

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

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SCHEDULE 1 [PPPS] 4 [MPS] 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's p1]

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

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

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

~~To require a public benefit where the scale of growth exceeds planned infrastructure provision. To provide public benefits where the scale of development exceeds nominated Floor Area Ratios.~~ [CCZ Obj's p5]

To facilitate the provision of public open space and the road network shown on the Maps of this schedule by the imposition of Floor Area Ratio controls.

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Table of uses

Section 1 - Permit not required

Use	Condition
Accommodation (other than Dwelling, Corrective institution, Motel, Residential aged care facility, Residential hotel, Residential village and Retirement village)	Must meet the threshold distance from industrial and/or warehouse uses referred to in the table to Clause 52.10. Must not exceed the residential FAR for the relevant precinct specified in Table 1.
Art and craft centre	
Bank	Must be located [in a core area [PPPS]] with frontage to a primary or secondary active frontage street.
Child care centre	Must meet the threshold distance from industrial and/or warehouse uses referred to in the table to Clause 52.10.
Cinema based entertainment facility	Must be located [in a core area [PPPS]] with frontage to a primary or secondary active frontage street.
Department store	Must be located in a core area with frontage to a primary or secondary active frontage street.
Display home	
[Dwelling [PPPS]]	[Must be in a Non-Core area. Must not exceed the residential FAR for the relevant precinct specified in Table 1. Must meet the threshold distance from industrial and/or warehouse uses referred to in the table to Clause 52.10. [PPPS]]
Education centre	Must meet the threshold distance from industrial or warehouse uses referred to in the table to Clause 52.10.

Use	Condition
Home occupation	Must meet requirements of Clause 52.11.
Informal outdoor recreation Minor sports and recreation facility Office (other than Bank) Place of assembly (other than Amusement parlour, Function centre and Nightclub) Railway station	
Retail premises (other than Hotel, Shop and Tavern) Restricted retail premises	Must not exceed 1000 square metres gross leasable floor area, [and be located in a core area [PPPS]].
Residential aged care facility Residential hotel Motel	Must meet the threshold distance from industrial or warehouse uses referred to in the table to Clause 52.10.
Shop (other than Adult sex bookshop, Department store, Supermarket and Restricted retail premises)	
Supermarket	Must be located [in a core area[PPPS]] with frontage to a primary or secondary active frontage street.
Tramway	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

Section 2 - Permit required

Use	Condition
Accommodation (other than Dwelling, Corrective institution, Motel, Residential aged care facility, Residential hotel, Residential village and Retirement village)	Must not exceed the residential FAR for the relevant precinct specified in Table 1.
Car park	Must not be an open lot car park.
Dwelling	Must not exceed the residential FAR for the relevant precinct specified in Table 1.
Function centre Hotel Industry Leisure and recreation (other than Informal outdoor recreation, Minor sport and recreation facility, Motor racing track and Racecourse) Nightclub Residential village Retirement village Tavern Transport terminal (other than Airport and Railway station) Utility installation Warehouse	
Any other use not in Section 1 or 3	

Section 3 - Prohibited**Use**

Airport
Agriculture (other than Apiculture and Crop raising)
Brothel
Cemetery
Corrective institution
Motor racing track
Racecourse
Pleasure boat facility

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Use of land

The use of land must be generally in accordance with the relevant Maps of this schedule.

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: [CCZ 2.0p2]
 - How the proposal contributes to an activated frontage [CCZ 2.0p3]
 - 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 2.0p4]
 - 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 2.0p5]
- 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: [CCZ 2.0p6]
 - A site plan that identifies the type and nature of the industrial/warehouse uses surrounding the site. [CCZ 2.0p7]
 - An assessment of the impact of the proposed sensitive use on existing industry/warehouse uses [CCZ 2.0p8]
 - An assessment of the amenity impact of nearby port operations, freight routes or major transport infrastructure on the proposed sensitive uses. [CCZ 2.0p9]
 - 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 2.0p10]
- An application to use land for an industry or warehouse must be accompanied by the following information, as appropriate: [CCZ 2.0p11]
 - The purpose of the use and the types of processes to be utilised. [CCZ 2.0p12]
 - The type and quantity of goods to be stored, processed or produced. [CCZ 2.0p13]
 - How land not required for immediate use is to be maintained. [CCZ 2p.0p14]

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- Whether a Works Approval or Waste Discharge Licence is required from the Environment Protection Authority. [CCZ 2.0p15]
- 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]

- If a dwelling is proposed, whether the proposal: [CCZ 2.0p26]
 - 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 [the relevant Maps Map 1](#) of this schedule [PPPS]. [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](#) [PPPS] 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]
- Whether a Public Benefit is proposed to be delivered as part of the use.

3.0 Subdivision

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The subdivision of land must be generally in accordance with Maps of this schedule.

