**SCHEDULE 1 [PPPS] TO CLAUSE 37.04 CAPITAL CITY ZONE**

Shown on the planning scheme map as **CCZ1 [PPPS] CCZ4 [MPS]**.

**FISHERMANS BEND URBAN RENEWAL AREA**

**Purpose**

To implement the *Fishermans Bend Vision, September 2016* and the *Fishermans Bend Framework, XX 2018*. [CCZ Obj p1]

To create a world leading sustainable area that incorporates sustainable transport patterns and best practice sustainable design into all developments. [CCZ Obj p2]

To create a highly liveable mixed-use area that prioritises employment uses over residential uses, [within core areas well serviced by public transport]. [CCZ Obj p3]

To achieve the population targets, job growth and residential densities [within each precinct] of Fishermans Bend and enable a scale of growth that is aligned with the provision of infrastructure. [CCZ Obj p4]

To require a public benefit to be delivered in return for additional floorspace, where the scale of growth exceeds planned infrastructure provision. [CCZ Obj p5]

**Table of uses**

**Section 1 - Permit not required**

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accommodation (other than Dwelling, Corrective institution, Motel, Residential aged care facility, Residential hotel, Residential village and Retirement village)</td>
<td>Must meet the threshold distance from industrial and/or warehouse uses referred to in the table to Clause 52.10.</td>
</tr>
<tr>
<td>Art and craft centre</td>
<td></td>
</tr>
<tr>
<td>Bank</td>
<td>Must be located [in a core area] with frontage to a primary or secondary active frontage street.</td>
</tr>
<tr>
<td>Child care centre</td>
<td>Must meet the threshold distance from industrial and/or warehouse uses referred to in the table to Clause 52.10.</td>
</tr>
<tr>
<td>Cinema based entertainment facility</td>
<td>Must be located [in a core area] with frontage to a primary or secondary active frontage street.</td>
</tr>
<tr>
<td>Department store</td>
<td>Must be located in a core area with frontage to a primary or secondary active frontage street.</td>
</tr>
<tr>
<td>Display home</td>
<td></td>
</tr>
<tr>
<td>[Dwelling]</td>
<td>Must be in a Non-Core area. Must meet the threshold distance from industrial and/or warehouse uses referred to in the table to Clause 52.10.</td>
</tr>
<tr>
<td>Education centre</td>
<td>Must meet the threshold distance from industrial or warehouse uses referred to in the table to Clause 52.10.</td>
</tr>
<tr>
<td>Home occupation</td>
<td>Must meet requirements of Clause 52.11.</td>
</tr>
</tbody>
</table>
### Section 1 - Use Condition

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Informal outdoor recreation</td>
<td></td>
</tr>
<tr>
<td>Minor sports and recreation facility</td>
<td></td>
</tr>
<tr>
<td>Office (other than Bank)</td>
<td></td>
</tr>
<tr>
<td>Place of assembly (other than Amusement parlour,</td>
<td></td>
</tr>
<tr>
<td>Function centre and Nightclub)</td>
<td></td>
</tr>
<tr>
<td>Railway station</td>
<td></td>
</tr>
<tr>
<td>Retail premises (other than Hotel, Shop and Tavern)</td>
<td>Must not exceed 1000 square metres gross leasable floor area, [and be</td>
</tr>
<tr>
<td>Restricted retail premises</td>
<td>located in a core area](PPPS).</td>
</tr>
<tr>
<td>Residential aged care facility</td>
<td></td>
</tr>
<tr>
<td>Residential hotel</td>
<td>Must meet the threshold distance from industrial or warehouse uses</td>
</tr>
<tr>
<td>Motel</td>
<td>referred to in the table to Clause 52.10.</td>
</tr>
<tr>
<td>Shop (other than Adult sex bookshop, Department store,</td>
<td></td>
</tr>
<tr>
<td>Supermarket and Restricted retail premises)</td>
<td></td>
</tr>
<tr>
<td>Supermarket</td>
<td>Must be located <a href="PPPS">in a core area</a> with frontage to a primary or</td>
</tr>
<tr>
<td>Tramway</td>
<td>secondary active frontage street.</td>
</tr>
<tr>
<td>Any use listed in Clause 62.01</td>
<td>Must meet the requirements of Clause 62.01.</td>
</tr>
</tbody>
</table>

