

Amendment C52

List of changes to the Port Phillip Planning Scheme

Clause / Map Numbers	Change	Comment
PLANNING SCHEME MAP CHANGES		
3	Amend Planning Scheme Map No. 3 & 4 to rezone land as shown on the attached map marked 'Port Phillip Planning Scheme, Amendment C52, Planning Scheme Maps No. 3 & 4'.	Changes the zoning of select parcels of land in South Melbourne Central to Business 1, Business 2, Business 3, Mixed Use or Public Use Zone 4 (Transport) as shown on the attached map.
3DDO 4DDO	Amend Planning Scheme Maps 3DDO & 4DDO to replace the existing Design and Development Overlay Schedule 15 with DDO Schedule 8, as shown on the attached map marked 'Port Phillip Planning Scheme, Amendment C52, Planning Scheme Map 3DDO & 4DDO'. Amend Planning Scheme Map 3DDO & 4DDO to renumber the existing Design and Development Overlay Schedule 8 to DDO Schedule 17 as shown on the attached map marked 'Port Phillip Planning Scheme, Amendment C52, Planning Scheme Maps 3DDO & 4DDO'.	Implements the 'South Melbourne Central Urban Design Framework'. Overcomes technical limitations of DPCD mapping software.
3HO	Amend Planning Scheme Map 3HO to replace the existing Heritage Overlay (HO3) with Heritage Overlay (HO3) as shown on the attached map marked 'Port Phillip Planning Scheme, Amendment C52, Planning Scheme Map 3HO'.	Extends the Heritage Overlay to recognise additional heritage assets identified.
3EAO	Amend Planning Scheme Map 3EAO to revise the extent of the Environmental Audit Overlay as shown on the attached map marked 'Port Phillip Planning Scheme, Amendment C52, Planning Scheme Map 3EAO'.	Extends the EAO to include land to be rezoned to permit sensitive land uses in South Melbourne Central.
TABLE OF CONTENTS (Information to accompany amendment)		
Table of Contents	Remove the existing Table of Contents and replace with a new Table of Contents.	Corrects error in Table of Contents to incorporate new numbering
LOCAL PLANNING POLICY FRAMEWORK		
Clause 21.03	In the Municipal Strategic Statement section '21.03 Key Issues', under 'Additional South Melbourne, Albert Park and Middle Park Neighbourhood Issues', add a new 6 th dot point: <ul style="list-style-type: none"> ▪ Pressure for new development within South Melbourne Central that is out of scale and character with the area. In particular, pressure for residential development has the potential to undermine the vital business and economic role of South Melbourne Central'. 	Changes the Municipal Strategic Statement to reflect the principles, objectives and recommendations of the 'South Melbourne Central Structure Plan'.
Clause 21.04	In the Municipal Strategic Statement section '21.04 Port Phillip's Vision', under South Melbourne, Albert Park and Middle Park':	Changes the Municipal Strategic Statement to reflect the principles,