Permit requirements

The following requirements apply to subdivide land:

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- The layout of the subdivision must make provision for any new streets, laneways[, [PPPS]] or public open space generally in accordance with [the relevant Maps Maps 2 and Map 3 of 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 [to subdivide land](#) under Clause 37.04-3, 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 [the relevant Maps 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: [CCZ 3.0p9]
 - The location, shape and size of the site. [CCZ 3.0p10]
 - The location of any existing buildings, car parking areas and private open space. [CCZ 3.0p11]
 - The location, shape and size of the proposed lots to be created. [CCZ 3.0p12]
 - The location of any easements on the subject land. [CCZ 3.0p13]
 - Any abutting roads. [CCZ 3.0p14]
 - Any proposed common property to be owned by a body corporate and the lots participating in the body corporate. [CCZ 3.0p15]
- A land budget showing the extent of land provided as a public benefit. [CCZ 3.0p16]

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 3.0p17]

Decision guidelines

The following decision guidelines apply to an application for a permit [to subdivide land](#) under Clause 37.04-3, 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 3.0p18]

- ~~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]

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- 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]
- Whether a Public Benefit is proposed to be delivered as part of the subdivision.

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Buildings and works

The construction of a building, and the carrying out of works, must be generally in accordance with the relevant Maps of this schedule.

Permit requirement

A permit must not be granted or amended to construct a building or construct or carry out works in respect of land shown as a new road, street or laneway on the relevant Map in the schedule until an agreement made under section 173 of the *Planning and Environment Act 1987* has been entered into by the landowner, Responsible Authority and the local council (if not the Responsible Authority) which must provide for:

- In respect of any part of the land which is shown as new roads, streets or laneway on the relevant Map in the schedule:
 - Its construction to the satisfaction of the Responsible Authority and the relevant road management authority; and
 - Its transfer to, or vesting in the relevant road authority as a public road at no cost to the relevant road authority.

A permit must not be granted to construct a building or construct or carry out works in respect of any part of land shown as new public open space on the relevant Map of this schedule until an agreement made under section 173 of the *Planning and Environment Act 1987* has been entered into by the landowner, Responsible Authority and the local council (if not the Responsible Authority) which must provide for its transfer or vesting in the local council as public open space at no cost to the local council.

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. [CCZ 4.0p2]

Floor Area Ratio

A permit must not be granted or amended (~~unless~~except where the amendment does not increase the extent of non-compliance) to construct a building or construct or carry out works with a Ffloor Aarea Rratio in excess of the Ffloor Aarea Rratios in Table 1 unless:
[CCZ 4.0p3]

- ~~In a Core area as defined on Maps 1 to 4 of this schedule:~~ [CCZ 4.0p4]
 - ~~The additional floor area that results from exceeding the Ffloor Aarea rRatio is not used for a 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 Aan agreement made under section 173 of the *Planning and Environment Act 1987*, has been entered into between the landowner, the Responsible Authority and the local council (if not the Responsible Authority) which must provide for a Public Benefit.~~
 - [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~~

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~~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]
	Total Floor Area Ratio	Accommodation Floor Area Ratio	
Lorimer [MPS]	5.4:1	3.7:1	
Wirraway [PPPS]	4.1:1	2.2:1	2.1:1
Sandridge [PPPS]	8.4:1	3.7:1	3.3:1
Montague [PPPS]	6.4:1	4.7:1	3.0:1

No permit required

~~No~~ A No permit is ~~not~~ 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]
- External works to provide disabled access to a building or works that complies with legislative requirements. [CCZ 4.0p19]
- Building or works which rearrange, alter or renew a plant area if the area or height of the plant equipment is not increased. [CCZ 4.0p20]
- 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

~~A permit granted to construct a building or to construct or carry out works, other than alterations and additions to an existing building, must include conditions which require the following conditions:~~

~~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]

- 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 A permit granted to construct a building within 50 metres of~~

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a potential future metro alignment shown on [the relevant Map 2](#) of this schedule, [must also include](#) 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 ~~requiring to enter~~ an agreement ~~made under pursuant to S~~section 173 of the *Planning and Environment Act 1987* ~~to be entered into between by~~ the landowner and the ~~R~~esponsible ~~A~~uthority ~~and the local council (if not 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, ~~[, [PPPS]]~~ 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]
 - Landscaping of the site for the purpose of public recreation and open space. [CCZ 4.0p36]

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 4.0p37]

- A written urban context report documenting the key planning influences on the development and how it relates to its surroundings. [CCZ 4.0p38]
- 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 [the relevant Map in the Schedule 2 and Map 3](#) of this schedule. [CCZ 4.0p39]
- A 3D digital model suitable for insertion into the ~~R~~esponsible ~~A~~uthority'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 ~~is~~ 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 relevant Map of this schedule 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: [CCZ 4.0p42]

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- Incorporation of noise attenuation measures [internally and externally] [PPPS] 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: [CCZ 4.0p45]
 - Environmentally Sustainable Design Statement addressing ESD, Waste and Water management [CCZ 4.0p46]
 - 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 37.04-4, 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 layouts of streets, laneways and open space are consistent with those shown in [the relevant 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] [PPPS]. [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]

