

**PORT PHILLIP PLANNING SCHEME**

**INCORPORATED DOCUMENT**

**BEACON COVE DEVELOPMENT  
PORT MELBOURNE**

**(REVISED) July 2013**

**Consisting of:**

- Beacon Cove Concept Plan No. 1 (March 2004)
- Beacon Cove Precinct Plan No.1 (Revised July 2013)
- Beacon Cove Residential Component Guidelines No.1 (March 2004)
- Plan named Beacon Cove Port Melbourne - Plan showing areas subject to an Environmental Audit (March 2004)

**Incorporated into the Port Phillip Planning Scheme pursuant to Section 6(2)(j) of the *Planning and Environment Act 1987*.**

**PORT PHILLIP PLANNING SCHEME  
INCORPORATED DOCUMENT**

**'Beacon Cove Development, Port Melbourne – March 2004'**

**1. Introduction**

This document is incorporated into the Port Phillip Planning Scheme pursuant to Section 6(2)(j) of the *Planning and Environment Act 1987*.

This document outlines specific controls relating to Clauses 52.03 and Clause 81 of the Port Phillip Planning Scheme for land included in Schedule 1 to the Comprehensive Development Zone, Beacon Cove Port Melbourne, at Clause 37.02.

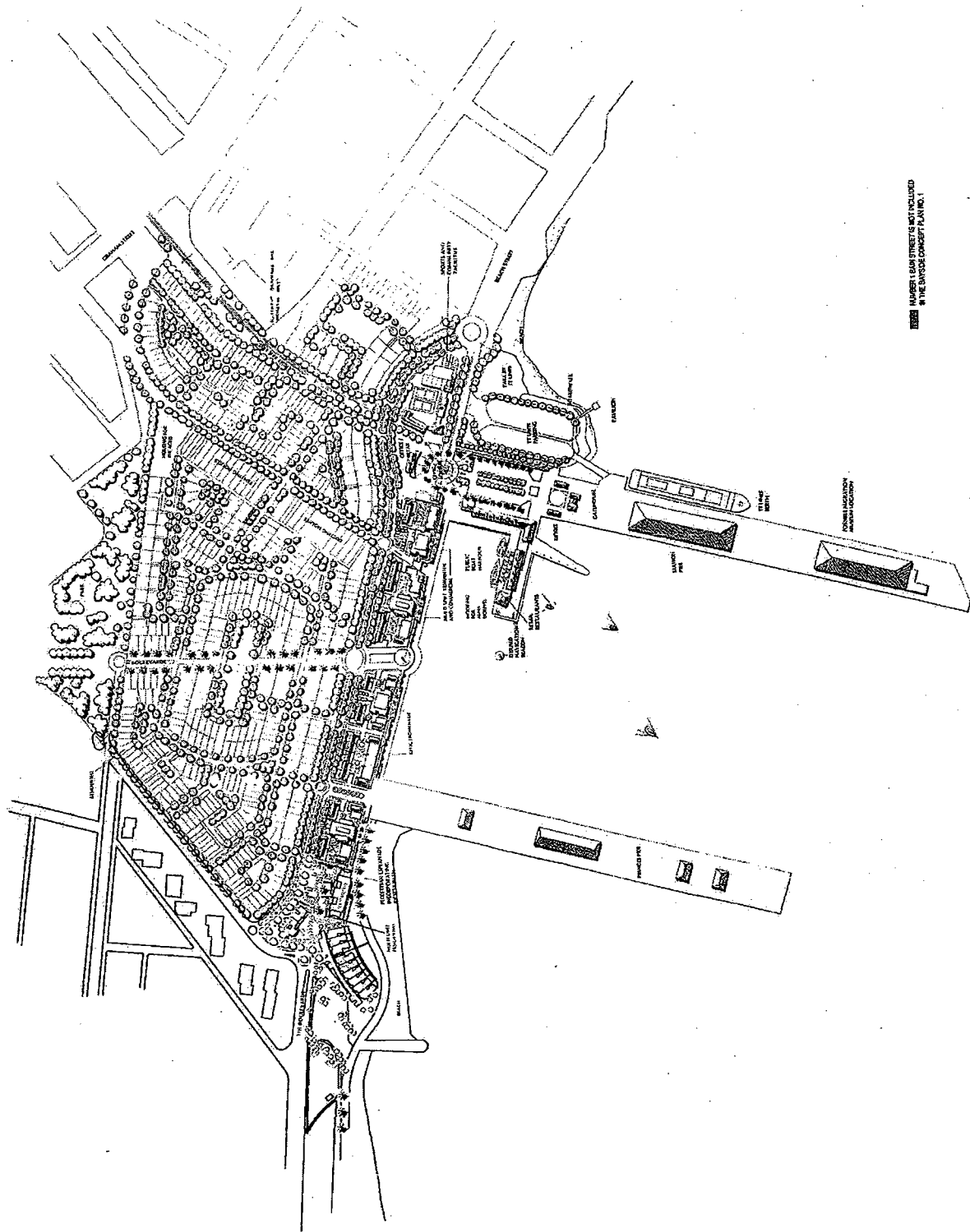
**2. Specific site control (pursuant to Clause 52.03)**

