

**Referral 1: Fishermans Bend Infrastructure Funding
Draft Planning Scheme Amendment GC224
Report Volume 2 – Appendices**

Precincts Standing Advisory Committee Report

Planning and Environment Act 1987

7 April 2025

Planning Panels Victoria acknowledges the Wurundjeri Woi Wurrung People as the traditional custodians of the land on which our office is located. We pay our respects to their Elders past and present.

Planning and Environment Act 1987

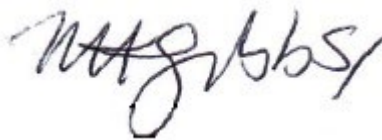
Report pursuant to section 151 of the PE Act

Report Volume 2 – Appendices

7 April 2025



Con Tsotsoros, Chair



Meredith Gibbs, Member



Geoff Underwood, Member



Sally Conway, Member

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NOTES:

1. Other than minor corrections, the preferred changes to Appendices G, H and I referred to in Report Volume 2 relate only to changes recommended by the Standing Advisory Committee in Report Volume 1. The Committee makes no comments on other minor drafting changes suggested by the Proponent in the final version of the Amendment documents (Documents 337 - 362).
2. Consequential changes to other planning scheme provisions should also be made. The Committee does not provide a preferred version of all provisions.
3. The FBDCP (final version) did not include most of the Tables and Figures. These should all be updated to reflect the Committee's recommendations in Report Volume 1. The Committee expects the Proponent to make appropriate adjustments to the FBDCP before approval.

Appendix A Submitters to the Amendment

No	Submitter	No	Submitter
1	City of Port Phillip	32	Prime Port Melbourne Pty Ltd
2	Andre Medina	33	Lorimer Place Owners Corporation
3	Hugo Malingbrough	34	South Warf Towers Pty Ltd
4	Austecology & Australian Power Plants Pty Ltd	35	Ausnet Transmission Group Pty Ltd
5	Stewart Proper	36	Claric 178 Pty Ltd
6	Jason DeLany	37	Normanby Road Developments Pty Ltd
7	Michele S	38	Kador Group Holdings Pty Ltd
8	Simon Martin	39	Goodman Group
9	Benjamin O'Rance	40	Beacon Cove Neighbourhood Association
10	Lachlan McKenna	41	Three Eight Holdings Pty Ltd
11	City of Melbourne	42	Monno
12	Mark Melvin & Leanne Edwards	43	Springbank Properties Pty Ltd
13	Arvin Banjeree	44	Property and Passiveness Pty Ltd
14	Roseana Tira	45	Housing Industry Association
15	Jay Cohen	46	Katie Tymms
16	Jonathon Scutt	47	Natasha Moore
17	Shishir Pandit	48	Beulah SB Nominees
18	Aquaino Pty Ltd	49	Goce Bogeski
19	Pendomer Pty Ltd	50	Rick Green
20	Articulate Town Planning	51	Ken Brandt
21	Fox Hay Timber and Hardware Pty Ltd	52	Primaform Pty Ltd
22	R Corporation	53	Marcus Wong
23	ID Land	54	Andrea Paul
24	Back2Bikes	55	Jan Jurie Van Wyk
25	CorVal Partners Limited	56	Adam Blandford
26	One Smarter Pty Ltd	57	Allen Gravier
27	CBQ Corporation Pty Ltd	58	Urban Development Institute of Australia (Victoria)
28	BWP Trust	59	Melbourne Water
29	99 Lorimer Street Project Pty Ltd	60	Bowens
30	VCHQ2 Pty Ltd	61	National Tiles
31	Property Council of Australia	62	Herzog Group

Appendix B Parties to the Hearing

B:1 Parties to the Hearing

Submitter	Represented by
Department of Transport and Planning Precincts (Proponent)	Susan Brennan SC and Rupert Watters of Counsel, instructed by Kate Morris, Aaron Shrimpton and Evie Atkinson-Willes of Harwood Andrews. The Proponent called expert evidence on: <ul style="list-style-type: none"> - land valuation from Luke Mackintosh of Ernst & Young - OSU ratio and modelling from Ryan Costin, Ernst & Young - planning and drafting from Mark Woodland of Echelon Planning - development contributions from Matt Ainsaar of Urban Enterprise, Jo Fisher of Mesh Planning and Chris De Silva of Mesh Planning Proponent presentation: Mr Dragmoir on OSU ratio modelling
Melbourne Water	Emily Porter SC and Jennifer Trehwella, instructed by Jane Hall and Sophie Osborn of Ashurst, who called expert evidence on: <ul style="list-style-type: none"> - planning and drafting from John Glossop of Glossop Town Planning - infrastructure design and costings from David Quincey of WT Partnership
Melbourne City Council	Juliet Forsyth SC and Alex Guild of Counsel, instructed by Ann-Maree Drakos of Melbourne City Council, who called expert evidence on: <ul style="list-style-type: none"> - urban design from Leanne Hodyl of Hodyl & Co - development contributions from Chris McNeill of Ethos Urban - land valuation and OSU from Nick Haines of Matheson Haines
Port Phillip City Council	Terry Montebello of Maddocks, who called expert evidence on: <ul style="list-style-type: none"> - public realm works from Kristen Bauer of Aspect Studios - community and open space from Robert Panozzo of ASR Research - development contributions from Alex Hrelja of SGS
Claric 178 Pty Ltd	Anthony Msonda-Johnson of Hatch
Goodman Ltd	Ian Munt, instructed by Tamara Brezzi of Norton Rose Fulbright
Kador Group Holdings Pty Ltd	Taryn Sobel-Beeri of Urbis Ltd
Lorimer Place Owners Corporation	Amanda Johns of Planning & Property Partners
Prime Port Melbourne Pty Ltd, One Smarter Pty Ltd, Aquaino Pty Ltd, and Pendomer Pty Ltd (Gadens Clients)	Tom Ellicott of Counsel, instructed by Andrew Towson of Gadens Lawyers, who called expert evidence on planning and drafting from Rob Milner of Milner Planning Advisory
R.Corporation Pty Ltd	Clare Somerville of R Corporation
Stewart Proper	
VCHQ2 Pty Ltd	Jeff Lynn of Ashurst

B:2 Parties no longer presenting at the Hearing

The following parties withdrew as a party to the Hearing:

- APA VTS Australia Pty Ltd, as advised on 24 October 2024
- CBQ Corporation Pty Ltd, as advised on 30 October 2024
- Property Council Australia, as advised on 22 November 2024
- Ausnet Transmission Group, as advised on 12 December 2024.

The following parties no longer sought to present at the Hearing but remained as a party and provided a further written submission:

- 99 Lorimer Street Project Pty Ltd, as advised on 30 October 2024
- Normanby Road Developments Pty Ltd, as advised on 13 December 2024
- VCHQ2 Pty Ltd and Stewart Proper, as advised on 16 December 2024
- Kador Group, as advised on 17 December 2024.

Appendix C Document list

No	Date	Description	Presented by
2023			
1	24 Oct	Terms of Reference	Minister for Planning
2024			
2	17 Mar	Minister for Planning referral letter	Planning Panels Victoria (PPV)
3	19 Mar	Fishermans Bend Development Contribution Plan (DCP), November 2023 – Consultation version	DTP Precincts (Proponent)
4	19 Mar	DTP Factsheet 1 (Approach to Infrastructure Funding in Fishermans Bend) – Consultation version	Proponent
5	19 Mar	DTP Factsheet 2 (Open Space Uplift) – Consultation version	Proponent
6	19 Mar	draft Amendment GC224 Explanatory Report	Proponent
7	19 Mar	draft Amendment GC224 Instruction Sheet	Proponent
8	19 Mar	Exhibited Infrastructure Contributions Overlay (ICO) Map (Melbourne)	Proponent
9	19 Mar	Exhibited DCPO Map (Melbourne)	Proponent
10	19 Mar	Exhibited Incorporated Plan Overlay (IPO) Map (Melbourne)	Proponent
11	19 Mar	Exhibited Clause 11.03 (Melbourne) – tracked changes	Proponent
12	19 Mar	Exhibited Development Contributions Plan Overlay (DCPO) Schedule 1 (Melbourne)	Proponent
13	19 Mar	Exhibited ICO1 (Melbourne) – tracked changes	Proponent
14	19 Mar	Exhibited IPO2 (Melbourne)	Proponent
15	19 Mar	Exhibited Capital City Zone (CCZ) Schedule 4 (Melbourne) – track change version	Proponent
16	19 Mar	Exhibited Design and Development Overlay (DDO) Schedule 67 (Melbourne) – tracked changes	Proponent
17	19 Mar	Exhibited Melbourne Planning Scheme IPO7	Proponent
18	19 Mar	Exhibited Clause 53.01 Schedule (Melbourne) – tracked changes	Proponent
19	19 Mar	Exhibited Clause 66.04 Schedule (Melbourne) – track changes	Proponent
20	19 Mar	Exhibited Clause 72.01 Schedule (Melbourne) – track changes	Proponent
21	19 Mar	Exhibited Clause 72.03 Schedule (Melbourne) – track changes	Proponent
22	19 Mar	Exhibited Clause 72.04 Schedule (Melbourne) – track changes	Proponent
23	19 Mar	Exhibited ICO Maps (Port Phillip)	Proponent
24	19 Mar	Exhibited DCPO Maps (Port Phillip)	Proponent
25	19 Mar	Exhibited IPO Maps (Port Phillip)	Proponent

No	Date	Description	Presented by
26	19 Mar	Exhibited Clause 11.03 (Port Phillip) – track changes	Proponent
27	19 Mar	Exhibited DCPO2 (Port Phillip)	Proponent
28	19 Mar	Exhibited ICO1 (Port Phillip)	Proponent
29	19 Mar	Exhibited IPO2 (Port Phillip)	Proponent
30	19 Mar	Exhibited CCZ1 (Port Phillip)	Proponent
31	19 Mar	Exhibited DDO30 (Port Phillip)– tracked changes	Proponent
32	19 Mar	Exhibited DDO32 (Port Phillip) – tracked changes	Proponent
33	19 Mar	Exhibited DDO33 (Port Phillip) – tracked changes	Proponent
34	19 Mar	Exhibited Clause 53.01 Schedule (Port Phillip) – tracked changes	Proponent
35	19 Mar	Exhibited Clause 66.04 Schedule (Port Phillip)	Proponent
36	19 Mar	Exhibited Clause 72.01 Schedule (Port Phillip)	Proponent
37	19 Mar	Exhibited Clause 72.03 Schedule (Port Phillip) – tracked changes	Proponent
38	19 Mar	Exhibited Clause 72.04 Schedule (Port Phillip) – tracked changes	Proponent
39	8 Apr	<p>Letter to Committee with background documents:</p> <p>Documents that informed Amendment GC81 and the Fishermans Bend Framework:</p> <ul style="list-style-type: none"> a) Integrated Transport Plan (Transport for Victoria Department of Economic Development, Jobs, Transport and Resources, 2017) b) Improving connectivity in Fishermans Bend (Jacobs, 2017) c) Fishermans Bend Baseline Utility Assessment Report (GHD, Sep 2016) Final Report & Appendices d) Fishermans Bend Community Infrastructure Plan (Department of Environment, Land, Water and Planning, Sep 2017) e) Public Space Strategy (Planisphere, 2017) f) Fishermans Bend Baseline Drainage Plan Options: Final Report and Appendices (GHD, 2017) <p>Documents prepared after the approval of Amendment GC81 and the Fishermans Bend Framework to inform the draft DCP:</p> <ul style="list-style-type: none"> g) Fishermans Bend Water Sensitive City Strategy (Department of Jobs, Precincts and Regions, May 2022) h) Engineering Costs background: Intersection quantities (GHD, 2019) i) Salmon Street Bridge Costing (Jacobs, 2022) j) Fishermans Bend Update of Infrastructure Costs – Memorandum of Preliminary Advice (Slattery, 2023) k) Fishermans Bend Valuation Services – Updated June Scenario – Reliance Restricted, 9 August 2023 	Proponent

No	Date	Description	Presented by
		l) Melbourne Water Fishermans Bend Water Sensitive Drainage and Floor Strategy Final Report & Appendices (GHD, July 2019) Documents after Amendment GC81 and the Fishermans Bend Framework that have informed that draft DCP but have not been published on the Fishermans Bend Document Library: m) Engineering costs background: Street quantities (GHD, 2019) n) Letter from Golder Associates, Contamination Cost Information to Support Infrastructure Contribution Plan, Fishermans Bend Redevelopment (2 Dec 2018)	
40	9 Apr	Letter referring: a) submission from City of Port Phillip City Council replacing Submission 1 b) Submission 63 (late) from APA VTS Australia (Operations) Pty Ltd c) Submission 64 (late) from South East Water	DTP State Planning Services (SPS)
41	18 Apr	Committee Directions and Distribution List (version 1)	PPV
42	19 Apr	Background documents the Proponent seeks to rely on: a) Fishermans Bend, Open Space Uplift Study, April 2024 b) CCZ Tables – Proposed updates to align with addresses and OSU modelling pack	Proponent
43	22 Apr	Site inspection location requests from: a) DTP Precincts b) Port Phillip City Council c) Melbourne City Council d) Lorimer Place Owners Corporation e) Kador Group	Various parties
44	22 Apr	Submitter map (provided to Committee only, in line with Direction 5)	Proponent
45	23 Apr	DCP Appendix 2 – Open Space Classifications (Corrections) tracked changes	Proponent
46	23 Apr	Table specifying costing source for each individual project included in the draft DCP	Proponent
47	23 Apr	Table identifying land with planning permits, the Special Controls Overlay and section 173 agreements	Proponent
48	23 Apr	Maps identifying affected properties (Fishermans Bend Taskforce, Apr 2024)	Proponent
49	23 Apr	Existing planning approvals, specific controls and section 173 agreements: 1. L01 – 826-846 Lorimer Street, Port Melbourne – Permit 2010964	Proponent

No	Date	Description	Presented by
2.		L02 – 150-160 and 162-188 Turner Street, Port Melbourne – Special Controls Overlay (SCO) Schedule 36	
3.		L03 – 850-858 Lorimer Street, Port Melbourne – SCO27	
4.		L04 - 111 Lorimer Street, Docklands – SCO28	
5.		A) L05 - 85-93 Lorimer Street Docklands - Permit MPA140006 B) Amended planning permit MPA14/0006-1	
6.		L06 - 13-33 Hartley Street, Docklands – SCO32	
7.		M01 - 2-28 Montague and 80 Munro Street, South Melbourne – SCO25	
8.		M02 - 202-214 Normanby Road, Southbank – section 173 agreement 201526404-3	
9.		M02 -202-214 Normanby Road Southbank – Permit 201535404	
10.		M03 - 272-280 Normanby Road, South Melbourne – SCO26	
11.		M05 - 256-262 Normanby Road, South Melbourne – SCO21	
12.		M06 - 240-246 Normanby Road, South Melbourne – SCO38	
13.		M07 - 203-205 Normanby Road, Southbank – SCO23	
14.		M07 - section 173 Agreement – 203-205 Normanby Road, Southbank	
15.		M08 - 199-201 Normanby Road, Southbank – section 173 agreement - 2013-009628-2	
16.		M08 - 199-201 Normanby Street Southbank – Permit 2013009628-2	
17.		M09A and M09B- 253-273 Normanby Road South Melbourne – Permit PA170223-2	
18.		M09A and M09B- 253-273 Normanby Road South Melbourne – Permit PA170223-2	
19.		M10 - 245 Normanby Road, South Melbourne – section 173 agreement - PA15-00028	
20.		M10 - 245-251 Normanby Road, South Melbourne – Permit PA1500028	
21.		M13 - 179 Gladstone Street South Melbourne – Permit 10492017	
16.		M14 - 165-167 Gladstone Street South Melbourne - Permit 11402014	
17.		M14 - section 173 Agreement – 165-167 Gladstone Street, South Melbourne	
18.		M15- 89-103 Gladstone Street - Permit 2013002601	
19.		M15 -Section 173 Agreement - 89-103 Gladstone Street, South Melbourne	
20.		M16 - 91-95 Montague Street, South Melbourne – SCO37	
21.		M17 - 15-85 Gladstone Street, South Melbourne – section 173 agreement - 2013005951-1	
22.		M17 - 15-87 Gladstone Street South Melbourne – Permit 2013005951-2	
23.		M19 - 6-78 Buckhurst Street, South Melbourne – Permit 2013005499-2.	
24.		M20 - 67-69 Buckhurst Street, South Melbourne – Permit PA2101152	

No	Date	Description	Presented by
25.		M21 - 11-41 Buckhurst Street, South Melbourne – SCO28	
26.		M23 - 134-142 Ferrars Street – Permit 2013000088	
27.		M23 - 134-142 Ferrars Street, South Melbourne – section 173 agreement 2013000088	
28.		M24 - 2-14 Thistlethwaite Street, South Melbourne – SCO30	
29.		M25 - 144-148 Ferrars Street, South Melbourne – section 173 agreement 951-2017	
30.		M25 -144-148 Ferrars Street South Melbourne – Permit 9512017	
31.		M26 - 15-35 Thistlethwaite Street, South Melbourne – Permit 2772015A	
32.		M26 - 15-35 Thistlethwaite Street, South Melbourne – section 173 agreement P0277-2015-A	
33.		M27 - 450-460 City Road and 7 Wolseley Street, South Melbourne – SCO33	
34.		M28 - 51-59 Thistlethwaite Street, South Melbourne – Permit 392015B	
35.		M28 - 51-59 Thistlethwaite Street, South Melbourne – section 173 agreement 436-2019-A	
36.		M30 - 508-510 City Road - permit 2122018	
37.		M30 - 508-510 City Road, South Melbourne – section 173 agreement 212-2018	
38.		M32 - 6 and 8 Boundary Street, South Melbourne – SCO39	
39.		M33 - 10-16 Boundary Road South Melbourne – Permit 2932016A	
40.		M33 - 10-16 Boundary Street, South Melbourne – section 173 agreement 293-2016-A	
41.		M34 -156-162 Thistlethwaite South Melbourne – Permit 242018B	
42.		M35-161 Buckhurst Street, South Melbourne	
43.		S01 - 118 Bertie Street, Port Melbourne – SCO24	
44.		S02 - 261, 277-289 Ingles Street, Port Melbourne SCO29	
45.		S03 - 14 Woodruff Street, Port Melbourne – Permit 640-2017	
46.		S04 - 220 Ingles Street Port Melbourne – Permit 2013001464	
47.		S05 - 164 Ingles Street, Port Melbourne – Permit 2-2016-A	
48.		S05 - section 173 agreement – 164 Ingles Street, Port Melbourne	
49.		S05 – 164 Ingles, Port Melbourne – section 173 agreement	
50.		S06 - 60-82 Johnson Street South Melbourne - Permit MPA140003-1	
51.		S07 – 276 Ingles Street, Port Melbourne – SCO41	
52.		S09 – 501 Williamstown Road Port Melbourne – Permit 4892017B	
53.		S09 – Bunnings, 501 Williamstown Road, Port Melbourne – s173 agreement	
54.		W01 – 320 Plummer Street Port Melbourne – Permit MPA140005	

No	Date	Description	Presented by
55.		W01 – 320 Plummer Street Port Melbourne – section 173 agreement	
56.		W02 – 187-201 Williamstown Road, Port Melbourne – section 173 agreement P0307-2017	
57.		W02 – 187-201 Williamstown Road Port Melbourne – Permit 3072017	
58.		W03 - 477-481 Plummer Street, Port Melbourne – SCO27	
59.		W03 - 477-481 Plummer Street, Port Melbourne - section 173 agreement SCO27	
60.		W05 – 22 Salmon Street, Port Melbourne – SCO35	
61.		W06 - 365-391 Plummer Street, Port Melbourne – SCO36	
62.		W07 - 1-101 Salmon Street Port Melbourne - NOD – 2014002000	
63.		W07 – 101 Salmon Street Port Melbourne – Permit 2014002000	
64.		W08 – 17 Rocklea Drive, Port Melbourne – SCO31	
65.		W09 – 10, 11, 12, 339 Williamstown Road, Port Melbourne	
66.		W09 – Lots 10, 11 and 12, 339 Williamstown Road, Port Melbourne – section 173 agreement 201534829	
67.		W10 – 9A-339 Williamstown Road, Port Melbourne – Permit 201534829	
68.		W11 – 343 Williamstown Road Port Melbourne – Permit 10602016A	
69.		W11 – 343 Williamstown Road, Port Melbourne – section 173 agreement 1060-2016-A	
70.		W12 – 19 Salmon Street – Permit 201534819	
71.		W12 – 19 Salmon Street, Port Melbourne – section 173 agreement	
72.		W12 – 19 Salmon Street, Port Melbourne – section 173 agreement	
73.		W13 – 5-7 Prohasky Street, Port Melbourne – Permit PDPL-00670-2023	
50	24 Apr	Email – notifying parties of an urgent Directions Hearing	PPV
51	24 Apr	Distribution list (version 2)	PPV
52	26 Apr	Letter – to Committee requesting an urgent Directions Hearing	Proponent
53	26 Apr	Letter – to Committee with late request to be heard	Goodman
54	29 Apr	Email – requesting the Hearing be adjourned	Proponent
55	29 Apr	Letter – detailing its position for the Directions Hearing	Proponent
56	30 Apr	Email – to Committee with matters to be raised at Directions Hearing, with attachments: <ul style="list-style-type: none"> a) Email from Council to DTP regarding further follow up request for OSU information b) Email from Council to DTP requesting overshadowing analysis work 	Melbourne City Council
57	30 Apr	Letter – notifying parties of Hearing adjournment	PPV
58	2 May	Letter – notice of third Directions Hearing	PPV

No	Date	Description	Presented by
59	3 May	Distribution list (version 3)	PPV
60	6 May	Correspondence from parties regarding third Directions Hearing: a) DTP Precincts b) Melbourne Water c) City of Port Phillip d) City of Melbourne (with attached procedural steps) e) Gadens Clients f) Goodman Ltd g) Kador Group Holdings Pty Ltd h) APA VTS Australia (Operations) Pty Ltd i) VCHQ2 Pty Ltd j) 99 Lorimer Street Project Pty Ltd & CBQ Corporation Pty Ltd k) Lorimers Place Owners Corporation	Various parties
61	7 May	Proposed Hearing Directions	Proponent
62	8 May	Proponent's proposed Hearing Directions (with tracked changes)	Melbourne Council
63	13 May	Committee directions and Distribution list (version 2)	PPV
64	13 May	Hearing timetable (version 1)	PPV
65	15 May	Fishermans Bend – Open Space Uplift Analysis (EY, 9 December 2021)	Proponent
66	16 May	Correspondence regarding timing of Direction 6: a) Email – from Melbourne City Council to Committee b) Email – from Proponent to Committee with response to Melbourne City Council	Melbourne City Council
67	17 May	Correspondence regarding joint expert meetings: a) Email – from Proponent to Committee with Proposal for joint expert meetings b) Email – from Port Phillip City Council to Committee with request to have observer at joint expert meetings c) Email – from Proponent to Committee with response to Port Phillip City Council	Proponent, Port Phillip City Council (
68	17 May	Letter – to Committee regarding expert evidence	Port Phillip City Council
69	17 May	Letter – to Committee regarding Melbourne Water main submission in timetable	Melbourne Water
70	20 May	Committee directions (version 3)	PPV
71	20 May	Hearing timetable (version 2)	PPV

No	Date	Description	Presented by
72	21 May	Fishermans Bend DCP Valuation Report (EY, 9 August 2023, Version 2.0)	Proponent
73	4 Jun	Committee timetable and directions (version 3)	PPV
74	10 Jun	Part A submission, with attachments: <ul style="list-style-type: none"> a) Attachment 1 – Differences between the extent of DCP between draft FBURA DCP and Planning Scheme Maps b) Attachment 2 – Open Space Uplift Ratios c) Attachment 3 – Fishermans Bend Proposed Spatial Changes from GC81 to Draft Planning Scheme Amendment GC224 d) Attachment 4 – Relationships between the Fishermans Bend Framework and projects funded by the DCP e) Attachment 5 – Existing development applications and approvals f) Attachment 6 – Summary of Public Engagement Activity g) Attachment 7 – Register of Submissions h) Attachment 8 – Public Transport 	Proponent
75	17 Jun	Response to submissions	Proponent
76	21 Jun	Expert report – Luke Mackintosh of EY (land valuation)	Proponent
77	24 Jun	Joint Expert report on land valuation – Luke Mackintosh and Ryan Costin of EY	Proponent
78	28 Jun	Letter – to Committee regarding Land Valuation evidence	Melbourne City Council
79	2 Jul	Committee timetable and directions (version 4)	PPV
80	3 Jul	OSU Shadow Analysis Modelling (Melbourne City Council) (correct 10 July 2024)	Proponent
81	9 Jul	Expert reports – Les Brown of M3 Property (land valuation) for: <ul style="list-style-type: none"> a) 6 Rocklea Drive, Port Melbourne b) 19 Salmon Street (360 Plummer Street, Port Melbourne) c) 50 Salmon Street, Port Melbourne d) 112 Salmon Street, Port Melbourne 	Prime Port Melbourne Pty Ltd, One smarter Pty Ltd, Aquaino Pty Ltd, and Pendermer Pty Ltd (Gadens Clients)
82	11 Jul	Expert report – Nick Haines of Matheson Stephen Valuations (MSV) (land valuation)	Melbourne City Council
83	11 Jul	Expert report – Andrew Kinnaird of Urbis (land valuation)	Goodman Ltd
84	22 Jul	Joint land valuation expert report – Luke Mackintosh and Ryan Costin of EY, Les Brown of M3, and Andrew Kinnaird of Urbis	Proponent
85	25 Jul	Letter – to Committee regarding OSU ratio evidence	Melbourne City Council
86	26 Jul	Expert report – Ryan Costin of EY (OSU Ratios)	Proponent