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- Where part of a site is developed, whether an agreement [made under section 173 of the Planning and Environment Act 1987](#) has been entered into [between the landowner, the Responsible Authority and the local council \(if not the Responsible Authority\)](#) 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 buildings that are within 50 metres of a potential future elevated freight route shown in the [relevant Map to this schedule 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]

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Advertising signs

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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 the relevant Map 4 of this schedule, a \[PPPS\] \[A \[MPS\]](#) business identification 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 the relevant Map 4 of this schedule, an \[PPPS\] \[An \[MPS\]](#) 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 \[PPPS\]\]](#) be more than 30 metres from a residential zone or pedestrian or traffic lights. [CCZ 5.0p7]
- [\[In core areas as shown on the relevant Map 4 of this schedule, a \[PPPS\] \[A \[MPS\]](#) non-illuminated sign provided no part of the sign protrudes the fascia of the building. [CCZ 5.0p8]

Exemption from notice and review

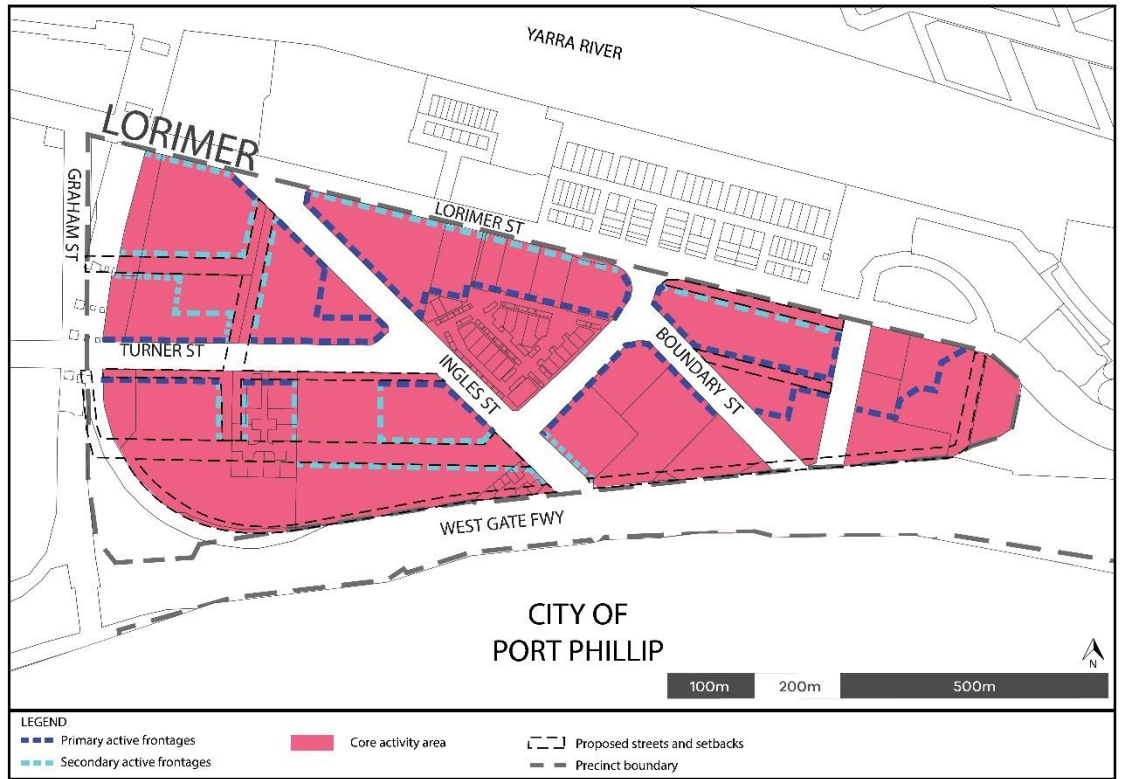
An application to construct and display a sign is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act. [CCZ 5.0p9]

