

Mornington Peninsula Planning Scheme
Alexandra Park Pavilion Redevelopment
(275 Main Street, Mornington)
Incorporated Plan

September 2021

Introduction

This document is an incorporated plan to the schedule of Clause 36.02 and schedule to Clause 72.04 of the Mornington Peninsula Planning Scheme (planning scheme) pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*.

The purpose of this document is to permit and facilitate the use of a 'medical centre' within the redevelopment of the Alexandra Park pavilions.

Land

This control applies to the land described as 275 Main Street, Mornington also known as Alexandra Park, Lot 1 on TP749619 Vol 2601 Fol 080, shown in Map 1 below:



Map 1: Location map of 275 Main Street, Mornington (Alexandra Park)

Control

The following controls apply to the proposed 'medical centre' use:

- Despite any provision to the contrary, or any inconsistent provision, in the planning scheme, the land generally contained within the 'proposed development' footprint shown in Figure 1 below may be used for a 'medical centre'.



Figure 1: Proposed development footprint (shown in yellow) where the 'medical centre' use is permitted.

- A maximum of six (6) medical practitioners may operate from within the footprint of the 'medical centre' use, unless otherwise permitted by the responsible authority.
- The 'medical centre' use approved under this incorporated plan must only operate between the hours of Monday to Friday, 7:00am – 5:30pm, unless otherwise permitted by the responsible authority.

Expiry

The provision of this incorporated plan expires if the use for 'medical centre' is not commenced within five (5) years from the date of gazettal of Amendment C263 to the Mornington Peninsula Planning Scheme, unless otherwise agreed in writing by the responsible authority prior to the expiry date.