

24/11/2011
C73

SCHEDULE 1 TO THE COMPREHENSIVE DEVELOPMENT ZONE

Shown on the planning scheme map as **CDZ1**.

BEACON COVE, PORT MELBOURNE

Land

Land shown on the planning scheme map as **CDZ1**.

Purpose

- To facilitate the use and development of land generally in accordance with the Beacon Cove Concept Plan No.1 and the Beacon Cove Precinct Plan No. 1.
- To ensure orderly staging of subdivision, construction and development.
- To provide a safe, efficient and attractive local street network.
- To provide an integrated, safe, low maintenance, high quality open space network connecting with existing open space and the waterfront.
- To provide an attractive waterfront with public access and opportunities for tourist, recreational, commercial and marine related activities.
- To recognise the site's significance as the prime maritime gateway to Melbourne.
- To protect and enhance the former railway station building, navigation beacons and parts of Station pier.
- To provide view corridors to Port Phillip and the waterfront.

1.0

18/08/2011
C105

Table of uses

Section 1 - Permit not required

Use	Condition
Apiculture	Must meet the requirements of the Apiary Code of Practice, May 1997.
Car park	
Child care centre	
Convenience Restaurant	A convenience restaurant, restaurant or take away food premises must provide at least 0.1 car space to each seat or 1 car space to each 10sq.m. of floor area available to the public whichever is the greater unless otherwise agreed to by the responsible authority in accordance with Clause 52.06.
Restaurant	
Take away food premises	
Shop (other than Adult sex bookshop)	A shop must provide at least 5 car spaces to each 100 sq.m. of gross leasable floor area unless otherwise agreed to by the responsible authority in accordance with Clause 52.06.
Display home	

Use	Condition
Dwelling (other than Bed and breakfast and Caretaker's house)	<p>If located in the Residential Precinct identified in the Beacon Cove Precinct Plan No.1, siting and design must comply with the Beacon Cove Residential Component Guidelines No. 1 unless otherwise agreed to by the responsible authority.</p> <p>At least 1 car space per dwelling and an average of 1.5 car spaces per dwelling must be provided unless otherwise agreed to by the responsible authority in accordance with Clause 52.06.</p>
Home occupation	
Indoor recreation facility	<p>Floor area must not exceed 2,000 sq. m. gross leasable floor area</p> <p>Car spaces to be provided to the satisfaction of the responsible authority</p>
Informal Outdoor Recreation	
Light rail station	
Marina	<p>Car spaces to be provided to the satisfaction of the responsible authority</p> <p>Number of berths must not exceed 250 unless otherwise agreed to by the responsible authority</p>
Mineral exploration	
Mining	Must meet the requirements of Clause 52.08
Minor utility installation	
Motel	Car spaces to be provided to the satisfaction of the responsible authority
Art gallery	
Tourist Information Centre	
Office	At least 3 car spaces to each 100 sq.m. of floor area must be provided unless otherwise agreed by the responsible authority in accordance with Clause 52.06
Pleasure boat facility (other than Marina)	
Postal agency	
Residential building (other than Residential hotel)	Car spaces to be provided to the satisfaction of the responsible authority
Residential hotel (other than Motel)	<p>The use must not be located in the Residential Precinct</p> <p>Car spaces to be provided to the satisfaction of the responsible authority</p>
Road	
Search for stone	Must not be costeaning or bulk sampling
Tramway	
Section 2 - Permit required	
Use	Condition
Accommodation (other than Dwelling and Residential Building)	
Bed and breakfast	

Use	Condition
Caretaker's house	
Industry (other than Motor repairs and Refuse disposal)	Must not be a purpose listed in the table at Clause 52.10
Leisure and recreation (other than Indoor recreation facility, Informal outdoor recreation and Motor racing track)	
Market	
Mineral, stone or soil extraction (other than Extractive industry, Mineral exploration, Mining and Search for stone)	
Observation tower	
Outdoor recreation facility	
Place of Assembly (other than Art Gallery)	
Place of worship	
Retail premises (other than Convenience restaurant, Postal agency, Shop, Motor vehicle, Boat or caravan sales and Take away food premises and Timber yard)	
Service station	
Radio station	
Utility installation (other than Minor utility installation)	
Warehouse (other than Freezing and cool storage, Fuel depot and Milk depot)	Must not be a purpose listed in the table at Clause 52.10
Any other use not in Section 1 or 3	

Section 3 – Prohibited

Use
Agriculture
Art gallery - if the Section 1 condition is not met
Brothel
Cemetery
Convenience restaurant - if the Section 1 condition is not met
Dwelling (other than Bed and breakfast and Caretaker's house)- if the Section 1 condition is not met
Crematorium
Extractive industry
Freezing and cool storage
Fuel depot
Hospital
Indoor recreation facility - if the Section 1 condition is not met
Marina - if the Section 1 condition is not met
Milk depot