	<p>Delete the 5th dot point:</p> <ul style="list-style-type: none"> The South Melbourne industrial areas continue to have a mixed use industrial and commercial character but increasingly accommodate more lower impact uses such as offices, service businesses and high technology manufacturing uses. These areas continue to be a significant source of employment for Port Phillip, add to the diverse economic base of the municipality and provide economic support to the Clarendon Street retail centre and South Melbourne Market. <p>And insert a new 5th dot point:</p> <ul style="list-style-type: none"> South Melbourne Central will expand its role as a sustainable mixed use precinct, focussed on the South Melbourne Activity Centre. It will continue to provide a unique urban village character while the number of residents, workers and visitors continue to grow.' 	objectives and recommendations of the 'South Melbourne Central Structure Plan'.
Clause 21.05-1	<p>In the Municipal Strategic Statement section '21.05 Objectives, Strategies and Implementation', under clause 21.05-1 'Residential Land Use', 'Strategies', add the sub-heading '<i>South Melbourne, Albert Park and Middle Park Neighbourhood</i>' with the following dot point:</p> <ul style="list-style-type: none"> Support opportunities for new residential development within South Melbourne Central, as described in the South Melbourne Central Structure Plan. Specifically this applies to high density development along Kings Way and within the City Road Wedge Precinct and to housing within shop top or mixed use development within the Emerging Activity Precinct. <p>Under Reference Documents' add the following document after 'Port Phillip Urban Character Study (City of Port Phillip, 1998): South Melbourne Central Structure Plan (City of Port Phillip, 2007) South Melbourne Central Urban Design Framework (City of Port Phillip and David Lock Associates, 2007)</p>	<p>Changes the Municipal Strategic Statement to reflect the principles, objectives and recommendations of the 'South Melbourne Central Structure Plan'.</p> <p>Adds new Reference Documents to the Local Policy.</p>
Clause 21.05-3	<p>Under clause 21.05-3 'Neighbourhood Character', 'Reference Documents', add the following document after 'Port Phillip Housing Strategy (1997): South Melbourne Central Structure Plan (City of Port Phillip, 2007) South Melbourne Central Urban Design Framework (City of Port Phillip and David Lock Associates, 2007)</p>	Adds new Reference Documents to the Local Policy.
Clause 21.05-4	<p>Under clause 21.05-4 'Urban Design', 'Reference Documents', add the following document after 'Port Phillip Housing Strategy (1997): South Melbourne Central Structure Plan (City of Port Phillip, 2007) South Melbourne Central Urban Design Framework (City of Port Phillip and David Lock Associates, 2007)</p>	Adds new Reference Documents to the Local Policy.
Clause 21.05-5	<p>Under clause 21.05-5 'Heritage Conservation', update the 'Incorporated Documents' with 'Port Phillip Heritage Review, Version 7, 2007, Volume 1-6'.</p>	Updates the Incorporated Documents to reflect changes to the 'Port Phillip Heritage Review'.
Clause 21.05-6	<p>In clause 21.05-6 'Tourism', under 'Strategies', 'Municipal wide' add the sub-heading '<i>South Melbourne, Albert Park and Middle Park Neighbourhood</i>' with the following dot point:</p> <ul style="list-style-type: none"> Support the role of the South Melbourne Activity Centre as a regional shopping and visitor destination. This includes the Clarendon Street shopping centre and the South Melbourne Market. <p>Under 'Reference Documents' add the following document after 'Port Phillip Sustainable Development Strategy (City of Port Phillip, 1996): South Melbourne Central Structure Plan (City of Port Phillip, 2007) South Melbourne Central Urban Design Framework (City of Port Phillip and David Lock Associates, 2007)</p>	<p>Changes the Municipal Strategic Statement to reflect the principles, objectives and recommendations of the 'South Melbourne Central Structure Plan'.</p> <p>Adds new Reference Documents to the Local Policy.</p>

