

Site Specific Control

120-130 Bay Street, Brighton

City of Bayside

July 1991

**Bayside Planning Scheme
INCORPORATED DOCUMENT
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**This is an Incorporated Document of the Bayside Planning Scheme.
It forms part of Clause 52.03 of the Bayside Planning Scheme.**

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Specific site control – 120-130 Bay Street, Brighton

On land at Nos 120-130 Bay Street, Brighton:

- A permit may be granted to use the front ground floor of the building existing on 1 July 1991 for a shop, bank or electoral office provided that the floor area of any occupancy does not exceed 500 square metres.
- If used for a shop, bank or electoral office:
 - A permit is required to construct a building or to construct or carry out works.
 - A permit must not be granted for structural alterations to the building existing on 1 July 1991 except for storage or amenities.
 - Any extension of the floor area must only be used for storage or amenities.

SCHEDULE TO CLAUSE 52.03

Address of land	Title of incorporated document
120-130 Bay Street, Brighton	Site Specific Control – 120-130 Bay Street, Brighton, City of Bayside, July 1991

52.03 SPECIFIC SITES AND EXCLUSIONS

Purpose

To recognise specific controls designed to achieve a particular land use and development outcome existing on the approval date.

To provide in extraordinary circumstances specific controls designed to achieve a particular land use and development outcome.

Use or development

Land identified in the schedule to this clause may be used or developed in accordance with the specific controls contained in the incorporated document corresponding to that land. The specific controls may:

- allow the land to be used or developed in a manner that would otherwise be prohibited or restricted;
- prohibit or restrict the use or development of the land beyond the controls that may otherwise apply;
- exclude any other control in this scheme.

Expiry of a specific control

If a specific control contained in an incorporated document identified in the schedule to this clause allows a particular use or development, that control will expire if any of the following circumstances applies:

- The development and use is not started within two years of the approval date or another date specified in the incorporated document.
- The development is not completed within one year of the date of commencement of works or another date specified in the incorporated document.

The responsible authority may extend the periods referred to if a request is made in writing before the expiry date or within three months afterwards.

Upon expiry of the specific control, the land may be used and developed only in accordance with the provisions of this scheme.