

FISHERMANS BEND PLANNING REVIEW PANEL HEARING

DRAFT AMENDMENT GC81 TO THE MELBOURNE AND PORT PHILLIP PLANNING SCHEMES

MINISTER FOR PLANNING - PROPOSED CHANGES/CORRECTIONS TO PLANNING SCHEME MAP

No.	Planning Scheme Map in Tabled Document 156B	Related Planning Scheme Provision in Tabled Document 156A	Issue	Proposed change/correction
1.	Wirraway CCZ	CCZ 1.0p1	<p>Conditions opposite the following Section 1 uses:</p> <ul style="list-style-type: none"> • ‘Bank’; • ‘Cinema based entertainment facility’; • ‘Department store’; and • ‘Supermarket’; <p>all state:</p> <p><i>Must be located in a core area with frontage to a primary or secondary active frontage street.</i></p> <p>However, the relevant map in Tabled Document 156B does not identify any ‘primary or secondary active frontage street’.</p> <p>This is clearly a mapping error. This detail is shown in Tabled Document 66E, Map 1.</p>	<p>Insert map layer with the following details:</p> <ul style="list-style-type: none"> • ‘Primary active frontages’ • ‘Secondary active frontages’ <p>as per Tabled Document 66E, Map 1 and update Legend in Tabled Document 156B accordingly.</p>

<p>2.</p>	<p>Wirraway CCZ</p>	<p>CCZ 3.0p2</p>	<p>Inconsistent language in permit requirement provision compared to legend in Planning Scheme Map.</p> <p>Planning scheme provision refers to ‘new streets, laneways or public open space’.</p> <p>Legend in Planning Scheme Map refers to:</p> <ul style="list-style-type: none"> • ‘Existing open space’ • ‘Future open space’; • ‘Proposed road’; • ‘Indicative laneways’. • ‘Potential metro station’ • ‘Future tram corridor’ 	<p>Amend legend in the Planning Scheme Map to refer to:</p> <ul style="list-style-type: none"> • ‘Existing public open space’; • ‘New public open space’; • ‘New road – 22m wide’; and • ‘New laneway (Location indicative)’. • ‘Potential future metro station’ • ‘Potential future tram corridor’
<p>3.</p>	<p>Wirraway CCZ</p>	<p>CCZ 4.0p2</p>	<p>The provision states:</p> <p><i>A permit must not be granted or amended to construct a building or construct or carry out works where the vehicle access points and crossovers (not including openings for a road) are located along roads designated as ‘no cross overs permitted’ in the relevant Maps of this schedule, unless no other access is possible.</i></p> <p>Currently, the relevant map in Tabled Document 156B does not designate any roads as ‘no crossovers permitted’.</p>	<p>Designate the following roads as ‘no crossovers permitted’ in the Planning Scheme Map:</p> <ul style="list-style-type: none"> • Salmon St; • Woodboard Rd; • Williamstown Rd; • Plummer St; • Todd Rd. <p>To the extent consistent with Map 2 in Tabled Document 66E.</p>

4.	Wirraway CCZ	N/A	<p>Numerous items appear in the Legend in Tabled Document 156B which are either not relevant to the Wirraway Precinct or not referred to in the CCZ.</p> <p>This is potentially confusing.</p>	<p>Delete the following from the Legend in Tabled Document 156B:</p> <ul style="list-style-type: none"> • New bridge/existing bridge upgrade • Indicative 12m wide street • Road closure • Potential freight alignment • 106 tram corridor • 96 tram corridor
5.	Wirraway CCZ		<p>Legibility. The amount of detail/layers appearing on the map makes it very difficult to read.</p>	<p>Remove the map layer relating to Community Infrastructure Investigation Areas, identify the Map as Map 1 and insert the residual map layer into a new Map, Map 2: Community Infrastructure Hub Investigation Areas.</p> <p>Remove the following from the Legend in Map 1:</p> <ul style="list-style-type: none"> • Sport and recreation hub • Arts and cultural hub • Education and community hub (primary) • Education and community hub (secondary) • Health and wellbeing hub