<p>Clause 21.05-8</p>	<p>In clause 21.05-8 ‘Commercial Land Use’, under ‘Strategies’, ‘<i>South Melbourne, Albert Park and Middle Park Neighbourhood</i>’: Delete the 3rd dot point:</p> <ul style="list-style-type: none"> ▪ Encourage some limited office development in the Mixed Use zone and in the South Melbourne East Industrial and Commercial area. <p>And insert new 3rd and 4th dot points:</p> <ul style="list-style-type: none"> ▪ Encourage some limited office development in the Mixed Use zone. ▪ Encourage a range of small to medium office developments within the South Melbourne Central area, as described in the South Melbourne Central Structure Plan. <p>Under ‘Reference Documents’ add the following document after ‘Port Phillip Sustainable Development Strategy (City of Port Phillip, 1996): South Melbourne Central Structure Plan (City of Port Phillip, 2007) South Melbourne Central Urban Design Framework (City of Port Phillip and David Lock Associates, 2007)</p>	<p>Changes the Municipal Strategic Statement to reflect the principles, objectives and recommendations of the ‘South Melbourne Central Structure Plan’.</p> <p>Adds new Reference Documents to the Local Policy.</p>
<p>Clause 21.05-9</p>	<p>In clause 21.05-9 ‘Industrial Areas’, under ‘Strategies’, ‘<i>South Melbourne, Albert Park and Middle Park Neighbourhood</i>’ delete the sub-heading ‘South Melbourne Industrial Area’ and insert the sub-heading ‘South Melbourne West Industrial Area’.</p> <p>Delete the 2nd sub-heading ‘South Melbourne East Industrial and Commercial Area’ and the dot point:</p> <ul style="list-style-type: none"> ▪ Support the mixed use role of the area as a location for light industrial and commercial development (including manufacturing, motor vehicle repairers and a limited number of offices) with the potential for a range of mixed commercial and office uses along the Kings Way corridor. <p>And insert a new 2nd sub-heading ‘South Melbourne Central’ with the following dot point:</p> <ul style="list-style-type: none"> ▪ Support the mixed use role of South Melbourne Central as a location for a range of business activity. This will include light industrial and service business uses located within the Business 3 zone. <p>Under ‘Reference Documents’ add the following document after ‘Port Phillip Sustainable Development Strategy (City of Port Phillip, 1996): South Melbourne Central Structure Plan (City of Port Phillip, 2007) South Melbourne Central Urban Design Framework (City of Port Phillip and David Lock Associates, 2007)</p>	<p>Changes the Municipal Strategic Statement to reflect the principles, objectives and recommendations of the ‘South Melbourne Central Structure Plan’.</p> <p>Adds new Reference Documents to the Local Policy.</p>
<p>Clause 21.05-10</p>	<p>In clause 21.05-10 ‘Retail Land Use’, under ‘Strategies’, ‘<i>South Melbourne, Albert Park and Middle Park Neighbourhood</i>’: Delete the 1st and 2nd dot points:</p> <ul style="list-style-type: none"> ▪ Support the important role of the Clarendon Street shopping centre in providing a range of retail uses for the whole neighbourhood, nearby workers and also the increasing residential communities in the adjoining St Kilda Road neighbourhood. ▪ Capitalise upon Clarendon Street’s proximity to the South Melbourne Market. <p>And insert three new dot points:</p> <ul style="list-style-type: none"> ▪ Capitalise upon Clarendon Street’s proximity to the South Melbourne Market. Together, the Clarendon Street shopping strip and the Market form the South Melbourne Activity Centre. ▪ Support the role of the South Melbourne Activity Centre as the retail focus of South Melbourne Central and adjoining neighbourhoods. This role includes providing a range of retail uses to serve the residents and workers within the South Melbourne Central area, as well as the growing residential communities in 	<p>Changes the Municipal Strategic Statement to reflect the principles, objectives and recommendations of the ‘South Melbourne Central Structure Plan’.</p> <p>Adds a new Reference Document to the Local Policy.</p>