### Section 2 - Permit required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Car park</td>
<td>Must not be an open lot car park.</td>
</tr>
<tr>
<td>Dwelling</td>
<td></td>
</tr>
<tr>
<td>Function centre</td>
<td></td>
</tr>
<tr>
<td>Hotel</td>
<td></td>
</tr>
<tr>
<td>Industry</td>
<td></td>
</tr>
<tr>
<td>Leisure and recreation (other than Informal outdoor</td>
<td></td>
</tr>
<tr>
<td>recreation, Minor sport and recreation facility,</td>
<td></td>
</tr>
<tr>
<td>Motor racing track and Racecourse)</td>
<td></td>
</tr>
<tr>
<td>Nightclub</td>
<td></td>
</tr>
<tr>
<td>Residential village</td>
<td></td>
</tr>
<tr>
<td>Retirement village</td>
<td></td>
</tr>
<tr>
<td>Tavern</td>
<td></td>
</tr>
<tr>
<td>Transport terminal (other than Airport and Railway</td>
<td></td>
</tr>
<tr>
<td>station)</td>
<td></td>
</tr>
<tr>
<td>Utility installation</td>
<td></td>
</tr>
<tr>
<td>Warehouse</td>
<td></td>
</tr>
<tr>
<td>Any other use not in Section 1 or 3</td>
<td></td>
</tr>
</tbody>
</table>
Section 3 - Prohibited

<table>
<thead>
<tr>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Airport</td>
</tr>
<tr>
<td>Agriculture (other than Apiculture and Crop raising)</td>
</tr>
<tr>
<td>Brothel</td>
</tr>
<tr>
<td>Cemetery</td>
</tr>
<tr>
<td>Corrective institution</td>
</tr>
<tr>
<td>Motor racing track</td>
</tr>
<tr>
<td>Racecourse</td>
</tr>
<tr>
<td>Pleasure boat facility</td>
</tr>
</tbody>
</table>

### 2.0 Use of land

**Application requirements**

The following application requirements apply to an application for a permit under Clause 37.04, in addition to those specified in Clause 37.04 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority: [CCZ 2.0p1]

- An application to use the land for a dwelling, residential village or retirement village must be accompanied by a report which addresses:
  - How the proposal contributes to an activated frontage [CCZ 2.0p2]
  - How the proposal achieves the dwelling density of the Fishermans Bend Urban Renewal Local Policy, including an assessment of the composition and size of dwellings proposed [CCZ 2.0p3]
  - How the proposal contributes to the job growth targets and employment floor area set out in the Fishermans Bend Urban Renewal Area Local Policy. [CCZ 2.0p4]

- An application to use land for a dwelling, a residential village, retirement village, hostel, child care centre, education centre or informal outdoor recreation use which does not meet the threshold distance from industrial or warehouse uses referred to in the table to Clause 52.10, or that is within 300 metres of any existing warehouse or industrial use, must be accompanied by an Amenity Impact Plan which includes, as appropriate:
  - A site plan that identifies the type and nature of the industrial/warehouse uses surrounding the site. [CCZ 2.0p5]
  - An assessment of the impact of the proposed sensitive use on existing industry/warehouse uses. [CCZ 2.0p6]
  - An assessment of the amenity impact of nearby port operations, freight routes or major transport infrastructure on the proposed sensitive uses. [CCZ 2.0p7]
  - Measures proposed to mitigate potential amenity impacts of existing industry/warehouse uses or port, freight [or MPS] transport infrastructure on the proposed sensitive use, to within acceptable levels. [CCZ 2.0p8]