No	Date	Description	Presented by
87	2 Aug	Committee timetable and directions (version 5)	PPV
88	16 Aug	Expert report – Nick Haines of MSV (OSU Ratios)	Melbourne City Council
89	26 Aug	Joint OSU report – Luke Mackintosh and Ryan Costin of EY, Nick Haines of MSV	Proponent
90	9 Sep	Expert report – Matt Ainsaar of Urban Enterprise (development contributions)	Proponent
91	10 Sep	Expert report – Jo Fisher of Mesh Planning (development contributions)	Proponent
92	10 Sep	Expert report – Mark Woodland of Echelon Planning (strategic planning and open space)	Proponent
93	10 Sep	OSU modelling presentation	Proponent
94	10 Sep	Version 1 updated response to submissions	Proponent
95	10 Sep	DCP (Version 1) – MS Word version	Proponent
96	10 Sep	DCP (Version 1) – list of changes	Proponent
97	10 Sep	DCP (Version 1) – costing sheets provided by Melbourne Water	Proponent
98	10 Sep	DCP plans showing Version 1 updates: <ul style="list-style-type: none"> a) Figure 1 – Overall DCP Projects Plan b) Figure 3 – Land to which the DCP applies c) Figure 4 – Overall simplified plan d) Figure 5 – Transport projects plan e) Figure 6 – Community and Open Space projects plan f) Figure 8 – Major Drainage and Flood Mitigation projects plan g) Figure 12abc – Overall DCP Projects Plan – Precincts Scale h) Figure 13 – Constructions Projects Plan i) Figure 14 – Land Projects Plan j) Open Space Uplift map 	Proponent
99	10 Sep	DCP (Version 1) tables showing updates: <ul style="list-style-type: none"> a) DCP (Version 1) – Table 1 b) DCP (Version 1) – Table 2 c) DCP (Version 1) – Table 3 d) DCP (Version 1) – Table 4 e) DCP (Version 1) – Table 5 f) DCP (Version 1) – Table 6 g) DCP (Version 1) – Table 7 h) DCP (Version 1) – Table 8 i) DCP (Version 1) – Table 9 j) DCP (Version 1) – Table 10 	Proponent

No	Date	Description	Presented by
		<ul style="list-style-type: none"> k) DCP (Version 1) – Table X l) DCP (Version 1) – Appendix 1 Table Y m) DCP (Version 1) – Appendix 2 	
100	10 Sep	<p>Melbourne Planning Scheme maps (Version 1):</p> <ul style="list-style-type: none"> a) Clause 11-03 map 1 – v2 (Version 1) b) Clause 11-03 map 2 – v2 (Version 1) c) Clause 37-04 map 1 – v2 (Version 1) d) Clause 37-04 map 2 – v2 (Version 1) e) Clause 37-04 map 3 – v2 (Version 1) f) Clause 37-04 map 4 – v2 (Version 1) g) Clause 43-02 map 1 – v2 (Version 1) h) Clause 43-02 map 2 – v2 (Version 1) i) Clause 43-02 map 3 – v2 (Version 1) j) Clause 43-02 map 4 – v2 (Version 1) k) Clause 43-02 map 5 – v2 (Version 1) l) Clause 43-03 map 1 – v2 (Version 1) 	Proponent
101	10 Sep	<p>Port Phillip Planning Scheme maps (Version 1):</p> <ul style="list-style-type: none"> a) Clause 11-03-6L-04 map 1 – v2 (Version 1) b) Clause 11-03-6L-04 map 2 – v2 (Version 1) c) Clause 11-03-6L-06 map 1 – v2 (Version 1) d) Clause 11-03-6L-06 map 2 – v2 (Version 1) e) Clause 11-03-6L-07 map 1 – v2 (Version 1) f) Clause 11-03-6L-07 map 2 -- v2 (Version 1) g) Clause 37-04 map 1 – v2 (Version 1) h) Clause 37-04 map 2 – v2 (Version 1) i) Clause 37-04 map 3 – v2 (Version 1) j) Clause 37-04 map 4 – v2 (Version 1) k) Clause 37-04 map 5 – v2 (Version 1) l) Clause 37-04 map 6 – v2 (Version 1) m) Clause 37-04 map 7 – v2 (Version 1) n) Clause 43-02 map 1 (Version 1) o) Clause 43-02 map 2 (Version 1) p) Clause 43-02 map 3 (Version 1) q) Clause 43-02 map 4 (Version 1) r) Clause 43-02 map 1 (Version 1) s) Clause 43-02 map 2 (Version 1) t) Clause 43-02 map 3 (Version 1) u) Clause 43-02 map 4 (Version 1) v) Clause 43-02 map 1 (Version 1) w) Clause 43-02 map 2 (Version 1) 	Proponent

No	Date	Description	Presented by
		<ul style="list-style-type: none"> x) Clause 43-02 map 3 (Version 1) y) Clause 43-02 map 4 (Version 1) z) Clause 43-03 map 1 – v2 (Version 1) 	
102	10 Sep	Expert report – Chris De Silva of Mesh Planning (development contributions)	Proponent
103	12 Sep	Planning Scheme maps (Version 1) – list of changes	Proponent
104	16 Sep	Part A submission, with attachments: <ul style="list-style-type: none"> a) Adrian Yeung Report b) Sam Schuppan Report c) Levee Typology Study d) Table of Updated Costs 	Melbourne Water
105	23 Sep	Expert report – John Glossop of Glossop Town Planning (planning)	Melbourne Water
106	23 Sep	Expert report – David Quincey of WT Partnership (infrastructure costing)	Melbourne Water
107	23 Sep	Expert report – Leanne Hodyl of Hodyl & Co (urban design), with attachments: <ul style="list-style-type: none"> a) City of Melbourne Memorandum – Active Transport Links b) City of Melbourne Memorandum – Turner Street Linear Open Space c) 99-109 Lorimer Street, Docklands – Urban Context Report d) 99-109 Lorimer Street, Docklands – Proposed Architectural Plans e) 99-109 Lorimer Street, Docklands – Draft Incorporated Document 	Melbourne City Council
108	23 Sep	Fishermans Bend Framework, October 2018	Melbourne City Council
109	23 Sep	Fishermans Bend Planning Review Panel 2018 PPV	Melbourne City Council
110	23 Sep	Fishermans Bend Public Open Space Strategy, Stage 3 Final Gap Analysis Report, Planisphere June 2017	Melbourne City Council
111	23 Sep	Expert report – Robert Panozzo of ASR Research (community and open space)	Port Phillip City Council
112	23 Sep	Expert report – Kristen Bauer of Aspect Studios (public realm works)	Port Phillip City Council
113	24 Sep	Committee timetable and directions (version 6)	PPV
114	24 Sep	Expert report – Robert Milner of M3 (planning)	Gadens Clients
115	25 Sep	Expert report – Chris McNeill of Ethos Urban (development contributions plan)	Melbourne City Council

No	Date	Description	Presented by
116	26 Sep	Expert report – Alex Hrelja of Hill PDA Pty Ltd (development contributions plan)	Port Phillip City Council
117	4 Oct	Reply expert report – Fisher of Mesh Planning (development contributions plan)	Proponent
118	4 Oct	Reply expert report – Mark Woodland of Echelon Planning (strategic planning and open space)	Proponent
119	4 Oct	Reply expert report – Chris De Silva of Mesh Planning (development contributions plan)	Proponent
120	7 Oct	Reply expert report – Matt Ainsaar of Urban enterprise (development contributions)	Proponent
121	16 Oct	Joint expert statement – Matt Ainsaar, Alex Hrelja, Chris McNeill, Chris De Silva, Jo Fisher (development contributions)	Proponent
122	16 Oct	Joint Letter – to Committee regarding classification and Day 1 Amendment documentation, with attachments: Letter – from Melbourne City Council to Proponent regarding DCP project classification (26 Sep 2024) Framework Infrastructure Delivery from Proponent (10 Oct 2024)	Melbourne City Council and Port Phillip City Council
123	17 Oct	Email – to Committee and Parties with response to joint request from Melbourne and Port Phillip City Councils	Proponent
124	17 Oct	Email – to Parties with Directions for the Proponent	PPV
125	18 Oct	Email – to Committee regarding extension of time for parties to respond to DTP's Day 1 version	Melbourne City Council
126	18 Oct	Email – to Parties to notify them of the extension of the due date for Direction 19	PPV
127	24 Oct	Letter – to Committee regarding further documents and corrections to tabled documents, with attachments: a) Corrected Document 98a b) Corrected Document 93 c) Further OSU Memorandum (EY, 7 October 2024) d) Further OSU Testing October 2024	Proponent
128	24 Oct	Letter – to Committee withdrawing from Hearing process	APA VTS Australia
129	25 Oct	Explanatory Document in response to Committee's directions of 17 October 2024, with attachments: a) Higher resolution Figures 1-12 b) Higher resolution Figures 13-20	Proponent
130	25 Oct	Further drafting changes: a) IPO2 (Port Phillip) b) CCZ1 (Port Phillip) c) CCZ4 (Melbourne)	Proponent

No	Date	Description	Presented by
		d) Clause 11.03 (Port Phillip)	
		e) Clause 11.03 (Melbourne)	
		f) IPO7 (Melbourne)	
131	29 Oct	Updated DCP Project reference list, with attachment: a) Project reference list Map	Port Phillip City Council
132	30 Oct	Email – to Committee confirming it is withdrawing from the Hearing	CBQ Corporation Pty Ltd
133	30 Oct	Opening submission	Claric 178 Pty Ltd
134	30 Oct	Opening submission	Kador Group
135	30 Oct	Email – to Committee confirming it is withdrawing from the Hearing and will provide a further written submission	99 Lorimer Street Project Pty Ltd
136	30 Oct	Opening submission, with attachments: a) Fishermans Bend Integrated Water Management Infrastructure Plan, Wave Consulting, December 2022	Melbourne City Council
137	30 Oct	Opening submission	Goodman
138	30 Oct	Opening submission	Melbourne Water
139	30 Oct	Opening submission	Lorimer Central Owners Corporation
140	30 Oct	Email – to Committee detailing proposed changes to Version 1 amendment	Lorimer Central Owners Corporation
141	30 Oct	Requested changes to DCPO2 (Port Phillip)	R.Corporation
142	30 Oct	Opening submission	Port Phillip City Council
143	31 Oct	Part B submission, with attachments: a) EY Memorandum – Valuation – 816 Lorimer Street b) Updated DCP Figure 1 c) Updated DCP Table 1 d) Updated DCP Table 10 e) Updated Appendix 1 to the Explanatory Document (D129) f) Comparison of Construction Project costs in draft DCP, Day 1 DCP and Part B submission g) Comparison of Land Project Costs in the draft DCP, Day DCP, and Part B submission h) Summary of total project costs and apportioned project costs in the draft DCP, Day 1 DCP and Part B submission	Proponent
144	31 Oct	Part B submission – Port Phillip Planning Scheme ordinance: a) DDO30 b) Clause 11.03 – Document 130d base	Port Phillip City Council

No	Date	Description	Presented by
		<ul style="list-style-type: none"> c) Clause 66.04 Schedule d) IPO2 – Document 130a base e) Clause 72.01 Schedule f) Clause 72.03 Schedule g) Clause 72.04 Schedule h) DDO33 i) DDO32 j) CCZ1 – Document 130b base k) DCPO2 l) Clause 53.01 Schedule 	
145	31 Oct	Part B submission – Melbourne Planning Scheme ordinance: <ul style="list-style-type: none"> a) Clause 72.01 Schedule b) Clause 53.01 Schedule c) Clause 72.04 Schedule d) Clause 66.04 Schedule e) DCPO1 f) IPO7 – Document 130f bas g) Clause 11.03 – Document 130e base h) CCZ4 – Document 130c base i) DDO67 j) Clause 72.03 Schedule 	Melbourne City Council
146	31 Oct	Fishermans Bend Party Property Information Packs	Proponent
147	31 Oct	Opening submission	VCHQ2 Pty Ltd
148	1 Nov	Opening submission	Gadens Clients
149	1 Nov	Committee timetable and directions (version 7)	PPV
150	1 Nov	Further written submission	99 Lorimer Street Project Pty Ltd
151	4 Nov	Further attachments to Part B submission: <ul style="list-style-type: none"> a) Memo – Part B response to submission on DCP projects b) Memo – DCP Population Projections (2021-2022) and Uplift 	Proponent
152	6 Nov	Proposed changes to version 1 documents: <ul style="list-style-type: none"> a) OSU Memo b) Comments on drafting issues in relation to DTP's 'Day 1' c) Clause 11.03 d) Melbourne CCZ4 e) Melbourne DD067 f) Melbourne IPO7 g) DCPO1 	Melbourne City Council

No	Date	Description	Presented by
h) List of proposed changes to DCP project list			
153	6 Nov	Proposed changes to Port Phillip CCZ1	Port Phillip City Council
154	6 Nov	Proposed changes to Port Phillip CCZ1	Kador Group
155	6 Nov	Proposed changes to version 1 documents	Gadens Clients
156	7 Nov	Further opening submission	Goodman
156a	7 Nov	Committee timetable and directions (version 8)	PPV
157	11 Nov	Supplementary information note – Land Valuation and Open Space Uplift	Proponent
158	12 Nov	Hearing presentation – Mr Dragomir	Proponent
159	12 Nov	Supporting documents in relation to the IPO: a) 99 Lorimer Street – OSU modelling Framework Layout b) Analysis of Lorimer Central c) Analysis on main street widths d) Architectural Plans – 111 Lorimer Street Docklands e) Evolution of Planning in Lorimer over time f) Pre-Application discussion urban design review – 99-109 Lorimer Street g) Urban Design Review – Amendment C363melb – 111 Lorimer Street Docklands	Proponent
160	13 Nov	Amendment GC81 (Fishermans Bend) Expert report – Leanne Hodyl	Melbourne City Council
161	13 Nov	Hearing presentation – Mark Woodland	Proponent
162	13 Nov	Infrastructure Contributions and Development Coordination Mechanism for Fishermans Bend Options Paper (Echelon and Mesh Sep 2020)	Gadens Clients
163	19 Nov	Hearing presentation – David Quincey	Melbourne Water
164	19 Nov	Hearing presentation – John Glossop	Melbourne Water
165	20 Nov	Supporting documents in response to Melbourne City Council request: a) email instructions to David Quincey (14 June 2024) b) Costing Excel Rev 1 c) email instructions to David Quincey attaching costing spreadsheet (5 Jul 2024) d) Fishermans Bend Drainage and Food Strategy Concept Design – Pump Station and Levee Option Evaluation Report	Melbourne Water
166	20 Nov	Committee timetable and directions (version 9)	PPV

No	Date	Description	Presented by
167	22 Nov	Costing information for bridges from Lorimer Precinct across the West Gate freeway	Proponent
168	22 Nov	Email – to Committee withdrawing from Hearing process	Property Council Australia
169	22 Nov	a) Committee questions on notice b) Fishermans Bend Maximum Dwelling Yield Calculations	PPV
170	22 Nov	a) Outline of legal Submission b) Submission	Port Phillip City Council
171	25 Nov	Supplementary information: a) Updates to tabled document 74d b) Open space provision and funding in FBURA and attachments c) Attachment 1 – Precinct Open Space Detail amps d) Attachment 2 – Open Space Summary Table e) Attachment 3 – Additional embellishment costs	Proponent
172	25 Nov	Hearing presentation – Robert Panozzo	Port Phillip City Council
173	26 Nov	Expert report addendum – Alex Hrelja	Port Phillip City Council
174	26 Nov	Hearing presentation – Kristen Bauer	Port Phillip City Council
175	26 Nov	Documents referred to during submission: a) Sydney Morning Herald article, 'The maps that show the tree-free heat islands in your city' b) Mapping the 3+30+300 rule in Melbourne – View to 3+ trees c) Mapping the 3+30+300 rule in Melbourne – 30 per cent canopy cover d) Mapping the 3+30+300 rule in Melbourne – 300 metre walk to park	Port Phillip City Council
176	27 Nov	Port Phillip Public Open Space Strategy Technical Report (Nov 2020)	Proponent
177	27 Nov	draft Montague Draft Precinct Implementation Plan (Part 2)	Proponent
178	27 Nov	Maribyrnong Planning Scheme Amendment C145 Panel report – Joseph Road Precinct Development Contributions Plan (May 2019)	Proponent
179	27 Nov	Forrest Hill Precinct Draft Development Contributions Plan – Development Contributions Rate and Explanatory Information (Mar 2010)	Proponent
180	27 Nov	Joseph Road Precinct Development Contributions Plan (Jul 2019)	Proponent

No	Date	Description	Presented by
181	27 Nov	Amendment GC81 (Fishermans Bend) Expert report – Joanna Thompson (Mar 2018)	Melbourne City Council
182	27 Nov	Fishermans Bend Planning Review Panel Report 1 – Volume 1	Proponent
183	27 Nov	Fishermans Bend Planning Review Panel Report 2 – Lorimer Precinct	Proponent
184	27 Nov	Fishermans Bend Scale Comparison Plans	Proponent
185	28 Nov	Committee timetable and directions (version 10)	PPV
186	2 Dec	Hearing presentation – Jo Fisher	Proponent
187	2 Dec	Hearing presentation – Chris De Silva	Proponent
188	2 Dec	Hearing presentation – Matt Ainsaar	Proponent
189	2 Dec	Update to Document 74c Part 2 – Street Design	Proponent
190	4 Dec	Development Contribution Guidelines, 6 Jun 2003 (as amended Mar 2007)	Melbourne City Council
191	4 Dec	Fishermans Bend Advisory Committee – Report to the Minister for Planning on Draft Fishermans Bend Framework, October 2017	Melbourne City Council
192	4 Dec	Memo explaining November 2023 changes to consultation DCP	Proponent
193	4 Dec	Hearing presentation – Chris McNeill	Melbourne City Council
194	9 Dec	Jo Fisher clarification on indexation of open space projects	Proponent
195	9 Dec	Drainage Submission	Melbourne City Council
196	10 Dec	Supplementary information note – Wirraway North and Montague North Open Space	Proponent
197	10 Dec	Supplementary information note – NEIC Open Space	Proponent
198	10 Dec	Supplementary information note – Bridge Street Modelling	Proponent
199	10 Dec	Supplementary information note – Lorimer additional built form modelling	Proponent
200	10 Dec	Supplementary information note – OSU step through	Proponent
201	10 Dec	Supplementary information note – Response to Committee questions, with attachments: D169b varied to update OSU ratio & additional dwelling density	Proponent
202	10 Dec	Supplementary information note – table of project costs, with attachments: Master Project Costing Sheet (Excel spreadsheet) Master Project Costing Sheet (PDF)	Proponent
203	10 Dec	Supplementary information note – River Esplanade Pump Station Urban Design Principles	Proponent

No	Date	Description	Presented by
204	10 Dec	Supplementary information note – Fishermans Bend DCP Project Reference List Cost sources	Port Phillip City Council
205	10 Dec	Part C Submission	Proponent
206	10 Dec	St Luke Shopping Centre Pty Ltd v Port Phillip CC [2024] VCAT 1148	Proponent
207	10 Dec	The Trust Company (Australia) Ltd v Port Phillip CC [2023] VCAT 738	Proponent
208	10 Dec	Supplementary information note 12 – Additional OSU ratio analysis and testing	Proponent
209	11 Dec	Guidelines for Development in Flood Affected Areas (DELWP, 2019)	Melbourne Water
210	11 Dec	Benchmark and Infrastructure Costs Guide (VPA, 2019)	Melbourne Water
211	11 Dec	Part B Submission	Melbourne Water
212	12 Dec	Port Phillip Planning Scheme – HO Map 246	Proponent
213	12 Dec	Port Phillip Heritage Review – Citation 2122 (Gunnarsens Pty Ltd, 112 Salmon Street, Port Melbourne)	Proponent
214	12 Dec	Advancing Manufacturing: the Fishermans Bend Opportunity	Proponent
215	12 Dec	Port of Melbourne: 2050 Port Development Strategy (2020 Edition)	Proponent
216	12 Dec	Melbourne Planning Scheme DDO74	Proponent
217	12 Dec	Email – to Committee withdrawing from Hearing process	AusNet Transmission Group Pty Ltd
218	12 Dec	Hearing Submission	Melbourne City Council
219	12 Dec	Memorandum – Fishermans Bend Lorimer Arts and Cultural Hub, 12 Dec 2024	Melbourne City Council
220	12 Dec	Memorandum – Fishermans Bend Street Cross-Sections, 12 Dec 2024	Melbourne City Council
221	12 Dec	Memorandum – Turner Street Linear Open Space including response to Document 159c, 12 Dec 2024	Melbourne City Council
222	12 Dec	Plans – 150-188 Turner Street, Port Melbourne, 22 Jun 2022	Melbourne City Council
223	12 Dec	Plans – 13-33 Hartley Street, Docklands, 24 Sep 2021	Melbourne City Council
224	12 Dec	Fishermans Bend Urban-Design-Strategy, Sept 2017	Melbourne City Council
225	12 Dec	Hearing submission	Claric 178 Pty Ltd
226	12 Dec	Committee timetable and directions (version 11)	PPV

No	Date	Description	Presented by
227	12 Dec	Extract from 80 Cecil Street – Architectural Town Planning Report	Proponent
228	12 Dec	Elder Smith Reserve Netball Facility – Community Engagement Summary Report	Proponent
229	12 Dec	Melbourne 7LSIO C384	Melbourne Water
230	12 Dec	Port Phillip 3SBO	Melbourne Water
231	12 Dec	Melbourne 10SBO C384	Melbourne Water
232	12 Dec	Port Phillip 1SBO	Melbourne Water
233	12 Dec	Melbourne 7SBO	Melbourne Water
234	12 Dec	Melbourne 6SBO C384	Melbourne Water
235	12 Dec	Port Phillip 2SBO	Melbourne Water
236	12 Dec	Melbourne 7SBO C384	Melbourne Water
237	13 Dec	Hearing submission	R.Corporation
238	13 Dec	Supplementary information note – Local distributed storage, with attachments: a) City of Port Phillip – IWM Planning – Distributed storages and treatment measures report GHD b) City of Port Phillip – appendices to GHD report	Proponent
239	13 Dec	Email – to Committee withdrawing from Hearing process	Normanby Road Developments Pty Ltd
240	13 Dec	Written submission	Normanby Road Developments Pty Ltd
241	13 Dec	Hearing submission	Gadens Clients
242	13 Dec	Hansard 53 LC V437 Dec 1997	Gadens Clients
243	13 Dec	Planning Permits and section 173 Agreements – 19 Salmon	Gadens Clients
244	13 Dec	Victorian Planning Authority Projects Standing Advisory Committee - Referral 3 Final Report (AC) [2022] PPV 54	Gadens Clients
245	13 Dec	Land Acquisition and Compensation – Report to the Minister for Planning by Stuart Morris (1983)	Gadens Clients
246	13 Dec	Council Rates & Land Tax Notices – 112 Salmon	Gadens Clients
247	13 Dec	Fishermans Bend Advisory Committee Report (October 2015)	Gadens Clients
248	13 Dec	Email – from Commonwealth Bank regarding site risk	Gadens Clients
249	13 Dec	Equity Trustees Executors and Agency Co Ltd and ORS v Melbourne and Metropolitan Board of Works	Gadens Clients
250	13 Dec	Council Rates & Land Tax Notices – 6 Rocklea	Gadens Clients

No	Date	Description	Presented by
251	13 Dec	Council Rates & Land Tax Notices – 50 Salmon	Gadens Clients
252	13 Dec	Gazette Notices	Gadens Clients
253	13 Dec	Hearing Submission	Stewart Proper
254	13 Dec	South Yarra Urban Forest Precinct Plan, City of Melbourne	Stewart Proper
255	13 Dec	East Melbourne Urban Forest Precinct Plan, City of Melbourne	Stewart Proper
256	13 Dec	Central City Urban Forest Precinct Plan, City of Melbourne	Stewart Proper
257	13 Dec	Carlton Urban Forest Precinct Plan, City of Melbourne	Stewart Proper
258	13 Dec	Supplementary information note 3 – Local Street Prioritisation Criteria	Port Phillip City Council
259	13 Dec	Supplementary information note 2 – FB DCP Funding gap for Powerlines	Port Phillip City Council
260	16 Dec	Letter – to Committee withdrawing from Hearing process and reiterating matters raised in written opening submission	VCHQ2
261	16 Dec	Hearing submission	Lorimer Central Owners Corporation
262	17 Dec	Email – to Committee confirming it is withdrawing from the Hearing and will provide a further written submission	Kador Group
263	17 Dec	Drainage submission	Melbourne City Council
264	17 Dec	Preparing a full cost apportionment DCP Guidelines	Melbourne City Council
265	17 Dec	Response to Committee’s queries, with attachment: a) Email – APA Protection	Gadens Clients
266	17 Dec	Hearing submission	Goodman
267	17 Dec	Minister for Planning v Sb Partitions Pty Ltd (2009) 35 VPR 325	Goodman
268	17 Dec	Kilpatrick v Wyndham CC [2022] VCAT 474	Goodman
269	17 Dec	Head, Transport for Victoria v Kilpatrick & Anor [2024] VSC 686	Goodman
270	17 Dec	Supplementary information note – Lorimer Arts and Cultural Hub Valuation	Proponent
271	17 Dec	Written submission	Kador Group
272	18 Dec	Plan of Subdivision – Lorimer Place	Lorimer Place Owners Corporation
273	18 Dec	DCP (Version 3)	Proponent
274	18 Dec	Melbourne Clause 11.03	Proponent
275	18 Dec	Melbourne DDO67	Proponent
276	18 Dec	Melbourne IPO2	Proponent
277	18 Dec	Port Phillip DCPO2	Proponent