	<p>Southbank, St Kilda Road and Docklands.</p> <ul style="list-style-type: none"> Strengthen and promote the South Melbourne Activity Centre as an important regional shopping destination which has the Market and a comprehensive range of specialty retail as its key attractors. <p>Under ‘Reference Documents’ add the following document after ‘Port Phillip Sustainable Development Strategy (City of Port Phillip, 1996): South Melbourne Central Structure Plan (City of Port Phillip, 2007).</p>	
Clause 21.05-11	<p>In clause 21.05-11 ‘Traffic and Transport’, under ‘Strategies’, ‘<i>South Melbourne, Albert Park and Middle Park Neighbourhood</i>’ add a 3rd dot point:</p> <ul style="list-style-type: none"> Establish the South Melbourne Central area as a sustainable transport hub with activity focused around key tram, pedestrian and cycle links. <p>Under ‘Reference Documents’ add the following document after ‘Integrated Transport Strategy (City of Port Phillip, 1998): South Melbourne Central Structure Plan (City of Port Phillip, 2007) South Melbourne Central Urban Design Framework (City of Port Phillip and David Lock Associates, 2007)</p>	<p>Changes the Municipal Strategic Statement to reflect the principles, objectives and recommendations of the ‘South Melbourne Central Structure Plan’.</p> <p>Adds new Reference Documents to the Local Policy.</p>
Clause 21.05-12	<p>In clause 21.05-12 ‘Mixed Use Areas’, under ‘Strategies’, ‘<i>South Melbourne, Albert Park and Middle Park Neighbourhood</i>’, ‘<i>Kings Way Kings Way and Albert Road Commercial and Residential Area</i>’: Delete the 3rd dot point:</p> <ul style="list-style-type: none"> Encourage new commercial uses along the Kings Way corridor. <p>And insert a new dot point:</p> <ul style="list-style-type: none"> Encourage new commercial uses along the Kings Way corridor at ground level, with office and/or residential above. <p>Under ‘Strategies’, ‘<i>South Melbourne, Albert Park and Middle Park Neighbourhood</i>’, insert two new sub-headings as follows: ‘<i>City Road Wedge Mixed Use Precinct</i>’ with the dot point:</p> <ul style="list-style-type: none"> Encourage mixed use development within the City Road Mixed Use Wedge Precinct, as identified in the South Melbourne Central Structure Plan, 2007. This includes restricted retail or commercial uses at ground level with office and/or high density residential uses above. <p>‘<i>South Melbourne Central Mixed Use Retail, Office and Residential Areas</i>’ with the dot point:</p> <ul style="list-style-type: none"> Encourage a mix of retail, office and residential uses in the Emerging Activity Precinct and the Mixed Activity Edges, as identified in the South Melbourne Structure Plan 2007. <p>Under ‘Reference Documents’ add the following document after ‘Port Phillip Commercial Land Use Strategy (City of Port Phillip, 1996): South Melbourne Central Structure Plan (City of Port Phillip, 2007) South Melbourne Central Urban Design Framework (City of Port Phillip and David Lock Associates, 2007)</p>	<p>Changes the Municipal Strategic Statement to reflect the principles, objectives and recommendations of the ‘South Melbourne Central Structure Plan’.</p> <p>Adds new Reference Documents to the Local Policy.</p>
Clause 22.02	<p>Under clause “22.02 Retail Centres Policy”: Delete reference to this policy applying to the Business 3 zone. In clause 22.02-1 ‘Retail Centres Policy – Policy Basis’ add South Melbourne Central Structure Plan 2005.</p> <p>In clause 22.02 ‘Retail Centres Policy’ under ‘Strategies’, ‘<i>South Melbourne, Albert Park and Middle Park Neighbourhood</i>’, ‘<i>Activities</i>’:</p>	<p>Changes the Local Policy to reflect the principles, objectives and recommendations of the ‘South Melbourne Central Structure Plan’.</p> <p>Adds new Reference Documents to the</p>

