

19/01/2006
VC37

SCHEDULE 10 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO10**

PORT PHILLIP COASTAL AREA

1.0

19/01/2006
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Design objective

To co-ordinate development in the Port Phillip Bay coastal area

To preserve the existing beaches and natural beauty of the Port Phillip Bay coastal area and to prevent deterioration of the foreshore.

To improve facilities in the Port Phillip Bay coastal area to enable the full enjoyment of the area by the public.

2.0

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Buildings and works

Permit requirement

A permit is required to:

- Construct a building or any structure.
- Construct or carry out works.
- Remove or plant any vegetation.

This does not apply to:

- Minor works and development outlined in an approved plan pursuant to the Crown Land (Reserves) Act 1978, the Coastal Management Act 1995, or the National Parks Act 1975.
- Maintenance or repairs to structures or works:
 - lawfully commenced or completed before the commencement of this Scheme, and
 - for which a permit has been granted under this Scheme and have been constructed or carried out in accordance with the permit.
- Works for the establishment, maintenance or repair of:
 - signs for the control of traffic or for the safety or protection of the public,
 - safety fences or railings, and
 - litter bins.
- Works lawfully undertaken by or on behalf of the relevant transport authority for the establishment, maintenance, repair, diversion or removal of:
 - fire breaks,
 - railway tracks,
 - overhead lines, and
 - signaling equipment.
- Works lawfully undertaken by or on behalf of the port authorities for the maintenance, repair or removal of any navigation aids or open framed marine structures.

- Works lawfully undertaken by or on behalf of the Victoria Police on any Police Station premises.
- Any structure or works or use for which consent has been granted under the Coastal Management Act 1995.

Referral of applications

An application must be referred in accordance with Section 55 of the Act to the referral authority specified in Clause 66.04 or a schedule to that clause.

This does not apply to:

- Navigation beacons.
- Indigenous planting and landscaping.

Decision Guidelines

Before deciding on an application, the responsible authority must be satisfied that:

- The proposed development will not adversely impact upon natural ecosystems, coastal processes, and the scenic landscape of foreshore areas.
- The risk of pollution is minimised through the establishment of performance standards and monitoring regimes.
- The location, bulk and external appearance of proposed buildings or works is in keeping the character and appearance of the foreshore.
- The natural beauty and future use and enjoyment of Port Phillip Bay and the foreshore by the public is enhanced.
- The effect of the discharge of any sewage, sullage or effluent on the environment will be minimal and such discharge will be permitted only where all practical alternatives have been exhausted.
- The construction of any building or works, or planting or removal of vegetation will not cause any deterioration of the Port Phillip Coastal Area by erosion or by deposits of sand or silt or any other reason.
- The proposed development is generally consistent with the Incorporated Document 'St Kilda Foreshore Urban Design Framework, 2002'.