

19/01/2006  
VC37

## **SCHEDULE 2 TO THE COMPREHENSIVE DEVELOPMENT ZONE**

Shown on the planning scheme map as **CDZ2**.

### **ST KILDA STATION REDEVELOPMENT**

#### **Land**

Land shown on Map 2 to the Schedule to Clause 37.02 (St Kilda Station Concept Plan) known as the former St Kilda Station and Caltex sites.

#### **Purpose**

- To encourage a range of residential, cultural and commercial uses which are complementary to the mixed use role and function of the locality.
- To encourage a diversity of public housing for low income households within the Residential Precinct.
- To encourage the establishment of a Museum Precinct based on the retention and restoration of the historic St Kilda Railway Station buildings and elements and the re-use of the buildings and the precinct generally with emphasis on a museum, cultural activities and other compatible uses.
- To ensure that the Museum Precinct is used and developed in such a manner so as to promote public access and enjoyment of the precinct.
- To encourage the development of a Commercial Precinct which complements the other precincts in the zone and the dual community and tourist role of the Fitzroy Street Neighbourhood Shopping centre.
- To provide appropriate uses at the street frontage of buildings in order to create a vibrant and lively pedestrian environment
- To provide effective and safe pedestrian linkages between the various activities in the zone and surrounding parkland, residential and commercial areas.
- To encourage the use of the light rail and nearby tram services and ensure the unimpeded movement of the light rail.
- To ensure safe and effective vehicular access, maximise opportunities for the provision of off street car parking and provide adequate loading bay facilities.
- To retain and enhance key view lines within, into and from the zone having regard to its elevated position and gateway location to the wider St Kilda foreshore and environs tourist area.
- To encourage a high standard of architecture and urban design having regard to the scale, appearance and character of historic buildings in the zone.
- To ensure that a high level of amenity is achieved having regard to the types of land uses that are encouraged to locate within each precinct, the nature of adjacent land uses, the historic significance of the existing buildings in the zone and the urban conservation significance of the area generally.

**1.0**19/01/2006  
VC37**Table of uses****Section 1 - Permit not required**

<b>USE</b>	<b>CONDITION</b>
<b>Apiculture</b>	Must meet the requirements of the Apiary Code of Practice, May 1997.
<b>Art gallery</b>	In the Commercial precinct and/or Museum precinct
<b>Dwelling</b>	In the Residential Precinct
<b>Residential Building</b>	
<b>Mineral exploration</b>	
<b>Mining</b>	Must meet the requirements of Clause 52.08-2
<b>Museum</b>	In the Museum Precinct
<b>Office</b>	Above ground floor level in the Commercial Precinct and the total floor area must not exceed 1,500 square metres.
<b>Shop (other than Adult sex bookshop)</b>	In the Commercial precinct. Other than a convenience shop which exceeds 100 square metres.
<b>Railway</b>	
<b>Search for stone</b>	Must not be costeaning or bulk sampling

**Section 2 - Permit required**

<b>USE</b>	<b>CONDITION</b>
<b>Car park</b>	All precincts
<b>Convenience Restaurant</b>	In the Commercial Precinct and/or Museum Precinct
<b>Mineral, stone or soil extraction (other than Extractive industry, Mineral exploration, Mining and Search for stone)</b>	
<b>Minor utility installation</b>	
<b>Place of Assembly</b>	
<b>Restaurant</b>	
<b>Take Away Food Premises</b>	
<b>Trash and Treasure market</b>	In the Museum Precinct
<b>Any use not in Section 3</b>	

### Section 3 - Prohibited

#### USE

**Adult sex bookshop**  
**Amusement Parlour**  
**Art gallery - if the Section 1 condition is not met**  
**Brothel**  
**Camping and caravan park**  
**Hospital**  
**Industry**  
**Manufacturing Sales**  
**Motor vehicle, boat or caravan sales**  
**Timber Yard**  
**Transport terminal**  
**Warehouse**

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#### 2.0

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#### Use of land

The use of land must be generally in accordance with the St Kilda Station Concept Plan and/or the Comprehensive Development Plan.

#### 2.1

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#### Application requirements

An application that is not in accordance with the St Kilda Station Concept Plan or the Comprehensive Development Plan to use land must be accompanied by a Precinct Plan prepared to the satisfaction of the responsible authority. This Plan must show, as appropriate:

- The proposed layout and floor area for each use.
- The location of all vehicular, pedestrian and bicycle ingress and egress locations and accessways.
- The location and layout of all car parking spaces.
- The location of all open space, including areas available to the public and private open space.
- The location of landscaped areas associated with the use of the land.

