

**PORT PHILLIP PLANNING SCHEME
INCORPORATED DOCUMENT
Albert Park Master Plan**

1 INTRODUCTION

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

This document includes specific controls related to Clauses 52.03 and 81 of the Port Phillip Planning Scheme for land known as Albert Park, generally bounded by Albert Road, Kings Way, Queens Road, Fitzroy Street and the St. Kilda Light Rail Line and zoned Public Park and Recreation.

2 SPECIFIC SITE CONTROL

2.1 Albert Park general exemption

Despite the provisions of the Port Phillip Planning Scheme no permit is required to use and develop, to construct a building, or to construct or carry out works including demolition on land known as Albert Park, generally bounded by Albert Road, Kings Way, Queens Road, Fitzroy Street and the St. Kilda Light Rail Line if the use, development, buildings, works or demolition is consistent with any of the following:

- The use, development, building, works or demolition undertaken is by or on the behalf of Melbourne Parks and Waterways.
- The Albert Park Master Plan dated November 1994 and as amended by the Minister for Conservation and Environment on and 14 February 1995 and on January 1996 and the use, development, buildings, works or demolition is undertaken by or on the behalf of Melbourne Parks and Waterways.
- The land is zoned for Public Park and Recreation in accordance with Clause 36.02 and the use, development, buildings, works or demolition is consistent with the Albert Park Master Plan dated November 1994 and as amended by the Minister for Conservation and Environment on and 14 February 1995 and on 25 January 1996 and the use, development, buildings, works or demolition is undertaken by or on the behalf of Melbourne Parks and Waterways.

If the use, development, buildings, works or demolition, other than buildings and works specified in Clause 62.01, are not in accordance with any of the above three conditions but are undertaken by or on the behalf of Melbourne Parks and Waterways, no permit is required however the Port Phillip City Council must be

consulted as to their comments concerning the proposed use, development, buildings, works or demolition prior to their commencement.

2.2 Associated road works

Despite the provisions of the Port Phillip Planning Scheme no permit is required to use, develop, construct a building, or to construct or carry out works including demolition on the road network surrounding Albert Park including but not limited to Albert Road, Kingsway, Queens Road and Fitzroy Street if the use, development, buildings, works or demolition for roadworks is consistent with the Albert Park Master Plan dated November 1994 and as amended by the Minister for Conservation and Environment on and 14 February 1995 and on 25 January 1996 and the use, development, buildings, works or demolition is undertaken by or on the behalf of Melbourne Parks and Waterways.

2.3 Use, buildings and works undertaken by lessees

2.3.1 Land

The provisions of this clause applies to land known as Albert Park, generally bounded by Albert Road, Kings Way, Queens Road, Fitzroy Street and the St. Kilda Light Rail Line

2.3.2 Specific Facilities

This clause applies to the following facilities as generally described in the Albert Park Master Plan dated November, 1994 and as amended by the Minister for Conservation and Environment on 14 February, 1995 and on 25 January, 1996:

- Albert Park Golf Course, Lakeside Drive, Albert Park.
- Golf Driving Range, Aughtie Drive, Albert Park.
- Promontory Building, Aquatic Drive, Albert Park (which includes without limitation the following uses: restaurant, cafe, bar, kiosk, function room, park administration office, boat hire and ancillary activities).

2.3.3 Special provision

Despite the provisions of the Port Phillip Planning Scheme, no permit is required by lessees of Melbourne Parks and Waterways to use and develop, construct a building, or to construct or carry out works including demolition, associated with the facilities defined in Clause 2.3.2 of this Incorporated Document if the use, development, buildings, works or demolition are:

- Generally in accordance with the Albert Park Master Plan dated November, 1994 and as amended by the Minister for Conservation and Environment on 14 February 1995 and on 25 January, 1996, and
- Undertaken with the written approval of Melbourne Parks and Waterways after consultation with the City of Port Phillip.