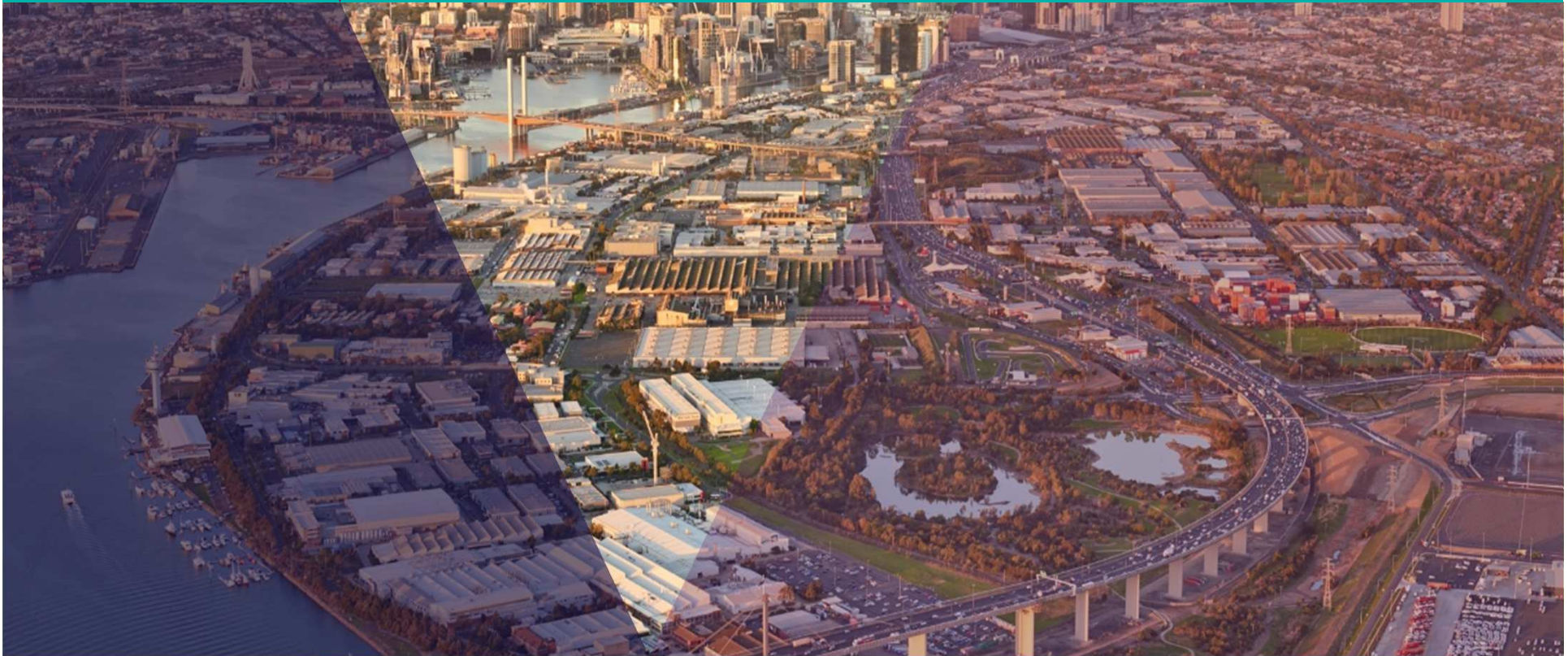


# Draft Planning Controls Planning Scheme Amendment GC81



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Environment,  
Land, Water  
and Planning

# Draft Planning Controls

The draft planning controls cover the four Capital City Zone precincts: Lorimer, Wirraway, Sandridge, and Montague. The Employment Precinct is excluded from the draft planning controls.