6.	Wirraway CCZ		Numerous items which are relevant to the Wirraway Precinct are not referred to in the CCZ Map.	<p>Show the following map layers and provide reference to them in the Legend:</p> <ul style="list-style-type: none"> • Primary active frontages • Secondary active frontages • No crossovers permitted • 6m road widening • 16m road widening • Potential future metro alignment
7.	Wirraway CCZ		Drafting error.	<p>Amend Health and wellbeing hub to include land parcels bounded by east of Salmon St, west of JL Murphy Reserve, south of Plummer St and north of Williamstown Rd. and exclude the area between Prohasky St and Smith St north of the southern edge of the new 22m road to the east of Smith St.</p> <p>Amend Sport and recreation hub to include land parcels bounded by east of Salmon St, west of JL Murphy Reserve, south of Plummer St and north of Williamstown Rd.</p>
8.	Wirraway CCZ		Clarity. Currently, no orientation accompanies the Map.	Show North Arrow next to map to provide orientation.
9.	Wirraway CCZ		Legibility. It is difficult to read the Map due to the scale.	Amend the Scale Bar in Tabled Document 156B to improve legibility.

10.	Wirraway DDO		<p>Drafting error. Tabled Document 66F planning scheme provision and Map 2: Building Heights refers to building heights by reference to 'metres' rather than 'storeys'.</p> <p>However, the Wirraway DDO Map refers to building heights in terms of 'storeys' rather than 'metres'. This is a drafting oversight.</p>	<p>Amend 'Building heights' from 'storey' to 'm':</p> <ul style="list-style-type: none"> • 4 storey mandatory to 15.4m (4 storeys) mandatory • 4 storey discretionary to 15.4m (4 storeys) discretionary • 6 storey to 23m (6 storeys) • 10 storey to 35.8m (10 storeys) • 12 storey to 42.2m (12 storeys) • 24 storey to 80.6m (24 storeys)
11.	Wirraway DDO		<p>Numerous items which are relevant to the Wirraway Precinct are not referred to in the DDO Legend.</p>	<p>Update the Legend in Tabled Document 156B to include:</p> <ul style="list-style-type: none"> • New and existing public open space (No overshadowing controls) • Public open space
12.	Wirraway DDO		<p>Numerous items which are relevant to the Wirraway Precinct are not referred to in the DDO Map.</p>	<p>Show the following map layers and provide reference to them in the Legend:</p> <ul style="list-style-type: none"> • Core area • Plummer St Boulevard
13.	Wirraway DDO		<p>Clarity.</p>	<p>Amend the map to identify Melbourne Grammar Sports Fields with a unique colour.</p>

14.	Wirraway DDO		<p>Numerous items appear in the Legend in Tabled Document 156B which are either not relevant to the Wirraway Precinct or not referred to in the DDO.</p> <p>This is potentially confusing.</p>	<p>Delete the following from the Legend in Tabled Document 156B:</p> <ul style="list-style-type: none"> • 8 storey • 18 storey • 20 storey • 30 storey • Unlimited • Proposed road • Existing Road • Indicative laneway • Indicative 12m wide street • Neighbourhood equinox: 11-2pm <ol style="list-style-type: none"> 1. Spring equinox 10-1pm 2. Spring equinox 10.30-1.30pm 3. Spring equinox 12.30-3.30pm • Winter solstice • Future open space
15.	Wirraway DDO		Clarity.	Amend the Legend in Tabled Document 156B by replacing the word 'Overshadowing' to 'Overshadowing Controls'.
16.	Wirraway DDO		Clarity. Currently, no orientation accompanies the Map.	Show North Arrow next to map to provide orientation.

17.	Wirraway DDO		Legibility. It is difficult to read the Map due to the scale.	Amend the Scale Bar to improve legibility.
18.	Wirraway MSS		<p>Numerous items appear in the Legend in Tabled Document 156B which are either not relevant to the Wirraway Precinct or not referred to in the MSS.</p> <p>This is potentially confusing.</p>	<p>Delete the following from the Legend and associated layers on map in Tabled Document 156B:</p> <ul style="list-style-type: none"> • Strategic cycling corridor • Existing off road cycling path • Existing on road cycling path • Proposed on road cycling path • Proposed off road cycling path • Existing open space • Future open space • Private open space • Indicative laneways • Proposed road • Indicative 12m wide street
19.	Wirraway MSS		Clarity. Currently, no orientation accompanies the Map.	Show North Arrow next to map to provide orientation.
20.	Wirraway MSS		Legibility. It is difficult to read the Map due to the scale.	Amend the Scale Bar to improve legibility.