

Amendment C70

List of changes to the Port Phillip Planning Scheme

Clause / Map Numbers	Change	Comment
PLANNING SCHEME MAP CHANGES		
Map No. 6	Amend Planning Scheme Map No. 6, as shown on the attached map marked “Port Phillip Planning Scheme, Amendment C70”.	Rezones 15 Marriott Street, St Kilda from Public Use Zone – 6 to Residential 1 Zone to reflect the use and ownership of the land.
Map No. 2HO	<p>Amends Planning Scheme Map No. 2HO, as shown on the attached maps marked “Port Phillip Planning Scheme, Amendment C70”.</p> <p>The maps are amended by:</p> <ul style="list-style-type: none"> • Including the northern part of Garden City Reserve (bound by Beacon Road and Tucker Avenue but not including the former portion of Howe Parade) in a Heritage Overlay (HO2). • Deleting the HO from the area to which HO115 currently applies (area bounded by Bay Street, Little Bay Street, Dow Street and Rouse Street Port Melbourne). • Applying a reduced HO115 to cover 93 Dow Street, Port Melbourne only; • Including 96 Bay Street in a new Heritage Overlay (HO452) • Retaining the underlying HO1 over the balance of the area to which the original HO115 applied (ie area bounded by Bay Street, Little Bay Street, Dow Street and Rouse Street Port Melbourne). • Extending the boundary of HO2 to apply to the whole of the site at 59 & 60 Crichton Avenue, 27 Walter Street & 432 Williamstown Road, Garden City. 	Updates Planning Scheme Map 2HO to include the Garden City Reserve (northern part) in a Heritage Overlay (on a permanent basis); extend HO2 to include all of the site at 59 & 60 Crichton Avenue, 27 Walter Street & 432 Williamstown Road, Garden City; and to realign the Heritage Overlay as it applies to 93 Dow Street (HO115) and 96 Bay Street, Port Melbourne (HO452). The balance of the land covered by the original HO115 is retained in HO1.
Map No. 5HO	<p>Amends Planning Scheme Map No. 5HO, as shown on the attached map marked “Port Phillip Planning Scheme, Amendment C70”.</p> <p>The maps are amended by:</p> <ul style="list-style-type: none"> • Including the sea wall and promenade on the south side of Beaconsfield Parade, between Cowderoy Street and McGregor Street, St Kilda West / Middle Park in a new Heritage Overlay (HO450). 	Updates Planning Scheme Maps 5HO and 6HO to include the sea wall and promenade along Beaconsfield Parade in a Heritage Overlay (on a permanent basis).
Map No. 6HO	Amends Planning Scheme Map No. 6HO, as shown on the attached maps marked “Port Phillip Planning Scheme, Amendment C70”.	Updates Planning Scheme Map 6HO so that the site at 35 Gurner Street, in its entirety, is within a Heritage Overlay.

	<p>The maps are amended by:</p> <ul style="list-style-type: none"> • Including the eastern portion of 35 Gurner Street, St Kilda in a Heritage Overlay (HO5). • Including the sea wall and promenade on the south side of Beaconsfield Parade, between Cowderoy Street and McGregor Street, St Kilda West / Middle Park in a new Heritage Overlay (HO450). 	<p>Updates Planning Scheme Maps 5HO and 6HO to include the sea wall and promenade along Beaconsfield Parade in a Heritage Overlay (on a permanent basis).</p>
Map No. 8HO	<p>Amends Planning Scheme Map No. 8HO, as shown on the attached map marked “Port Phillip Planning Scheme, Amendment C70”.</p> <p>The maps are amended by:</p> <ul style="list-style-type: none"> • Including 1, 3 & 5 Garden Court, Elwood in a Heritage Overlay (HO7). 	<p>Updates Planning Scheme Map 8HO to include 1, 3 & 5 Garden Court in a Heritage Overlay (on a permanent basis).</p>
Map No. 9HO	<p>Amends Planning Scheme Map No. 9HO, as shown on the attached maps marked “Port Phillip Planning Scheme, Amendment C70”.</p> <p>The maps are amended by:</p> <ul style="list-style-type: none"> • Deleting HO432 from 31b Scott Street, Elwood; replacing HO432 on the western portion of 31a Scott Street; realigning the HO431 boundary to cover the eastern portion of 31a Scott Street, Elwood. 	<p>Updates Planning Scheme Map 9HO by correcting a mapping error in relation to 31a and 31b Scott Street, Elwood.</p>
LOCAL PLANNING POLICY FRAMEWORK		
Clause 21.05-5	<p>In the MSS section - Clause 21.05: At sub-clause 21.05-5 Heritage Conservation, under ‘Incorporated Documents’:</p> <ul style="list-style-type: none"> • Replace the current reference to the Port Phillip Heritage Review with “Port Phillip Heritage Review, Version 14, 2009, Volumes 1-6”. <p>At sub-clause 21.05-3 Neighbourhood Character, under ‘Incorporated Documents’:</p> <ul style="list-style-type: none"> • Replace the current reference to the Port Phillip Heritage Review with “Port Phillip Heritage Review, Version 14, 2009, Volumes 1-6”. • Replace the current reference to the City of Port Phillip Neighbourhood Character Map with “City of Port Phillip Neighbourhood Character Map (2009)” 	<p>Updates references to the Port Phillip Heritage Review by referring to the latest version.</p>
Clause 22.01	<p>In the Local Policy section - Clause 22.01 Residential Neighbourhood Character Policy:</p> <p>1. Under sub-clause 22.01-3 ‘Policy’ at ‘Incorporated Documents’:</p> <ul style="list-style-type: none"> • Replace the current reference to the Port Phillip Heritage Review with “Port Phillip Heritage Review, Version 14, 2009, Volumes 1-6”. • Replace the current reference to the City of Port Phillip Neighbourhood Character Map with “City of Port Phillip Neighbourhood Character Policy Map (2009)”. 	<p>Updates all references to the City of Port Phillip Neighbourhood Character Policy Map and Port Phillip Heritage Review to the latest version.</p>