No	Date	Description	Presented by
278	18 Dec	Closing submission	Port Phillip City Council
279	18 Dec	Supplementary information note – Ordinance mapping changes	Proponent
280	18 Dec	Melbourne CCZ4S	Proponent
281	18 Dec	Closing submission	Melbourne City Council
282	18 Dec	Consolidated recommendations	Melbourne City Council
283	18 Dec	Supplementary information note 4 – Sandridge Recreation Reserve and North Port Oval Upgrades	Port Phillip City Council
284	18 Dec	Submission report (corrected version of document 170a)	Port Phillip City Council
285	19 Dec	Closing submission	Melbourne Water
286	19 Dec	Maribyrnong C145 Panel Report May 2019	Melbourne Water
287	19 Dec	REPS Long List Options Scoping Comments Sep 2023	Melbourne Water
288	19 Dec	<i>Planning and Environment Amendment Bill 2021</i> section 98(2A)	Proponent
289	19 Dec	Response to Port Phillip City Council recommendations	Proponent
290	19 Dec	Response to Melbourne City Council recommendations	Proponent
291	19 Dec	Amendment documents and updates to Part D submission (D311)	Proponent
292	19 Dec	Assessment of potential cost impacts to DCP and OSU value	Proponent
293	23 Dec	Committee Further directions on drafting	PPV
294	16 Jan	Port Phillip Clause 11.03	Proponent
295	16 Jan	Port Phillip DDO30	Proponent
296	16 Jan	Port Phillip IPO2	Proponent
297	16 Jan	Port Phillip DDO32	Proponent
298	16 Jan	Port Phillip DDO33	Proponent
299	16 Jan	Port Phillip CCZ1	Proponent
300	16 Jan	Melbourne DCPO1	Proponent
301	28 Jan	Individual Project Sheets	Proponent
302	28 Jan	Open Space Project Construction Costs	Proponent
303	30 Jan	DR01 Costing Sheet	Proponent
304	31 Jan	Submissions in reply	R.Corporation
305	31 Jan	Port Phillip DCPO2	R.Corporation
306	31 Jan	Letter – to Committee detailing proposed amendments	Gadens Clients

No	Date	Description	Presented by
307	31 Jan	Port Phillip DCPO2	Gadens Clients
308	31 Jan	FBDGP	Gadens Clients
309	31 Jan	Port Phillip DDO33	Gadens Clients
310	31 Jan	Port Phillip CCZ1	Gadens Clients
311	31 Jan	Part D submission with: a) Attachment A	Port Phillip City Council
312	31 Jan	Port Phillip Clause 11.03	Port Phillip City Council
313	31 Jan	Port Phillip CCZ1	Port Phillip City Council
314	31 Jan	Port Phillip IPO2	Port Phillip City Council
315	31 Jan	Port Phillip DDO30	Port Phillip City Council
316	31 Jan	Port Phillip DDO33	Port Phillip City Council
317	31 Jan	Port Phillip DDO32	Port Phillip City Council
318	31 Jan	Letter – to Committee detailing proposed amendments	Melbourne City Council
319	31 Jan	Melbourne DDO67	Melbourne City Council
320	31 Jan	Melbourne Clause 11.03	Melbourne City Council
321	31 Jan	Consolidated comments to SIN18	Melbourne City Council
322	31 Jan	FBDGP	Melbourne City Council
323	31 Jan	Melbourne IPO7	Melbourne City Council
324	31 Jan	Melbourne DCPO1	Melbourne City Council
325	31 Jan	Melbourne CCZ4	Melbourne City Council
326	31 Jan	FBDGP	Melbourne Water
327	31 Jan	Port Phillip Clause 74.02	Melbourne Water
328	31 Jan	Melbourne Clause 74.02	Melbourne Water
329	31 Jan	Port Phillip Clause 66.04	Melbourne Water

No	Date	Description	Presented by
330	31 Jan	Melbourne Clause 66.04	Melbourne Water
331	5 Feb	Project Sheet submissions	Gadens Clients
332	5 Feb	Project Sheet submissions	Melbourne City Council
333	5 Feb	Notes on submitters' Part D drafting changes	Proponent
334	5 Feb	Project Sheet submissions	Port Phillip City Council
335	6 Feb	Notes on submitters' Part D DCP changes	Proponent
336	6 Feb	Response to Port Phillip's Attachment A to Part D submission	Proponent
337	13 Feb	FBDGP (final)	Proponent
338	13 Feb	List of map changes to planning provisions (final)	Proponent
339	13 Feb	Melbourne DDO67 (final)	Proponent
340	13 Feb	Melbourne CCZ4 (final)	Proponent
341	13 Feb	Melbourne IPO7 (final)	Proponent
342	13 Feb	Melbourne Clause 11.03 (final)	Proponent
343	13 Feb	Melbourne Clause 74.02 (final)	Proponent
344	13 Feb	Melbourne Clause 72.01 (final)	Proponent
345	13 Feb	Melbourne Clause 53.01 (final)	Proponent
346	13 Feb	Melbourne DCPO1 (final)	Proponent
347	13 Feb	Melbourne Clause 72.03 (final)	Proponent
348	13 Feb	Melbourne Clause 72.04 (final)	Proponent
349	13 Feb	Melbourne Clause 66.04 (final)	Proponent
350	13 Feb	Port Phillip DDO33 (final)	Proponent
351	13 Feb	Port Phillip DDO32 (final)	Proponent
352	13 Feb	Port Phillip CCZ1 (final)	Proponent
353	13 Feb	Port Phillip DDO30 (final)	Proponent
354	13 Feb	Port Phillip IPO2 (final)	Proponent
355	13 Feb	Port Phillip Clause 74.04 (final)	Proponent
356	13 Feb	Port Phillip Clause 11.03 (final)	Proponent
357	13 Feb	Port Phillip Clause 72.03 (final)	Proponent
358	13 Feb	Port Phillip DCPO2 (final)	Proponent
359	13 Feb	Port Phillip Clause 72.01 (final)	Proponent
360	13 Feb	Port Phillip Clause 53.01 (final)	Proponent
361	13 Feb	Port Phillip Clause 74.02 (final)	Proponent

No	Date	Description	Presented by
362	13 Feb	Port Phillip Clause 66.04 (final)	Proponent

Appendix D Amendment background

Before 2015	
5 July 2012	<p>The Minister for Planning:</p> <ul style="list-style-type: none"> - declared the four original precincts of the Fishermans Bend Urban Renewal Area (FBURA) (Lorimer, Sandridge, Wirraway, and Montague) to be a 'Project of State Significance' under Part 9A of the <i>Planning and Environment Act 1987</i> (PE Act) - rezoned the land in those areas to Capital City Zone without a strategic plan or comprehensive development guidelines
September 2013	Places Victoria, in collaboration with the Victorian government, Melbourne and Port Phillip City Councils and the Office of the Victorian Government Architect published the <i>Fishermans Bend Urban Renewal Area Draft Vision</i> (Draft Vision)
July 2014	Amendment GC7 incorporated the <i>Fishermans Bend Strategic Framework Plan July 2014</i> (non-mandatory design guidance including discretionary maximum building heights) into the Melbourne and Port Phillip Planning Schemes
2015	
April	Amendment GC29 designated the Minister for Planning the responsible authority for permit applications in the FBURA above certain thresholds and introduced mandatory maximum building heights
July	The Minister for Planning appointed the Fishermans Bend Ministerial Advisory Committee
October	<p>The Fishermans Bend Ministerial Advisory Committee completed its Stage 1 report on future planning for FBURA, including 40 recommendations</p> <p>The Victorian government fully or partially supported the recommendations</p>
2016	
January	The Fishermans Bend Taskforce was established as an administrative office in the (then) Department of Environment, Water, Land and Planning to lead planning for Fishermans Bend
September	<p>Responding to the Fishermans Bend Ministerial Advisory Committee's recommendations, the Taskforce updated the 2013 Draft Vision to reflect current approaches to planning in FBURA</p> <p>The Victorian government endorsed the Vision</p>
November	Amendment GC50 introduced interim mandatory built form provisions and policy changes to encourage employment uses, dwelling diversity and affordable housing in Fishermans Bend. These included mandatory street wall heights, tower setbacks and separation distances. These were set to expire on 31 March 2018, but were subsequently extended. The <i>Strategic Framework Plan</i> was updated to reflect this (<i>Fishermans Bend Strategic Framework Plan July 2014 (Amended September 2016)</i>)
2017	
	<i>Plan Melbourne: 2017-2050</i> was endorsed, released and designated Fishermans Bend a 'Major Urban Renewal Area' and identified the Employment Precinct as a National Employment and Innovation Cluster

October	Draft <i>Fishermans Bend Framework</i> (which was intended to supersede the <i>Strategic Framework Plan</i>) and draft Amendment GC81 to the Melbourne and Port Phillip Planning Schemes were placed on exhibition
October	The Fishermans Bend Ministerial Advisory Committee prepared a second report that endorsed the 2016 Vision and included 75 recommendations on matters including the draft Framework, statutory and strategic planning, transport, housing and implementation mechanisms and processes
20 October	The Minister for Planning appointed the Fishermans Bend Planning Review Panel (GC81 Panel) as an Advisory Committee pursuant to section 151 of the PE Act to consider and report on the draft <i>Fishermans Bend Framework</i> and draft Amendment GC81 to the Melbourne and Port Phillip Planning Schemes which implemented the Framework
2018	
March to July	<p>The GC81 Panel:</p> <ul style="list-style-type: none"> - conducted a Hearing over 54 days and considered submissions on the draft <i>Fishermans Bend Framework</i> and draft Amendment GC81 - recommended the <i>Fishermans Bend Framework</i> and Amendment GC81 proceed, subject to changes
June	The Fishermans Bend Development Board was established to provide an advisory role to guide initial phase of implementation of the <i>Fishermans Bend Framework</i>
September	The Victorian government endorsed a finalised <i>Fishermans Bend Framework</i>
October	<p>The <i>Fishermans Bend Framework</i> (Department of Environment, Land, Water and Planning, 2018) was published</p> <p>The current planning provisions for the FBURA were introduced through Amendment GC81</p>
2020 – 2022	
2020	The Taskforce considered a range of potential infrastructure contributions and innovative complementary funding mechanisms to support infrastructure delivery in Fishermans Bend. This included targeted engagement with key industry stakeholders.
2021	DTP Precincts developed a strategic approach to fund infrastructure including a Victorian government administered DCP based on a single integrated levy for all infrastructure, including public open space, and complementary development incentive-based uplift mechanism
May 2022	The Taskforce, in collaboration with DELWP, the Councils, Melbourne Water, South East Water, Water Sensitive Cities Australia, and the Office of Victorian Government Architect released the <i>Fishermans Bend Water Sensitive Cities Strategy 2022</i> . The strategy and supporting document were used to inform infrastructure planning in Fishermans Bend
2022-2023	The Victorian government and Melbourne Water collaborate on an integrated approach to fund drainage and flooding infrastructure through the FBDCP
2023	
24 October	The Minister for Planning appointed the Precincts Standing Advisory Committee

6 December	The Victorian government: <ul style="list-style-type: none">- started public consultation on the Amendment including the FBDCP- released the <i>Making Montague Precinct Infrastructure Plan</i> for public consultation
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31 December	The Fishermans Bend Development Board tenure ended
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2024

23 February	Public consultation on the Amendment ended
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17 March	All submissions were referred to the Advisory Committee
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Appendix E Planning context

E:1 Planning policy framework

This Appendix identifies planning context relevant to the Amendment. For the purposes of Table 4, the following apply:

- MPS: Melbourne Planning Scheme
- PPPS: Port Phillip Planning Scheme.

Table 41 Planning context

	Relevant references
Victorian planning objectives	- section 4 of the PE Act
Municipal Planning Strategy	- Clause 2-03-1 (Settlement) – MPS, PPPS
Planning Policy Framework	<ul style="list-style-type: none"> - Clauses 11.01-1S (Settlement) – MPS, PPPS, 11.01-1R (Settlement – Metropolitan Melbourne) – MPS, PPPS, 11.03-6L-04 (Fishermans Bend Urban Renewal Area) – PPPS, 11.03-6L-05 (Fishermans Bend Employment Precinct) – MPS, 11.03-6L-05 (Fishermans Bend Urban Renewal Area - Montague Precinct) – PPPS, 11.03-6L-06 (Fishermans Bend Urban Renewal Area - Sandridge) – PPPS, 11.03-6L-07 (Fishermans Bend Urban Renewal Area – Wirraway Precinct) – PPPS, 11.03-6L-06 (Fishermans Bend Urban Renewal Area – Lorimer Precinct) – MPS - Clauses 13.03-1S (Flood management) – MPS, PPPS, 13.07-1S (Land use compatibility) – MPS, PPPS - Clause 15.01-1S (Urban design) – MPS, PPPS - Clause 16.01-S (Housing supply) – MPS, PPPS - Clause 17.02-1S (Business) – MPS, PPPS - Clauses 18.01-1S (Land use and transport integration) – MPS, PPPS, 18.02-1S (Walking) – MPS, PPPS
Other planning strategies and policies	<ul style="list-style-type: none"> - Plan Melbourne Direction 1, Policies 1.1.1, 1.1.2 - Fishermans Bend Vision and Framework 2018 - Fishermans Bend Water Sensitive City Strategy
Planning scheme provisions	<ul style="list-style-type: none"> - Capital City Zone - Design and Development Overlay - Special Building Overlay - Environmental Audit Overlay - Development Contributions Plan Overlay - Parking Overlay - Infrastructure Contributions Overlay
Planning scheme amendments	<ul style="list-style-type: none"> - Melbourne C384melb - Amendment GC81
Ministerial directions	<ul style="list-style-type: none"> - Ministerial Direction 1 (Form and Content of Planning Schemes) - Ministerial Direction 9 (Metropolitan strategy)

	<ul style="list-style-type: none"> - Ministerial Direction 11 (Strategic Assessment of Amendments) - Ministerial Direction 13 (Managing coastal hazards) - Ministerial Direction 14 (Port environs) - Ministerial Direction 15 (The Planning Scheme Amendment process) - Preparation and content of Development Contributions Plans
Planning practice notes	<ul style="list-style-type: none"> - Planning Practice Note 46: Strategic Assessment Guidelines, September 2022

i) Victorian planning objectives

State policy objectives set out in section 4 of the PE Act which seek:

- (a) to provide for the fair, orderly, economic and sustainable use, and development of land
- (c) to secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria
- (e) Protect public utilities and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community
- (f) to facilitate development in accordance with the objectives of planning in Victoria.

Part 3B of the PE Act by enabling Development Infrastructure Levy and Community Infrastructure Levy for the development of land in the municipality.

ii) Planning Policy Framework

Table 5 legend: ■ State policy | ■ Regional policy | ■ Local policy

Table 52 Planning Policy Framework clauses

Municipal Planning Strategy	
02.03 (Strategic directions)	
■	<p>02.03-1 (Settlement – Activity centres) – Melbourne PS, Port Phillip PS</p> <p>In the Fishermans Bend Urban Renewal Area:</p> <ul style="list-style-type: none"> - Create thriving, lively, mixed-use neighbourhoods and a place of design excellence with highest densities of employment opportunities close to existing and planned public transport - Provide housing opportunities for a diverse community including at least six per cent of dwellings as Affordable Housing, with additional Social Housing dwellings provided as part of a Social Housing uplift scheme - Create a benchmark for sustainable and resilient urban transformation that supports the creation of a climate adept, water sensitive, low carbon, low waste community, addresses potential flood impacts with measures which maintain activity at ground level, and is designed to provide best practice waste and resource recovery management - Create a connected, permeable and accessible community that prioritises walking, cycling, and public transport use and supports 80 per cent of movements via active and public transport

Planning Policy Framework

11 (Settlement)

11.01 (Settlement)

■ 11.01-1S (Settlement)

To facilitate the sustainable growth and development of Victoria and deliver choice opportunity for all Victorians through a network of settlements

■ 11.01-1R (Settlement – Metropolitan Melbourne) – Melbourne PS, Port Phillip PS

Maintain permanent urban growth boundary around Melbourne to create a more consolidated, sustainable city and protect the values of non-urban land

11 (Settlement)

11.03 (Planning for Places)

■ 11.03-6L-05 (Fishermans Bend Urban Renewal Area) – Melbourne PS

To support the development of the Fishermans Bend Employment Precinct as Australia's leading design, engineering and manufacturing precinct

■ 11.03-6L-05 (Fishermans Bend Urban Renewal Area – Montague Precinct) – Port Phillip PS

To establish Montague as a diverse and well-connected mixed use neighbourhood with its own distinct character and identify celebrating its significant cultural and built heritage, and network of gritty streets and laneways

■ 11.03-6L-06 (Fishermans Bend Urban Renewal Area – Sandridge Precinct) – Port Phillip PS

To establish Sandridge as a premium office and commercial neighbourhood with diverse housing and retail opportunities, and its own distinct character and identify

■ 11.03-6L-06 (Fishermans Bend Urban Renewal Area – Lorimer Precinct) – Melbourne PS

To establish Lorimer as vibrant mixed use precinct close to the Yarra River and connected to the Central City and Fishermans Bend Employment Precinct that supports investment and growth knowledge, creative, design, research, education, innovation, engineering, advanced manufacturing and service sectors

■ 11.03-6L-07 (Fishermans Bend Urban Renewal Area – Wirraway Precinct) – Port Phillip PS

To establish Wirraway as a family-friendly inner city neighbourhood and place for innovation and creativity with its own distinct character and identity

13 (Environmental risks and amenity)

13.03 (Floodplains)

■ 13.03-1S (Flood management)

To assist with the protection of:

- Life, property and community infrastructure from flood hazard, including coastal inundation, riverine and overland flows
- The natural flood carrying capacity of rivers, streams and floodways
- The flood storage function of floodplains and waterways
- Floodplain areas of environmental significance or of importance to river, wetland or coastal health

13.07 (Amenity, human health and safety)

■ 13.07-1S (Land use compatibility)

To protect community amenity, human health and safety while facilitating appropriate commercial, industrial, infrastructure or other uses with potential adverse off-site impacts

15 (Built environment and heritage)**15.01 (Built environment)****■ 15.01-1S (Urban design)**

To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity

16 (Housing)**16.01 (Residential development)****■ 16.01-1S (Housing supply)**

To facilitate well-located, integrated and diverse housing that meets community needs

17 (Economic development)**17.02 (Commercial)****■ 17.02-1S (Business)**

To encourage development that meets the community's needs for retail, entertainment, office and other commercial services

18 (Transport)**18.01 (Land use and transport)****■ 18.01-1S (Land use and transport integration)**

To facilitate access to social, cultural and economic opportunities by effectively integrating land use and transport

18.02 (Movement networks)**■ 18.02-1S (Walking)**

To facilitate an efficient and safe walking network and increase the proportion of trips made by walking

E:2 Other relevant planning strategies and policies**i) Plan Melbourne**

Plan Melbourne 2017-2050:

- sets out strategic directions to guide Melbourne's development to 2050, to ensure it becomes more sustainable, productive and liveable as its population approached 8 million
- is accompanied by a separate implementation plan that is updated and refreshed every five years
- is structured around seven Outcomes, which set out the aims of the plan.

The Outcomes are supported by Directions and Policies, which outline how the Outcomes will be achieved. The Explanatory Report discusses the relevant Outcomes and Directions. The Committee has included these in Table 6.

Table 63 Relevant parts of Plan Melbourne

Outcome	Directions	Policies
1: Melbourne is a productive city that attracts investment, supports innovation and creates jobs	1.1: Create a city structure that strengthens Melbourne's competitiveness for jobs and investment	<p>1.1.1: To support the central city to become Australia's largest commercial and residential centre by 2050</p> <p>1.1.2: To plan for the redevelopment of Major Urban Renewal Precincts in and around the central city to deliver high quality, distinct, and diverse neighbourhoods offering a mix of uses</p>

E:3 Planning scheme provisions

A common zone and overlay purpose is to implement the Municipal Planning Strategy and the Planning Policy Framework. Other purposes for zones and overlays relevant to the Amendment are shown in Table 7.

Table 74 Relevant zone and overlay purposes

Zones and overlays	
Zone	
Capital City Zone	<p>To enhance the role of Melbourne's central city as the capital of Victoria and as an area of national and international importance</p> <p>To recognise or provide for the use and development of land for specific purposes as identified in a schedule to this zone</p> <p>To create through good urban design an attractive, pleasurable, safe and stimulating environment</p>
Overlays	
Design and Development	To identify areas which are affected by specific requirements relating to the design and built form of new development
Special Building	<p>To identify land in urban areas liable to inundation by overland flows from the urban drainage system as determined by, or in consultation with, the floodplain management authority</p> <p>To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity</p> <p>To protect water quality and waterways as natural resources by managing urban stormwater, protecting water supply catchment areas, and managing saline discharges to minimise the risks to the environmental quality of water and groundwater</p>
Environmental Audit	To ensure that potentially contaminated land is suitable for a use which could be significantly adversely affected by any contamination
Development Contributions Plan	To identify areas which require the preparation of a development contributions plan for the purpose of levying contributions for the provision of works, services and facilities before development can commence

Parking	<p>To facilitate an appropriate provision of car parking spaces in an area</p> <p>To identify areas and uses where local car parking rates apply</p> <p>To identify areas where financial contributions are to be made for the provision of shared car parking</p>
Infrastructure Contributions	<p>To identify the area where an infrastructure contributions plan applies for the purpose of imposing contributions for the provision of infrastructure</p> <p>To identify the infrastructure contribution imposed for the development of land</p>

E:4 Relevant planning scheme amendments

(i) Melbourne Amendment C384

Melbourne Planning Scheme Amendment C384 proposes to introduce contemporary flood risk information for various City of Melbourne catchments by introducing new planning provisions into the Melbourne Planning Scheme. It does this by updating the application of the Land Subject to Inundation Overlay and the Special Building Overlay and introducing new area-based schedules to these planning provisions. Melbourne City Council prepared Amendment C384 in partnership with Melbourne Water Corporation. It was gazetted on 31 July 2018, after the Amendment was exhibited. VC148 made substantial changes to the structure and content of the planning policy framework, as well as other provisions in the Planning Scheme.

Melbourne Water is a Determining Referral Authority where the Land Subject to Inundation Overlay or the Special Building Overlay applies pursuant to Clause 66.03 of the Victorian Planning Provisions.

Amendment C384 was considered by a Panel in 2022, which provided a Panel report dated 20 December 2022, recommending Amendment C384 proceed, subject to changes.

(ii) Amendment GC81

Melbourne and Port Phillip Planning Scheme Amendment GC81 proposed to implement the Fishermans Bend Framework, September 2018, by introducing new planning provisions into the Melbourne and Port Phillip Planning Schemes for the four Capital City zoned precincts, Lorimer, Wirraway, Sandridge, and Montague.

The provisions aimed to guide the urban renewal of Fishermans Bend and its transition to a mixed use area comprising four distinct and diverse neighbourhoods.

Amendment GC81 was considered by a Panel in 2017, which provided a Panel report dated 19 July 2018, recommending Amendment GC81 proceed, subject to changes.

E:5 Ministerial Directions, Planning Practice Notes and guides

The Ministerial Directions, Planning Practice Notes and guide in Table 8 are relevant to the Amendment.

Table 85 Ministerial Directions, Practice Notes and guides

Title	Description
Ministerial Directions	
Ministerial Direction 1 (Potentially Contaminated Land)	Seeks to ensure that potentially contaminated land is suitable for a use which is proposed to be allowed under an amendment to a planning scheme and which could be significantly adversely affected by contamination
Ministerial Direction 9 (Metropolitan planning strategy)	Seeks to ensure that a planning scheme amendment has regard to the Metropolitan Planning Strategy (Plan Melbourne 2017-2050)
Ministerial Direction 11 (Strategic Assessment of Amendments)	Seeks to ensure a comprehensive strategic evaluation of a planning scheme amendment and the outcomes it produces
Ministerial Direction 13 (Managing coastal hazards)	Sets out the general requirements for consideration of the impacts of climate change within coastal Victoria as part of an amendment which would have the effect of allowing non-urban land to be used for an urban use and development
Ministerial Direction 14 (Port environs)	Seeks to ensure that any planning scheme amendment in the environs of a commercial trading port has regard to protecting the operations and development of the port from the encroachment or intensification of sensitive uses described under section 3 of this Direction
Ministerial Direction 15 (The Planning Scheme Amendment process)	Sets times for completing steps in the planning scheme amendment process
Preparation and content of Development Contributions Plans	Directs planning authorities in relation to the preparation and content of a development contributions plan
Planning Practices Notes	
Planning Practice Note 46 (Strategic Assessment Guidelines)	Provides a consistent framework for preparing and evaluating a proposed planning scheme amendment.
Guide	
A Practitioner's Guide to Victorian Planning Schemes	<p>Sets out key guidance to assist practitioners when preparing planning scheme provisions, and seeks to ensure:</p> <ul style="list-style-type: none"> - the intended outcome is within scope of the objectives and power of the PE Act and has a sound basis in strategic planning policy - a provision is necessary and proportional to the intended outcome and applies the Victorian Planning Provisions in a proper manner - a provision is clear, unambiguous and effective in achieving the intended outcome.

Appendix F Terms of Reference and Referral letter

F:1 Terms of Reference extract

Purpose

3. The purpose of the Committee is to provide timely and independent advice on the following referrals:

a. Unresolved issues raised in submissions on draft precinct plans

Having regard to the referral letter, any issues raised in submissions on draft precinct plans, including draft planning scheme amendments, that have not been resolved by the precinct planning lead, and in respect of which the Minister for Planning has sought advice.

b. Any other precinct planning matters

Having regard to the referral letter, any other strategic or statutory precinct planning matters as decided by the Minister for Planning.

Background

Precincts

4. Precincts are areas with significant potential to support strategic planning priorities, including accommodating population and employment growth, attracting state significant investment, and creating sustainable and liveable communities.
5. Precinct planning is often complex, as it can involve substantial land use and development changes, large pieces of land, significant infrastructure investments and diverse stakeholder interests.
6. Various government departments and agencies are responsible for preparing draft precinct plans, including draft planning scheme amendments. Following public consultation on a draft plan, submissions are considered by the precinct planning lead. Where issues raised in submissions are not resolved by the precinct planning lead, independent review and advice to the Minister for Planning may be required.
7. There may also be other scenarios where the Minister for Planning is seeking targeted independent advice on strategic or statutory precinct planning matters. For example, development contributions requirements, affordable housing policy, or planning permit applications for key development sites within a precinct.
8. The Committee has been established to ensure a targeted, timely and consistent approach to providing independent advice on precinct planning matters, so that state objectives for these areas can be achieved.

Scope

9. In providing independent advice, the Committee must consider:
- a. the referral letter from the Minister for Planning
 - b. the relevant draft precinct plans, including draft planning scheme amendments
 - c. any unresolved issues referred
 - d. any Statement of Policy Intent and Precinct Opportunity Statement (or equivalent) for the precinct
 - e. Plan Melbourne or any relevant Regional Growth Plan (or equivalent)
 - f. the applicable planning scheme
 - g. relevant state and local policy, and
 - h. any other material referred to it by the Minister for Planning.