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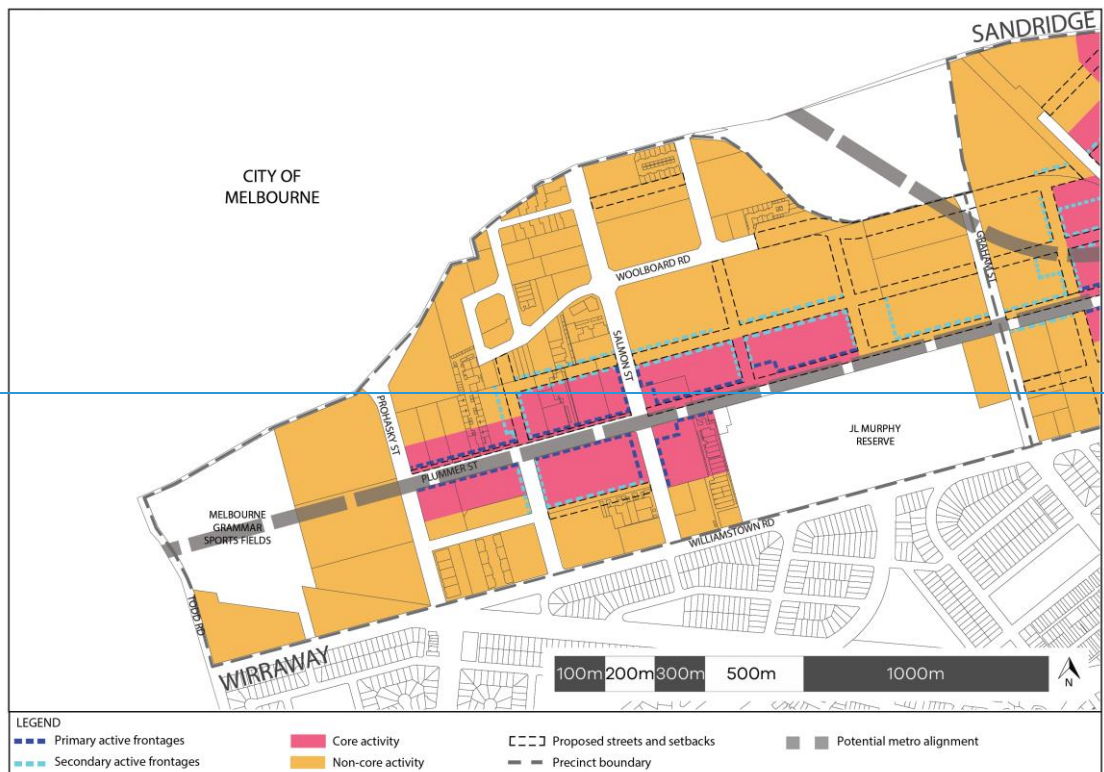
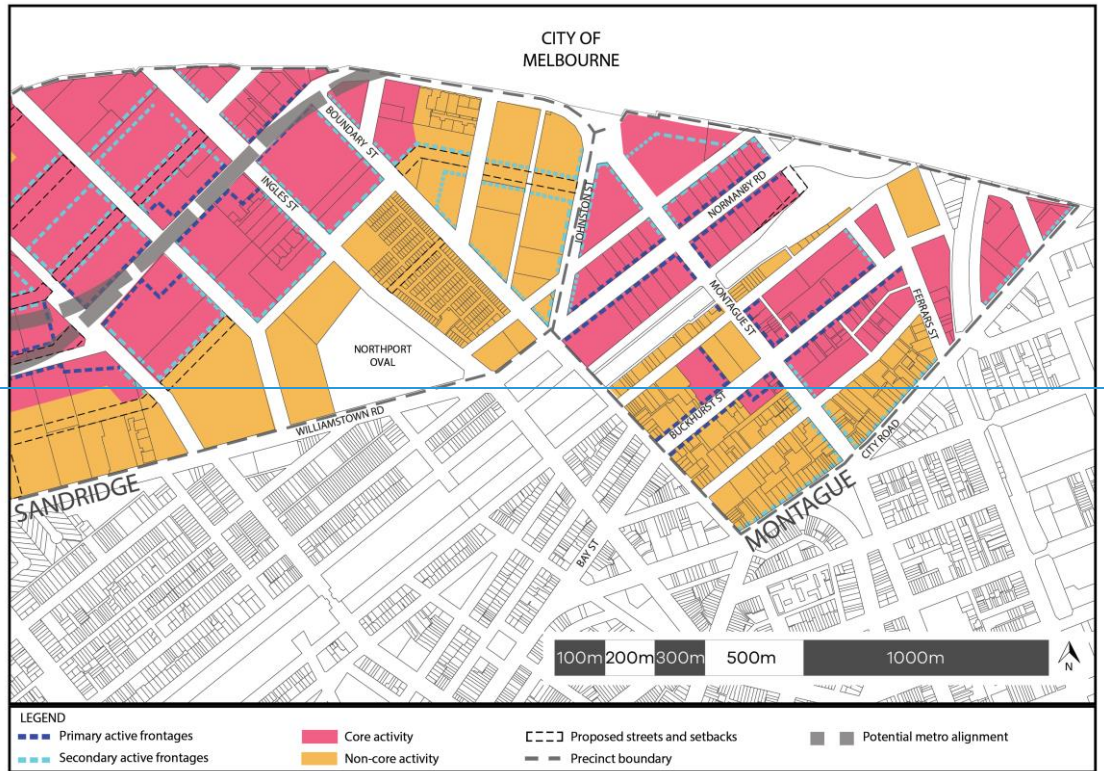
BASED ON MINISTER’S PART A VERSIONS WITH PARAGRAPH NUMBERS ADDED

Map 1 Core areas and active street frontages [MPS]