- An application to use land for an industry or warehouse must be accompanied by the following information, as appropriate:
  - The purpose of the use and the types of processes to be utilised. [CCZ 2.0p9]
  - The type and quantity of goods to be stored, processed or produced. [CCZ 2.0p10]
  - How land not required for immediate use is to be maintained. [CCZ 2.0p11]
  - Whether a Works Approval or Waste Discharge Licence is required from the Environment Protection Authority. [CCZ 2.0p12]
  - Whether a notification under the Occupational Health and Safety Regulations 2017 is required, a licence under the Dangerous Goods Act 1985 is required, or a
fire protection quantity under the Dangerous Goods (Storage and Handling) Regulations 2012 is exceeded. [CCZ 2.0p16]

- The likely effects, if any, on the neighbourhood, including: [CCZ 2.0p17]
  - Noise levels. [CCZ 2.0p18]
  - Air-borne emissions. [CCZ 2.0p19]
  - Emissions to land or water. [CCZ 2.0p20]
  - Traffic, including the hours of delivery and despatch. [CCZ 2.0p21]
  - Light spill or glare. [CCZ 2.0p22]

Exemption from notice and review

An application for the use of land is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act. [CCZ 2.0p23]

This exemption does not apply to an application to use land for a nightclub, tavern, hotel or adult sex bookshop. [CCZ 2.0p24]

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 37.04, in addition to those specified in Clause 37.04 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority: [CCZ 2.0p25]

- Whether the proposal is generally in accordance with the Precinct Plan. [CCZ 2.0p26]
- If a dwelling is proposed, whether the proposal:
  - Delivers dwelling diversity and dwelling density that aligns with the population targets and provision of community infrastructure. [CCZ 2.0p27]
  - Creates an activated ground floor[,... particularly in core areas as per Map 1 of this schedule]. [CCZ 2.0p28]
  - Provides home-offices or communal facilities that support ‘work from home’ or ‘mobile’ employment. [CCZ 2.0p29]
- The impact the proposal has on the realisation of employment targets, ensuring that employment uses are maximised and safeguarded in [core] areas well serviced by public transport. [CCZ 2.0p30]
- Whether the use provides for employment uses in line with targets set out in the Fishermans Bend Urban Renewal Area Local Policy. [CCZ 2.0p31]
- Temporary uses of land not immediately required for the proposed use. [CCZ 2.0p32]
- If a dwelling is located within a buffer area to the Port of Melbourne, whether the intensity of use is appropriate to its location. [CCZ 2.0p33]
- Whether the proposal incorporates appropriate measures to mitigate against adverse amenity from existing uses. [CCZ 2.0p34]

3.0 Subdivision

Permit requirements

The following requirements apply to subdivide land:

- The layout of the subdivision must make provision for any new streets, laneways[,...] or public open space generally in accordance with Map 2 and Map 3 of this schedule. [CCZ 3.0p2]
- Car parking areas are to be retained in a single or a consolidated title as common property, unless the responsible authority is satisfied that this requirement is not required. [CCZ 3.0p3]
Application requirements [CCZ 3.0p4]

The following application requirements apply to an application for a permit under Clause 37.04, in addition to those specified in Clause 37.04 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority: [CCZ 3.0p5]