10. It is outside the scope of the Committee to prosecute the contents of any State policy, including any Statement of Policy Intent or Precinct Opportunity Statement (or equivalent), already implemented in a planning scheme for the precinct.

Method

General

11. The Minister for Planning may refer precinct planning matters to the Committee for independent advice.
12. To facilitate timely advice, the Committee may:
 - a. assess matters 'on the papers'
 - b. direct the precinct planning lead to identify unresolved issues in submissions
 - c. direct parties meet to resolve or refine issues in dispute
 - d. call for informal roundtable discussions
 - e. require the use of expert conclaves
 - f. consider unresolved issues by grouping in themes or issues, and
 - g. set time limits for oral submissions, expert evidence, and cross-examination.
13. The Committee is not expected to carry out a public hearing but may do so if it is deemed necessary to assist the Committee to consider the matters raised in the Minister for Planning's referral letter. This decision should be made with a quorum of at least two Committee members including the lead Chair or a Deputy Chair.
14. The Committee may conduct proceedings, in-person or via video conference, when there is a quorum of at least two Committee members including the lead Chair or a Deputy Chair.
15. The Committee may direct the precinct planning lead and relevant parties to provide additional information.
16. The Committee may apply to the Minister for Planning to vary these Terms of Reference or the relevant referral letter in any way it sees fit before submitting its report(s).
17. Planning Panels Victoria is to provide administrative support as required. The Committee may also direct the precinct planning lead to provide administrative and technical support for hearings.

Public consultation

18. The precinct planning lead will be responsible for obtaining any advice from referral authorities needed and conducting public consultation, including inviting written submissions, on a draft precinct plan and any relevant draft planning scheme amendment.
19. The precinct planning lead will consider all submissions relevant to the scope of consultation, and where possible seek to resolve issues with submitters. Issues which are not resolved are to be identified for the Minister for Planning to consider whether the Committee's advice is required.
20. Petitions will be treated as a single submission and only the first name to appear on the petition will receive correspondence on Committee matters.
21. Submitters who provide a pro-forma submission will be encouraged to be heard by the Committee as a group.
22. The Committee is not expected to carry out additional public consultation or referrals.

Referral to Committee

23. It is expected that any draft precinct plans, including draft planning scheme amendments, that progress to public consultation are consistent with the objectives of planning in Victoria, have demonstrated strategic merit, and make proper use of the Victoria Planning Provisions with drafting in accordance with the *Ministerial Direction: The Form and Content of Planning Schemes*.

24. If these matters aren't addressed to the Minister for Planning's satisfaction, the Minister for Planning may seek advice on any of these matters from the Committee.
25. The Minister for Planning's referral letter to the Committee should specify:
 - a. any unresolved issues on which advice is sought
 - b. how the draft planning documents have been changed to resolve any issues raised in submissions
 - c. whether the Committee's advice is sought on any matters pursuant to clauses 22 and 23, and
 - d. any other precinct planning matters that the Committee is to consider.
26. The letter of referral will be a public document.

Keeping hearings focused

27. A person whose unresolved issues have been referred to the Committee may apply to the Committee to be heard in relation to the proposed draft precinct plan or draft planning scheme amendment.
28. An application to be heard should:
 - a. contain an outline of the matters that the person wishes to address
 - b. demonstrate how those matters are relevant to the matters raised in the Minister for Planning's referral letter, and
 - c. give an estimate of the time that the person considers that the oral submission will take to be made.
29. When considering an application to be heard, the Committee should consider if granting the request is likely to materially assist their consideration of the matters raised in the Minister for Planning's referral letter and help achieve their purpose of providing timely and independent advice.
30. The Committee may grant an application to be heard on conditions, including in respect of the manner, mode and forum for submissions, which may include a requirement that submissions be made in writing, and time permitted for oral submissions and evidence (if any).
31. Submissions and evidence may be given to the Committee orally or in writing or partly orally and partly in writing, at the Committee's discretion.
32. The Committee must not consider submissions or evidence on a matter that a planning authority is prevented from considering by operation sections 22(3) and 22(5) of the Act.

Submissions are public documents

33. The Committee must retain a library of any written submissions or other supporting documents provided to it until a decision has been made on its report or five years has passed from the time of its appointment.
34. These documents must be available for public inspection until the submission of its report, unless the Committee specifically directs that the material is to remain in confidence.
35. Documents may be made available for public inspection electronically.

Outcomes

36. The Committee must produce a written report, which includes:
 - a. A summary and assessment of any unresolved issues referred
 - b. A summary and assessment of any other matters referred
 - c. A summary of any outcomes reached through parties resolving issues after the matter was referred to the Committee
 - d. Recommendations and reasons for its recommendations in regard to the matters referred

- e. A list of persons or authorities/agencies who made submissions considered by the Committee
 - f. A list of tabled documents
 - g. A list of persons consulted or heard
 - h. Any other relevant matters raised in the course of the Committee process.
37. The Committee's recommendations and any outcomes reached through parties resolving issues after the matter was referred to the Committee must not be inconsistent with any State policy, including any Statement of Policy Intent or Precinct Opportunity Statement (or equivalent), already implemented in a planning scheme for the precinct.
38. Following the completion of the report, the Committee may deliver an oral briefing to the precinct planning lead, lead Minister and Minister for Planning. The briefing may be by video conference or telephone. The Committee is not required to record any such briefing, or to make the fact or content of the briefing public.

Timing

39. The Committee is required to commence its work by issuing a written notice of the referral from the Minister for Planning to all referred submitters within 10 business days after receipt of a letter of referral.
40. The Committee is required to submit its report in writing to the:
- a. Minister for Planning
 - b. Lead Minister, and
 - c. the precinct planning lead,
- as soon as practicable but no later than 20 business days from the last day of its proceedings.
41. The Minister for Planning's referral letter may extend this timeframe for complex matters.
42. Planning Panels Victoria must publicly release the report of the Committee within 10 business days of submitting it to the relevant parties.

Fee

43. The fee for the Committee will be set at the current rate for a Panel appointed under Part 8 of the Act.
44. The costs of the Committee will be met by DTP, who may ask the relevant precinct planning lead to meet those costs.


Hon Sonya Kilkeny MP

Minister for Planning

Date:

29/10/23

F:2 Referral letter



The Hon Sonya Kilkenny MP

Minister for Planning
Minister for the Suburbs

1 Spring Street
Melbourne, Victoria 3000 Australia

Ref: BMIN-1-24-984

Ms Kathy Mitchell AM
Lead Chair, Precincts Standing Advisory Committee
Planning Panels Victoria
Level 5, 1 Spring Street
MELBOURNE VIC 3000
Planning.panels@delwp.vic.gov.au

Dear Ms Mitchell

I refer to the proposed Fishermans Bend Development Contributions Plan (DCP) and associated draft Amendment GC224 to the Port Phillip and Melbourne Planning Schemes.

The Fishermans Bend Framework sets out the next steps for completing the planning in Fishermans Bend, including the preparation of a comprehensive infrastructure funding plan. The proposed DCP and draft amendment propose to implement this commitment.

The Hon Colin Brooks MP as Minister for Precincts is the Lead Minister, and the Department of Transport and Planning (DTP) Precincts is the precinct planning lead for the proposed DCP and draft amendment.

Public consultation was undertaken by DTP Precincts from 1 December 2023 to 23 February 2024 and 62 submissions were received. I am advised by DTP Precincts that the issues and themes raised in submissions include:

- Land valuation and land acquisition processes.
- Operation and implementation of the proposed Open Space Uplift.
- Proposed 'master-planning' approach to implementation of the DCP projects.
- The level set for the proposed 'three-in-one' contribution charge, and its operation and implementation.
- The scope of essential infrastructure proposed to be included.
- Drafting of the associated planning controls.



At the request of DTP Precincts, on behalf of the Lead Minister, I have decided to refer all submissions to the Precincts Standing Advisory Committee for independent review and advice.

I am advised that the draft planning documents have not been changed following public consultation. I understand that DTP Precincts will seek to resolve relevant matters with submitters prior to the commencement of proceedings.

Please find enclosed copies of the submissions received. The draft amendment documentation will be provided by DTP Precincts.

The cost of the committee process will be met by DTP Precincts.

If you would like more information, please contact [REDACTED] State Planning Services, DTP, on email [REDACTED]

Yours sincerely



The Hon Sonya Kilkenny MP
Minister for Planning

Date: / / 17/3/2024

Enc.

Cc. [REDACTED]

Appendix G Committee recommended version of the Melbourne Planning Scheme clauses

Tracked Added

~~Tracked Deleted~~

Committee comment

Recommended changes are shown on the final version of Amendment documents provided to the Standing Advisory Committee.

For all Melbourne Planning Scheme provisions in the Amendment, revert to the urban structure shown in the current planning scheme except for:

- introducing master plan areas, and
- confirming community infrastructure hub sites (where known) and changes to investigation areas for others.

G:1 Clause 11.03-6L

11.03 PLANNING FOR PLACES

11.03-6L-06

Fishermans Bend Urban Renewal Area

Policy application

This policy applies to use and development of all land within Fishermans Bend affected by Schedule 4 to the Capital City Zone.

Employment floor area objective

To support diverse employment opportunities across all precincts that build on proximity to the Central City and Port of Melbourne.

Employment floor area strategies

Promote employment generating floor space that supports jobs growth including, but not limited to, the knowledge, creative, design, innovation, engineering, and service sectors.

Employment floor area policy guidelines

Consider as relevant:

- Providing floor area for employment generating uses as part of development in a Core area, as identified on the relevant Map in Schedule 4 to the Capital City Zone, consistent with the preferred minimum plot ratio set out in Table 1, unless any of the following apply:
 - The built form envelope available on the site makes it impractical to provide the minimum plot ratios.

- The application is associated with the continued operation or expansion of an existing employment or residential use on site.
- The building floor to floor heights, layout and design of the development will facilitate future conversion from residential to employment generating uses or from car parking areas to other employment generating uses.
- The development contributes to the employment objectives and strategies of this policy while providing less than the minimum plot ratio.

Table 1: Minimum plot ratio not used for Dwelling

Precinct	Minimum plot ratio not used for Dwelling (Core Areas)
Lorimer	1.7:1

Community and diversity objective

To ensure housing diversity, and the provision of community infrastructure and an open space network that supports a diverse and inclusive community.

Community and diversity strategies

Encourage a diversity of dwelling typologies and sizes within each precinct and within development sites.

Facilitate Affordable Housing within a range of built form typologies.

Support development that delivers a range of housing types suitable for households with children through:

- The development of mid-rise housing with access to private open space.
- Living room sizes that exceed minimum requirements.
- Access to outdoor communal open green space including children’s play spaces on ground level, podium levels or roof tops and locating some dwellings to achieve direct visual connection to those play spaces.
- Providing children’s communal active indoor play or recreation space as part of indoor communal spaces.
- Locating sufficient storage areas in areas with easy access to dwellings.

Support the delivery of adaptable floor plates including the opportunity to combine one and two-bedroom units to form larger apartments.

Encourage the early delivery of community infrastructure hubs.

Community and diversity policy guidelines

Consider as relevant:

- Providing 20 per cent of three-bedroom dwellings for developments of more than 100 dwellings.

Affordable Housing including Social Housing objective

To encourage the provision of Affordable Housing including Social Housing.

Affordable housing strategies

Design Affordable Housing so that it:

- Is a mix of one, two and three bedrooms that reflects the overall dwelling composition of the building.
- Provides internal layouts identical to other comparable dwellings in the building.
- Is externally indistinguishable from other dwellings.

Affordable housing policy guideline

Consider as relevant:

- Providing at least six per cent of dwellings permitted under the dwelling density requirements in the Capital City Zone (excluding any [social housing uplift](#) ~~Social Housing Uplift~~ dwellings) as Affordable housing, unless, any of the following apply:
 - The built form envelope available on the site makes it impractical to do so.
 - The development will contribute to the Affordable Housing objective of this policy while providing less than the minimum amount.
 - The Affordable housing objective of this policy would render the proposed development economically unviable.

Social housing strategy

Encourage development to provide a [social housing uplift](#) ~~Social Housing Uplift~~ equivalent to eight additional private dwellings of equivalent size for each Social Housing dwelling, in addition to the provision of six per cent Affordable housing.

Social housing policy guideline

Consider as relevant:

- Providing a [social housing uplift](#) ~~Social Housing Uplift~~, where:
 - The proposed Social Housing can be realistically delivered and secured by suitable legal agreement.
 - The proposed Social Housing is agreed to be received and managed by a registered Social Housing provider in perpetuity.
 - The [social housing uplift](#) ~~Social Housing Uplift~~ will have acceptable consequences, having regard to the preferred character of the area, and the level of public transport and other infrastructure available.

Public open -space objective

To facilitate the provision of all land designated for public open space.

Public open space strategy

To encourage the provision of land for public open space, where identified as [open space uplift](#) ~~Open Space uplift~~ in Map 4 of the Schedule 4 to the Capital City Zone, by allowing an [open space uplift](#) ~~Open Space uplift~~ in accordance with Schedule 4 of the Capital City Zone.

To facilitate the provision of precinct and neighbourhood public open space (including linear public open space) identified in the Fishermans Bend Framework (Department of Environment, Land, Water and Planning, September 2018) via a combination of development contributions, open space uplift and other government-led measures.

To facilitate the delivery of local public open space via a combination of works normal to the development of sites and local government-led measures.

Open space uplift strategies

- Ensure that open space uplift land provided is:
 - ~~D~~esigned having regard to its role in the open space network.
 - ~~D~~esigned to serve multiple function such as habitat for biodiversity, sustainable water supply and reuse measures, and passive cooling.
 - ~~D~~esigned to provide safe, level and convenient access from the public realm and private development and to appear as public land rather than as part of the private realm.
 - ~~R~~emediated to an appropriate standard.
 - ~~F~~ree from encumbrances, services or easements that would constrain its use for public open space purposes.
 - ~~A~~ble to be suitably landscaped and maintained for public open space purposes.

Open ~~S~~pace ~~U~~plift ~~R~~atio ~~G~~uideline

- Undertake regular review to ensure the open space uplift ratio remains appropriate over time to incentivise the provision of open space uplift land while providing acceptable urban design outcomes.

Public open space guidelines

- Ensure development does not prejudice open space uplift land ~~Open Space uplift Land~~ for future public open space purposes if it is not provided under the open space uplift provisions, including that it is free from encumbrances, services or easements that would constrain its use for public open space purposes and that access to the land is safe, level and convenient.
- Where an open space uplift ~~Open Space uplift~~ is sought, the responsible authority, in consultation with the Secretary, will consider as appropriate:
 - Whether the location, size and layout of the proposed open space is generally in accordance with the open space location, size, and/or layout in any applicable incorporated plan, or where no incorporated plan applies, Map 4 in Schedule 4 of Clause 37.04.
 - Whether the development responds appropriately and provides a positive interface and public access to the open space.
 - Whether the additional dwelling density resulting from the open space uplift ~~Open Space uplift~~ will have acceptable impacts, having regard to the preferred character of the area, and the built form controls for the site.
 - Whether the proposed open space is remediated to an appropriate standard, free from encumbrances, services or easements that would constrain its use for public open space purposes, has safe access to adjoining street/s and can be suitably landscaped and maintained for public open space purposes.

~~Public open space guideline~~

~~Where an Open Space Uplift is sought, the responsible authority, in consultation with the Secretary, will consider as appropriate:~~

- ~~Whether the location, size and layout of the proposed open space is generally consistent with the open space location, size, and/or layout in any applicable incorporated plan, or where no incorporated plan applies, the Open Space Maps in Schedule 4 of Clause 37.04.~~
- ~~Whether the development responds appropriately and provides a positive interface and public access to the open space.~~
- ~~Whether the additional dwelling density resulting from the Open Space Uplift will have acceptable impacts, having regard to the preferred character of the area, and the built form controls for the site.~~

Committee comment

Provisions are repeated from above.

Design excellence objective

To create a place of design excellence, with a distinct identity and character.

Design excellence strategies

Encourage varied built form typologies that align with the preferred character sought in any applicable incorporated plan or if no incorporated plan applies, the preferred precinct character specified in Schedule 67 to the Design and Development Overlay.

Encourage fine grain, pedestrian scale environments.

Ensure buildings contribute to a high quality public realm.

Ensure developments deliver spaces, including open spaces, for people to meet, gather, socialise, exercise and relax.

Ensure developments deliver variation in massing, building height, and roof forms and the staggering or offsetting of tower footprints.

Achieving a climate adept, water sensitive, low carbon, low waste community objectives

To achieve a climate adept, water sensitive, low carbon, low waste community.

To ensure ecologically sustainable development.

To build resilience against the impacts of sea level rise and flooding from storm events without compromising the urban form at the ground level.

To create a low waste community that is designed to provide best practice waste and resource recovery management.

Achieving a climate adept, water sensitive, low carbon, low waste community strategies

Design development to incorporate renewable energy generation, on-site energy storage, and opportunities to connect to a future precinct-wide or locally distributed low-carbon energy supply.

Raise internal ground floor level above street level as a last resort, except where the implementation of other measures coupled with an evidence based approach to risk management reasonably necessitates raising internal floor levels above street level.

Where internal floor levels are raised, maintain a strong physical and visual connection between the street and internal floor levels through building design.

Where practicable, create opportunities to:

- Optimise waste storage and efficient collection methods.
- Combine commercial and residential waste storage.
- Share storage or collections with adjacent developments.
- Separate collection for recycling, hard waste, and food and green waste.

Achieving a climate adept, water sensitive, low carbon, low waste community policy guidelines

Consider as relevant:

- Applying a 20 per cent improvement on current National Construction Code energy efficiency standards, including energy efficiency standards for building envelopes and for lighting and building services.
- Applying an average 7 star Nationwide House Energy Rating Scheme (NatHERS) rating for residential development.
- At least 70 per cent of the total site area to comprise building or landscape elements that reduce the impact of the urban heat island effect, including:
 - Vegetation, green roofs and water bodies.
 - Roof materials, shade structures, solar panels or hard scaping materials with high solar reflectivity index.
- Non-glazed facade materials exposed to summer sun that have a low solar absorptance.
- Applying design elements and materials that are resilient to flooding, including water proof doors and windows, elevated power outlets and the like.
- Encouraging land uses at ground floor level that can easily recover from the impacts of temporary flooding.
- Integrating changes in floor levels between the street and internal ground floor into the design of the development.
- Locating essential services, such as power connections, switchboards and other critical services to avoid disruption in potential flooding events.
- Development and public realm layout and design should integrate best practice Water Sensitive Urban Design.

Communal spaces objective

To encourage residential development that includes private and communal spaces that cater for a range of users.

Communal spaces strategies

Create private and communal spaces within developments with a range of facilities, garden and recreation areas to supplement the public open space network.

Ensure development with an interface to existing or proposed open space avoids unreasonable impacts, including through vehicle movement to or from the development on the:

- Amenity or microclimate impacts to the open space.
- Function or useability of the open space.

Support internal and external communal spaces within the same development to connect to one another and be designed as multifunctional, adaptable spaces.

Support the provision of additional publicly accessible areas at ground level that contribute to the creation of a network of passive, formal and informal recreational spaces.

Ensure communal open space is designed to meet the needs of a range of potential users.

Ensure the location, design and layout of publicly accessible open space areas at ground level is integrated with adjoining areas of open space.

Landscaping objective

To ensure developments provide landscaping in all areas of open space including public open space, communal open space and private open space.

Landscaping strategies

Ensure landscape areas:

- Contribute to the creation of a sense of place and identity and the preferred character sought for the precinct.
- Incorporate innovative approaches to flood mitigation and stormwater run-off, and best practice Water Sensitive Urban Design.
- Incorporate opportunities for community gardens.
- Interpret and celebrate heritage and culture, including Aboriginal cultural heritage in public open space design.

Encourage plant selection to:

- Support the creation of complex and biodiverse habitat that includes indigenous flora and fauna.
- Balance the provision of native plants with exotic climate resilient plants that provide for biodiversity.
- Support the creation of vegetation links within Fishermans Bend to surrounding areas of biodiversity through plant selection and landscape design.
- Incorporate food plants.

Incorporate green facades, rooftop, podium or terrace planting into development that is water efficient, responds to micro-climate conditions and is located and designed to be sustainable and resilient.

Landscaping policy guidelines

Consider as relevant:

- Minimum deep soil areas with a minimum depth of 1.5 metres for canopy trees.

New streets, laneways and pedestrian connections objective

To create a network of new streets and laneways that provide permeability and accessibility through all precincts.

New streets, laneways and pedestrian connections strategies

Facilitate streets, laneways and pedestrian connections that provide direct access to existing or proposed public transport stations and routes, and existing or proposed public open space.

Prioritise pedestrian movement and safety in shared streets or shared laneways.

Design streets and laneways to:

- Enable views through the street block.
- Have active frontages in a core area.
- Be open to the sky.
- Allow for canopy tree planting.

Provide new streets, laneways or paths to create mid-block through links and define and separate buildings on sites of more than 3000 square metres.

New streets, laneways and pedestrian connections policy guidelines

Consider as relevant:

- Spacing streets, laneways and pedestrian connections not more than 50 to 70 metres apart in the preferred direction and 100 metres apart in the other direction in a block.
- The preferred direction for new pedestrian connections and laneways north of the Lorimer Parkway is north–south to encourage better connections with the Yarra River.

Sustainable transport objective

To create a connected, permeable and accessible community that prioritises walking, cycling, and public transport use.

Sustainable transport strategies

Ensure development does not compromise the delivery of future public transport including new tram, train and bus routes.

Reduce impacts of new vehicle access points on pedestrian, public transport and bicycle priority routes.

Design internal connections to give priority to pedestrian and bicycle movements. Provide easy access to bicycle parking facilities, including end of trip change rooms, showers and lockers.

Encourage developments to provide less than the preferred maximum number of car spaces.

Encourage developments to provide for future conversion of car parking to alternative uses.

Land use transition objective

To facilitate the transition from a primarily industrial area to a high-density mixed use area.

To support the continued operation of existing uses which are of strategic importance to the urban renewal of Fishermans Bend.

Land use transition strategies

Ensure new uses and the expansion of existing uses with potential adverse amenity impacts do not prejudice the urban renewal of Fishermans Bend.

Ensure new development addresses the amenity impacts of nearby existing uses.

Policy documents

Consider as relevant:

- *Fishermans Bend Vision* (Department of Environment, Land, Water and Planning, September 2016)
- *Fishermans Bend Framework* (Department of Environment, Land, Water and Planning, September 2018)

- *Fishermans Bend Urban Renewal Area Development Contributions Plan* (Department of Transport & Planning, DATE)

11.03-6L-07 Fishermans Bend Urban Renewal Area - Lorimer Precinct

Policy application

This policy applies to the use and development of land within Lorimer Precinct of the Fishermans Bend Urban Renewal Area shown on Map 1 to this clause.

Objective

To establish the Lorimer [precinct](#) as vibrant mixed use precinct close to the Yarra River and connected to the Central City and Fishermans Bend Employment Precinct that supports investment and growth knowledge, creative, design, research, education, innovation, engineering, advanced manufacturing and service sectors.

Economic development strategies

Encourage mixed uses that create significant employment opportunities, particularly in aeronautical and automotive engineering and defence.

Support the ongoing operation of concrete batching plants located between Boundary and Rodgers Street and the West Gate Freeway in the transition of the precinct to a high density mixed used precinct, recognising their significance and role in urban renewal.

Encourage commercial uses within podium or lower levels of development.

Built environment strategies

Encourage visual and physical connectivity to the Yarra River through north-south laneways that will stitch the precinct across Lorimer Street through to the Yarra River.

Encourage a diversity of building types with high quality exterior finishes, materials and architectural detailing to form an attractive backdrop to the West Gate Freeway and to provide a buffer from the freeway.

Ensure towers are well spaced to provide for outlook and views through to the river.

Encourage higher street walls along the freeway interface, providing a buffer from freeway traffic.

Infrastructure strategies

Support the northern tram route along Turner Street and Lorimer Street, providing direct, high frequency public transport connection to Docklands and the Central City.

Support the creation of new or upgraded bridges over the Freeway at Ingles Street and Graham Street to provide public transport, bike and pedestrian access to Sandridge.

Facilitate the creation of a Lorimer Central Open Space located between Ingles and Boundary Street.

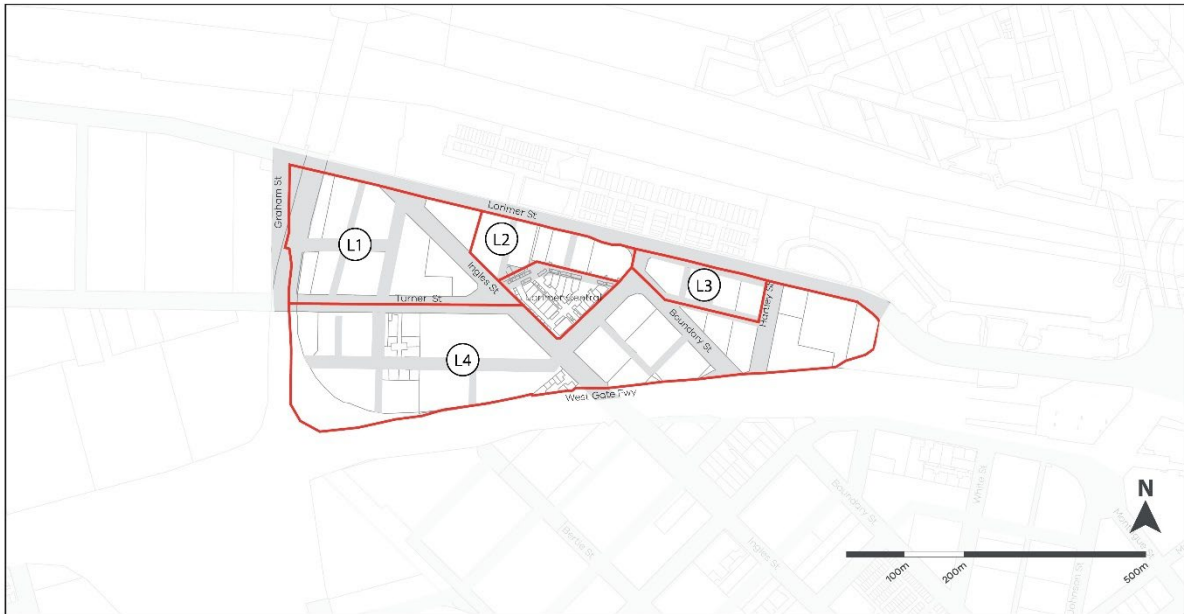
Support the Turner Street closure and widening to create Lorimer Parkway along the tram route, and an additional green link connecting to new open space at the intersection of Hartley and Lorimer Street.

