Subdivision 439401J in Certificate of Title Volume 10544 Folio 931 (Land).

PURPOSE

To allow the Land to be used for the purpose of dwelling.

THIS DOCUMENT ALLOWS:

Use of the Land for the purpose of dwelling.

THE FOLLOWING CONDITIONS APPLY TO THIS DOCUMENT:

Use

1. The use of the Land for dwelling must be conducted within the dimensions of the building existing on the land as at the Approval Date.
2. The floor area of the existing building as at the Approval Date must not be increased by the use dwelling.

Buildings and Works

3. The consent of the responsible authority is required if any internal buildings or works for a dwelling are to be constructed or carried out on the Land.

Environmental Audit.

4. Within 6 months of the Approval Date of this document or such other time as Council agrees, or before any part of the Land is converted to a dwelling, whichever occurs first, a Statement or Certificate of Environmental Audit under the *Environment Protection Act 1970 (Vic)* must be provided to the responsible authority. If a Statement of Environmental Audit is provided which contains conditions then the Owner of the Land must enter into an agreement with the responsible authority under section 173 of the *Planning and Environment Act 1987 (Vic)* which gives effect to those conditions,

Expiry

5. Notwithstanding other provisions of the Scheme, the specific controls contained in this document will expire if the use of the Land for dwelling has stopped for a continuous period of 2 years, or has stopped for two or more periods which together total 2 years in any period of 3 years.

End of Document