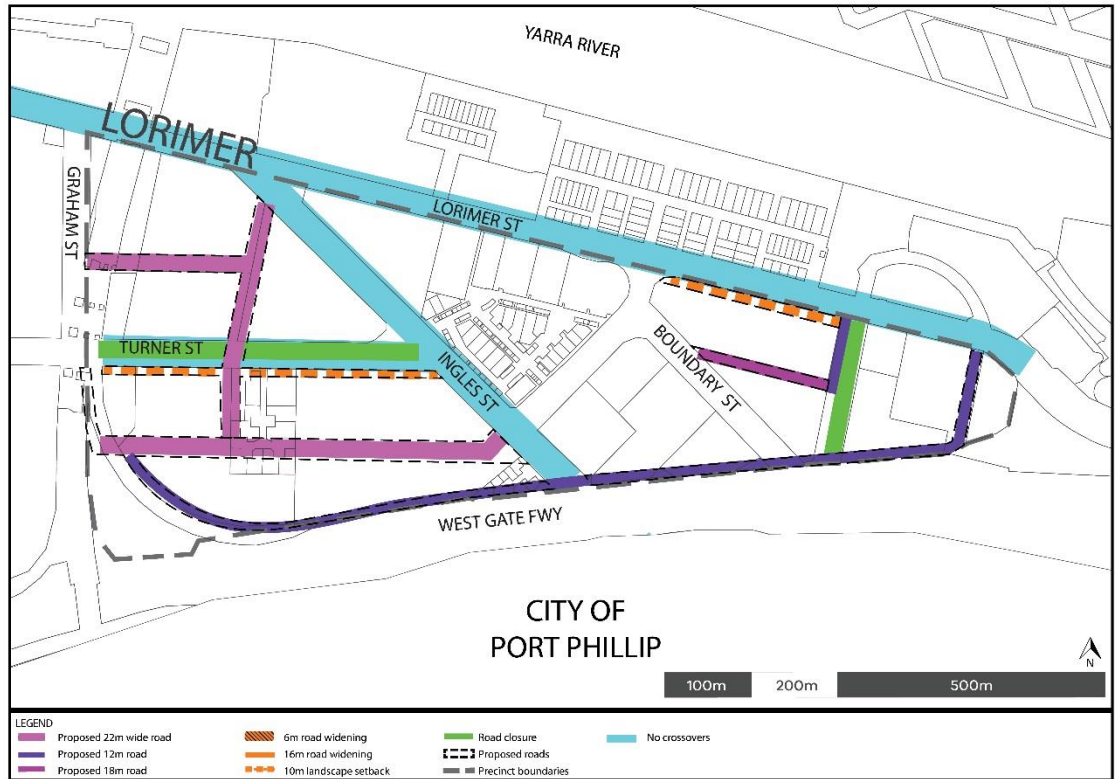
PORT PHILLIP [PPPS] MELBOURNE [MPS] PLANNING SCHEME
 COMBINED CCZ – REVIEW PANEL CONSOLIDATED DAY 1 VERSION
 BASED ON MINISTER’S PART A VERSIONS WITH PARAGRAPH NUMBERS ADDED

Map 1 core and non-core areas and active street frontages (Map 1 consists of the following two map parts) [PPPS]