Support a pop-up community hub adjacent to the Bolte Bridge.

Support an Education and Community Hub (primary) and an Art and Cultural Hub located in the north-central part of the precinct as shown on Map 2.

Encourage a Sports and Recreation Hub (or part of cluster) to serve the needs of Lorimer.

Map 1: ~~Sub-precincts within the~~ Sub-precincts within the Lorimer precinct



LEGEND

— Indicative sub-precinct boundary L1 Sub-precinct number

Map 2: Community infrastructure within the Lorimer precinct



LEGEND

— Precinct boundaries
— Area subject to future incorporated plan

Community Infrastructure Areas
— Sport and recreation hub
— Education and community hub

0 0.1 0.2 km

Committee comment

Map 2: Community infrastructure within the Lorimer precinct

Amend Map 2 as follows:

- reinstate the Lorimer Art and Cultural Hub investigation area on the map and in the legend, unchanged from the exhibited version.

G:2 Capital City Zone Schedule 4

Committee comment

Recommended changes are shown on the final version of Amendment documents provided to the Standing Advisory Committee.

SCHEDULE 4 TO CLAUSE 37.04 CAPITAL CITY ZONE

Shown on the planning scheme map as **CCZ4**.

FISHERMANS BEND URBAN RENEWAL AREA

Purpose

To create a thriving urban renewal area that is a leading example for design excellence, environmental sustainability, liveability, connectivity, diversity and innovation.

To create a highly liveable mixed-use area where the scale of growth is aligned with the provision of public transport and other infrastructure.

To create a world leading sustainable urban renewal area that incorporates best practice sustainable design into all developments and supports sustainable transport patterns.

To provide public benefit in the form of social housing or public open space where development exceeds the nominated Dwelling density.

To support the continued operation of strategically important existing uses and existing industrial uses that provide services to the construction industry, and ensure new development includes measures to mitigate potential amenity impacts from those industrial uses.

1.0 Table of uses

Section 1 – Permit not required

Use	Condition
Accommodation (other than Dwelling, Corrective institution, Motel, Residential aged care facility and Residential hotel)	Must not be within an Amenity buffer shown on Map 3.
Art and craft centre	
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
Bank	Must have a frontage to a Primary or Secondary active frontage street shown on Map 1.
Child care centre	Must not be within an Amenity buffer shown on Map 3.

Cinema based entertainment facility	Must be located in a Core area with frontage to a Primary or Secondary active frontage street shown on the relevant Urban Structure Map.
Department store	Must have a frontage to a Primary or Secondary active frontage street shown on Map 1.
Display home	
Dwelling	Must not be within an Amenity buffer shown on Map 3.
Education centre	Must not be within an Amenity buffer shown on Map 3.
Home based business	Must meet requirements of Clause 52.11
Informal outdoor recreation	Must not be within an Amenity buffer shown on Map 3.
Minor sports and recreation facility	
Motel	Must not be within an Amenity buffer shown on Map 3.
Office (other than Bank)	
Place of assembly (other than Function centre and Nightclub)	
Railway station	
Retail premises (other than Bar, Hotel and Shop) Restricted retail premises	Must not exceed 1000 square metres gross leasable floor area.
Residential aged care facility Residential hotel	Must not be within an Amenity buffer shown on Map 3.
Shop (other than Adult sex product shop, Department store, Supermarket and Restricted retail premises)	
Supermarket	Must have a frontage to a Primary active frontage street shown Map 1.
Tramway	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

Section 2 – Permit required

Use	Condition
Adult sex product shop Bar	
Function centre Hotel Industry (other than Automated collection point) Leisure and recreation (other than Informal outdoor recreation, Minor sport and recreation facility, Motor racing track and Racecourse) Nightclub	
Transport terminal (other than Airport and Railway station)	
Any other use not in Section 1 or 3	

Section 3 – Prohibited

Use
Airport
Cemetery
Corrective institution
Motor racing track
Race course
Recreational boat facility

2.0 Use of land

2.1 Requirements

If an incorporated plan applies to land, the use of the land must be generally in accordance with that plan.

If an incorporated plan does not apply to land, the use of the land must be generally in accordance with Map 1 [\[and Map 2\]](#) of this schedule.

Committee comment

Consider whether this should 'enliven' Map 2: Transport infrastructure which currently has no related provision. This would ensure land associated with the future tram is protected from incompatible development.

The use of land for a dwelling must not exceed the Lorimer Dwelling Density in Table 1, unless:

- A voluntary agreement under section 173 of the Act has been entered into between the owner, the responsible authority and the local council (if not the responsible authority) that requires the landowner to provide social housing or public open space land or both in exchange for additional dwelling density. The agreement must apply to the total site area. The agreement must provide for the following:
 - If social housing is to be provided, the agreement must require at least one ~~Social~~ social housing dwelling to be provided for every eight dwellings above the Dwelling density in Table 1
 - If public open space land is to be provided, the agreement must:
 - identify the size of the public open space land, which must be at least the relevant area of land set out in the Table to Map 4 of this Schedule.
 - limit the number of additional dwellings to no more than the number calculated in accordance with Table 2.
 - identify the location of the open space, which must be generally in accordance with the relevant open space uplift land as shown on Map 4 of this Schedule unless an incorporated plan overlay applies, in which case it must be generally in accordance with the incorporated plan.
 - nominate the person or body to whom the land will be vested or transferred.
 - identify the timing of the vesting or transfer.
 - identify the proposed location of the additional dwellings within the total site area.
 - require that the owner provide the open space uplift land in a suitable condition including, unless otherwise agreed:
 - ~~R~~remediation of the land to a condition that is suitable for use as a children's playground
 - ~~D~~emolition of all buildings and clearing of the open space uplift land, except where retention and repurposing of specific buildings is proposed
 - unless the owner proposes to embellish the public open space, the landscaping of the public open space with turf.

Table 1: Dwelling density

Situation	Dwelling density
If an incorporated plan which specifies a dwelling density for the total site area has not been incorporated:	339 dwellings per hectare applied to the total site area*
If an incorporated plan which specifies a dwelling density for the total site area has been incorporated:	The dwelling density specified in the incorporated plan

Table 2: Open Space Uplift

Open Space Uplift dwellings	Additional 240 dwellings per hectare of open space provided*

*Where not a whole number, the total number of dwellings under each category should be rounded up to the nearest whole number.

Committee comment

- Recalculate the OSU ratio and subsequent open space uplift rate for Lorimer:
- using a 50 per cent uplift on the base case value of open space uplift land
 - adopting a separate ratio for Lorimer
 - using the 'before' and 'after' land valuation approach (unencumbered basis)
 - including remediation and embellishment costs.

These requirements do not apply to an application for the use of land in accordance with a planning permit for buildings and works granted before the approval date of Amendment GC81.

2.2 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:

Proposals where an open space uplift is sought

An application to use land which seeks to exceed the Dwelling Density in Table 1 in exchange for providing social housing or public open space land must be accompanied by a draft section 173 Agreement which addresses the matters in Clause 2.1.

Dwelling, Residential village or Retirement village

An application to use land for a Dwelling, Residential village or Retirement village must be accompanied by a report that addresses:

- How the proposal contributes to an activated frontage.
- How the proposal achieves the Community and diversity objectives of the Fishermans Bend Urban Renewal Local Policy, including an assessment of the composition and size of dwellings proposed.
- How the proposal contributes to the job growth targets and employment floor area set out in the Fishermans Bend Urban Renewal Area Local Policy.

Sensitive uses

An application to use land within an Amenity buffer shown on Map 3 of this schedule, for Accommodation, Child care centre, Education centre, Residential aged care facility,

Residential hotel or Informal outdoor recreation must be accompanied by an Amenity Impact Plan which includes, as appropriate:

- A site plan identifying the type and nature of the existing use identified in Map 3.
- An assessment of the impact of the proposed sensitive use on the existing use.
- Measures to mitigate potential amenity impacts from the existing use.
- Incorporation of noise attenuation measures.

Industry and warehouse uses

An application to use land for an industry or warehouse must be accompanied by the following information, as appropriate:

- The purpose of the use and the types of processes to be utilised.
- The type and quantity of goods to be stored, processed or produced.
- How land not required for immediate use is to be maintained.
- Whether a Works Approval or Waste Discharge Licence is required from the Environment Protection Authority.
- 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.
- The likely effects, if any, on the neighbourhood and the urban renewal of Fishermans Bend, including:
 - Noise levels.
 - Airborne emissions.
 - Emissions to land or water.
 - Traffic, including the hours of delivery and dispatch.
 - Light spill or glare.

Public Infrastructure Plan

An application for use of land must be accompanied by a Public Infrastructure Plan which addresses the following, as appropriate:

- Calculation of the total demand units for the proposal, pursuant to the Fishermans Bend Development Contributions Plan (date).
- What, if any, infrastructure set out in the development contributions plan applying to the land is sought to be provided as "works in lieu" subject to the consent of the collecting agency.
- What land, if any, may be affected or required for the provision of infrastructure works.
- The provision, staging and timing of road works internal and external to the land.
- Any other matter relevant to the provision of public infrastructure required by the responsible authority.

2.3 Exemptions 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.

This exemption does not apply to an application to use land for a nightclub, bar, hotel or adult sex product shop.

2.4 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:

- If a dwelling is proposed, whether the proposal:
 - Creates an activated ground floor, particularly in Core areas.
 - Provides home offices or communal facilities that support 'work from home' or 'mobile' employment.
 - Provides Affordable housing consistent with the objectives and targets set out in the Fishermans Bend Urban Renewal Area Local Policy.
- Whether the use provides the minimum plot ratio not used for a dwelling set out in the Fishermans Bend Urban Renewal Area Local Policy.
- The impact the proposal has on the realisation of employment targets.
- The temporary uses of land not immediately required for the proposed use.
- The impact of the proposal on the amenity of the urban renewal of Fishermans Bend.
- Whether the proposal will prejudice the achievement or orderly development of the urban renewal of Fishermans Bend.
- If a sensitive use is proposed on land within an Amenity buffer shown on Map 3 of this schedule, whether the proposal incorporates appropriate measures to mitigate against adverse amenity from the existing use, where relevant.
- The Public Infrastructure Plan submitted under Clause 2.2.

3.0 Subdivision

3.1 Requirements

The subdivision of land must be generally in accordance with Map 1 of this schedule, unless in accordance with an incorporated plan.

Car parking areas must be retained in a single or a consolidated title as common property, unless the responsible authority agrees otherwise.

These requirements do not apply to a subdivision of land in accordance with a planning permit for buildings and works granted before the approval date of Amendment GC81.

3.2 Application requirements

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:

- A layout plan, drawn to scale and fully dimensioned showing:
 - The location, shape and size of the site.
 - The location of any existing buildings, car parking areas and private open space.
 - The location, shape and size of the proposed lots to be created.
 - The location of any easements on the land.

- The location of abutting roads, services, infrastructure and street trees.
- Any proposed common property to be owned by an owners corporation and the lots participating in the body corporate.
- Information that demonstrates how the subdivision makes provision for:
 - [public transport land](#), roads, laneways and open spaces, as shown on Map 1 ~~or~~ [and Map 2](#) of this schedule, or in an incorporated plan.
 - physical and community infrastructure, as shown in the Fishermans Bend Development Contributions Plan.
- Information that demonstrates how the subdivision will allow for the transition of car parking spaces to alternate uses over time.

Public Infrastructure Plan

An application for subdivision must be accompanied by a Public Infrastructure Plan which addresses the following, as appropriate:

- Calculation of the total demand units for the proposal, pursuant to the Fishermans Bend Development Contributions Plan (date).[†]
- What, if any, infrastructure set out in the development contributions plan applying to the land is sought to be provided as "works in lieu" subject to the consent of the collecting agency.[†]
- What land, if any, may be affected or required for the provision of infrastructure works.
- The provision, staging and timing of road works internal and external to the land.~~and~~
- Any other matter relevant to the provision of public infrastructure required by the responsible authority.

3.3 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.

3.4 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:

- The contribution the proposed subdivision makes to a fine-grain precinct, and pedestrian and bicycle permeability.
- The contribution the proposed subdivision makes to the public open space network of the precinct.
- Whether the subdivision will facilitate the future adaptation or repurposing of proposed car parking areas.
- Whether the subdivision promotes consolidated car parking.
- Whether the subdivision provides for the necessary utilities infrastructure to service the development of the subdivided parcels, and allows for shared trenching.
- Whether the subdivision makes appropriate provision for the delivery of an integrated approach to water management, including water and drainage infrastructure.

- Whether the subdivision makes appropriate provision for the delivery of any infrastructure as set out in the Fishermans Bend Development Contributions Plan.
- Whether any proposed staging of development is appropriate.
- The impact of the subdivision on landscape opportunities along street frontages, particularly for large canopy trees.
- Whether the subdivision can accommodate an appropriate building envelope.

3.5 Existing uses

These requirements do not apply to an application for subdivision associated with a continuing lawful use of land.

In considering whether a permit should be granted for the subdivision of land associated with an ongoing existing use of land, the responsible authority must consider, as appropriate:

- The impact of the proposed subdivision on the amenity of the future urban renewal area.
- Whether the grant of the permit will prejudice the achievement or orderly development of the future urban structure for the area.
- Whether the subdivision supports the continued operation of an existing use that is of strategic importance, or that will facilitate the urban renewal of Fishermans Bend.

4.0 Buildings and works

4.1 Permit requirement

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

- An addition of or modification to a verandah, awning, sunblind or canopy of an existing building.

A permit is required to demolish or remove a building or works, except for:

- The demolition or removal of temporary structures.
- The demolition ordered or undertaken by the responsible authority in accordance with the relevant legislation or local law.

4.2 Requirements

The construction of a building, and the carrying out of works, must be generally in accordance with the relevant Map 1 of this schedule, unless in accordance with an incorporated plan. This does not apply to new road or laneway marked as indicative in Map 1.

This requirement does not apply to an application to amend a permit issued before the approval date of Amendment GC81.

Dwelling density

A permit must not be granted to construct a building or construct or carry out works with a Dwelling Density in excess of the Dwelling Density in Table 1, unless an agreement under section 173 of the Act has been entered between the owner, the responsible authority and the local council (if not the responsible authority) under Clause 2.1 of this Schedule.

Bicycle, Motorcycle and Car share parking

Developments must provide bicycle, motorcycle and car share parking space in accordance with Table 2, unless the responsible authority is satisfied that a lesser number is sufficient.

		Bicycle spaces	Motorcycle spaces	Spaces allocated to a car share scheme	
Developments of more than 50 dwellings	Provision of spaces	1 per dwelling	1 per 50 dwellings	2 spaces plus 1 per 25 car spaces.	
	Provision of visitor spaces	1 per 10 dwellings	None specified	None specified	
Developments with over 10,000 sqm non-residential floor space	Provision of spaces	1 per 50 sqm of net non-residential floor area	1 per 100 car parking spaces	For all developments with 120 or less car spaces: A minimum of 2 spaces	For developments with more than 120 car spaces: 1 per 60 car parking spaces
	Provision of visitor spaces	1 per 1000 sqm of net non-residential floor area	None specified	None specified	

Vehicle access points and crossovers

A permit must not be granted to construct a building or construct or carry out works where vehicle access points and/or crossovers (not including openings for a road) are located along roads designated as 'no cross overs permitted' in Map 1 of this schedule, unless no other access is possible, or in accordance with an incorporated plan.

4.3 Conditions on permits

Public Infrastructure Plan

A permit granted for subdivision must contain the following condition:

- Prior to the certification of a plan of subdivision or at such time which is agreed between the Responsible Authority and the owner, if required by the Responsible Authority or the owner, the owner must enter into an agreement or agreements under section 173 of the *Planning and Environment Act 1987*, which provides for the implementation of the Public Infrastructure Plan approved under this permit.

Green Star rating

A permit granted to construct a building or to construct or carry out works for:

- A new building or additions that contain 10 or more dwellings or 5000 square metres or more of floor space must include the following conditions:

- ~~Prior to the commencement of~~ Before buildings and works start, evidence must be submitted to the satisfaction of the responsible authority, that demonstrates the project has been registered to seek a minimum 5 Star Green Star Buildings rating (or equivalent) with the Green Building Council of Australia.
- Within 12 months of occupation of the building, certification must be submitted to the satisfaction of the responsible authority, that demonstrates that the building has achieved a minimum 5 Star Green Star Buildings rating (or equivalent).
- Other buildings and alterations and additions of more than 50 square metres must include the following conditions:
 - ~~Prior to the commence of~~ Before buildings and works start, evidence must be submitted to the satisfaction of the responsible authority, that demonstrates the project has been registered to seek a minimum 4 Star Green Star Buildings rating (or equivalent) with the Green Building Council of Australia.
 - Within 12 months of occupation of the building, certification must be submitted to the satisfaction of the responsible authority, that demonstrates that the building has achieved a minimum 4 Star Green Star Buildings rating (or equivalent).

Third pipe and rain tank

A permit granted to construct a building or to construct or carry out works must include the following conditions:

- A third pipe must be installed for recycled and rain water to supply all non-potable outlets within the development for toilet flushing, irrigation and washing machine, unless otherwise agreed by the relevant water authority.
- An agreed building connection point must be provided from the third pipe, designed to the satisfaction of the relevant water supply authority, to ensure readiness to connect to a future precinct-scale recycled water supply.
- A rainwater tank must be provided that:
 - Has a minimum effective volume of 0.5 cubic metres for every 10 square metres of catchment area to capture rainwater from 100% of suitable roof rainwater harvesting areas (including podiums);
 - Is fitted with a first flush device, meter, tank discharge control and water treatment with associated power and telecommunications equipment approved by the relevant water authority.
- Rainwater captured from roof harvesting areas must be re-used for toilet flushing, washing machine and irrigation or, controlled release.

Roads and laneways

Where a new road or laneway is proposed on the land, and the road, street or laneway is not funded through the Fishermans Bend Development Contributions Plan (date) a permit granted to construct a building or to construct or carry out works must include a condition requiring the following:

- An agreement under section 173 of the Act must be entered into between the owner, the responsible authority and the local council (if not the responsible authority) which provides for the:

- Construction of the new road or laneway to the satisfaction of the responsible authority and the relevant road management authority. ~~and~~
- Transfer of the new road or laneway to or vesting in the relevant road authority as a public road at no cost to the relevant road authority. This does not apply to a new laneway that is agreed to be retained in private ownership to the satisfaction of the responsible authority.

Distributed water storages

Where a new or upgraded road is proposed on or adjacent to the land, a permit granted to construct a building or construct or carry out works must include a condition requiring:

- The new or upgraded road must provide distributed water storages to the satisfaction of the Responsible Authority.

4.4 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:

- A written urban context report documenting the key planning influences on the development and how it relates to its surroundings.
- A design response detailing how the design makes provision for [public transport land](#), roads, laneways and open space generally in accordance with Map 1 [and Map 2](#) of this schedule, or an applicable incorporated plan.
- A 3D digital model of the proposed buildings and works in a suitable format.
- An assessment and report detailing how the proposal responds to the Fishermans Bend Urban Renewal Area Local Policy.
- Any technical or supporting information necessary, prepared by suitably qualified professionals, including:
 - A Sustainability Management Plan addressing Environmentally Sustainable Design, Waste and Water management, that demonstrates how the proposal will meet the mandatory conditions on permits related to Green Star rating and third pipe and rain tanks.
 - A Sustainable Transport Plan demonstrating how the development supports sustainable travel behaviour and promotes active transport modes.
 - A Landscape Plan for all areas of open space, except private open space for dwellings, providing for biodiversity, canopy tree planting, water sensitive urban design and microclimate management of buildings, and [any](#) retention and repurposing of existing structures, and proposed open space embellishments.
 - A Public Infrastructure Plan that demonstrates how the proposal makes appropriate provision for the delivery of any infrastructure as set out in the Fishermans Bend Development Contributions Plan.

Affordable housing including ~~s~~Social housing

An application to construct a building or to construct or carry out works for a Dwelling must be accompanied by the following information, to the satisfaction of the responsible authority:

- A report that identifies flood mitigation and drainage infrastructure proposed on the land or that may be required on the land, and the extent to which it may affect the use of the land for open space purposes.

Plans demonstrating the suitability of the land for open space purposes including that the proposed public open space:

- ~~is~~ is appropriately located, sized and designed having regard to its role in the open space network.
- ~~is~~ is located, sized and designed to serve multiple functions such as habitat for biodiversity, sustainable water supply and reuse measures, passive cooling.
- ~~is~~ is located, sized and designed to provide safe and convenient access from the public realm and private development and to appear as public land rather than as part of the private realm.
- ~~Can~~ can be suitably landscaped and maintained for public open space purposes.

Amenity impacts from existing industrial uses, freight routes and transport corridors

An application for building and works associated with the use of land for Accommodation, Child care centre, Education centre, Residential aged care facility, Residential hotel or Informal outdoor recreation within an Amenity buffer shown on Map 3 of this schedule, must be accompanied by an Amenity Impact Plan which includes, as appropriate:

- A site plan identifying the type and nature of the existing use identified in Map 3.
- An assessment of the impact of the proposed sensitive use on the existing use.
- Measures to mitigate potential amenity impacts from the existing use.
- Incorporation of noise attenuation measures.

Public Infrastructure Plan

An application to construct buildings or to carry out works must be accompanied by a Public Infrastructure Plan which addresses the following, as appropriate:

- Calculation of the total demand units for the proposal, pursuant to the Fishermans Bend Development Contributions Plan (date).
- What, if any, infrastructure set out in the development contributions plan applying to the land is sought to be provided as "works in lieu" subject to the consent of the collecting agency.
- What land, if any, may be affected or required for the provision of infrastructure works.
- The provision, staging and timing of road works internal and external to the land.
- Any other matter relevant to the provision of public infrastructure required by the responsible authority.

4.5 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.

4.6 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:

- Whether the proposal responds satisfactorily to the Fishermans Bend Urban Renewal Area Local Policy.
- Whether the layouts of roads, laneways and open space are generally in accordance with those shown in ~~the relevant~~ Map 1 [and Map 2](#) of this schedule and the *Fishermans Bend Urban Renewal Area Development Contributions Plan* (DATE), unless in accordance with an incorporated plan.
- How the proposal contributes to establishing sustainable transport as the primary mode of transport through integrated walking, cycling and pedestrian links.
- Whether the development supports the function, form and capacity of public spaces and public infrastructure.
- For proposals within an Amenity buffer shown on Map 3 of this schedule, whether the proposal includes appropriate mitigation measures to protect against off-site amenity impacts.
- Whether the proposal is designed for all deliveries, servicing and waste management to occur on site.
- Whether the proposed vehicle access to and from the development impacts on the provision of public transport, pedestrian and cyclist safety, and whether there are any constraints to vehicle access to the site.
- The proposed sustainability rating of the building.
- Whether appropriate sustainable water, waste and energy management is proposed.
- Where only part of a site is developed:
 - whether an agreement under section 173 of the Act has been entered into between the owner, the responsible authority and the local council (if not the responsible authority) to ensure that the Dwelling density in Table 1 will not be exceeded except in accordance with any agreement which provides for a social housing or open space uplift
 - 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.
- The management and maintenance of any Affordable housing, including ~~S~~social housing.
- The provision, management and maintenance of open space, including in relation to public open space land provided under an open space uplift.
- Where the site includes open space land shown on Map 4:
 - ~~W~~whether the public open space land is:
 - suitably located, sized and designed having regard to its role in the open space network and to serve multiple functions
 - safe, accessible and convenient including whether it has safe and level access to adjoining roads and laneways
 - designed to appear as public land rather than part of the private realm.

- The impacts of the development on the public open space land.
- Whether any flood mitigation and drainage infrastructure proposed on the land or that may be required on the land may affect the use of the land for open space purposes.
- Any impacts to the proposed tram and/or alignments, bus routes and the potential future elevated road structures.
- Whether the buildings and works may compromise the delivery of the proposed tram alignments or the future elevated road structures.
- 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.

Demolition and removal of buildings

Before deciding on an application to demolish or remove a building or works, the responsible authority must consider any need for a condition requiring an agreement under section 173 of the Act to be entered by the landowner and the responsible authority and the local council (if not the responsible authority) requiring:

- Temporary buildings or works on the vacant site should it remain vacant for six months after completion of the demolition.
- Temporary buildings or works on the vacant site where demolition or construction activity has ceased for an aggregate of six months after ~~commencement of the~~ construction starts.
- Temporary buildings or works may include:
 - The construction of temporary buildings for short-term retail or commercial use. Such structures must include the provision of an active street frontage.
 - Landscaping of the site for public recreation and open space.
 - A demolition plan, detailing the staging of demolition and any temporary works proposed.

4.7 Existing uses

The requirements of clauses 4.2, 4.3 and 4.4 do not apply to an application for buildings and works associated with a continuing lawful use of land.

In considering whether a permit should be granted for buildings and works associated with an existing use of land for industry or warehouse, the responsible authority must consider, as appropriate:

- The impact of the proposed buildings and works on the amenity of the future urban renewal area.
- Whether the grant of the permit will prejudice the achievement or orderly development of the future urban structure for the area.
- Whether the buildings and works support the continued operation of an existing industrial use that is of strategic importance, or that will facilitate the urban renewal of Fishermans Bend.
- Whether the buildings and works may compromise the delivery of the proposed tram alignments or the future elevated road structures.