## Melbourne Planning Scheme (Lorimer)

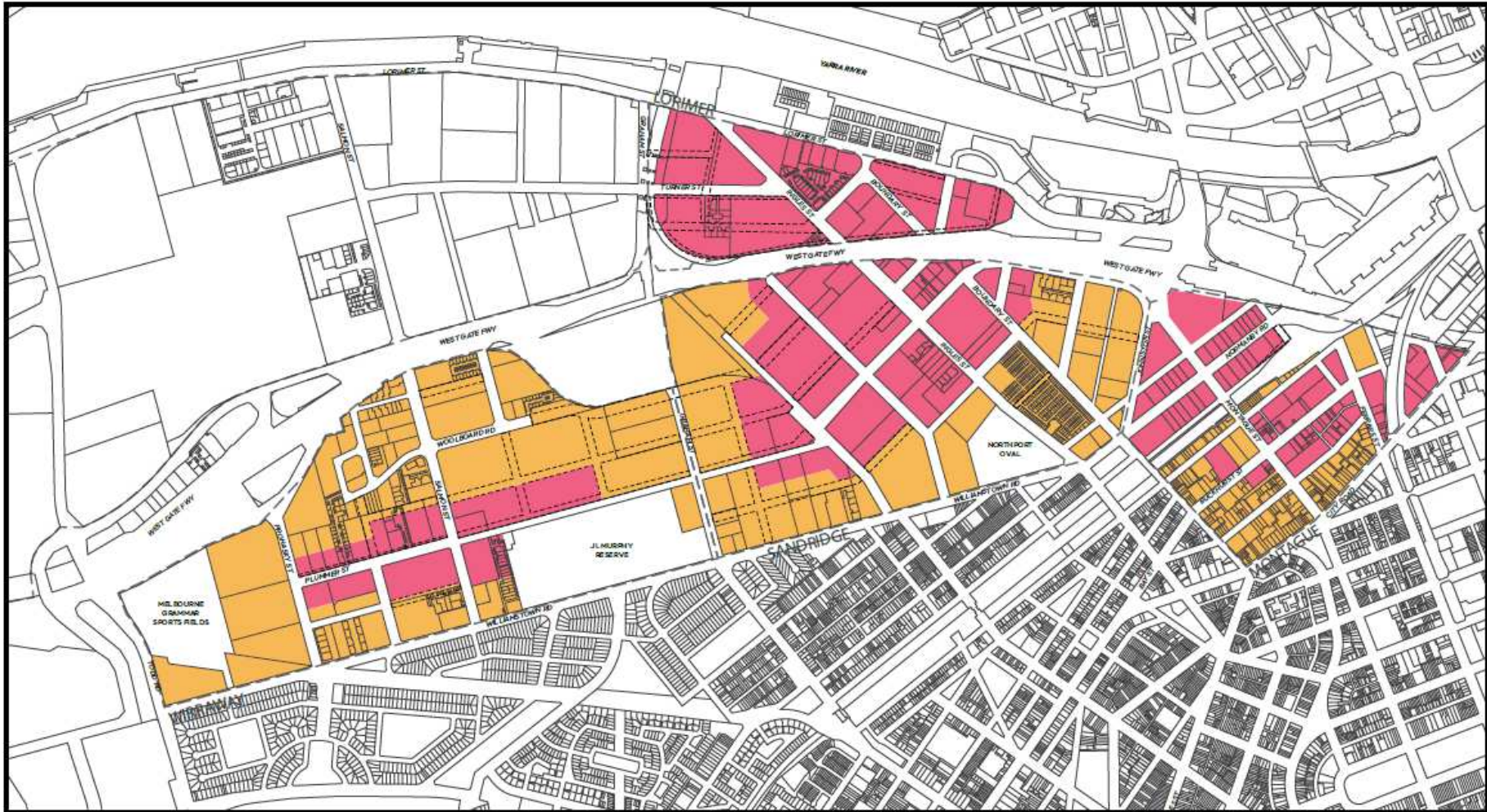
- Capital City Zone Schedule 4
- Road Zone Category 1
- Design and Development Overlay Schedule 67
- Parking Overlay Schedule 13
- Development Contributions Plan Schedule 1
- City Link Project Overlay (part)
- Special Building Overlay (part)

## Port Phillip Planning Scheme (Montague, Wirraway, Sandridge)

- Capital City Zone Schedule 1
- Public Use Zone Schedule 6
- Public Park and Recreation Zone
- Road Zone Category 1
- Design and Development Overlay Schedule 30
- Parking Overlay Schedule 1
- Development Contributions Plan Schedule 1
- City Link Project Overlay (part)
- Special Building Overlay (part)
- Heritage Overlay (various)

The *Fishermans Bend Strategic Framework Plan July 2014 (amended September 2016)* is incorporated into both Schemes

# Core and Non Core land



## LEGEND

- Core activity
- Non-core activity

- Proposed streets and setbacks
- Precinct boundary



## Proposed Changes Melbourne Planning Scheme

- Updates to the Municipal Strategic Statement (MSS)
- Replace existing Local Planning Policy (LPP) with new schedule
- Replace existing Capital City Zone Schedule 4 (CCZ) with new schedule
- Replace existing Design and Development Overlay Schedule 67 (DDO) with new schedule
- Replace existing Parking Overlay Schedule 13 (PO) with new schedule
- Apply the Environmental Audit Overlay (EAO)



## Proposed Changes Port Phillip Planning Scheme

- Updates to the Municipal Strategic Statement (MSS)
- Replace existing Local Planning Policy (LPP) with new schedule
- Replace existing Capital City Zone Schedule 1 (CCZ) with new schedule
- Replace existing Design and Development Overlay Schedule 30 (DDO) with new schedule
- Replace existing Parking Overlay Schedule 1 (PO) with new schedule
- Introduce new Development Plan Overlay Schedule 2 (DPO)
- Apply the Environmental Audit Overlay (EAO)
- Extension of the Environmental Significance Overlay Schedule 4 (ESO)

### Local Policy

- Minimum Floor Area Ratio which should not be used for Dwelling
- Dwelling density targets
- Provision of 6% affordable housing
- Encourage three bedroom dwellings
- Design excellence policy
- Sustainability policy
- Floor Area Uplift guidance

## Capital City Zone Schedule

- Dwelling is a Section 1 use in the non core and a Section 2 use in the core
- Subdivision must make provision for new streets and public open space
- Floor Area Ratio (FAR) for each precinct
- Ability to exceed the FAR
- Minimum 4 star Green Star rating
- Noise attenuation requirements for sensitive uses
- Maps showing active frontages, street and laneway layout and public open space



## Design and Development Overlay Schedule

- Height limits
- Built form requirements
- Overshadowing
- Wind impacts
- Active frontages
- Adaptable buildings
- Landscaping and building finishes
- Maps showing active frontages, building heights and overshadowing provisions

## Parking Overlay Schedule

- Variation to standard rates
- Maximum parking rates
- Maximum rate can be exceeded if a car parking plan is provided

### **Development Plan Overlay Schedule (Port Phillip Planning Scheme only)**

- Identifies sites which require a master plan approach or where future metro stations are proposed