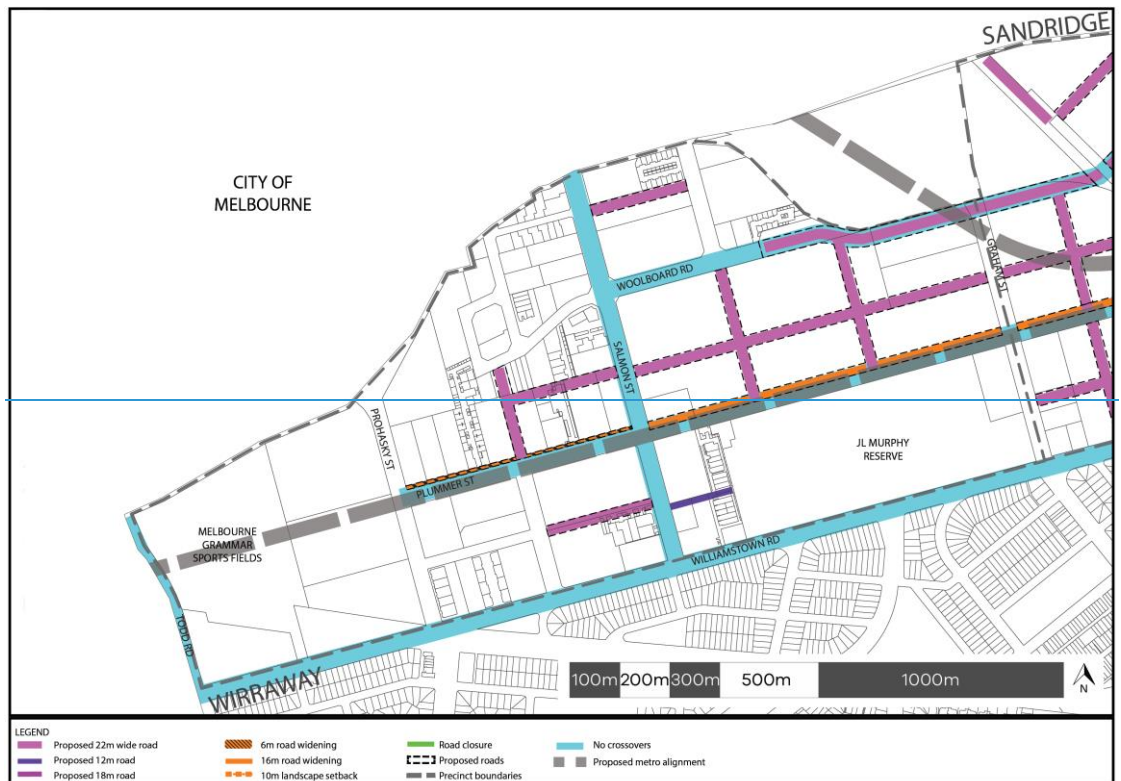
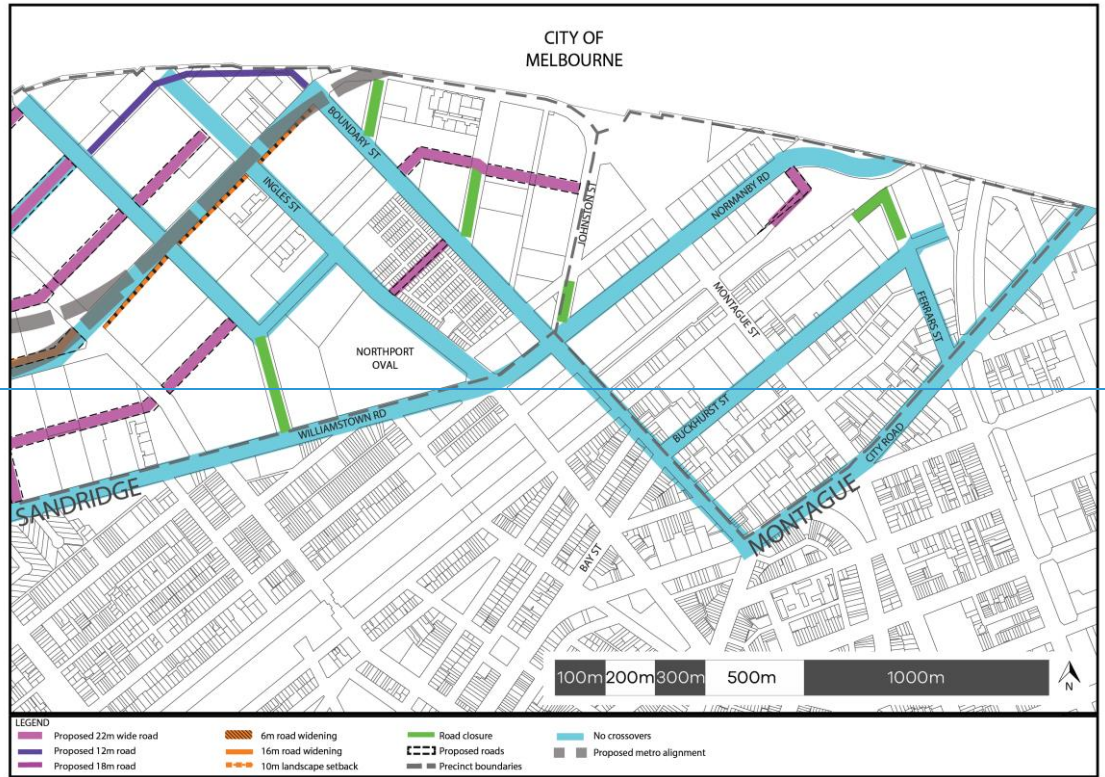
PORT PHILLIP [PPPS] MELBOURNE [MPS] PLANNING SCHEME
 COMBINED CCZ – REVIEW PANEL CONSOLIDATED DAY 1 VERSION
 BASED ON MINISTER’S PART A VERSIONS WITH PARAGRAPH NUMBERS ADDED

Map 2 Street and laneway layout [MPS]