5.0 Signs

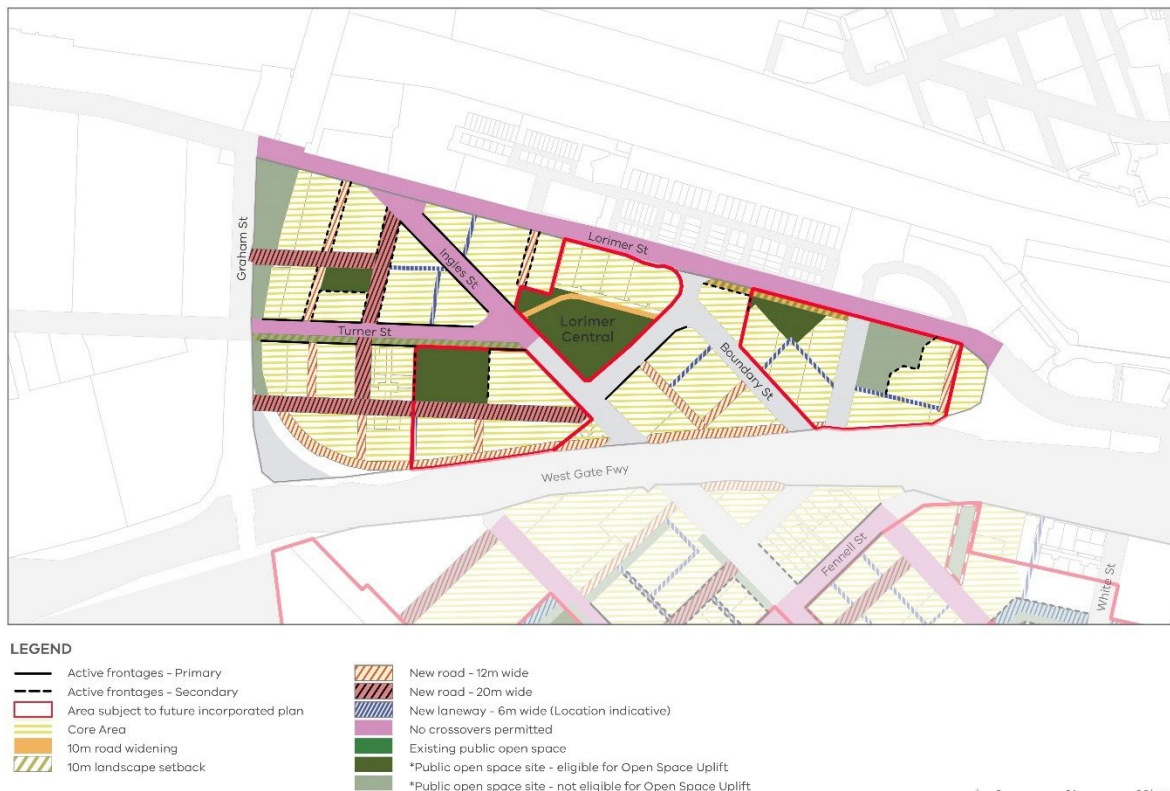
A permit is required to construct and display a sign except for:

- Advertising signs exempted by Clause 52.05-4.
- Renewal or replacement of an existing internally illuminated business identification sign.
- A home occupation sign with an advertisement area not more than 0.2 square metres.
- A direction sign where there is only one to each premises.
- A 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.
- An 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 be more than 30 metres from a residential zone or pedestrian or traffic lights.
- A non-illuminated sign on a verandah fascia, provided no part of the sign protrudes above or below the fascia of the building.

5.1 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.

MAP 1: Lorimer urban structure



* Final configuration of open space to be determined as part of master planning process

Committee comment

MAP 1: Lorimer urban structure

Amend Map 1 as shown above as follows:

Lorimer Central Park

- reinstate local roads and laneways surrounding Lorimer Central Park as per current/GC81 provisions
- show Lorimer Central Park as “Public open space site – not eligible for open space uplift”
- amend the legend to replace “10m road widening” to “public transport land” to reflect its intended purpose

Lorimer Neighbourhood Park

- show the spatial layout of Lorimer Neighbourhood Park and surrounding streets and laneways as per current/GC81 provisions

Turner Street

- show the spatial layout of Turner Street Linear Park (the 10-metre-wide strip of Linear open space along Turner Street between Ingles Street and Graham Street) as per current/GC81 provisions
- identify Turner Street Linear Park as “Public open space site – not eligible for open space uplift”
- remove the “no crossovers permitted” designation from Turner Street reverting to current/GC81 designation
- revert Turner Street active frontage designation to Secondary to match current/GC81 controls

Hartley Street

- show Hartley Street Park (parcels 110, 111 and 112) as “Public open space site – eligible for open space uplift”

Public transport land

- show the proposed tram route along Lorimer Street between Rogers and Hartley Streets (exhibited FBDCP project PT03) as ‘public transport land’ rather than a road widening.

MAP 2: Transport infrastructure



LEGEND

- Proposed tram alignment subject to final planning by Department of Transport and Planning
- New bridge/existing bridge upgrade
- Area subject to future incorporated plan
- *Public open space site - eligible for Open Space Uplift
- *Public open space site - not eligible for Open Space Uplift



* Final configuration of open space to be determined as part of master planning process

Committee comment

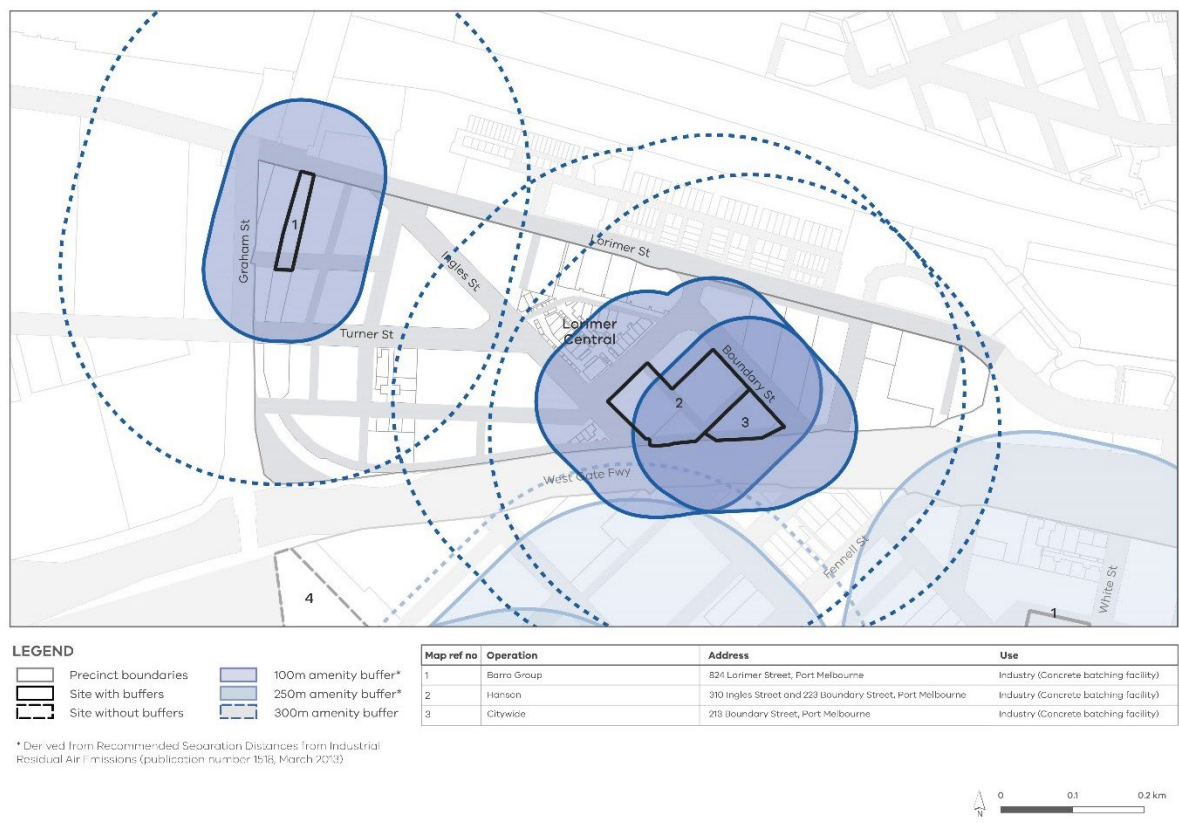
MAP 2: Transport infrastructure

Map 2 currently has no corresponding provision in CCZ4 to 'enliven it'. It is unclear what its purpose is in the CCZ4. The Committee recommends that Map 2 be referred to at clauses 2.1, 3.2, 4.4 and 4.6 as shown above.

Amend Map 2 as shown above as follows:

- **Hartley Street bridge:** Reinstate the bridge designation as per current/GC81 provisions.
- to reflect open space areas and OSU designations as described for Map 1 above
- any consequential changes required to Map 2 as a result of the changes recommended to Map 1.

MAP 3: Amenity buffers



MAP 4: Open space uplift



Committee comment

Amend Map 4 as shown above as follows:

- Delete L3 and L4 as OSU sites
- Include Hartley Street Park as an OSU site
- Any other consequential changes required to Map 4 as a result of the changes recommended to Map 1.

Table to Map 4

Precinct	Open-space uplift parcel ID	Area sqm	Core/ non-core	Address
Lorimer	L1	2,211.252.21 1 sqm	Core	161-189 Turner Street, Port Melbourne 3207
Lorimer	L2	7,926.92 7,927 sqm	Core	12/331 Ingles Street, Port Melbourne 3207
Lorimer	L3 & L4	5,461.75 5,462-12,482 sqm	Core	874-886 Lorimer Street, Port Melbourne 3207 8 and 28 Rogers Street, Port Melbourne 3207 350 Ingles Street, Port Melbourne 3207
Lorimer	4	3,583.35 3,583 sqm		874-886 Lorimer Street, Port Melbourne 3207 8 and 28 Rogers Street, Port Melbourne 3207 350 Ingles Street, Port Melbourne 3207
Lorimer	L5	6,213.48 36,097.213 sqm	Core	99-109 Lorimer Street, Port Melbourne 3207

Committee comment

Update Table to Map 4 to:

- Delete L3 and L4 (Lorimer Central Park) as OSU sites
- Include Hartley Street Park as an OSU site

Definitions

The following definitions apply for the purposes of interpreting this schedule:

Affordable housing has the same meaning as in the Planning and Environment Act 1987.

Core area and **Non-core area** are those area identified on the relevant Map.

Dwelling density (dw/ha) means the number of dwellings on the site divided by the total site area (hectares).

Open space uplift means dwellings that exceed the number of dwellings allowable under the Dwelling density in Table 1 of this Schedule in exchange for the provision of open space.

Social housing has the same meaning as in the Housing Act 1983.

Social housing uplift means dwellings that exceed the number of dwellings allowable under the Dwelling density in Table 1 in exchange for the provision of social housing.

Total site area means the area of the land the subject of the application including any proposed roads, laneways, community infrastructure or public open space.

G:3 Development Contributions Plan Overlay Schedule 1

Committee comment

Recommended changes are shown on the final version of Amendment documents provided to the Standing Advisory Committee.

SCHEDULE 1 TO CLAUSE 45.06 DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

Shown on the planning scheme map as **DCPO1**.

FISHERMANS BEND URBAN RENEWAL AREA DEVELOPMENT CONTRIBUTIONS PLAN

1.0 Area covered by this development contributions plan

Fishermans Bend Urban Renewal Area

2.0 Summary of costs

Facility	Total cost \$	Time of Provision	Actual cost contribution attributable to development \$	Proportion of cost attributable to development %
Roads - DIL	\$960,503,932	Refer to details in the Fishermans Bend Development Contributions Plan	\$960,503,932	100%
Intersections - DIL	\$109,334,213	Refer to details in the Fishermans Bend Development Contributions Plan	\$109,334,213	100%
Public transport land - DIL	\$18,067,625	Refer to details in the Fishermans Bend Development Contributions Plan	\$18,067,625	100%
Bridges - DIL	\$75,289,000	Refer to details in the Fishermans Bend Development Contributions Plan	\$37,644,500	50%
Distributed storages - DIL	\$31,447,608	Refer to details in the Fishermans Bend Development Contributions Plan	\$31,447,608	100%
Art & cultural hub - DIL	\$23,616,000	Refer to details in the Fishermans Bend Development Contributions Plan	\$23,616,000	100%
Art & cultural hub - CIL	\$120,010,000	Refer to details in the Fishermans Bend Development Contributions Plan	\$34,802,900	29%

Subtotal Transport, local distributed storages & community infrastructure				
Open space - DIL	\$665,315,958	Refer to details in the Fishermans Bend Development Contributions Plan	\$665,315,958	100%
Recreation facilities - DIL	\$44,460,000	Refer to details in the Fishermans Bend Development Contributions Plan	\$44,460,000	100%
Recreation facilities - CIL	\$61,597,000	Refer to details in the Fishermans Bend Development Contributions Plan	\$17,863,130	29%
Subtotal Open space & recreation infrastructure				

Facility	Total cost \$	Time of Provision	Actual cost contribution attributable to development \$	Proportion of cost attributable to development %
Major drainage & flood mitigation - DIL	\$301,700,000	Refer to details in the Fishermans Bend Development Contributions Plan	\$301,700,000	100%
Subtotal Major drainage & flood mitigation	\$301,700,000		\$301,700,000	
TOTAL				

Committee comment

Clause 2.0 Summary of costs:

- Update Table 2 to reflect the Committee's recommendations as to projects to be included and excluded from the FBDCP.
- Update costs in columns two and four to reflect revised projects included in the FBDCP and any updated cost information received prior to finalising the Amendment.
- Update figures in fifth column, "Proportion of cost attributable to development %", of Table 2 to apportion amounts based on projected share of usage by the Fishermans Bend Urban Renewal Area community and make all necessary consequential changes required.

Note: If a Ministerial exemption is granted from the requirement to use a community infrastructure levy, the above tables will need to be adjusted accordingly.

3.0 Summary of contributions

Note: The summary of cost in Clause 2 is applied across the municipalities of City of Melbourne and City of Port Phillip.

Facility	Development Infrastructure			Community Infrastructure	
	Residential	Residential Per square metre	Non-residential	Community Residential Per Dwelling	Residential Per square metre
	Per dwelling		Per square metre		
Transport, Local distributed storages & Community infrastructure	\$23,622	\$195	\$195	\$1,346	\$11
Open space & Recreation infrastructure	\$6,667	\$55	\$55		
Major drainage & flood mitigation	\$3,000	\$25	\$25		
TOTAL	\$33,289 per dwelling	\$275 per sqm	\$275 per sqm	\$1,346 per dwelling	\$11 per sqm

* The per square metre rate for residential development applies to land used for Accommodation where the development is not comprised of self-contained dwellings.

4.0 Land or development excluded from development contributions plan

The following land or development is exempt from payment of development contributions:

- A sign.
- Land developed for a non-government school, as defined in Ministerial Direction on the Preparation and Content of Development Contributions Plan of 11 October 2016.
- Land developed for housing by or on behalf of the Department of Health and Human Services, as defined in Ministerial Direction on the Preparation and Content of Development Contributions Plans of 11 October 2016.
- Land which is, or has been, developed in accordance with an existing authorisation (including an Incorporated Document incorporated into this Scheme) issued or approved before Amendment GC224 commences if that authorisation requires the payment of development contributions or the provision of community or physical infrastructure (other than laneways and roads or other works necessary as a result of the grant of the relevant approval). If the land is developed in accordance with a new authorisation issued or approved after Amendment GC224 commences, then this exemption does not apply. Where this exemption applies, payment of development contributions or provision of infrastructure is still required in accordance with the relevant authorisation.

Note: This schedule sets out a summary of the costs and contributions prescribed in the development contributions plan. Refer to the incorporated development contributions plan for full details.

G:4 Incorporated Plan Overlay Schedule 7

Committee comment

Recommended changes are shown on the final version of Amendment documents provided to the Standing Advisory Committee.

SCHEDULE 7 TO CLAUSE 43.03 INCORPORATED PLAN OVERLAY

Shown on the planning scheme map as **IPO7**.

FISHERMANS BEND - LORIMER INCORPORATED PLAN AREAS

1.0 Requirement before a permit is granted

~~For land in the areas shown as A or C in Map 1, a~~ permit may be granted to use or subdivide land, construct a building or construct or carry out works before an incorporated plan has been incorporated into this scheme.

~~For land in the area shown as B in Map 1, a permit must not be granted to use or subdivide land, construct a building or construct or carry out works before an incorporated plan has been incorporated into this scheme except for the following:~~

- ~~• An existing use provided the site coverage is not increased.~~
- ~~• A sign.~~
- ~~• Consolidation of land or a boundary realignment.~~
- ~~• Subdivision of buildings and works approved by a permit granted before the approval date of Amendment GC224.~~
- ~~• Subdivision of an existing building used for non-residential purposes provided each lot contains part of the building and each lot is not intended for a residential purpose.~~

2.0 Permits not generally in accordance with incorporated plan

None specified.

3.0 Conditions and requirements for permits

None specified.

4.0 Decision guidelines

None specified

5.0 Preparation of the incorporated plan

An incorporated plan may be prepared for each area shown in Map 1, and may be prepared and implemented in stages.

An incorporated plan must be generally in accordance with the *Fishermans Bend Urban Renewal Area Development Contributions Plan (DATE)* and any approved Precinct Implementation Plan, except as able to be expressly varied by the below provisions.

An incorporated plan must show the distribution of the dwelling density across the plan area.

An incorporated plan (or stage of an incorporated plan) must not result in a dwelling density greater than 339 dwellings per hectare across the incorporated plan area or stage, not including additional residential density arising from [social housing uplift](#) ~~Social Housing uplift~~ or [open space uplift](#) ~~Open Space uplift~~, as outlined in Schedule 4 to the Capital City Zone.

An incorporated plan may not re-distribute any open space uplift or social housing uplift dwellings.

An incorporated plan must not result in a net loss of open space or increased overshadowing of public open space.

An incorporated plan must include a report including maps and plans describing:

- ~~T~~he area affected by the incorporated plan.
- ~~T~~he urban context including existing and approved built form, land uses, infrastructure, vegetation, features and landmarks within the areas of the incorporated plan area plus an additional 200 metre radius from the edges of the incorporated plan area.
- ~~I~~f the dwelling density is re-distributed across any part of the incorporated plan area:
 - ~~A~~ plan showing the distribution of dwelling density ([including that no social housing uplift or open space uplift dwellings will be redistributed](#)).
 - ~~C~~alculations demonstrating no net increase in dwelling density across the plan area.
 - ~~T~~he reasons for the re-distribution.
 - ~~A~~n assessment of the impacts of the re-distribution.
- ~~T~~he built form controls that apply to land within the nominated incorporated plan area, as shown in Schedule 67 to the Design and Development Overlay and any proposed variations to discretionary controls.
- ~~M~~aps showing any variations to the maps in Schedule 4 to the Capital City Zone.
- ~~M~~aps showing any variations to the maps in Schedule 67 to the Design and Development Overlay.
- ~~T~~he location of all current and future infrastructure within the nominated incorporated plan area, as shown in Schedule 4 to the Capital City Zone and Schedule 67 to the Design and Development Overlay, the Fishermans Bend Development Contributions Plan, and any variations proposed to be made by the incorporated plan.
- How the views of the following have been sought and responded to:
 - Melbourne City Council.
 - The Secretary Department of Transport & Planning.
 - The owners and occupiers of the land in the incorporated plan area.
- ~~H~~ow any proposed variations to requirements in Schedule 4 to the Capital City Zone or to the discretionary controls in Schedule 67 to the Design and Development Overlay:
 - ~~R~~espond to the Fishermans Bend Framework (Department of Environment, Land, Water and Planning, September 2018).
 - ~~A~~ccommodate proposals for [social housing uplift](#) ~~Social Housing uplift~~ and/or [open space uplift](#) ~~Open Space uplift~~ dwellings (if applicable).
 - Address the purposes and decision guidelines of the Capital City Zone and Schedule 4 to the Capital City Zone.

- **A**ddress the objectives, built form typologies and preferred precinct character, built form outcomes and decision guidelines of Schedule 67 to the Design and Development Overlay.
- **D**eliver intended infrastructure outcomes in a manner that is integrated with existing infrastructure and development, including opportunities to:
 - incorporate community infrastructure into development
 - minimise and combine car parking areas in the private realm to maximise opportunities for active and public transport mode share and make the future conversion of this floorspace into habitable land uses easier to achieve.
 - **A**ddress policy in Clause 11.03 as it relates to:
 - employment floor area;
 - land use
 - sustainable transport
 - new streets, laneways, and pedestrian connections
 - landscaping
 - community spaces
 - achieving a climate adept, water sensitive, low carbon, low waste community
 - design excellence
 - affordable housing and social housing
 - community and diversity.

MAP 1 Fishermans Bend - Lorimer Incorporated Plan Overlay Areas



LEGEND

--- Precinct boundaries

City of Melbourne Incorporated Plan Overlay

0 0.1 0.2 km

Appendix H Committee recommended version of the Port Phillip Planning Scheme clauses

Tracked Added

~~Tracked Deleted~~

Committee comment

Recommended changes are shown on the final version of Amendment documents provided to the Standing Advisory Committee.

For all Port Phillip Planning Scheme provisions in the Amendment, revert to the urban structure shown in the current planning except for:

- introducing master plan areas, and
- confirming community infrastructure hub sites (where known) and changes to investigation areas for others.

H:1 Clause 11.03-6L

11.03 PLANNING FOR PLACES

11.03-6L-04 Fishermans Bend Urban Renewal Area

Policy application

This policy applies to use and development of all land within Fishermans Bend affected by Schedule 1 to the Capital City Zone in the Port Phillip Planning Scheme.

Employment floor area objective

To support diverse employment opportunities across all precincts that build on proximity to the Central City and Port of Melbourne.

Employment floor area strategies

Promote employment generating floor space that supports jobs growth including, but not limited to, the knowledge, creative, design, innovation, engineering, and service sectors.

Employment floor area policy guidelines

Consider as relevant:

- Providing floor area for employment generating uses as part of development in a Core area, as identified on the relevant Map in Schedule 1 to the Capital City Zone, consistent with the preferred minimum plot ratio set out in Table 1, unless any of the following apply:
 - The built form envelope available on the site makes it impractical to provide the minimum plot ratios.

- The application is associated with the continued operation or expansion of an existing employment or residential use on site.
- The building floor to floor heights, layout and design of the development will facilitate future conversion from residential to employment generating uses or from car parking areas to other employment generating uses.
- The development contributes to the employment objectives and strategies of this policy while providing less than the minimum plot ratio.

Table 1: Minimum plot ratio not used for Dwelling

Precinct	Minimum plot ratio not used for Dwelling (Core Areas)
Montague	1.6:1
Sandridge	3.7:1
Wirraway	1.9:1

Community and diversity objective

To ensure housing diversity, and the provision of community infrastructure and an open space network that supports a diverse and inclusive community.

Community and diversity strategies

Encourage a diversity of dwelling typologies and sizes within each precinct and within development sites.

Facilitate Affordable Housing within a range of built form typologies.

Support development that delivers a range of housing types suitable for households with children through:

- The development of mid-rise housing with access to private open space.
- Living room sizes that exceed minimum requirements.
- Access to outdoor communal open green space including children's play spaces on ground level, podium levels or roof tops and locating some dwellings to achieve direct visual connection to those play spaces.
- Providing children's communal active indoor play or recreation space as part of indoor communal spaces.
- Locating sufficient storage areas in areas with easy access to dwellings.

Support the delivery of adaptable floor plates including the opportunity to combine one and two-bedroom units to form larger apartments.

Encourage the early delivery of community infrastructure hubs.

Community and diversity policy guidelines

Consider as relevant:

- Providing the following percentage of three-bedroom dwellings for developments of more than 100 dwellings:
 - Montague: 25 per cent
 - Sandridge: 20 per cent
 - Wirraway: 30 per cent

Affordable Housing including Social Housing objective

To encourage the provision of Affordable Housing including Social Housing.

Affordable housing strategies

Design Affordable Housing so that it:

- Is a mix of one, two and three bedrooms that reflects the overall dwelling composition of the building.
- Provides internal layouts identical to other comparable dwellings in the building.
- Is externally indistinguishable from other dwellings.

Affordable housing policy guideline

Consider as relevant:

- Providing at least six per cent of dwellings permitted under the dwelling density requirements in the Capital City Zone (excluding any [social housing uplift](#) ~~Social Housing uplift~~ dwellings) as Affordable housing, unless, any of the following apply:
 - The built form envelope available on the site makes it impractical to do so.
 - The development will contribute to the Affordable Housing objective of this policy while providing less than the minimum amount.
 - The Affordable housing objective of this policy would render the proposed development economically unviable.

Social housing strategies

Encourage development to provide a [social housing uplift](#) ~~Social Housing uplift~~ equivalent to eight additional private dwellings of equivalent size for each Social Housing dwelling, in addition to the provision of six per cent Affordable housing.

Social housing policy guidelines

Consider as relevant:

- Providing a [social housing uplift](#) ~~Social Housing uplift~~, where:
 - The proposed Social Housing can be realistically delivered and secured by suitable legal agreement.
 - The proposed Social Housing is agreed to be received and managed by a registered Social Housing provider in perpetuity.
 - The [social housing uplift](#) ~~Social Housing uplift~~ will have acceptable consequences, having regard to the preferred character of the area, and the level of public transport and other infrastructure available.

Public open space objective

To facilitate the provision of all land designated for public open space.

Public open space strategy

To encourage the provision of land for public open space, where identified as [open space uplift](#) ~~Open Space uplift~~ in Map 7 of the Schedule 1 to the Capital City Zone, by allowing an [open space uplift](#) ~~Open Space uplift~~ in accordance with Schedule 1 of the Capital City Zone.

To facilitate the provision of precinct and neighbourhood open space (including linear open space identified in the Fishermans Bend Development Contributions Plan) via a combination of development contributions, open space uplift and other government-led measures.

To facilitate the delivery of local open space via a combination of works normal to the development of sites and local government-led measures.

Open space uplift strategies

- Ensure that open space uplift land provided is:
 - ~~D~~esigned having regard to its role in the open space network.
 - ~~D~~esigned to serve multiple function such as habitat for biodiversity, sustainable water supply and reuse measures, and passive cooling.
 - ~~D~~esigned to provide safe, level and convenient access from the public realm and private development and to appear as public land rather than as part of the private realm.
 - ~~R~~emediated to an appropriate standard.
 - ~~F~~ree from encumbrances, services or easements that would constrain its use or transfer to the acquiring agency for public open space purposes.
 - ~~A~~ble to be suitably landscaped and maintained for public open space purposes.