- The location of abutting roads, services, infrastructure [PPPS] and street trees. [CCZ 3.0p6]
- Information which demonstrates how the subdivision makes provision for the streets, laneways [PPPS] and open spaces [PPPS] generally in accordance with Map 2 and Map 3 of this schedule. [CCZ 3.0p7]
- Information which demonstrates how the subdivision will allow for the transition of car parking spaces to alternate uses over time. [CCZ 3.0p8]
- A layout plan, drawn to scale and fully dimensioned showing:
  - The location, shape and size of the site. [CCZ 3.0p9]
  - The location of any existing buildings, car parking areas and private open space. [CCZ 3.0p10]
  - The location, shape and size of the proposed lots to be created. [CCZ 3.0p11]
  - The location of any easements on the subject land. [CCZ 3.0p12]
  - Any abutting roads. [CCZ 3.0p13]
  - Any proposed common property to be owned by a body corporate and the lots participating in the body corporate. [CCZ 3.0p14]
- A land budget showing the extent of land provided as a public benefit. [CCZ 3.0p15]

Exemption from notice and review

An application for the subdivision of land is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act. [CCZ 3.0p16]

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 37.04, in addition to those specified in Clause 37.04 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority: [CCZ 3.0p17]

- Whether the subdivision is generally in accordance with the Precinct Plan. [CCZ 3.0p18]
- Whether the layouts of streets, laneways and open space are consistent with those shown in Map 2 and Map 3 of this schedule. [CCZ 3.0p19]
- The contribution the proposed subdivision makes to a fine grain precinct, and pedestrian and bicycle permeability. [CCZ 3.0p20]
- Whether the proposed car parking areas are designed for future adaptation or repurposing of land in line with the future provision of public transport. [CCZ 3.0p21]
- Where the application to subdivide land provides for residential development, the objectives of Clause 56. [CCZ 3.0p22]
- Whether the subdivision provides for the necessary utilities infrastructure to service the development of the subdivided parcels, and allows for shared trenching. [CCZ 3.0p23]
- Whether any proposed staging of development is appropriate. [CCZ 3.0p24]
- Impacts the subdivision may have on landscape opportunities along street frontages, particularly for large canopy trees. [CCZ 3.0p25]
- Whether the subdivision can accommodate an appropriate building envelope. [CCZ 3.0p26]
4.0 Buildings and works

Permit requirement

A permit must not be granted to construct a building or construct or carry out works where the provision for any new streets, laneways or public open space generally in accordance with Map 2 and Map 3 is not provided. [CCZ 4.0p1]

A permit must not be granted to construct a building or construct or carry out works where the vehicle access points and crossovers are located along roads designated as ‘no cross overs permitted’ in Map 2 of this schedule, except where a new street or laneway is being created in accordance with that plan, or no other access is possible. [CCZ 4.0p2]

A permit must not be granted or amended (unless the amendment does not increase the extent of non-compliance) to construct a building or construct or carry out works with a floor area ratio in excess of the floor area ratios in Table 1 unless: [CCZ 4.0p3]

- In a core area as defined on Map 1 of this schedule: [CCZ 4.0p4]
  - The additional floor area that results from exceeding the floor area ratio is not used for Dwelling, or [CCZ 4.0p5]
  - A public benefit and floor area uplift as calculated and specified in a manner agreed to and approved by the responsible authority is provided, and the permit includes a condition (or conditions) which requires the public benefit to be secured via an agreement made under section 173 of the Planning and Environment Act 1987, or [CCZ 4.0p6]
  - A combination of the above. [CCZ 4.0p7]

- In a non-core areas as defined on Map 1 of this schedule: [CCZ 4.0p8]
  - A public benefit, as calculated and specified in a manner agreed to, and approved by, the responsible authority, is provided, and the permit includes a condition (or conditions) which requires the public benefit to be secured via an agreement made under section 173 of the Planning and Environment Act 1987, or [PPPS]. [CCZ 4.0p9]

Table 1 Floor area ratios

<table>
<thead>
<tr>
<th>Precinct</th>
<th>Core area</th>
<th>Non-core area [PPPS]</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lorimer [MPS]</td>
<td>5.4:1</td>
<td></td>
</tr>
<tr>
<td>Wirraway [PPPS]</td>
<td>4.1:1</td>
<td>2.1:1</td>
</tr>
<tr>
<td>Sandridge [PPPS]</td>
<td>8.1:1</td>
<td>3.3:1</td>
</tr>
<tr>
<td>Montague [PPPS]</td>
<td>6.1:1</td>
<td>3.0:1</td>
</tr>
</tbody>
</table>