The following controls apply to land included in Schedule 1 to the Comprehensive Development Zone, Beacon Cove Port Melbourne, at Clause 37.02:

- A permit is not required to subdivide land. Subdivision of land and arrangements for the provision of services must be to the satisfaction to the City of Port Phillip (Council) responsible for certification of plans under the *Subdivision Act 1988*. The Council may request the comments of the following authorities about arrangements for the provision of the following services:

<b>Service</b>	<b>Referral Authority (including any relevant successors)</b>
Water, sewerage and main drainage	Melbourne Water Corporation
Gas	Gas and Fuel Corporation
Main roads	VicRoads
Telephone	Telecom
Electricity	Citipower
Other roads and drains	City of Port Phillip

- A plan must be referred under Section 8 of the Subdivision Act 1988 only if required by an authority as part of the arrangements specified above.

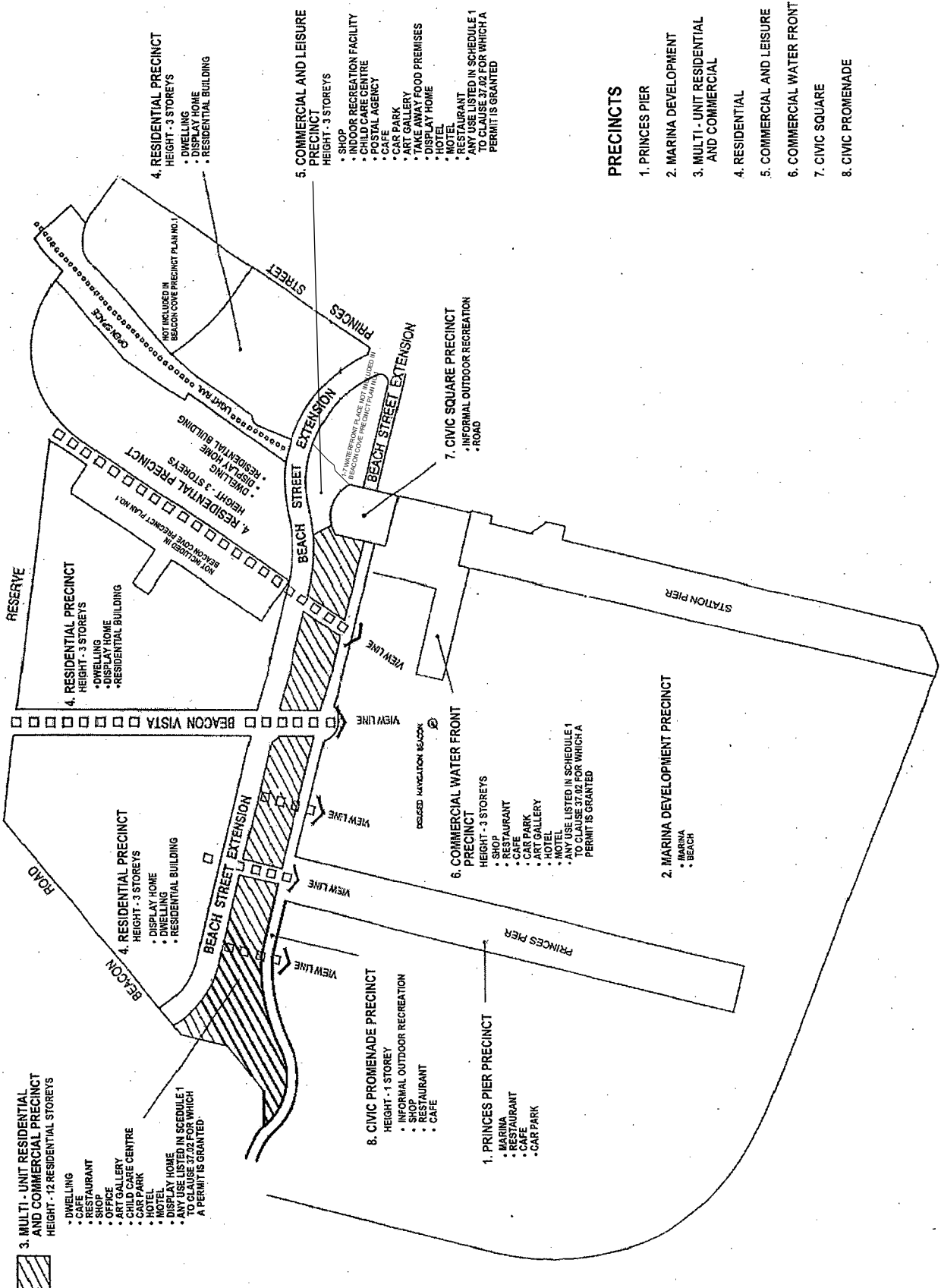


THIS MUSEUM DEVELOPMENT IS NOT INCLUDED IN THE ABOVE CONCEPT PLAN NO. 1

**BEACON COVE CONCEPT PLAN NO.1**

THIS PLAN IS INCORPORATED INTO THE PORT PHILIP PLANNING SCHEME UNDER SECTION 6(2)(g) OF THE PLANNING AND ENVIRONMENT ACT 1987





**3. MULTI-UNIT RESIDENTIAL AND COMMERCIAL PRECINCT**  
 HEIGHT - 12 RESIDENTIAL STOREYS

- DWELLING
- CAFE
- RESTAURANT
- SHOP
- ART GALLERY
- CHILD CARE CENTRE
- CAR PARK
- HOTEL
- DISPLAY HOME
- RESIDENTIAL BUILDING

NOT INCLUDED IN SCHEDULE 1 TO CLAUSE 37.02 FOR WHICH A PERMIT IS GRANTED.

**4. RESIDENTIAL PRECINCT**  
 HEIGHT - 3 STOREYS

- DWELLING
- DISPLAY HOME
- RESIDENTIAL BUILDING