	<p>Delete the 1st dot point:</p> <ul style="list-style-type: none"> ▪ Support and enhance the important strategic role of Clarendon Street as a sub-regional centre that provides higher order comparison shopping for the wider community. <p>And insert these dot points:</p> <ul style="list-style-type: none"> ▪ Promote the important strategic role of the South Melbourne Activity Centre as a sub-regional shopping destination that provides quality comparison shopping for the wider communities of Kings Way, Docklands, Southbank and beyond. ▪ Reinforce the role of the South Melbourne Market as a principal retail focus for the local and wider communities. <p>Delete the 4th dot point:</p> <ul style="list-style-type: none"> ▪ Encourage better integration of the Clarendon Street shopping centre with the South Melbourne Market. <p>And insert the dot point:</p> <ul style="list-style-type: none"> ▪ Encourage better integration of the Clarendon Street shopping centre with the South Melbourne Market through the expansion of the retail and streetscape activity of Clarendon Street along Coventry and York Streets. <p>Add the dot points:</p> <ul style="list-style-type: none"> ▪ Ensure that the South Melbourne Activity Centre retains its vital local convenience shopping role which serves surrounding residential communities and workers. ▪ Ensure that the core retailing activities of South Melbourne, such as supermarkets, locate within the Activity Centre, as identified in the South Melbourne Central Structure Plan, 2005 <p>Under ‘Reference Documents’ add the following documents after ‘Port Phillip Urban Character Study’ (City of Port Phillip, 1998): South Melbourne Central Structure Plan (City of Port Phillip, 2007) South Melbourne Central Urban Design Framework (City of Port Phillip and David Lock Associates, 2007)</p>	<p>Local Policy.</p>
<p>Clause 22.03</p>	<p>In clause 22.03 ‘Industrial Areas Policy’, delete existing preamble under the title and add new preamble ‘This policy applies to all land in an Industrial 1 Zone, Industrial 3 Zone, Mixed Use Zone and Business 3 Zone.’</p> <p>In clause 22.03-1 ‘Policy Basis’ add South Melbourne Central Structure Plan 2007.</p> <p>Under ‘Strategies’, ‘<i>South Melbourne, Albert Park and Middle Park</i>’, replace the sub-heading ‘<i>South Melbourne Industrial Area</i>’ with ‘<i>South Melbourne West Industrial Area</i>’.</p> <p>Under this new sub-heading delete the text ‘In addition to the General Policies, in the South Melbourne Industrial Area’ and insert the text ‘The South Melbourne West Industrial Area is the industrial zoned land west of Ferrars Street and Whiteman Street. In addition to the General Policies, in the South Melbourne West Industrial Area’:</p> <p>Under ‘<i>Character</i>’ delete the text ‘Consistent zero setbacks to front and side boundaries in most areas except for Kings Way creating a 'hard-edged' built form’ and replace with ‘Consistent zero setbacks to front and side boundaries in most areas creating a 'hard-edged' built form.’</p> <p>Under ‘Strategies’, ‘<i>South Melbourne, Albert Park and Middle Park</i>’ delete the sub-heading ‘<i>South</i></p>	<p>Changes the Local Policy to reflect the principles, objectives and recommendations of the ‘South Melbourne Central Structure Plan’.</p> <p>Adds new Reference Documents to the Local Policy.</p>

Melbourne East Industrial and Commercial Area and replace it with *'South Melbourne Central'*

Under 'Strategies' *'South Melbourne, Albert Park and Middle Park'* delete the text under 'Activities' and replace with 'It is policy to encourage new uses that support the important strategic role of this area in providing a location for a range of light industrial, commercial and warehouse activities that capitalise on the area's excellent road access and established infrastructure and do not result in a loss of amenity to residential properties and areas'.

Insert a new sub-heading *'South Melbourne Central'* and 3 new dot points under 'Activities':

- Maintain the substantial service businesses and light industrial role of the Eastern Business Precinct and Western Business Precinct of South Melbourne Central as a service base for the local and broader area.
- Manage the shifting economic focus of South Melbourne Central so that the service business and light industrial uses are not in conflict with the area's expanding high technology or 'knowledge-based industry' business role.
- Ensure that in mixed use areas business activity does not result in an undue loss of amenity to nearby residential properties.
- Discourage caretakers dwellings except where all of the following are complied with:
 - The applicant demonstrates the dwelling is ancillary to the primary use of the land;
 - The proposed dwelling occupies no more than 30% of total building area per site;
 - The proposed dwelling will not adversely impact on the continued operation of nearby industrial and commercial uses;
 - The applicant enters into a s173 Agreement with Council agreeing that:
 - (i) Any dwelling must only be occupied by a Caretaker of the existing use of the remainder of the building (or such other use of the building as allowed by the Port Phillip Planning Scheme). This requirement may cease if the zoning of the subject land is changed to allow the use of a dwelling.
 - (ii) Any use of the land for a caretaker's dwelling will be restricted to only that land clearly identified on the plans endorsed by Council.

Under '*Character*' delete the text 'It is policy to maintain the unique character of this industrial area and for new development to respect the following elements' and insert the text 'It is policy to maintain the unique industrial character of South Melbourne Central's business precincts and for new development to respect the following elements (in accordance with the South Melbourne Central Urban Design Framework):'

Under '*Character*' delete the 3 dot points and 5 dot points:

- The regular street layout and finer grain of subdivision pattern and built form that reflects the historic early development of the area.
- The predominant streetwall height of 2 to 3 storeys (approximately 11 metres).
- Consistent zero setbacks to front and side boundaries in most areas except for Kings Way creating a 'hard-edged' built environment.