Use

- Motel - if the Section 1 condition is not met**
- Motor racing track**
- Motor repairs**
- Motor vehicle, boat or caravan sales**
- Office - if the Section 1 condition is not met**
- Refuse disposal**
- Residential building (other than Residential hotel) - if the Section 1 condition is not met**
- Residential hotel (other than Motel) - if the Section 1 condition is not met**
- Restaurant - if the Section 1 condition is not met**
- Shop (other than Adult sex bookshop)- if the Section 1 condition is not met**
- Take away food premises - if the Section 1 condition is not met**
- Timber yard**
- Tourist information centre - if the Section 1 condition is not met**
- Transport terminal**

2.0

19/01/2006
VC37

Use of land

All use of land including open space must be in accordance with the Beacon Cove Concept Plan No. 1 and the Beacon Cove Precinct Plan No. 1 which allocates land uses to the following precincts:

1. Princes Pier
2. Marina Development
3. Multi-Unit Residential and Commercial
4. Residential
5. Commercial and Leisure
6. Commercial Waterfront
7. Civic Square
8. Civic Promenade

Use of land may vary from the Beacon Cove Concept Plan No. 1 and the Beacon Cove Precinct Plan No. 1 if the use is in accordance with a plan prepared to the satisfaction of the responsible authority.

Land which is vested in or under the control of the Melbourne Ports Corporation may be used by the Melbourne Ports Corporation in carrying out its lawful functions without a permit.

3.0

19/01/2006
VC37

Buildings and works

A permit is not required to construct a building or to construct or carry out works if the following requirements are met to the satisfaction of the responsible authority.

Beacon Cove Concept Plan No. 1 and Beacon Cove Precinct Plan No. 1

All buildings and works must be in accordance with the Beacon Cove Concept Plan No. 1 and the Beacon Cove Precinct Plan No. 1 which allocates land uses to the following precincts:

1. Princes Pier
2. Marina Development
3. Multi-Unit Residential and Commercial
4. Residential
5. Commercial and Leisure
6. Commercial Waterfront
7. Civic Square
8. Civic Promenade

Buildings and works may vary from the Beacon Cove Concept Plan No. 1 and the Beacon Cove Precinct Plan No. 1 if the development is in accordance with a plan prepared to the satisfaction of the responsible authority.

Detailed Plans - Princes Pier Precinct and Marina Development Precinct.

No buildings or works may be constructed in the Princes Pier Precinct or the Marina Development Precinct as shown on the Beacon Cove Precinct Plan No. 1 until a detailed plan has been prepared to the satisfaction of the responsible authority.

This requirement does not apply to the construction of buildings and works by the Melbourne Ports Corporation in carrying out its lawful functions. All buildings and works must be in accordance with the detailed plan. A detailed plan prepared and approved in accordance with this clause may be amended to the satisfaction of the responsible authority.

Beacon Cove Residential Component Guidelines No. 1

The construction of dwelling must be in accordance with the Beacon Cove Residential Component Guidelines No. 1 unless otherwise agreed to by the responsible authority.

Building height

A building must not exceed the maximum height expressed as number of storeys for a Precinct as shown on the Beacon Cove Precinct Plan No. 1 unless otherwise agreed to by the responsible authority.

Access to sunlight

At least 30 percent of the area within the Civic Promenade Precinct shown on the Beacon Cove Precinct Plan No. 1 must have access to available sunlight at 11:00am on 22 March unless otherwise agreed to by the responsible authority.

Car parking

Despite the provisions of Clause 52.06 and 52.07, the dimensions of car spaces, aisle widths and driveways and facilities for the loading and unloading of goods may be in accordance with Australian Standard 2890. The number of car spaces required for a particular use in Section 1 may be reduced or waived if the responsible authority is satisfied that the number of spaces required:

- Is unnecessary in the circumstances, or
- Could create or aggravate traffic congestion in the locality, or
- Can be provided on the street or on nearby land.

Before deciding to approve a reduction in the number of car spaces required, the responsible authority must consider:

- The likely demand for car parking spaces;
- The extent to which the various uses of the land are likely to generate different levels of demand for car parking at different times;
- The possible multiple use of the car spaces and arrangements for sharing;
- Any demand for car spaces generated by the existing use of the land;
- The accessibility of the site to vehicle traffic including public transport vehicles, and
- The proposed layout of parking areas.

Land vested in or under the control of the Department of Infrastructure

Land which is vested in or under the control of the Department of Infrastructure may be used and developed by the Department of Infrastructure in carrying out its lawful functions without a permit.

Single dwelling on lots of 300 square metres or less

The requirement of Clause 52.04 for a permit to erect a single dwelling on a lot of 300 square metres or less in area does not apply to land in Schedule 1 to the Comprehensive Development Zone at Clause 37.02.

Advertising signs

Advertising sign controls are at Clause 52.05. That part of this zone which is shown as a Residential Precinct, Beacon Road, Beacon Vista, Reserve or Open Space adjoining the light rail line on the Beacon Cove Precinct Plan No. 1 is in Category 3 of the table at Clause 52.05. The remainder of this zone is in Category 1 of the table at Clause 52.05.