**4. RESIDENTIAL PRECINCT**  
 HEIGHT - 3 STOREYS

- DWELLING
- DISPLAY HOME
- RESIDENTIAL BUILDING

**4. RESIDENTIAL PRECINCT**  
 HEIGHT - 3 STOREYS

- DWELLING
- DISPLAY HOME
- RESIDENTIAL BUILDING

**5. COMMERCIAL AND LEISURE PRECINCT**  
 HEIGHT - 3 STOREYS

- SHOP
- INDOOR RECREATION FACILITY
- CHILD CARE CENTRE
- SOCIAL AGENCY
- CAFE
- CAR PARK
- ART GALLERY
- TAKE AWAY FOOD PREMISES
- DISPLAY HOME
- HOTEL

**6. COMMERCIAL WATER FRONT PRECINCT**  
 HEIGHT - 3 STOREYS

- RESTAURANT
- CAFE
- CAR PARK
- ART GALLERY
- HOTEL

NOT LISTED IN SCHEDULE 1 TO CLAUSE 37.02 FOR WHICH A PERMIT IS GRANTED.

**7. CIVIC SQUARE PRECINCT**  
 HEIGHT - 3 STOREYS

- INFORMAL OUTDOOR RECREATION
- ROAD

**8. CIVIC PROMENADE PRECINCT**  
 HEIGHT - 1 STOREY

- INFORMAL OUTDOOR RECREATION
- SHOP
- RESTAURANT
- CAFE

**1. PRINCES PIER PRECINCT**

- MARINA
- RESTAURANT
- CAFE
- CAR PARK

**2. MARINA DEVELOPMENT PRECINCT**

- MARINA
- BEACH

**3. MULTI-UNIT RESIDENTIAL AND COMMERCIAL PRECINCT**  
 HEIGHT - 12 RESIDENTIAL STOREYS

- DWELLING
- CAFE
- RESTAURANT
- SHOP
- ART GALLERY
- CHILD CARE CENTRE
- CAR PARK
- HOTEL
- DISPLAY HOME
- RESIDENTIAL BUILDING

NOT INCLUDED IN SCHEDULE 1 TO CLAUSE 37.02 FOR WHICH A PERMIT IS GRANTED.

- PRECINCTS**
1. PRINCES PIER
  2. MARINA DEVELOPMENT
  3. MULTI-UNIT RESIDENTIAL AND COMMERCIAL
  4. RESIDENTIAL
  5. COMMERCIAL AND LEISURE
  6. COMMERCIAL WATER FRONT
  7. CIVIC SQUARE
  8. CIVIC PROMENADE

# **BEACON COVE RESIDENTIAL COMPONENT GUIDELINES NO. 1**

**MARCH 2004**

This document is incorporated into the Port Phillip Planning Scheme under  
Section 6(2)(j) of the Planning and Environment Act 1987.