No permit required

No permit is required to construct a building or construct or carry out works for the following: [CCZ 4.0p10]

- The construction or modification of a waste pipe, flue, vent, duct, exhaust fan, air conditioning plant, lift motor room, skylight, security camera, street heater or similar minor works. [CCZ 4.0p11]

- An addition or modification to a verandah, awning, sunblind or canopy of a building. [CCZ 4.0p12]

- External works to provide disabled access to a building or works that complies with legislative requirements. [CCZ 4.0p13]

- Building or works which rearrange, alter or renew a plant area if the area or height of the plant equipment is not increased. [CCZ 4.0p14]
- Bus and tram shelters required for public purposes by or on behalf of the Crown or a public authority. ([CCZ 4.0p21])

**Conditions on permits**

For a permit granted to construct a building, other than alterations and additions to an existing building, conditions must be included to the effect that: ([CCZ 4.0p22])

- Any road, street, or laneway on land shown in Maps 2 and 3 must be constructed to the satisfaction of the responsible authority.
- Open space shown on Map 3 must be developed as publicly accessible open spaces to the satisfaction of the responsible authority.
- All land developed as publicly accessible open space must remain publicly accessible to the satisfaction of the responsible authority. This condition ceases to have effect if the publicly accessible open space is vested in or transferred to the local council or public land manager.
- Prior to the commencement of buildings and works, evidence must be submitted that demonstrates the project has been registered to seek a minimum 4 Star Green Star Design and As-Built rating (or equivalent) with the Green Building Council of Australia. ([CCZ 4.0p23])
- Prior to the occupation of the building, evidence must be submitted that demonstrates the building can achieve a minimum 4 Star Green Star Design Review certification (or equivalent). ([CCZ 4.0p24])
- Within 12 months of occupation of the building, certification must be submitted that demonstrates that the building has achieved a minimum 4 Star Green Star Design and As Built rating (or equivalent). ([CCZ 4.0p25])
- Where a permit is granted to construct a building, other than alterations and additions to an existing building, where the building is within 50 metres of a potential future metro alignment shown on Map 2 of this schedule, a condition must be included to the effect that: ([CCZ 4.0p26])
  - Prior to the commencement of buildings and works, plans must be submitted to the satisfaction of the responsible authority in consultation with Transport for Victoria showing that the proposed building footings and foundations will not compromise delivery of the proposed future metro alignment. ([CCZ 4.0p27])

**Demolition or removal of buildings requirements**

A permit is required to demolish or remove a building or works, except for: ([CCZ 4.0p28])

- The demolition or removal of temporary structures. ([CCZ 4.0p29])
- The demolition ordered or undertaken by the responsible authority in accordance with the relevant legislation and/or local law. ([CCZ 4.0p30])

Before deciding on an application to demolish or remove a building or works, the responsible authority must consider any need for a condition to enter an agreement pursuant to Section 173 of the Planning and Environment Act 1987 between the landowner and the responsible authority to the effect of requiring: ([CCZ 4.0p31])

- Temporary buildings or works on the vacant site should it remain vacant for six months after completion of the demolition. ([CCZ 4.0p32])
- Temporary buildings or works on the vacant site where demolition or construction activity has ceased for six months, or an aggregate of six months after commencement of the construction. ([CCZ 4.0p33])
- Temporary buildings or works may include: ([CCZ 4.0p34])
  - The construction of temporary buildings for short-term retail or commercial use. Such structures shall include the provision of an active street frontage. ([CCZ 4.0p35])
Application requirements