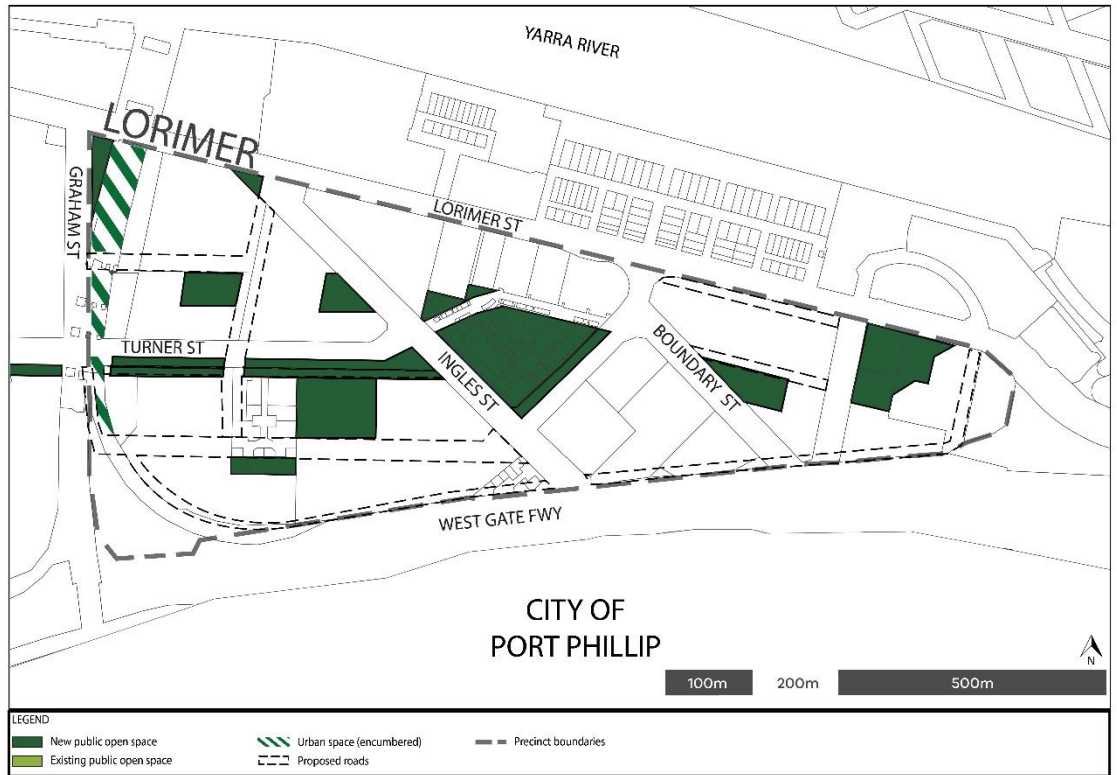
PORT PHILLIP [PPPS] MELBOURNE [MPS] PLANNING SCHEME
 COMBINED CCZ – REVIEW PANEL CONSOLIDATED DAY 1 VERSION
 BASED ON MINISTER’S PART A VERSIONS WITH PARAGRAPH NUMBERS ADDED

Map 2 Street and laneway layout (Map 2 consists of the following two map parts) [PPPS]