# BEACON COVE RESIDENTIAL COMPONENT GUIDELINES NO. 1

March 2004

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## 1. INTRODUCTION

The provisions of the Port Phillip Planning Scheme have been amended to facilitate the development of the Beacon Cove (Bayside) Project at Port Melbourne in accordance with the Beacon Cove Concept Plan No. 1 and the Beacon Cove Precinct Plan No. 1.

The Schedule 1 to the Comprehensive Development Zone Provisions CDZ1 provisions do not require a planning permit for a dwelling (excluding bed and breakfast and caretaker's house) provided that the Beacon Cove Residential Component Guidelines No. 1 are met.

The Beacon Cove Residential Component Guidelines No. 1 have been prepared, and are incorporated into the Port Phillip Planning Scheme under Section 6(2)(j) of the Planning and Environment Act 1987.

They apply in the Residential Precinct shown on the Beacon Cove Precinct Plan No. 1.

The Beacon Cove Residential Component Guidelines No. 1 are based on the broad principles expressed in the Victorian Codes for Residential Development and contains guidelines for subdivision and the siting and design of attached and detached houses.

The Guidelines cover:

- Subdivision
  - yield
  - infrastructure
  
- Attached houses and detached houses
  - Height
  - Private open space
  - Car parking and vehicle cross overs
  - Streetscape
  - Satellite dishes/external fixtures

## 2. SUBDIVISION

### 2.1 Objectives

To achieve a coherent subdivision layout which:

- Protects view corridors to Port Phillip Bay and the waterfront, particularly from the Navigation Beacons, Swallow Street, Princes and the other north-south street within the subdivision.
- Provides for the extension of Beach Street through to Beacon Road.
- Provides a pleasant, manageable and efficient living environment generally in accordance with the principles of the Victorian Codes for Residential Development.
- Creates links to adjoining sites and neighbourhoods.
- Ensures that houses address street frontages and public open space.

- Provides public open space which links existing parks and facilities in appropriate locations and includes:
  - a linear park along the light rail line
  - an extension of the Garden City Reserve created by the closure of Howe Parade
  - creation of a public waterfront
  - provision of pocket parks in accessible and observable locations within the subdivision.

## **2.2 Yield**

The subdivision of land within the Residential Precinct must achieve a minimum yield of 450 dwellings.

## **2.3 Infrastructure**

Public Roads and other infrastructure in the Residential Precinct must be designed and constructed generally in accordance with the principles contained in the Victorian Codes for Residential Development.

# **3 ATTACHED HOUSES AND DETACHED HOUSES**

## **3.1 Objectives:**

- To ensure that each lot is developed efficiently and each house is compatible with adjoining development.
- To encourage a variety of house types.
- To provide each house with adequate private open space to meet the reasonable recreation, service and storage needs of residents.
- To minimise overlooking.
- To provide adequate off-street car parking to meet the needs of residents.
- To maximise the availability of on-street car parking by minimising the number and width of vehicle cross overs.
- To minimise the visual impact of garages and carports on the streetscape.
- To provide fences of a height and materials which contribute to an attractive and safe residential community and streetscape.
- To orientate back garages and living areas of houses to maximise solar access.
- To achieve visual cohesion between buildings and create attractive streetscapes.
- To site houses to protect view corridors to Port Phillip Bay and the waterfront.

## **3.2 Guidelines**

The siting and design of attached and detached houses in the Residential Precinct shown on the Beacon Cove Precinct Plan No.1 must be in accordance with the following Beacon Cove Residential Component Guidelines No.1, unless otherwise agreed by the responsible authority.



### **3.2.1 Height**

A house must not exceed 3 storeys.

### **3.2.2 Private Open Space**

Private open space for a house must have a minimum area of 25 square metres and a minimum dimension of 2.5 metres.

Open space at the front of a house is excluded from the private open space calculation, unless it is adequately screened from privacy.

### **3.2.3 Car Parking and Vehicle Cross-overs**

House – at least one on-site car parking space must be provided per house, with an average of 1.5 spaces.

Visitor parking must be provided in appropriate locations and at the minimum rate of 0.2 spaces per house.

The number and width of vehicle crossovers in a street must be minimised to maximise the opportunity for on-street car parking.

Whenever practical, shared single width crossovers shall be provided.

Carports and garages must not project forward of the main frontage of the house for more than 10% of the total number of dwellings. This requirement shall be assessed in groups of houses, such groups being referenced to the houses between one street intersection and the next street intersection thereto.