The following application requirements apply to an application for a permit under Clause 37.04, in addition to those specified in Clause 37.04 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A written urban context report documenting the key planning influences on the development and how it relates to its surroundings. [CCZ 4.0p37]
- A design response, detailing how the proposal responds to the Fishermans Bend Urban Renewal Area Local Policy and how the design makes provision for the streets, laneways, and open spaces, generally in accordance with Map 2 and Map 3 of this schedule. [CCZ 4.0p39]
- A 3D digital model suitable for insertion into the responsible authority’s interactive city model. [CCZ 4.0p40]
- An assessment and report of the proposed floor area ratio and if the proposed floor area ratio exceeds the floor area ratio in Table 1 of this schedule, details of the public benefit and/or, additional floor area not to be used for Dwelling to be provided. [CCZ 4.0p41]
- An application for buildings and works associated with accommodation, child care centre, education centre, or located within 100 metres of a freight alignment shown in the Fishermans Bend Framework, XX 2018 or located within 100 metres of the West Gate freeway, or located within 300 metres of an existing industry must be accompanied by the following information to show how the development is designed to protect future occupants from potential adverse amenity impacts, including:
  - Incorporation of noise attenuation measures [internally and externally] in accordance with Australian Standard 2107 and SEPP N-1. [CCZ 4.0p43]
  - Measures to protect against the impacts of vibration, light pollution, and odours and poor air quality. [CCZ 4.0p44]
- Any technical or supporting information necessary, prepared by suitably qualified professionals, including:
  - Environmentally Sustainable Design Statement addressing ESD, Waste and Water management [CCZ 4.0p45]
  - Sustainable Transport Plan demonstrating how the development supports sustainable travel behaviour and promotes active transport modes [CCZ 4.0p47]
  - Landscape Plan for all areas of open space, except private open space for dwellings, providing for biodiversity, canopy tree planting, water sensitive urban design [PPPS] and microclimate management of buildings. [CCZ 4.0p48]
- A demolition plan, detailing the staging of demolition and any temporary works proposed. [CCZ 4.0p49]

Exemption from notice and review

An application to demolish or remove a building or to construct a building or construct or carry out works is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act. [CCZ 4.0p50]
Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 37.04, in addition to those specified in Clause 37.04 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority: [CCZ 4.0p51]

- Whether the buildings and works are generally in accordance with the Precinct Plan, [CCZ 4.0p51]
- Whether the layouts of streets, laneways and open space are consistent with those shown in Map 2 and Map 3 of this schedule. [CCZ 4.0p52]
- How the proposal contributes to establishing sustainable transport as the primary mode of transport through integrated walking, cycling and pedestrian links. [CCZ 4.0p53]
- Whether the development compromises the function, form and capacity of public spaces and public infrastructure. [CCZ 4.0p54]
- Whether the proposal delivers design excellence, and contributes to creating a range of built form typologies. [CCZ 4.0p55]
- Whether the building design at street level provides for active street frontages, pedestrian engagement and weather protection. [CCZ 4.0p56]
- Whether the proposal delivers a diversity of households and housing typologies, and provides the necessary community infrastructure and facilities. [CCZ 4.0p57]
- Any impacts to the future metro train alignment and potential future elevated freight alignment. [CCZ 4.0p58]
- Whether the proposal includes appropriate mitigation measures to protect against off-site amenity impacts associated with existing uses. [CCZ 4.0p59]
- Whether the proposal is designed for all deliveries, servicing and waste management to occur on-site. [CCZ 4.0p60]
- Any constraints to vehicle access to the site, the impact of vehicle access on the provision of public transport, pedestrian and cyclist safety. [CCZ 4.0p61]
- The proposed 4 Star Green Star Design and As-Built rating (or equivalent). [CCZ 4.0p62]
- Whether appropriate sustainable water, waste and energy management is proposed. [CCZ 4.0p63]
- Where part of a site is developed, whether an agreement has been entered into to ensure that the floor area ratio across the site will not be exceeded and whether the development is sited so that adequate setbacks are maintained in the event that the site is subdivided or otherwise altered to create a separate future development site. [CCZ 4.0p64]
- If a public benefit is proposed: [CCZ 4.0p65]
  - The appropriateness of the value of the public benefit(s) commensurate to the increase in floor area ratio sought. [CCZ 4.0p66]
  - The management and maintenance of the public benefit(s). [CCZ 4.0p67]
  - How the public benefit will be delivered in a complete and timely manner. [CCZ 4.0p68]
- The views of Transport for Victoria for any proposal to construct a building, other than alterations and additions to an existing building that is sited within 50 metres of a potential future elevated freight route shown in the Fishermans Bend Framework, XX 2018 to ensure the proposed building location and access points will not compromise construction of the future freight route. [CCZ 4.0p69]
- Whether residential development includes floor plate layouts and servicing strategies that demonstrate a future capacity to allow one and two bedroom dwellings to be combined and adapted into three or more bedroom dwellings. [CCZ 4.0p70]