Open space uplift ratio guideline

- Undertake regular review to ensure the open space uplift ratios remain appropriate over time to incentivise the provision of open space uplift land while providing acceptable urban design outcomes.

Public open space guidelines

- Ensure development does not prejudice open space uplift land for future public open space purposes if it is not provided under the open space uplift provisions, including that it is free from encumbrances, services or easements that would constrain its use for public open space purposes and that access to the land is safe, level and convenient.
- Where an open space uplift ~~Open Space uplift~~ is sought, the Responsible Authority, in consultation with the Secretary, will consider as appropriate:
 - Whether the location, size and layout of the proposed open space is generally in accordance with the open space location, size, and/or layout in any applicable incorporated plan, or where no incorporated plan applies, the Open Space Maps in Schedule ~~4~~1 of Clause 37.04.
 - Whether the development responds appropriately and provides a positive interface and public access to the open space.
 - Whether the additional dwelling density resulting from the open space uplift ~~Open Space uplift~~ will have acceptable impacts, having regard to the preferred character of the area, and the built form controls for the site.
 - Whether the proposed open space has safe access to adjoining street/s and can be suitably landscaped and maintained for public open space purposes.
 - Whether the proposed open space is remediated to an appropriate standard, free from encumbrances, services or easements that would constrain its use for public open space purposes, has safe access to adjoining street/s and can be suitably landscaped and maintained for public open space purposes.

Design excellence objective

To create a place of design excellence, with a distinct identity and character.

Design excellence strategies

Encourage varied built form typologies that align with the preferred character sought in any applicable incorporated plan, or if not incorporated plan applies, the preferred precinct character -specified in the relevant Schedule to the Design and Development Overlay.

Encourage fine grain, pedestrian scale environments.

Ensure buildings contribute to a high quality public realm.

Encourage developments to deliver spaces, including open spaces, for people to meet, gather, socialise, exercise and relax.

Ensure developments to deliver variation in massing, building height, and roof forms and the staggering or offsetting of tower footprints.

Achieving a climate adept, water sensitive, low carbon, low waste community objectives

To achieve a climate adept, water sensitive, low carbon, low waste community.

To ensure ecologically sustainable development.

To build resilience against the impacts of sea level rise and flooding from storm events without compromising the urban form at the ground level.

To create a low waste community that is designed to provide best practice waste and resource recovery management.

Achieving a climate adept, water sensitive, low carbon, low waste community strategies

Design development to incorporate renewable energy generation, on-site energy storage, and opportunities to connect to a future precinct-wide or locally distributed low-carbon energy supply.

Raise internal ground floor level above street level as a last resort, except where the implementation of other measures coupled with an evidence based approach to risk management reasonably necessitates raising internal floor levels above street level.

Where internal floor levels are raised, maintain a strong physical and visual connection between the street and internal floor levels through building design.

Where practicable, developments should create opportunities to:

- Optimise waste storage and efficient collection methods.
- Combine commercial and residential waste storage.
- Share storage or collections with adjacent developments.
- Separate collection for recycling, hard waste, and food and green waste.

Achieving a climate adept, water sensitive, low carbon, low waste community policy guidelines

Consider as relevant:

- Applying a 20 per cent improvement on current National Construction Code energy efficiency standards, including energy efficiency standards for building envelopes and for lighting and building services.

- Applying an average 7 star Nationwide House Energy Rating Scheme (NatHERS) rating for residential development.
- At least 70 per cent of the total site area to comprise building or landscape elements that reduce the impact of the urban heat island effect, including:
 - Vegetation, green roofs and water bodies.
 - Roof materials, shade structures, solar panels or hard scaping materials with high solar reflectivity index.
 - Non-glazed facade materials exposed to summer sun that have a low solar absorptance.
- Applying design elements and materials that are resilient to flooding, including water proof doors and windows, elevated power outlets and the like.
- Encouraging land uses at ground floor level that can easily recover from the impacts of temporary flooding.
- Integrating changes in floor levels between the street and internal ground floor into the design of the development.
- Locating essential services, such as power connections, switchboards and other critical services to avoid disruption in potential flooding events.
- Development and public realm layout and design should integrate best practice Water Sensitive Urban Design.

Communal spaces objective

To encourage residential development that includes private and communal spaces that cater for a range of users.

Communal spaces strategies

Create private and communal spaces within developments with a range of facilities, garden and recreation areas to supplement the public open space network.

Ensure development with an interface to existing or proposed open space avoids unreasonable impacts, including through vehicle movement to or from the development on the:

- Amenity or microclimate impacts to the open space.
- Function or useability of the open space.

Support internal and external communal spaces within the same development to connect to one another and be designed as multifunctional, adaptable spaces.

Support the provision of additional publicly accessible areas at ground level that contribute to the creation of a network of passive, formal and informal recreational spaces.

Ensure communal open space is designed to meet the needs of a range of potential users.

Ensure the location, design and layout of publicly accessible open space areas at ground level is integrated with adjoining areas of open space.

Landscaping objective

To ensure developments provide landscaping in all areas of open space including public open space, communal open space and private open space.

Landscaping strategies

Ensure landscape areas:

- Contribute to the creation of a sense of place and identity and the preferred character sought for the precinct.
- Incorporate innovative approaches to flood mitigation and stormwater run-off, and best practice Water Sensitive Urban Design.
- Incorporate opportunities for community gardens.
- Interpret and celebrate heritage and culture, including Aboriginal cultural heritage in public open space design.

Encourage plant selection to:

- Support the creation of complex and biodiverse habitat that includes indigenous flora and fauna.
- Balance the provision of native plants with exotic climate resilient plants that provide for biodiversity.
- Support the creation of vegetation links within Fishermans Bend to surrounding areas of biodiversity through plant selection and landscape design.
- Incorporate food plants.

Incorporate green facades, rooftop, podium or terrace planting into development that is water efficient, responds to micro-climate conditions and is located and designed to be sustainable and resilient.

Landscaping policy guidelines

Consider as relevant:

- Minimum deep soil areas with a minimum depth of 1.5 metres for canopy trees.

New streets, laneways and pedestrian connections objective

To create a network of new streets and laneways that provide permeability and accessibility through all precincts.

New streets, laneways and pedestrian connections strategies

Facilitate streets, laneways and pedestrian connections that:

- Provide direct access to existing or proposed public transport stations and routes, and existing or proposed public open space.
- Prioritise pedestrian movement and safety in shared streets or shared laneways.

Design streets and laneways to:

- Enable views through the street block.
- Have active frontages in a Core area.
- Be open to the sky.
- Allow for canopy tree planting.

Provide new streets, laneways or paths to create mid-block through links and define and separate buildings on sites of more than 3000 square metres.

New streets, laneways and pedestrian connections policy guidelines

Consider as relevant:

- Spacing streets, laneways and pedestrian connections:
 - In Core areas, not more than 50 to 70 metres apart in a north-south direction and 100 metres apart in the other direction in a block.
 - In Non-core areas, not more than 100 metres apart and be oriented in a north-south direction.

Sustainable transport objective

To create a connected, permeable and accessible community that prioritises walking, cycling, and public transport use.

Sustainable transport strategies

Ensure development does not compromise the delivery of future public transport including new tram, train and bus routes.

Reduce impacts of new vehicle access points on pedestrian, public transport and bicycle priority routes.

Design internal connections to give priority to pedestrian and bicycle movements. Provide easy access to bicycle parking facilities, including end of trip change rooms, showers and lockers.

Encourage developments to provide less than the preferred maximum number of car spaces.

Encourage developments to provide for future conversion of car parking to alternative uses.

Land use transition objectives

To facilitate the transition from a primarily industrial area to a high-density mixed use area.

To support the continued operation of existing uses which are of strategic importance to the urban renewal of Fishermans Bend.

Land use transition strategies

Ensure new uses and the expansion of existing uses with potential adverse amenity impacts do not prejudice the urban renewal of Fishermans Bend.

Ensure new development addresses the amenity impacts of nearby existing uses.

Policy documents

Consider as relevant:

- *Fishermans Bend Vision* (Department of Environment, Land, Water and Planning, September 2016)
- *Fishermans Bend Framework* (Department of Environment, Land, Water and Planning, September 2018)
- *Fishermans Bend Urban Renewal Area Development Contributions Plan* (Department of Transport & Planning, DATE)

11.03-6L-05 Fishermans Bend Urban Renewal Area - Montague Precinct

Policy application

This policy applies to the use and development of all land within the Montague Precinct of the Fishermans Bend Urban Renewal Area, as defined by the DDO30.

Objective

To establish Montague as a diverse and well-connected mixed use neighbourhood with its own distinct character and identity celebrating its significant cultural and built heritage, and network of gritty streets and laneways.

Strategies

Support mixed use development that provides active street edges and establishes a high quality public realm.

Encourage the highest concentration and mix of uses in the defined core areas, located on public transport nodes and routes.

Support big box retail development that compliments existing and planned retail uses in its catchment.

Ensure the social impacts of developments accommodating more than 100 dwellings are considered and addressed through the preparation of a Social Impact Assessment.

Enhance the existing network of laneways with new laneways and through block links that provide permeability and connectivity through street blocks.

Montague North (M1)

Strategies

Support the establishment of Montague North as a gateway to Fishermans Bend from the Central City, Southbank and Docklands.

Support development that allows for sunlight access to the southern side of Normanby Road at September equinox.

Support buildings where parts of the street wall are setback from the street boundary at ground level to create forecourts, courtyards and landscaping at building entrances.

Support the transformation of Normanby Road into a landscaped, pedestrian friendly boulevard and civic spine defined by active edges that provides a key cycling connection through the precinct.

Support the provision of walking and cycling links that enhance connections to the eastern part of Sandridge and Montague South (M2-6).

Support the provision of commercial and some retail and community uses to be located within podium and upper levels of mixed use buildings.

Encourage businesses to locate in proximity to nearby cultural uses, and high quality, high amenity public realm.

Encourage development to provide active frontages to the new 'Montague North Park' open space located at the intersection of Montague Street and Munro Street.

Montague South (M2-6)

Strategies

Support the establishment of Buckhurst Street as the heart of the neighbourhood and the primary focus of commercial and civic amenity within Montague South anchored by community hubs.

Encourage new laneways to complete 'missing links' between primary and secondary active frontages/retail streets.

Encourage smaller building footprints to add to the existing ~~the~~ fine grain character.

Support the establishment of a high amenity, linear green spine along Buckhurst Street that accommodates the 'Bay to City' cycling connection.

Support the establishment of Buckhurst Street as a primary anchor for the precinct.

Support the creation of parks and community hubs, and high amenity streets that provide high quality social spaces to gather, relax and connect.

Encourage the establishment of a diverse range of small-medium sized businesses, co-working spaces, small creative businesses and studios that contribute to the identity of the area.

Support the delivery of an Art and Cultural Hub as part of a mixed use development or standalone within the 'investigation area' shown in Map 2.

Map 1: Sub-precincts within the Montague precinct



LEGEND

Indicative sub-precinct boundary
Sub-precinct number

(M1) Sub-precinct number



Committee comment**Map 1 to Clause 11.03-6L-05**

Ensure final map reflects urban structure as shown in the current/GC81 Map 1 to Clause 11.03-6L-05, updated to reflect Committee recommendations as set out in Report Volume 1.

Map 2: Community infrastructure investigation areas within the Montague precinct**LEGEND**

— Precinct boundaries

Community Infrastructure Areas

--- Arts and Cultural hub investigation area

0 0.1 0.2 km

Committee comment**Map 2 to Clause 11.03-6L-05**

Ensure final map reflects urban structure as shown in the current/GC81 Map 2 to Clause 11.03-6L-05, updated to reflect Committee recommendations as set out in Report Volume 1.

11.03-6L-06**Fishermans Bend Urban Renewal Area - Sandridge Precinct****Policy application**

This policy applies to the use and development of all land within Sandridge Precinct of the Fishermans Bend Urban Renewal Area, as defined by DDO32.

Objective

To establish Sandridge as a premium office and commercial neighbourhood with diverse housing and retail opportunities, and its own distinct character and identity.

Strategies

Encourage development that integrates community facilities, larger format commercial offices and retail uses such as supermarkets and department stores within core areas.

Encourage the highest concentration and mix of uses in the defined core areas, located on public transport nodes and routes.

Support big box retail development that compliments existing and planned retail uses in its catchment.

Ensure the social impacts of developments accommodating more than 100 dwellings are considered and addressed through the preparation of a Social Impact Assessment.

Support tower development within core areas that produce a strong vertical form or landmarks.

Support low rise buildings with defined, active frontages around the perimeter of the North Port Oval.

Support the delivery of a centrally located underground metro rail station with transport interchange and public square, connecting directly to the Central City and to Melbourne's western region.

Support the delivery of a tram route along the future Fennell Street and Plummer Street civic spine that provides a direct, high frequency public transport connection to Docklands and the Central City and services the core area.

Support the delivery of a new and upgraded bridges over the Westgate Freeway at Ingles Street and Graham Street, and Hartley Street and Fennell Street, to provide public transport, cycling infrastructure and pedestrian access.

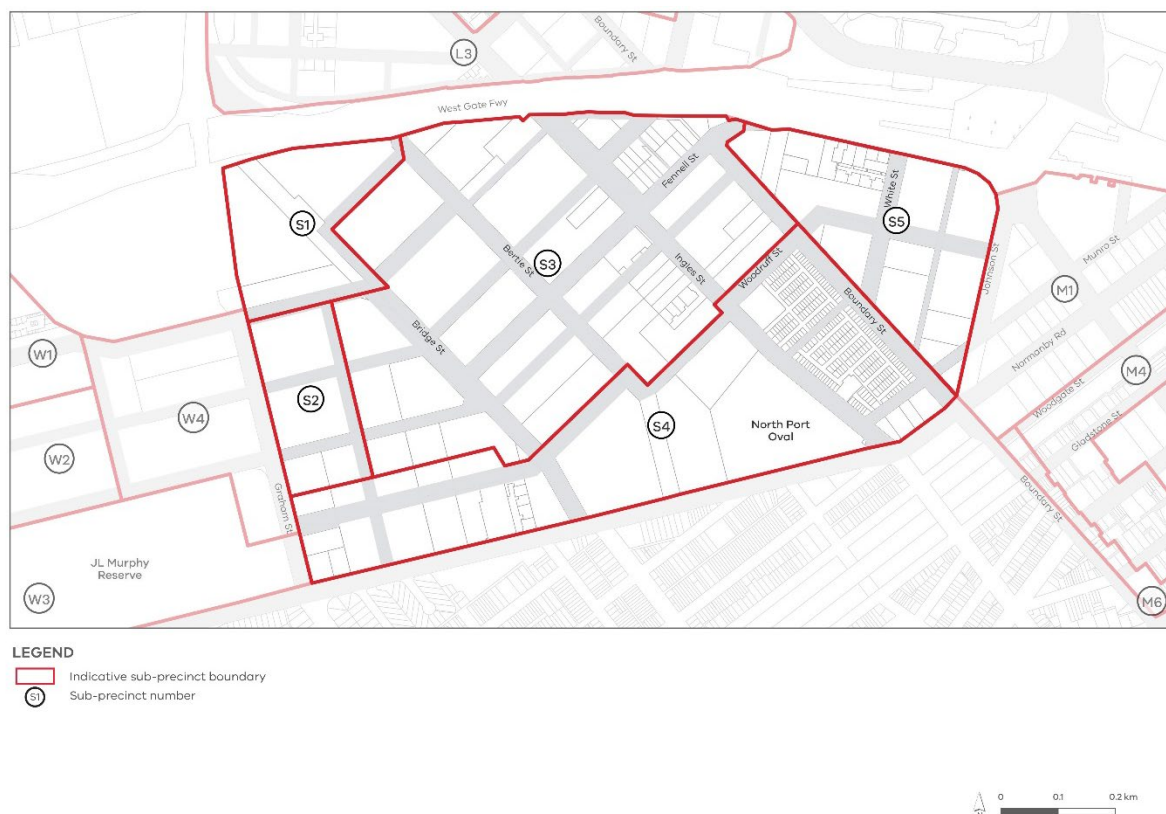
Enhance the planned network of public open spaces and plazas through strategic road closures to create new plazas and linear parks.

Support the delivery of an Arts and Cultural Hub as an integrated part of mixed use development, located within Map 2.

Support the delivery of a Sports and Recreation Hub shown on Map 2.

Integrate the North Port Oval into an expanded community, recreation and education cluster, including additional open space, an education centre, a community hub and a sports and recreation hub.

Map 1: Sub-precincts within the Sandridge precinct

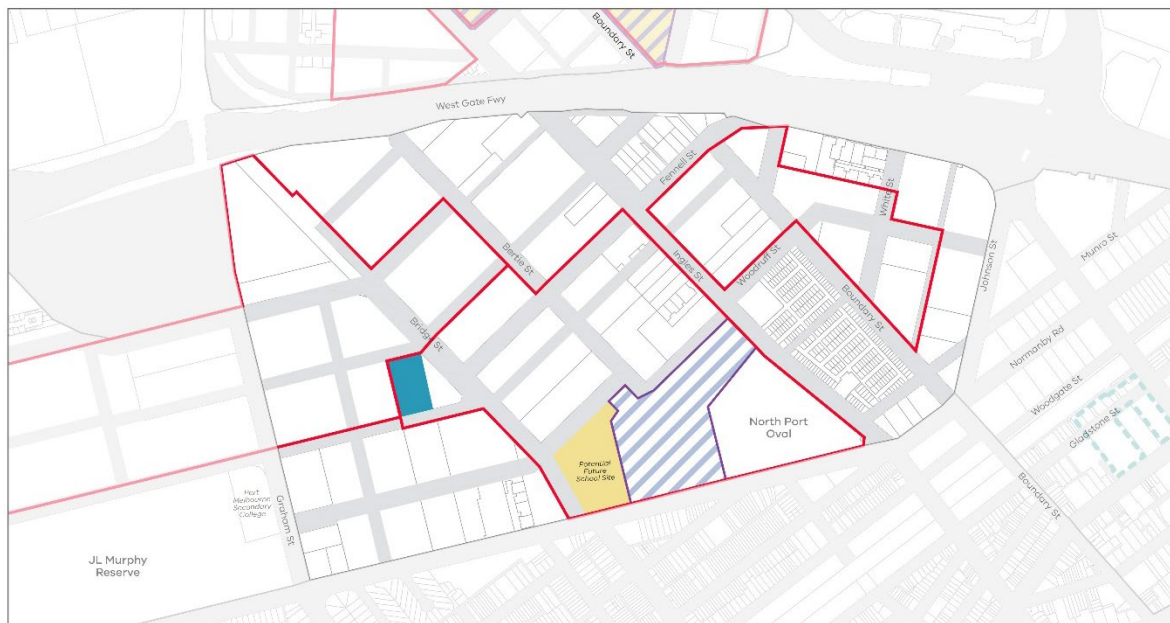


Committee comment

Map 1 to Clause 11.03-6L-06

Ensure final map reflects urban structure as shown in the current/GC81 Map 1 to Clause 11.03-6L-06, updated to reflect Committee recommendations as set out in Report Volume 1.

Map 2: Community infrastructure within the Sandridge precinct



LEGEND

- Precinct boundaries
- Area subject to future development plan

Community Infrastructure Areas

- Education and community hub
- Sports and Recreation hub
- Arts and Cultural hub



* Final configuration of open space to be determined as part of master planning process

Committee comment

Map 2: Community infrastructure within the Sandridge precinct

- Ensure final map reflects urban structure as shown in the current/GC81 Map 2 to Clause 11.03-6L-06, updated to reflect Committee recommendations as set out in Report Volume 1.
- Amend Map 2 as shown (Document 101d) as follows: delete “Area subject to future development plan” and replace with “Area subject to future incorporated plan”.
- delete annotation “Final configuration of open space to be determined as part of master planning process”.

11.03-6L-07

Fishermans Bend Urban Renewal Area - Wirraway Precinct

Policy application

This policy applies to the use and development of all land within the within Wirraway Precinct of the Fishermans Bend Urban Renewal Area, as defined by the DDO33.

Objective

To establish Wirraway as a family-friendly inner city neighbourhood and place for innovation and creativity with its own distinct character and identity.

Strategies

Encourage the establishment of a neighbourhood centre that supports local cafes, restaurants, shops and businesses and a high degree of housing choice, including apartment buildings with a focus on family friendly housing.

Support the development of the precinct as a thriving arts scene and a place for innovation and creativity with small galleries, art and design centres and cultural facilities attract visitors from across Melbourne and beyond.

Support the development of industrial uses, including high technology uses including research and development, that are employment intensive, clean and sustainable and that limit amenity impacts.

Encourage the highest concentration and mix of uses in the defined core areas, located on public transport nodes and routes.

Support big box retail development that compliments existing and planned retail uses in its catchment.

Ensure the social impacts of developments accommodating more than 100 dwellings are considered and addressed through the preparation of a Social Impact Assessment.

Support mid-rise buildings with landscaped frontage around the perimeter of Wirraway North open space.

Support the provision of tree lined streets, small parks, plazas and playgrounds, with easy walking and cycling access to Westgate Park and Sandridge Beach.

Support the development of the intersection of Plummer Street and Salmon Street as the heart of Wirraway and focus of activity with an engaging pedestrian experience along Plummer Street Boulevard.

Facilitate a key public transport spine and interchange node along Plummer Street to provide direct connections to Sandridge, the CBD, Docklands and the Fishermans Bend National Employment and Innovation Cluster with:

- The extension of the Southern Tram Route.
- Bus routes.
- The potential for an underground metro rail station at the junction with Salmon Street.

Support JL Murphy Reserve as a focus for active recreation with organised sports during the day and night.

Support the creation of new open space at Prohasky Reserve, and in Wirraway North (W1) and Wirraway East (W4), linked by green linear parkway and a network of smaller open spaces.

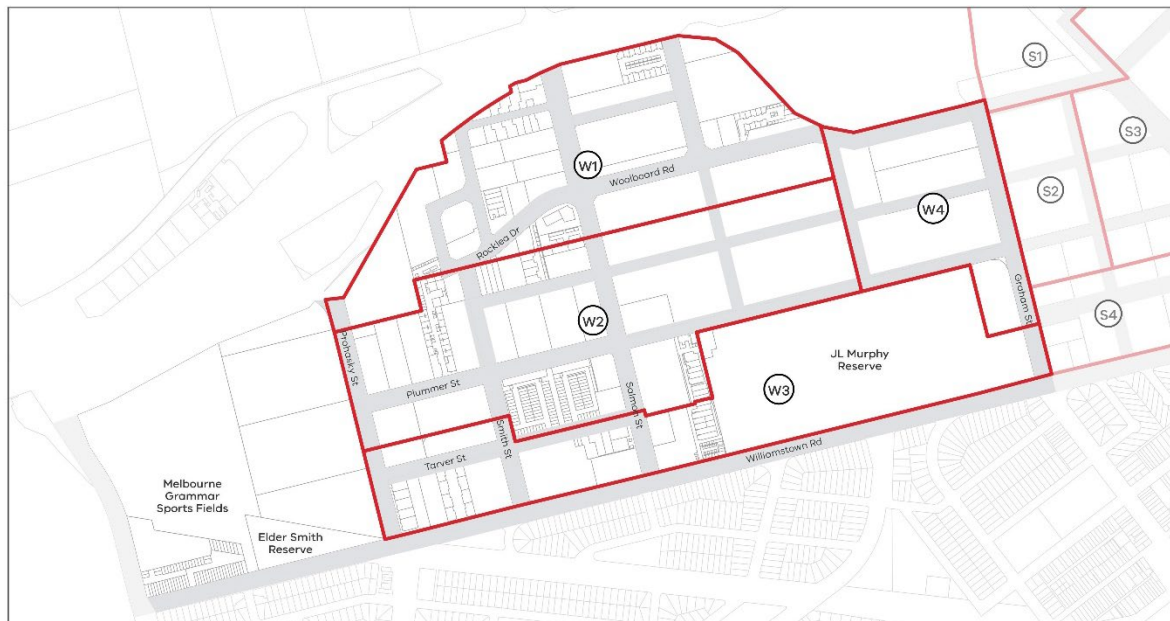
Support the delivery of new and upgraded bridges over the Westgate Freeway at Rocklea Drive, Salmon Street, Thackray Road and Graham Street that provide public transport, bike and pedestrian access to the Fishermans Bend Employment Precinct.

Support the delivery of an Education and Community Hub (primary) in the 'investigation areas' shown on Map 2, close to open space and the tram route.

[Support the delivery of a centrally located Health and Wellbeing Hub within the 'investigation area' shown on Map 2.](#)

Support the delivery of a Sports and Recreation Hub within the 'investigation area' adjoining Williamstown Road shown on Map 2.