The responsible authority may consider part of a Precinct Plan independently of the balance of the land within that precinct and the responsible authority may amend an approved Precinct Plan.

#### 2.2

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#### Exemption from notice and appeal

An application is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

**2.3**19/01/2006  
VC37**Decision Guidelines**

Before deciding on an application to use land, or whether a Precinct Plan or part of a Precinct Plan is satisfactory, the responsible authority must consider:

- The extent to which the proposal furthers the objectives as set out in the purpose of the zone.
- The proposal's consistency with the St Kilda Station Concept Plan and the Comprehensive Development Plan.
- The land use and development potential of adjacent precincts and the inter-relationship between precincts.
- The location, adequacy and safety of the network of vehicle, pedestrian and bicycle access points and accessways.
- The location and layout of car parking spaces including access lanes.
- The adopted St Kilda Foreshore and Environs Urban Design Guidelines (1991) and any amendments thereto and any other relevant planning, conservation or urban design guidelines or policies adopted by the Port Phillip City Council.
- The views, if any, of Heritage Victoria, Public Transport Corporation, Department of Natural Resources and Environment or any relevant referral authority.
- The effect of the proposal on the amenity of the area.

**3.0**19/01/2006  
VC37**Buildings & works**

The development of each precinct must be generally in accordance with the St Kilda Station Concept Plan and/or the Comprehensive Development Plan.

**3.1**19/01/2006  
VC37**Height requirements**

A maximum building height of RL (Reduced Level) 18 metres applies to the construction of a building on the land except where development is in accordance with the Comprehensive Development Plan.

**3.2**19/01/2006  
VC37**Setback requirements**

No setback is required from the Fitzroy Street frontage east of the light railway reserve or from the Canterbury Road frontage at grade with Canterbury Road.

Except with a permit, all buildings and works must be setback from other boundaries as follows:

- 3 metres from the nearest rail of the light railway tracks.
- 6 metres from the boundary with Albert Park, except for three units near the western boundary of the site where a minimum setback of 3 metres is required.
- 6 metres is required from the Canterbury Road frontage at grade with Fitzroy Street.
- 3 metres from any other boundary not specified above.

Setback areas must be landscaped where appropriate to be in keeping with the character and appearance of the area to the satisfaction of the responsible authority.

**3.3**19/01/2006  
VC37**Application requirements**

An application to construct a building or construct or carry out works must be accompanied by a Precinct Plan prepared to the satisfaction of the responsible authority. This plan must show:

- Any proposed changes to ground surface levels.
- The location, site coverage, floor areas and height of all buildings and works.
- The proposed use or uses of each building.
- The location of all vehicular, pedestrian and bicycle ingress and egress locations and accessways.
- The location and layout of all car parking spaces.
- The location of all open space, including areas available to the public and private open space.
- The location of landscaped areas associated with the development of the land.
- The visual impact of development in relation to the historic railway station buildings and other elements when viewed from Fitzroy Street, Canterbury Road, Grey Street and adjacent parkland (where appropriate). This could be demonstrated by perspectives and elevations.
- The stages, if any, in which the land is to be developed, with starting and completion dates for each stage.

The responsible authority may consider part of a Precinct Plan independently of the balance of the land within that precinct and the responsible authority may amend an approved Precinct Plan.

**3.4**19/01/2006  
VC37**Decision Guidelines**

Before deciding on an application, the responsible authority must consider, as appropriate:

- The extent to which the proposal furthers the objectives as set out in the purpose of the zone.
- The proposal's consistency with the St Kilda Station Concept Plan and the Comprehensive Development Plan
- The land use and development potential of adjacent precincts and the inter-relationship between precincts.
- The location, adequacy and safety of the network of vehicle, pedestrian and bicycle access points and accessways.
- The location and layout of car parking spaces, access lanes and the access thereto.
- The adopted St Kilda Foreshore and Environs Urban Design Guidelines (1991) and any amendments thereto and any other relevant planning, conservation or urban design guidelines or policies adopted by the Port Phillip City Council.
- The views, if any, of Heritage Victoria, Public Transport Corporation, Department of Natural Resources and Environment or any relevant referral authority.

- The effect of the proposal on the amenity of the area.

#### **4.0**

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#### **Agreement**

Before any buildings, works or uses are commenced, the owner and/or applicant is required to enter into an agreement with the responsible authority pursuant to Section 173 of the Planning and Environment Act 1987:

- To require any shortfall of car spaces to be provided to the satisfaction of the responsible authority if the required number of on-site car parking spaces cannot be provided pursuant to Clause 52.06.
- To ensure that the land to be used and developed is free of any contamination to the satisfaction of the Environment Protection Authority and the responsible authority.
- To provide for the necessary site contamination assessments and any required clean up to be undertaken by suitably qualified professionals at the applicant's and/or owner's expense.
- For any other reasons deemed as relevant.

