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PORT PHILLIP [PPPS] MELBOURNE [MPS] PLANNING SCHEME  
 COMBINED CCZ – REVIEW PANEL CONSOLIDATED DAY 1 VERSION  
 BASED ON MINISTER'S PART A VERSIONS WITH PARAGRAPH NUMBERS ADDED  
 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 [provision of the [MPS]] 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*. [PPPS] [CCZ 4.0p9]

Table 1 Floor area ratios

Precinct	Core area	Non-core area [PPPS]
Lorimer [MPS]	5.4:1	
Wirraway [PPPS]	4.1:1	2.1:1
Sandridge [PPPS]	8.1:1	3.3:1
Montague [PPPS]	6.1:1	3.0:1

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A permit must not be granted to construct a building or construct or carry out works for a dwelling in a development of more than 50 dwellings unless the following alternative parking is provided:

- Spaces allocated for motorcycles at a minimum rate of one motor-cycle parking space for every 100 car parking spaces or one per 50 dwellings, whichever is higher, unless the responsible authority is satisfied that a lesser number is sufficient. [PO 6.0p3]
- Spaces allocated for bicycles at a minimum rate of one bicycle parking space per dwelling and one visitor bicycle space per 10 dwellings, unless the responsible authority is satisfied that a lesser number is sufficient. [PO 6.0p4 and p5]

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A permit must not be granted to construct a building or construct or carry out works for non-residential development (except for building and works associated with an existing use of land) unless the following alternative parking is provided:

- A minimum of one bicycle parking space per 50 square metres of net non-residential floor area, and one visitor bicycle space per 1000 square metres of net non-residential floor area. [PO 6.0p6]

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**No permit required**

No permit is required to construct a building or construct or carry out works for the following: [CCZ 4.0p16]

- 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 4.0p17]
- An addition or modification to a verandah, awning, sunblind or canopy of a building. [CCZ 4.0p18]