In a core area as defined on Map 1 of this schedule: [CX:4.49]

- The additional floor area that results from exceeding the floor area ratio is not used for Dwelling, or [CX:4.49]
- 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 access] public benefit to be secured via an agreement made under section 173 of the Planning and Environment Act 1987, or [CX:4.49]
- A combination of the above. [CX:4.49]

In a non-core area as defined on Map 1 of this schedule: [CX:4.49]

- 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 [CX:4.49]

Table 1 Floor area ratios

<table>
<thead>
<tr>
<th>Precinct</th>
<th>Core area</th>
<th>Non-core area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lorimer [PP1]</td>
<td>5.4:1</td>
<td></td>
</tr>
<tr>
<td>Wirraway [PP2]</td>
<td>4.1:1</td>
<td>2.1:1</td>
</tr>
<tr>
<td>Sandridge [PP3]</td>
<td>8.1:1</td>
<td>3.3:1</td>
</tr>
<tr>
<td>Montague [PP4]</td>
<td>6.1:1</td>
<td>3.0:1</td>
</tr>
</tbody>
</table>

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 6.0.1p3]

- 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 6.0.1p4 and 5]

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 6.0.1p6]

No permit required

No permit is required to construct a building or construct or carry out works for the following: [CX:4.49]

- 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. [CX:4.49]

- An addition or modification to a verandah, awning, sunblind or canopy of a building. [CX:4.49]