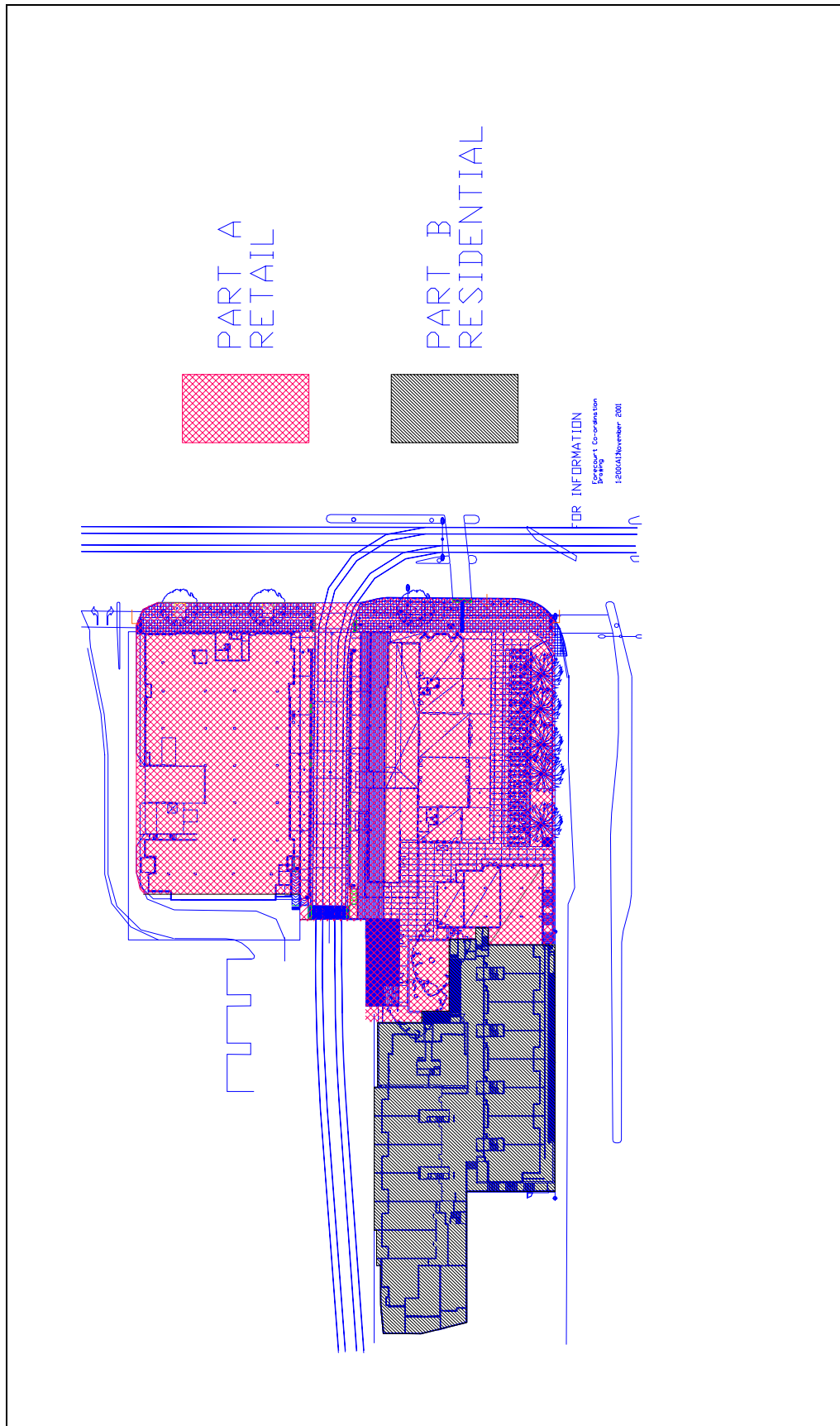
#### **5.0**

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#### **Advertising signs**

Advertising controls for land shown within *Part A – Retail* on Map 1 to Schedule 2 to the Comprehensive Development Zone at Clause 37.02 are in Category 3 of Clause 52.05.

Advertising controls for land shown within *Part B – Residential* on Map 1 to Schedule 2 to the Comprehensive Development Zone at Clause 37.02 are in Category 4 of Clause 52.05.



Map 1 to the Schedule to Clause 37.02

