



Existing Approved Permissions	Permit triggers at the time of the issue of planning permit PA170223	Impact of the exhibited Amendment GC81 CCZ1 controls	Impact of the CCZ1 controls circulated by the Minister for Planning on 29.3.18	Change compared to the grant of the Permit
<p>Accommodation (other than Dwelling, Corrective Institution, Motel, Residential Aged Care Facility, Residential hotel, Residential village and Retirement village)</p>	<ul style="list-style-type: none"> Section 1 use if it meets the clause 52.10 threshold distance (which the land does not having regard to a nearby Panel beater) So a Section 2 use 	<ul style="list-style-type: none"> Section 1 use if it meets the clause 52.10 threshold distance (which the land does not having regard to a nearby Panel beater) So a section 2 use 	<ul style="list-style-type: none"> Section 1 use if it does not exceed the residential FAR (which the approved development would) and meets the clause 52.10 threshold distance (which the land does not having regard to a nearby Panel beater) So would then be a section 2 use. However a section 2 use has a condition that the use must not exceed the residential FAR Therefore a section 3 use 	<ul style="list-style-type: none"> Was a section 2 use (because the clause 52.10 threshold distance was not met) Will be a section 3 use (because the use will exceed the residential FAR)
<p>Dwelling</p>	<ul style="list-style-type: none"> Section 1 use if it meets the clause 52.10 threshold distance (which the land does not having regard to a nearby Panel beater) So a section 2 use 	<ul style="list-style-type: none"> Section 1 use if it is in a non-core area (the land is in a core area) and meets the clause 52.10 threshold distance (which the land does not having regard to a nearby Panel beater) So a Section 2 use 	<ul style="list-style-type: none"> Section 1 use if it is in a non-core area (the land is in a core area), does not exceed the residential FAR (which the approved development would) and meets the clause 52.10 threshold distance (which the land does not having regard to a nearby Panel beater) So would then be a section 2 use. However a section 2 use has a condition that the use must not exceed the residential FAR Therefore a section 3 use 	<ul style="list-style-type: none"> Was a section 2 use (because the clause 52.10 threshold distance was not met) Will be a section 3 use (because the use will exceed the residential FAR)



Existing Approved Permissions	Permit triggers at the time of the issue of planning permit PA170223	Impact of the exhibited Amendment GC81 CCZ1 controls	Impact of the CCZ1 controls circulated by the Minister for Planning on 29.3.18	Change compared to the grant of the Permit
Residential Hotel	<ul style="list-style-type: none"> Section 1 use if it meets the clause 52.10 threshold distance (which the land does not having regard to a nearby Panel beater) So a Section 2 use 	<ul style="list-style-type: none"> Section 1 use if it meets the clause 52.10 threshold distance (which the land does not having regard to a nearby Panel beater) So a Section 2 use 	<ul style="list-style-type: none"> Section 1 use if it meets the clause 52.10 threshold distance (which the land does not having regard to a nearby Panel beater) So a Section 2 use 	<ul style="list-style-type: none"> No change
Retail premises	<ul style="list-style-type: none"> Section 1 use 	<ul style="list-style-type: none"> Section 1 use if the gross leasable floor area does not exceed 1000 sqm (which the approved development would) and be located in a core area So a Section 2 use 	<ul style="list-style-type: none"> Section 1 use if the gross leasable floor area does not exceed 1000 sqm (which the approved development would) and be located in a core area So a Section 2 use 	<ul style="list-style-type: none"> Was a section 1 use Will be a section 2 use
Shop	<ul style="list-style-type: none"> Section 1 use 	<ul style="list-style-type: none"> Section 1 use 	<ul style="list-style-type: none"> Section 1 use 	<ul style="list-style-type: none"> No change
Buildings and works	<ul style="list-style-type: none"> A permit granted must be generally in accordance with the incorporated Fishermans Bend Strategic Framework Plan, July 2014 (amended September 2016) 	<ul style="list-style-type: none"> 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 (being 6.1:1 in the Montague core area) unless... 	<ul style="list-style-type: none"> A permit must not be granted or amended (except where 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 (being 6.3:1 for the total floor area and 4.7:1 for the accommodation floor area) unless... 	<ul style="list-style-type: none"> There will be a restriction on the ability to amend a permit



Existing Approved Permissions	Permit triggers at the time of the issue of planning permit PA170223	Impact of the exhibited Amendment GC81 CCZ1 controls	Impact of the CCZ1 controls circulated by the Minister for Planning on 29.3.18	Change compared to the grant of the Permit
-------------------------------	--	--	--	--

Demolition

- | | | | |
|---|---|---|---|
| <ul style="list-style-type: none"> A permit required to demolish or remove a building or works | <ul style="list-style-type: none"> A permit required to demolish or remove a building or works | <ul style="list-style-type: none"> A permit required to demolish or remove a building or works | <ul style="list-style-type: none"> No change |
|---|---|---|---|

Design and Development Overlay

Building height

- | | | | |
|--|--|---|---|
| <p>Design and Development Overlay Schedule 30, in combination with the Fishermans Bend Strategic Framework Plan (amended September 2016)</p> <ul style="list-style-type: none"> Area A6 – 40 storeys (<i>"must not exceed the maximum building height specified in this table"</i>) | <p>Design and Development Overlay Schedule 30, in combination with the Fishermans Bend Framework</p> <ul style="list-style-type: none"> <i>"development should not exceed the heights shown in map 2 to this Schedule"</i> and map 2 shows the land as 20 storeys | <p>Design and Development Overlay Schedule 30, in combination with the Fishermans Bend Framework</p> <ul style="list-style-type: none"> <i>"buildings and works should not exceed the heights shown in map 2 to this schedule"</i>, and map 2 shows the land as 67.8 metres (approx. 20 storeys) | <ul style="list-style-type: none"> Was mandatory 40 storey building height Will be preferred 20 storeys building height |
|--|--|---|---|