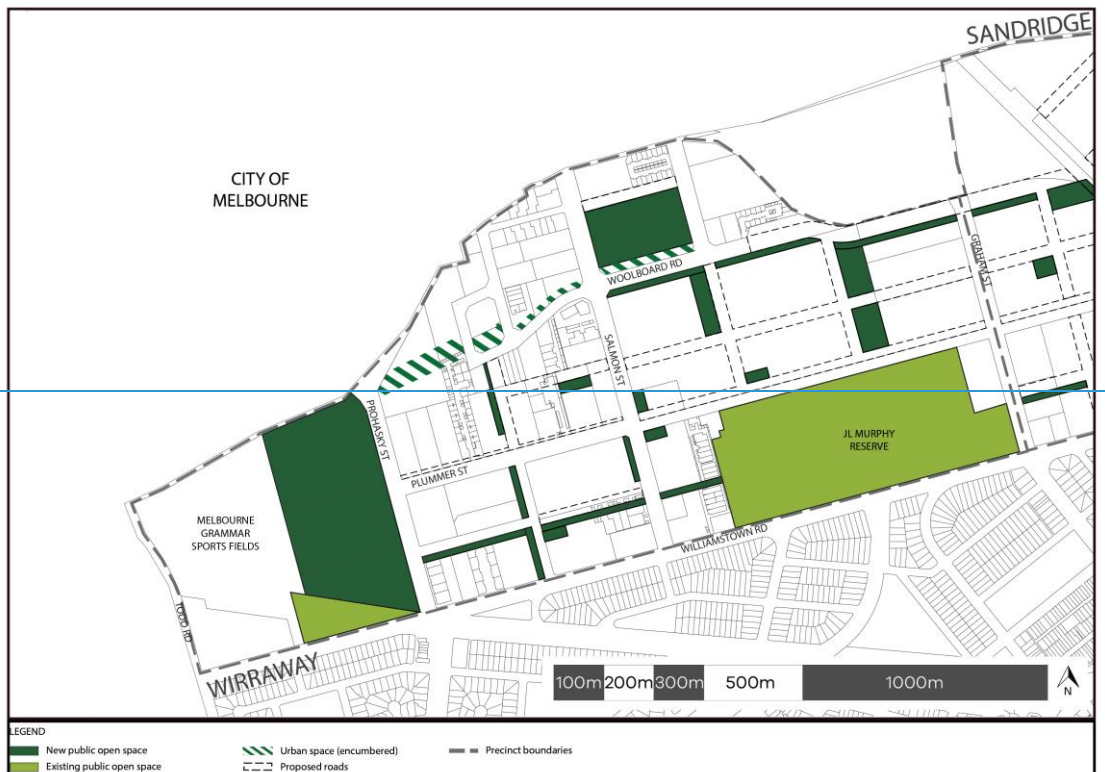
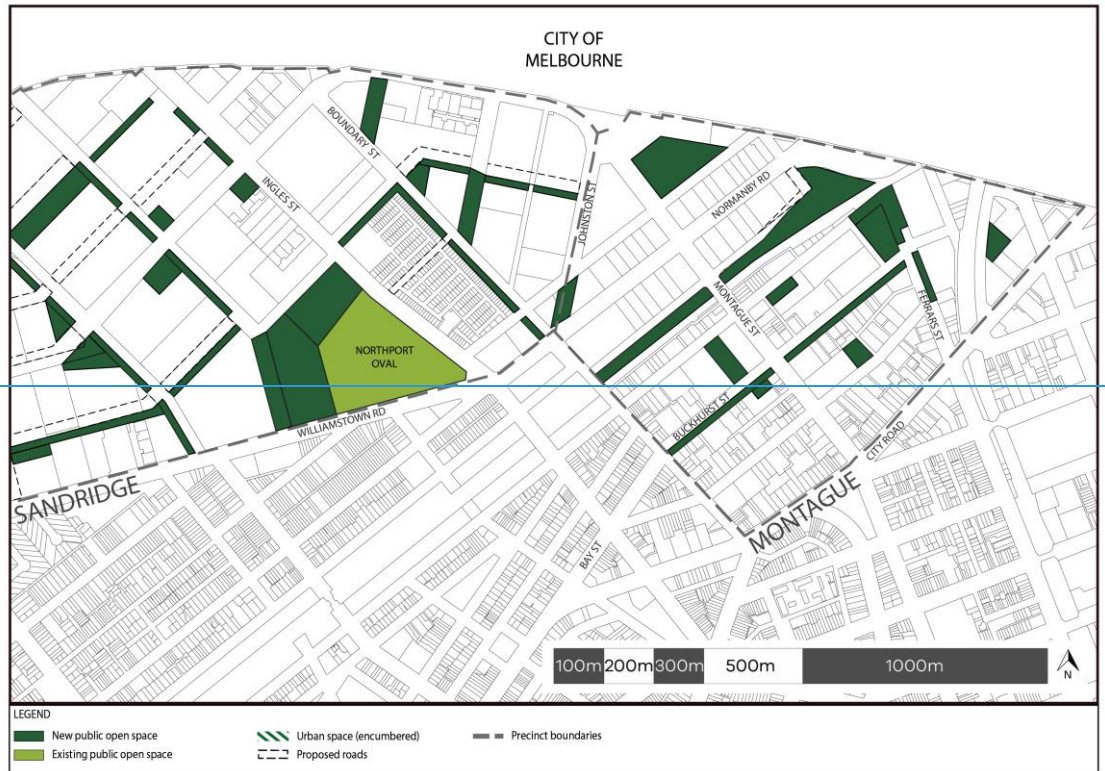
PORT PHILLIP [PPPS] MELBOURNE [MPS] PLANNING SCHEME
COMBINED CCZ – REVIEW PANEL CONSOLIDATED DAY 1 VERSION
BASED ON MINISTER’S PART A VERSIONS WITH PARAGRAPH NUMBERS ADDED

Map 3 Open space layout [MPS]



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

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.0p1]

Active frontage street is a street shown as ‘Primary active frontage’ or a ‘Secondary active frontage’ on [the relevant Map to this schedule Map 4](#). [CCZ Def.0p2]

Core arealand and non-core land-area are those area identified on the relevant Map. ~~is located as shown on Maps~~ [CCZ Def.0p3]

Floor area ratio means the gross floor area divided by the gross developable area. [CCZ Def.0p4]

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 [funded under an approved contributions plan or public benefit](#). [CCZ Def.0p5]

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.0p6]

New public open space is land identified [in the relevant Map of this schedule \[in the Fishermans Bend Framework, XX 2018 and as shown \[MPS\]\] in Map 3 and is to be provided as new public open space for public recreation or public resort, or as parklands, or for use for active or passive public open space](#). [CCZ Def.0p7]

Public Benefit means the provision of the following for the benefit of the community to the satisfaction of the Responsible Authority:

- [Open space which is not identified on the relevant Map of this schedule;](#)
- [Social Housing;](#)
- [The provision of the nominated Community Infrastructure in the location shown on the relevant Map of this schedule.](#)

Social Housing has the same meaning as in the [Housing Act 1983](#).

PORT PHILLIP [PPPS] MELBOURNE [MPS] PLANNING SCHEME
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