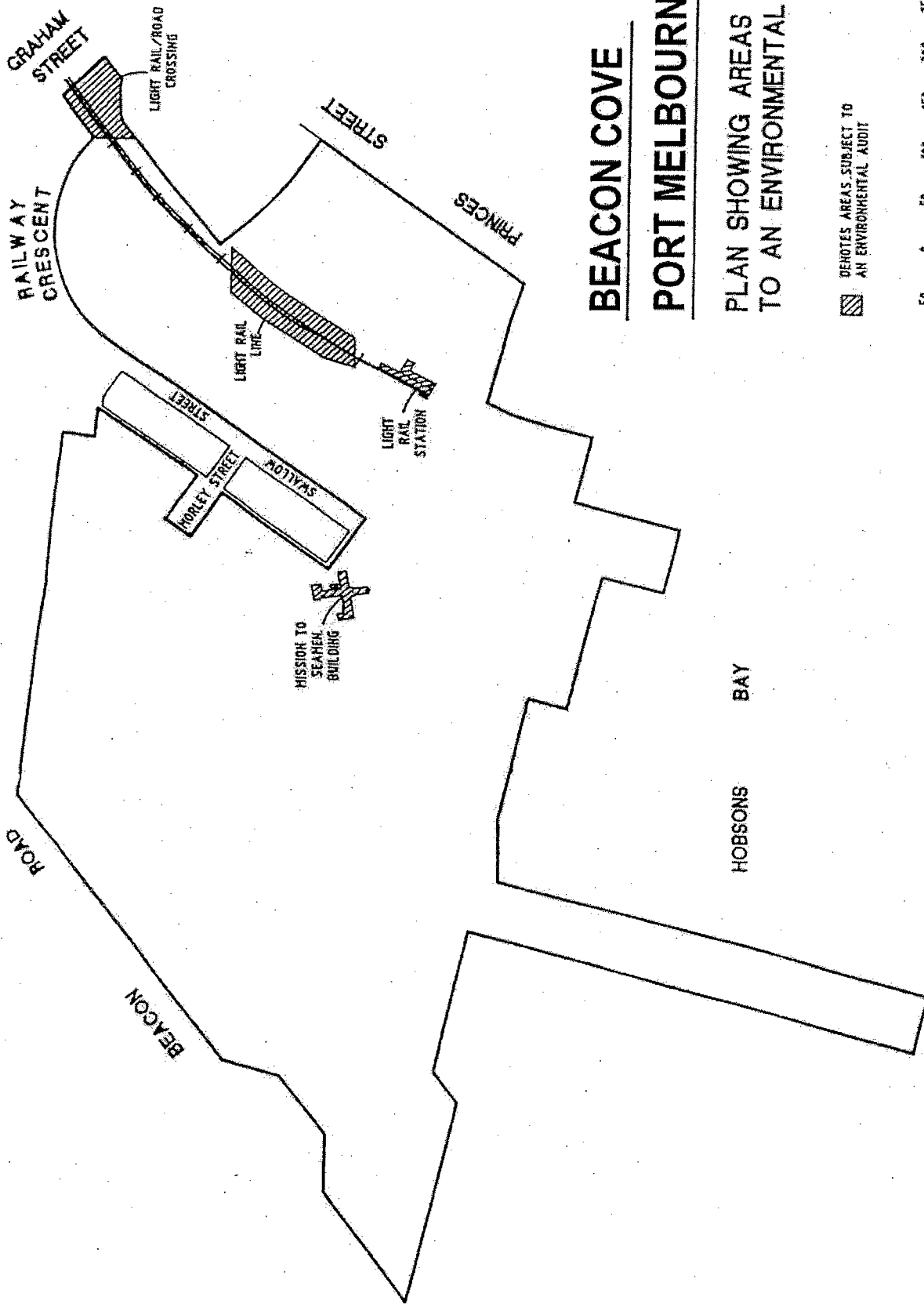
### **3.2.4 Streetscape**

Where a house lot has both front and rear street access, the house shall be designed and landscaped to address both streets, and wherever possible, shall be accessible from both street frontages so as to create an attractive residential streetscape.

### **3.2.5 Satellite Dishes / External Fixtures**

Satellite dishes and other external fixtures are prohibited in locations visible from the street or public open space.

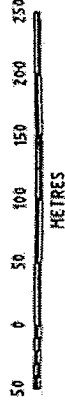
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# BEACON COVE PORT MELBOURNE

PLAN SHOWING AREAS SUBJECT  
TO AN ENVIRONMENTAL AUDIT

 DENOTES AREAS SUBJECT TO AN ENVIRONMENTAL AUDIT



DATED MARCH 2004