<p>Clause 22.04</p>	<p>In the Local Policy section - Clause '22.04 Heritage Policy':</p> <ol style="list-style-type: none"> 1. Under sub-clause 22.04-1 'Policy Basis' in the fourth bullet point: <ul style="list-style-type: none"> • Replace the current reference to the Port Phillip Heritage Review with "Port Phillip Heritage Review, Version 14, 2009, Volumes 1-6" 2. Under subclause 22.04-4 'Policy' at 'Incorporated Documents': <ul style="list-style-type: none"> • Replace the current reference to Port Phillip Heritage Review with "Port Phillip Heritage Review, Version 14, 2009, Volumes 1-6". • Replace the current reference to City of Port Phillip Heritage Policy Map with "City of Port Phillip Heritage Policy Map (2009)". 	<p>Updates all references to the City of Port Phillip Heritage Policy Map and Port Phillip Heritage Review to the latest version.</p>
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OVERLAYS

<p>Clause 43.01 Schedule</p>	<p>Amend the schedule to the Heritage Overlay by modifying the references at HO115 and HO432.</p> <p>Following HO54, insert the following:</p> <table border="1" data-bbox="430 647 1512 927"> <tr> <td style="width: 10%;">HO450</td> <td style="width: 30%;"><i>Sea Wall and Promenade</i> Beaconsfield Parade (south side), between Cowderoy Street, St Kilda West and McGregor Street, Middle Park.</td> <td style="width: 5%;">Yes</td> <td style="width: 5%;">No</td> <td style="width: 5%;">No</td> <td style="width: 5%;">No</td> <td style="width: 5%;">No</td> <td style="width: 5%;">No</td> <td style="width: 10%;">Sea Wall and Promenade - (September 2008)</td> <td style="width: 5%;">No</td> </tr> </table> <p>Following HO39, insert the following:</p> <table border="1" data-bbox="430 1019 1512 1145"> <tr> <td style="width: 10%;">HO452</td> <td style="width: 30%;"><i>Former National Bank</i> 96 Bay Street, Port Melbourne</td> <td style="width: 5%;">Yes</td> <td style="width: 5%;">No</td> <td style="width: 5%;">No</td> <td style="width: 5%;">No</td> <td style="width: 5%;">No</td> <td style="width: 5%;">No</td> <td style="width: 10%;"></td> <td style="width: 5%;">No</td> </tr> </table>	HO450	<i>Sea Wall and Promenade</i> Beaconsfield Parade (south side), between Cowderoy Street, St Kilda West and McGregor Street, Middle Park.	Yes	No	No	No	No	No	Sea Wall and Promenade - (September 2008)	No	HO452	<i>Former National Bank</i> 96 Bay Street, Port Melbourne	Yes	No	No	No	No	No		No	<p>Updates the Schedule to Clause 43.01 by inserting new Heritage Overlay references; HO450 (Sea wall and promenade, Beaconsfield Parade, St Kilda West/Middle Park); HO452 (96 Bay Street, Port Melbourne; and modifying references HO115 (93 Dow Street, Port Melbourne); HO432 (31a Scott Street, Elwood).</p>
HO450	<i>Sea Wall and Promenade</i> Beaconsfield Parade (south side), between Cowderoy Street, St Kilda West and McGregor Street, Middle Park.	Yes	No	No	No	No	No	Sea Wall and Promenade - (September 2008)	No													
HO452	<i>Former National Bank</i> 96 Bay Street, Port Melbourne	Yes	No	No	No	No	No		No													

