

**Port Phillip Planning Scheme
Incorporated Document
Sea Wall and Promenade, St Kilda West/Middle Park**

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 includes specific controls related to Clause 43.01 and Clause 81 of the Port Phillip Planning Scheme for land known as the Sea Wall and Promenade on the south side of Beaconsfield Parade between Cowderoy Street and McGregor Street, St Kilda West/Middle Park.

The land is zoned Road Zone Category 1 and is affected by a Heritage Overlay (HO450).

2. Specific Site Control

Despite the provisions of the Port Phillip Planning Scheme, a permit is not required to construct or carry out works to the sea wall, including demolition or partial removal of the wall, provided that Development Plans are prepared to the satisfaction of the Responsible Authority

The following conditions apply to the development of the land:

1. No buildings or works may be constructed or carried out and no demolition may take place until the Development Plans have been prepared and approved to the satisfaction of the Responsible Authority.
2. The Development Plan must include a schedule of materials and external finishes and colours.
3. The development must be carried out generally in accordance with the Development Plan approved by the Responsible Authority.
4. Where demolition is proposed, ensure that individual pieces are numbered and put back exactly the same way and any mortar mix for the jointing matches the original in depth, colour and profile.
5. The Development Plan may be amended to the satisfaction of the Responsible Authority. In determining whether any amendment should be approved, the Responsible Authority must consider:
 - Whether the proposed changes with adversely impact upon or alter the natural or cultural significance of the place.
 - Whether the integrity of the wall is maintained.
 - The purpose of Clause 43.01 of the Port Phillip Planning Scheme

Note: Coastal Management Act consent may be required from the Department of Sustainability and Environment for demolition and construction.

(Dated: September 2008)