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.
Current 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
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