INCORPORATED DOCUMENTS

<p>Clause 81.01 Schedule</p>	<p>Insert a revised Schedule (81.01) to Clause 81 to:</p> <ul style="list-style-type: none"> • Replace the current Port Phillip Heritage Review with "Port Phillip Heritage Review, Version 14, 2009, Volumes 1-6". 	<p>Includes the 'Incorporated Plan - Sea wall and Promenade - September 2008' in the list of Incorporated Documents.</p> <p>Incorporates and updates references to the latest</p>
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	<ul style="list-style-type: none"> • Replace the current City of Port Phillip Heritage Policy Map with “City of Port Phillip Heritage Policy Map (2009)”. • Replace the current City of Port Phillip Neighbourhood Character Policy Map with “City of Port Phillip Neighbourhood Character Policy Map (2009)”. • Introduce a new document; “Incorporated Plan - Sea Wall and Promenade - September 2008”. 	<p>version of the Port Phillip Heritage Review, City of Port Phillip Heritage Policy Map, and the City of Port Phillip Neighbourhood Character Policy Map.</p> <p>The updated Port Phillip Heritage Review (Version 14) includes new Citations for: 101 Alma Road, East St Kilda; 34 Fitzroy Street, St Kilda, 1 Morris Street, South Melbourne; 9 to 23 Centre Avenue and 10 Centre Avenue, Port Melbourne; and updated Citations for: HO2 (to reference Garden Court and the Brunnings Estate); HO7 (to reference Garden City Reserve); the Sea wall and Promenade, Beaconsfield Parade; 96 Bay Street, Port Melbourne, 93 Dow Street, Port Melbourne and 31a Scott Street, Elwood.</p> <p>The updated City of Port Phillip Heritage Policy Map (2009) includes altered ‘grading’ for the following properties: Properties to be shown as ‘significant’ - Sea Wall and Promenade, Beaconsfield Parade; 96 Bay Street and 93 Dow Street, Port Melbourne (with balance of land formerly known as 90 Bay Street, Port Melbourne to be shown as ‘non-contributory’); 9 and 23 Centre Ave, Garden City; 59 and 60 Crichton Avenue, 27 Walter Street and 432 Williamstown Road, Garden City; 1,3 and 5 Garden Court, Elwood; Garden City Reserve; 26 McCormack Street, Port Melbourne; Properties to be shown as ‘contributory’ - 1 Beaconsfield Parade, Port Melbourne; Properties to be shown as ‘non-contributory’ - 15 Albion Street, St Kilda; 126 Evan Street Port Melbourne; 197 and 197A Hotham Street, Ripponlea; 2-2d Quat Quatta Ave, Ripponlea; 21-23 Tiuna Grove, Elwood; Property to be deleted - 31b Scott Street, Elwood.</p>
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		The updated City of Port Phillip Neighbourhood Character Policy Map (2009) shows the deletion of properties at 1, 3 and 5 Garden Court, Elwood.
LIST OF AMENDMENTS (Information to accompany amendment)		
List of Amendments	<p>Insert: Amendment number “C70”, in operation from “Date to be inserted by DPCD” with the following description, “Rezones 15 Marriott Street, St Kilda to a Residential 1 Zone; Introduces a permanent Heritage Overlay to properties at 1, 3 & 5 Garden Court, Elwood, Garden City Reserve, Port Melbourne (northern part), and the Sea Wall and Promenade, Beaconsfield Parade (HO450); Introduces a new Incorporated Document at Clause 81 - ‘Seawall and Promenade - September 2008’; Introduces a new HO reference (HO452) for 96 Bay Street, Port Melbourne in the Schedule to the Heritage Overlay; Amends the HO reference for HO115 and HO432 (93 Dow Street, Port Melbourne and 31a Scott Street, Elwood) in the Schedule to the Heritage Overlay; Incorporates changes and updates references to the latest version of the incorporated Documents - “Port Phillip Heritage Review Version 14, 2009, Volume 1-6”, “City of Port Phillip Neighbourhood Character Policy Map, 2009”, and “City of Port Phillip Heritage Policy Map, 2009” and updates the version number and date of these Incorporated Documents in Clauses 21.05, 22.01 and 22.04.”</p>	Updates the List of Amendments to the Port Phillip Planning Scheme