5.0 Advertising signs

- A permit is required to construct and display a sign except for: [CCZ 5.0p1]
▪ Advertising signs exempted by Clause 52.05-4. [CCZ 5.0p2]

▪ Renewal or replacement of an existing internally illuminated business identification sign. [CCZ 5.0p3]

▪ A home occupation sign with an advertisement area not more than 0.2 square metres. [CCZ 5.0p4]

▪ A direction sign where there is only one to each premises. [CCZ 5.0p5]

▪ [In core areas as shown on Map 1 of this schedule, an internally illuminated sign, bed and breakfast sign, home occupation sign, or promotion sign, that have a combined total advertisement area to each premises not exceeding 8 square metres. [CCZ 5.0p6]

▪ [In core areas as shown on Map 1 of this schedule, an internally illuminated sign of no greater than 1.5 square metres and the sign is not above a verandah or more than 3.7 metres above pavement level. The sign must also be more than 30 metres from a residential zone or pedestrian or traffic lights. [CCZ 5.0p7]

▪ [In core areas as shown on Map 1 of this schedule, a non-illuminated sign provided no part of the sign protrudes the fascia of the building. [CCZ 5.0p8]

Exemption from notice and review

An application to construct and display a sign is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act. [CCZ 5.0p9]

Map 1 Core areas and active street frontages [MPS]
Map 1 core and non-core areas and active street frontages (Map 1 consists of the following two map parts) [PPPS]
Map 2 Street and laneway layout [MPS]
Map 2 Street and laneway layout (Map 2 consists of the following two map parts) [PPPS]
Map 3 Open space layout [MPS]
Map 3 Open space layout (Map 3 consists of the following two map parts) [PPPS]

Definitions

The following definitions apply for the purposes of interpreting this schedule: [CCZ Def(p)]
Active frontage street is a street shown as ‘Primary active frontage’ or a ‘Secondary active frontage’ on Map 1. [CCZ Def (Op2)]

Core land and non-core land is located as shown on Map 1. [CCZ Def (Op3)]

Floor area ratio means the gross floor area divided by the gross developable area. [CCZ Def (Op4)]

Gross developable area means the area of the proposal land, including any proposed streets or laneways, new public open space and land for community infrastructure (public benefit). [CCZ Def (Op5)]

Gross floor area means the area above ground of all buildings on a site, including all enclosed areas, services, lifts, car stackers and covered balconies. Dedicated communal residential facilities and recreation spaces are excluded from the calculations of gross floor area. Voids associated with lifts, car stackers and similar service elements should be considered as multiple floors of the same height as adjacent floors or 3.0 metres if there is no adjacent floor. [CCZ Def (Op6)]

New public open space is land identified [in the Fishermans Bend Framework, XX 2018] and as shown [MPS] in Map 3 and is to be provided for public recreation or public resort, or as parklands, or for use for active or passive public open space. [CCZ Def (Op7)]