	<ul style="list-style-type: none"> The wide main streets, open sky views and sunlight access to key pedestrian routes. <p>Under 'Reference Documents' add the following documents after 'Port Phillip Urban Character Study' (City of Port Phillip, 1998): South Melbourne Central Structure Plan (City of Port Phillip, 2007) South Melbourne Central Urban Design Framework (City of Port Phillip and David Lock Associates, 2007)</p>	
Clause 22.04	In clause 22.04 'Heritage Policy' update the 'Incorporated Documents' with 'Port Phillip Heritage Review, Version 7, 2007'.	Updates the Incorporated Documents to reflect changes to the 'Port Phillip Heritage Review'.
Clause 22.11	Replaces existing clause 22.11 'South Melbourne Central' with a new clause 22.11 'South Melbourne Central', as per Attachment.	Changes the Local Policy to reflect the principles, objectives and recommendations of the 'South Melbourne Central Structure Plan, 2007'.
ZONES		
Clause 34.02 Schedule	Insert a new Schedule to Clause 34.02 in the form of the attached document.	Inserts a site specific requirement for 100 Market Street that limits the combined leasable floor area for shops.
OVERLAYS		
Clause 43.02 Schedule 17	<p>Renumber the existing Schedule 8 to the Design and Development Overlay to become Schedule 17 to the Design and Development Overlay in the form of the attached document.</p> <p>Delete Schedule 8 to the Design and Development Overlay and replace it with the new Schedule 17 to the Design and Development Overlay in the form of the attached document.</p> <p>Delete Schedule 15 to the Design and Development Overlay.</p>	<p>Re numbers Schedule 8 to become Schedule 17 to overcome technical limitations of DSE mapping system.</p> <p>Replaces existing Schedule to implement principles, objectives and recommendations of the 'South Melbourne Central Structure Plan' and 'South Melbourne Central Urban Design Framework'.</p> <p>Removes obsolete Schedule 15 from Planning Scheme.</p>
PARTICULAR PROVISIONS		
Clause 52.01 Schedule	Insert a new Schedule to Clause 52.01 in the form of the attached document.	Introduces a Schedule to provide for a public open space contribution to implement the principles, objectives and recommendations of the 'South Melbourne Central Structure Plan' and 'South Melbourne Central Urban Design Framework'.
INCORPORATED DOCUMENTS		
Clause 81.01 Schedule	Delete 'Port Phillip Heritage Review, Version 6, 2006, Volume 1-6' and insert 'Port Phillip Heritage Review, Version 7, 2007, Volume 1-6'.	Updates schedule of Incorporated Documents.

	<p>Delete 'City of Port Phillip Heritage Policy Map, 2006' and insert 'City of Port Phillip Heritage Policy Map, 2007'</p> <p>Delete 'City of Port Phillip Neighbourhood Character Policy Map, December 2006' and insert 'City of Port Phillip Neighbourhood Character Policy Map, 2007'</p>	
LIST OF AMENDMENTS (Information to accompany amendment)		
List of Amendments	<p>Insert: Amendment number 'C52', in operation from "24 APR 2008" with the following description: "Rezones land within South Melbourne Central and changes the MSS and Local Policy to reflect the outcomes of the South Melbourne Central Structure Plan, and the South Melbourne Central Urban Design Framework and replaces Clause 22.11. Includes both documents in the Port Phillip Planning Scheme as Reference Documents. Removes Schedule 15 to the Design and Development Overlay and renumbers Schedule 8 to become Schedule 17. Introduces new Schedule 8 to the Design and Development Overlay. Extends Heritage Overlay 3 to include additional properties. Introduces a schedule to Clause 52.01. Introduces an Environmental Audit Overlay over part of the rezoned land. Updates the Incorporated Document 'Port Phillip Heritage Review' to 'Version 7, 2007' and inserts 'City of Port Phillip Heritage Policy Map, 2007' 'City of Port Phillip Neighbourhood Character Policy Map, 2007.'"</p>	<p>Updates the list of Amendments to the Port Phillip Planning Scheme.</p>