Map 1: Sub-precincts within the Wirraway precinct



LEGEND

- Indicative sub-precinct boundary
- W Sub-precinct number

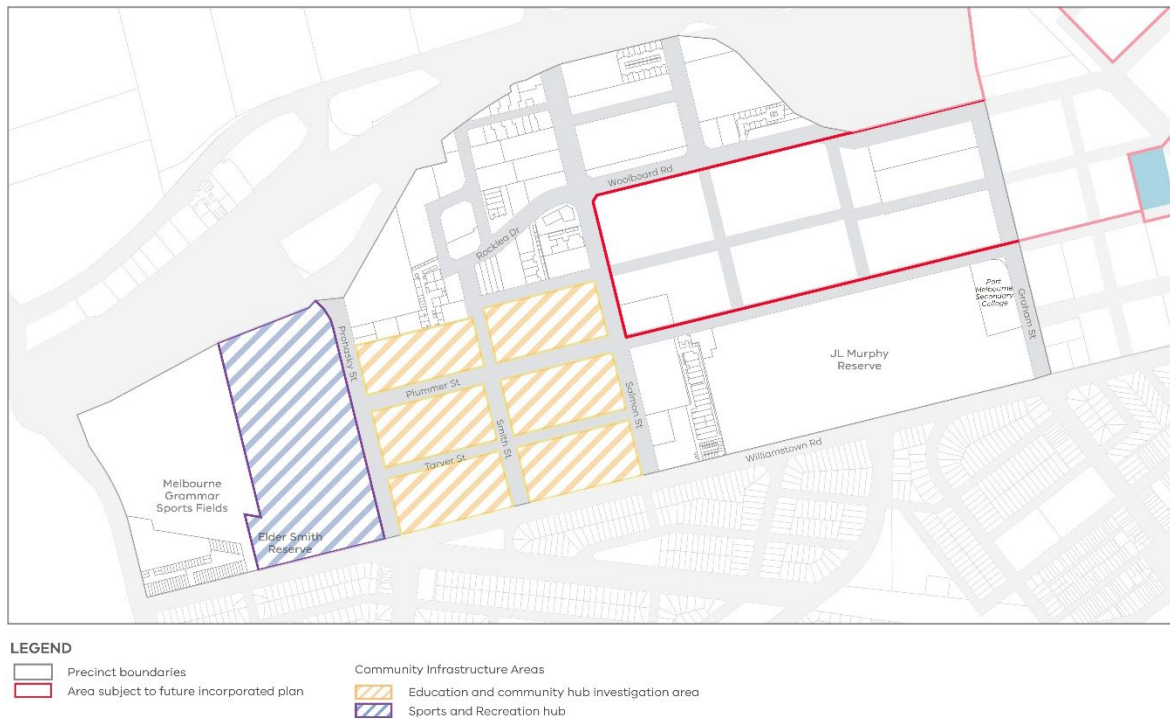


Committee comment

Map 1 to Clause 11.03-6L-07

Ensure final map reflects urban structure as shown in the current/GC81 Map 1 to Clause 11.03-6L-07, updated to reflect Committee recommendations as set out in Report Volume 1.

Map 2: Community infrastructure within the Wirraway precinct



Committee comment

Map 2 to Clause 11.03-6L-07

- Replace Map 2 as shown above with a map showing the urban structure as shown in the current Map 2 to Clause 11.03-6L-07, and updated to re-instate the Health and Wellbeing Hub investigation area.

H:2 Capital City Zone Schedule 1

Committee comment

Recommended changes are shown on the final version of Amendment documents provided to the Standing Advisory Committee.

SCHEDULE 1 TO CLAUSE 37.04 CAPITAL CITY ZONE

Shown on the planning scheme map as **CCZ1**.

FISHERMANS BEND URBAN RENEWAL AREA

Purpose

To create a thriving urban renewal area that is a leading example for design excellence, environmental sustainability, liveability, connectivity, diversity and innovation.

To create a highly liveable mixed-use area where the scale of growth is aligned with the provision of public transport and other infrastructure.

To create a world leading sustainable urban renewal area that incorporates best practice sustainable design into all developments and supports sustainable transport patterns.

To provide public benefit in the form of social housing or public open space where development exceeds the nominated Dwelling density.

To support the continued operation of strategically important existing uses and existing industrial uses that provide services to the construction industry, and ensure new development includes measures to mitigate potential amenity impacts from those industrial uses.

1.0 Table of uses

Section 1 – Permit not required

Use	Condition
Accommodation (other than Dwelling, Corrective institution, Motel, Residential aged care facility and Residential hotel)	<p>Must not be within an Amenity buffer shown on Map 4.</p> <p>Must not be within 450m of the South Melbourne to Brooklyn or Dandenong to West Melbourne pipeline as shown on Map 5.</p> <p>Must not be within 100m of the Port Melbourne to Symex Holdings pipeline as shown on Map 5.</p>
Art and craft centre	
Automated collection point	<p>Must meet the requirements of Clause 52.13-3 and 52.13-5.</p> <p>The gross floor area of all buildings must not exceed 50 square metres.</p>
Bank	<p>Must be located in a Core area with frontage to a Primary or Secondary active frontage street shown on the relevant Urban Structure map.</p>

Child care centre	<p>Must not be within an Amenity buffer shown on Map 4.</p> <p>Must not be within 450m of the South Melbourne to Brooklyn or Dandenong to West Melbourne pipeline as shown on Map 5.</p> <p>Must not be within 100m of the Port Melbourne to Symex Holdings pipeline as shown on Map 5.</p>
Cinema based entertainment facility	<p>Must be located in a Core area with frontage to a Primary or Secondary active frontage street shown on the relevant Urban Structure Map.</p> <p>Must not be within 450m of the South Melbourne to Brooklyn or Dandenong to West Melbourne pipeline as shown on Map 5.</p> <p>Must not be within 100m of the Port Melbourne to Symex Holdings pipeline as shown on Map 5.</p>
Department store	Must be located in a Core area with frontage to a Primary or Secondary active frontage street shown on the relevant Urban Structure map.
Display home	
Dwelling	<p>Must be in a Non-core area.</p> <p>Must not be within an Amenity buffer shown on Map 4.</p> <p>Must not be within 450m of the South Melbourne to Brooklyn or Dandenong to West Melbourne pipeline as shown on Map 5.</p> <p>Must not be within 100m of the Port Melbourne to Symex Holdings pipeline as shown on Map 5.</p>
Education centre	<p>Must not be within an Amenity buffer shown on Map 4.</p> <p>Must not be within 450m of the South Melbourne to Brooklyn or Dandenong to West Melbourne pipeline as shown on Map 5.</p> <p>Must not be within 100m of the Port Melbourne to Symex Holdings pipeline as shown on Map 5.</p>
Home based business	Must meet requirements of Clause 52.11
Informal outdoor recreation	Must not be within an Amenity buffer shown on Map 4.
Minor sports and recreation facility	
Motel	Must not be within an Amenity buffer shown on Map 4.
Office (other than Bank)	
Place of assembly (other than Function centre and Nightclub)	Must not be within 450m of the South Melbourne to Brooklyn or Dandenong to West Melbourne pipeline as shown on Map 5.

	Must not be within 100m of the Port Melbourne to Symex Holdings pipeline as shown on Map 5.
Railway station	
Retail premises (other than Hotel, Shop and Bar) Restricted retail premises	Must not exceed 1000 sq m gross leasable floor area, and be located in a Core area. Must not be within 450m of the South Melbourne to Brooklyn or Dandenong to West Melbourne pipeline as shown on Map 5. Must not be within 100m of the Port Melbourne to Symex Holdings pipeline as shown on Map 5.
Residential aged care facility Residential hotel	Must not be within an Amenity buffer shown on Map 4. Must not be within 450m of the South Melbourne to Brooklyn or Dandenong to West Melbourne pipeline as shown on Map 5. Must not be within 100m of the Port Melbourne to Symex Holdings pipeline as shown on Map 5.
Shop (other than Adult sex product shop, Department store, Supermarket and Restricted retail premises)	
Supermarket	Must be located in a Core area with frontage to a Primary active frontage street shown on the relevant Urban Structure map.
Tramway	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

Section 2 – Permit required

Use	Condition
Adult sex product shop	
Function centre	
Hospital	Must not be within 450m of the South Melbourne to Brooklyn or Dandenong to West Melbourne pipeline as shown on Map 5. Must not be within 100m of the Port Melbourne to Symex Holdings pipeline as shown on Map 5.
Hotel Industry (other than Automated collection point) Leisure and recreation (other than Informal outdoor recreation, Minor sport and recreation facility, Motor racing track and Racecourse) Nightclub	

Service station	Must not be within 450m of the South Melbourne to Brooklyn or Dandenong to West Melbourne pipeline as shown on Map 5. Must not be within 100m of the Port Melbourne to Symex Holdings pipeline as shown on Map 5.
Bar Transport terminal (other than Airport and Railway station)	
Any other use not in Section 1 or 3	

Section 3 – Prohibited

Use
Airport
Cemetery
Corrective institution
Motor racing track
Race course
Recreational boat facility

2.0 Use of land

2.1 Requirements

If an incorporated plan applies to land, the use of the land must be generally in accordance with that plan.

If an incorporated plan does not apply to land, the use of the land must be generally in accordance with Map 1 [\[and Map 6\]](#) of this schedule.

Committee comment

As for CCZ4, need to 'enliven' the transport map showing public transport land.

The use of land for a dwelling must not exceed the specified Dwelling density in Table 1, unless:

- A voluntary agreement under section 173 of the Act has been entered into between the owner, the responsible authority and the local council (if not the responsible authority) that required the landowner to provide social housing or public open space land or both in exchange for additional dwelling density. The agreement must apply to the total site area. The agreement must provide for the following:
 - If social housing is to be provided, the agreement must require at least one [social](#) ~~social~~ housing dwelling to be provided for every eight dwellings above the Dwelling density in Table 1
 - If public open space land is to be provided, the agreement must:
 - identify the size of the public open space land, which must be at least the relevant area of land set out in the Table to Map 4 of this Schedule.
 - limit the number of additional dwellings to no more than the number calculated in accordance with Table 2.

- identify the location of the open space, which must be generally in accordance with the relevant open space uplift land as shown on Map 4 of this Schedule unless an incorporated plan overlay applies, in which case it must be generally in accordance with the incorporated plan.
- nominate the person or body to whom the land will be vested or transferred.
- identify the timing of the vesting or transfer.
- identify the proposed location of the additional dwellings within the total site area.
- require that the owner provide the open space uplift land in a suitable condition including, unless otherwise agreed:
 - remediation of the land to a condition that is suitable for use as a children's playground
 - demolition of all buildings and clearing of the open space uplift land, except where retention and repurposing of specific buildings is proposed
 - unless the owner proposes to embellish the public open space, the landscaping of the public open space with turf.

Table 1: Dwelling density

Precinct	Core area	Non-core area
Montague	450 dw/ha	296 dw/ha
Sandridge	349 dw/ha	218 dw/ha
Wirraway	184 dw/ha	174 dw/ha

Table 2: Open-Space Uplift Ratio

Precinct	Core area – additional number of dwellings allowable per hectare of open space provided*	Non-core area – additional number of dwellings allowable per hectare of open space provided*
Montague	320 dw/ha	90 dw/ha
Sandridge	240 dw/ha	100 dw/ha
Wirraway	130 dw/ha	50 dw/ha

Where not a whole number, the total number of dwellings under each category should be rounded up to the nearest whole number.

Committee comment

Recalculate the OSU ratios and subsequent open space uplifts for Montague, Sandridge and Wirraway:

- using a 50 per cent uplift on the base case value of open space uplift land
- adopting separate ratios for each precinct
- using the 'before' and 'after' land valuation approach (unencumbered basis)
- including remediation and embellishment costs.

These requirements do not apply to an application for the use of land in accordance with a planning permit for buildings and works granted before the approval date of Amendment GC81.

2.2 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:

Proposals where an open space uplift is sought

An application to use land which seeks to exceed the Dwelling Density in Table 1 in exchange for providing social housing or public open space land must be accompanied by a draft section 173 Agreement which addresses the matters in [Clause 2.1](#).

Dwelling, Residential village or Retirement village

An application to use land for a Dwelling, Residential village or Retirement village must be accompanied by a report that addresses:

- How the proposal contributes to an activated frontage.
- How the proposal achieves the Community and diversity objectives of the Fishermans Bend Urban Renewal Local Policy, including
 - an assessment of the composition and size of dwellings proposed.
- How the proposal contributes to the job growth targets and employment floor area set out in the Fishermans Bend Urban Renewal Area Local Policy.

Sensitive uses

An application to use land within an Amenity buffer shown on Map 4 of this schedule, for Accommodation, Dwelling, Child care centre, Education centre, Residential aged care facility, Residential hotel or Informal outdoor recreation must be accompanied by an Amenity Impact Plan which includes, as appropriate:

- A site plan identifying the type and nature of the existing use identified in Map 4.
- An assessment of the impact of the proposed sensitive use on the existing use.
- Measures to mitigate potential amenity impacts from the existing use.
- Incorporation of noise attenuation measures.

Industry and warehouse uses

An application to use land for an industry or warehouse must be accompanied by the following information, as appropriate:

- The purpose of the use and the types of processes to be utilised.
- The type and quantity of goods to be stored, processed or produced.
- How land not required for immediate use is to be maintained.
- Whether a Works Approval or Waste Discharge Licence is required from the Environment Protection Authority.
- 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.

- The likely effects, if any, on the neighbourhood and the urban renewal of Fishermans Bend, including:
 - Noise levels.
 - Airborne emissions.
 - Emissions to land or water.
 - Traffic, including the hours of delivery and dispatch.
 - Light spill or glare.

Public Infrastructure Plan

An application for use of land must be accompanied by a Public Infrastructure Plan which addresses the following, as appropriate:

- Calculation of the total demand units for the proposal, pursuant to the Fishermans Bend Development Contributions Plan (date).²
- What, if any, infrastructure set out in the development contributions plan applying to the land is sought to be provided as "works in lieu" subject to the consent of the collecting agency.²
- What land, if any, may be affected or required for the provision of infrastructure works.²
- The provision, staging and timing of road works internal and external to the land.² ~~and~~
- Any other matter relevant to the provision of public infrastructure required by the responsible authority.²

2.3 Exemptions 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.

This exemption does not apply to an application to use land for a nightclub, tavern, hotel or adult sex product shop.

2.4 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:

- If a dwelling is proposed, whether the proposal:
 - Creates an activated ground floor, particularly in Core areas.
 - Provides home offices or communal facilities that support 'work from home' or 'mobile' employment.
 - If within a buffer area to the Port of Melbourne, has an appropriate intensity of use.
 - Provides Affordable housing consistent with the objectives and targets set out in the Fishermans Bend Urban Renewal Area Local Policy.
- Whether the use provides the minimum plot ratio not used for a dwelling set out in the Fishermans Bend Urban Renewal Area Local Policy.
- The impact the proposal has on the realisation of employment targets.
- The temporary uses of land not immediately required for the proposed use.
- The impact of the proposal on the amenity of the urban renewal of Fishermans Bend.

- Whether the proposal will prejudice the achievement or orderly development of the urban renewal of Fishermans Bend.
- If a sensitive use is proposed on land within an Amenity buffer shown on Map 4 of this schedule, whether the proposal incorporates appropriate measures to mitigate against adverse amenity from the existing use, where relevant.
- Whether the use would create an unreasonable increase in the risk of undesirable outcomes by being located within the pipeline buffer.
- The Public Infrastructure Plan submitted under [Clause 2.2](#).

3.0 Subdivision

3.1 Requirements

The subdivision of land must be generally in accordance with the relevant Maps of this schedule, unless in accordance with an incorporated plan.

Car parking areas must be retained in a single or a consolidated title as common property, unless the responsible authority agrees otherwise.

These requirements do not apply to a subdivision of land in accordance with a planning permit for buildings and works granted before the approval date of Amendment GC81.


3.2 Application requirements

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:

- A layout plan, drawn to scale and fully dimensioned showing:
 - The location, shape and size of the site.
 - The location of any existing buildings, car parking areas and private open space.
 - The location, shape and size of the proposed lots to be created.
 - The location of any easements on the land.
 - The location of abutting roads, services, infrastructure and street trees.
 - Any proposed common property to be owned by an owners corporation and the lots participating in the body corporate.
- Information that demonstrates how the subdivision makes provision for:
 - [public transport land](#), roads, laneways and open spaces, as shown on the relevant Maps of this schedule, or in an incorporated plan.
 - physical and community infrastructure, as shown in the Fishermans Bend Development Contributions Plan
- Information that demonstrates how the subdivision will allow for the transition of car parking spaces to alternate uses over time.

Public Infrastructure Plan

An application for subdivision must be accompanied by a Public Infrastructure Plan which addresses the following, as appropriate:

- Calculation of the total demand units for the proposal, pursuant to the Fishermans Bend Development Contributions Plan (date).

- What, if any, infrastructure set out in the development contributions plan applying to the land is sought to be provided as "works in lieu" subject to the consent of the collecting agency.
- What land, if any, may be affected or required for the provision of infrastructure works.
- The provision, staging and timing of road works internal and external to the land.
- Any other matter relevant to the provision of public infrastructure required by the responsible authority.

3.3 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.

3.4 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:

- The contribution the proposed subdivision makes to a fine-grain precinct, and pedestrian and bicycle permeability.
- The contribution the proposed subdivision makes to the public open space network of the precinct.
- Whether the subdivision will facilitate the future adaptation or repurposing of proposed car parking areas.
- Whether the subdivision promotes consolidated car parking.
- Whether the subdivision provides for the necessary utilities infrastructure to service the development of the subdivided parcels, and allows for shared trenching.
- Whether the subdivision makes appropriate provision for the delivery of an integrated approach to water management, including water and drainage infrastructure.
- Whether the subdivision makes appropriate provision for the delivery of any infrastructure as set out in any applicable incorporated plan and the Development Contributions Plan, or, where no incorporated plan applies, the Fishermans Bend Development Contributions Plan.
- Whether any proposed staging of development is appropriate.
- The impact of the subdivision on landscape opportunities along street frontages, particularly for large canopy trees.
- Whether the subdivision can accommodate an appropriate building envelope.

3.5 Existing uses

These requirements do not apply to an application for subdivision associated with a continuing lawful use of land.

In considering whether a permit should be granted for the subdivision of land associated with an ongoing existing use of land, the responsible authority must consider, as appropriate:

- The impact of the proposed subdivision on the amenity of the future urban renewal area.

- Whether the grant of the permit will prejudice the achievement or orderly development of the future urban structure for the area.
- Whether the subdivision supports the continued operation of an existing use that is of strategic importance, or that will facilitate the urban renewal of Fishermans Bend.

4.0 Buildings and works

4.1 Permit requirement

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

- An addition of or modification to a verandah, awning, sunblind or canopy of an existing building.

A permit is required to demolish or remove a building or works, except for:

- The demolition or removal of temporary structures.
- The demolition ordered or undertaken by the responsible authority in accordance with the relevant legislation or local law.

4.2 Requirements

The construction of a building, and the carrying out of works, must be generally in accordance with the relevant Maps of this schedule, unless in accordance with an incorporated plan. This does not apply to new road or laneway marked as indicative in the relevant Maps of this schedule.

This requirement does not apply to an application to amend a permit issued before the approval date of Amendment GC81.

Dwelling density

A permit must not be granted to construct a building or construct or carry out works with a Dwelling density in excess of the Dwelling density in Table 1, unless an agreement under section 173 of the Act has been entered into between the owner, the responsible authority and the local council (if not the responsible authority) under Clause 2.1 of this schedule.

Bicycle, Motorcycle and Car share parking

Developments must provide bicycle, motorcycle and car share parking space in accordance with Table 3, unless the responsible authority is satisfied that a lesser number is sufficient.

Table 3: Parking Provision

		Bicycle spaces	Motorcycle spaces	Spaces allocated to a car share scheme
Developments of more than 50 dwellings	Provision of spaces	1 per dwelling	1 per 50 dwellings	2 spaces plus 1 per 25 car spaces.
	Provision of visitor spaces	1 per 10 dwellings	None specified	None specified

Developments with over 10,000 sqm non-residential floor space	Provision of spaces	1 per 50 sqm of net non-residential floor area	1 per 100 car parking spaces	For all developments with 120 or less car spaces: A minimum of 2 spaces	For developments with more than 120 car spaces: 1 per 60 car parking spaces
	Provision of visitor spaces	1 per 1000 sqm of net non-residential floor area	None specified	None specified	

Vehicle access points and crossovers

A permit must not be granted to construct a building or construct or carry out works where vehicle access points and/or crossovers (not including openings for a road) are located along roads designated as 'no crossovers permitted' in the relevant Map of this schedule, unless no other access is possible, or in accordance with an incorporated plan.

4.3 Conditions on permits

Public Infrastructure Plan

A permit granted for subdivision must contain the following condition:

- Prior to the certification of a plan of subdivision or at such time which is agreed between the Responsible Authority and the owner, if required by the Responsible Authority or the owner, the owner must enter into an agreement under section 173 of the *Planning and Environment Act 1987*, which provides for the implementation of the Public Infrastructure Plan approved under this permit.

Green Star rating

A permit granted to construct a building or to construct or carry out works for:

- A new buildings or additions that contain 10 or more dwellings or 5000 square metres or more of floor space must include the following conditions:
 - Prior to the commencement of buildings and works, evidence must be submitted to the satisfaction of the responsible authority, that demonstrates the project has been registered to seek a minimum 5 Star Green Star Buildings rating (or equivalent) with the Green Building Council of Australia.
 - Within 12 months of occupation of the building, certification must be submitted to the satisfaction of the responsible authority, that demonstrates that the building has achieved a minimum 5 Star Green Star Buildings rating (or equivalent).
- Other buildings and alterations and additions of more than 50 square metres must include the following conditions:
 - Prior to the commencement of buildings and works, evidence must be submitted to the satisfaction of the responsible authority, that demonstrates the project has been

registered to seek a minimum 4 Star Green Star Buildings rating (or equivalent) with the Green Building Council of Australia.

- Within 12 months of occupation of the building, certification must be submitted to the satisfaction of the responsible authority, that demonstrates that the building has achieved a minimum 4 Star Green Star Buildings rating (or equivalent).

Third pipe and rain tank

A permit granted to construct a building or to construct or carry out works must include the following conditions:

- A third pipe must be installed for recycled and rain water to supply all non-potable outlets within the development for toilet flushing, irrigation and washing machine unless otherwise agreed by the relevant water authority.
- An agreed building connection point must be provided from the third pipe, designed to the satisfaction of the relevant water supply authority, to ensure readiness to connect to a future precinct-scale recycled water supply.
- A rainwater tank must be provided that:
 - Has a minimum effective volume of 0.5 cubic metres for every 10 square metres of catchment area to capture rainwater from 100 per cent of suitable roof rainwater harvesting areas (including podiums);
 - Is fitted with a first flush device, meter, tank discharge control and water treatment with associated power and telecommunications equipment approved by the relevant water authority.
- Rainwater captured from roof harvesting areas must be re-used for toilet flushing, washing machine and irrigation or, controlled release.

Development near gas transmission pipelines

A permit granted to construct a building or to construct or carry out works on land within 50 metres of the high-pressure gas transmission pipelines shown on Map 5 of this schedule must include the following condition:

- Prior to the commencement of development including demolition, a Construction Management Plan, addressing the protection of the pipeline must be prepared in consultation with the operator of the pipeline and submitted to and approved by the responsible authority.

This condition is not required on a permit to construct alterations and additions to an existing building.

Footings and foundations near the proposed future Metro alignment

A permit granted to construct a building or to construct or carry out works on land within 50 metres of a potential future Metro alignment shown on Map 6 of this schedule must include the following condition:

- Prior to the commencement of development, 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.

This condition is not required on a permit to construct alterations and additions to an existing building.

Roads and laneways

Where a new road or laneway is proposed on the land, and the road or laneway is not funded through the *Fishermans Bend Development Contributions Plan* (DATE) a permit granted to construct a building or to construct or carry out works must include a condition requiring the following:

- An agreement under section 173 of the Act must be entered into between the owner, the responsible authority and the local council (if not the responsible authority) which provides for the:
 - Construction of the new road or laneway to the satisfaction of the responsible authority and the relevant road management authority; and
 - Transfer of the new road or laneway to, or vesting in the relevant road authority as a public road at no cost to the relevant road authority. This does not apply to a new laneway that is agreed to be retained in private ownership to the satisfaction of the responsible authority.

Distributed water storages

Where a new or upgraded road is proposed on or adjacent to the land, a permit granted to construct a building or construct or carry out works must include a condition requiring:

- The new or upgraded road must provide distributed water storages to the satisfaction of the Responsible Authority.

4.4 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:

- A written urban context report documenting the key planning influences on the development and how it relates to its surroundings.
- A design response detailing how the design makes provision for [public transport land](#), roads, laneways and open space generally in accordance with the relevant Maps of this schedule, or an applicable incorporated plan.
- A 3D digital model of the proposed buildings and works in a suitable format.
- An assessment and report detailing how the proposal responds to the Fishermans Bend Urban Renewal Area Local Policy.
- Any technical or supporting information necessary, prepared by suitably qualified professionals, including:
 - A Sustainability Management Plan addressing Environmentally Sustainable Design, Waste and Water management, that demonstrates how the proposal will meet the mandatory conditions on permits related to Green Star rating and third pipe and rain tanks.
 - A Sustainable Transport Plan demonstrating how the development supports sustainable travel behaviour and promotes active transport modes.

- A Landscape Plan for all areas of open space, except private open space for dwellings, providing for biodiversity, canopy tree planting, water sensitive urban design and microclimate management of buildings, and [any](#) retention and repurposing of existing structures, and proposed open space embellishments.
- A Public Infrastructure Plan that demonstrates how the proposal makes appropriate provision for the delivery of any infrastructure as set out in the Fishermans Bend Development Contributions Plan.

Affordable housing including Social housing

An application to construct a building or to construct or carry out works for a Dwelling must be accompanied by the following information, to the satisfaction of the responsible authority:

- A report that addresses how the proposal contributes to the Affordable housing objectives and targets of the Fishermans Bend Urban Renewal Local Policy, and identifies:
 - The number and location of Affordable housing dwellings proposed to be provided.
 - The proportion of total dwellings that are proposed to be Affordable housing dwellings.
 - The mix of one, two and three-bedroom Affordable housing dwellings that reflects the overall dwelling composition of the building.
- Plans that demonstrate that:
 - The proposed Affordable housing dwellings have internal layouts similar to other comparable dwellings in the building.
 - The proposed Affordable housing dwellings will be externally indistinguishable from other dwellings.
 - These plans are not required for Affordable housing that is proposed to be provided as Social housing.
- If Social housing is proposed, a report that:
 - Includes a dwelling schedule that shows the number, size and composition of social housing dwellings and the number, size and composition of all other dwellings (including [social housing uplift](#) ~~Social Housing uplift~~ dwellings and [open space uplift](#) ~~Open Space uplift~~ dwellings).
 - Provides details of the participating registered agency proposed to own or manage the Social housing units.
 - Provides evidence of the agency's agreement to own or manage the ~~s~~Social housing units.

Open space uplift

An application to construct a building or to construct or carry out works, where an open space uplift is proposed, must be accompanied by the following information, to the satisfaction of the responsible authority:

- A report or plans demonstrating:
 - The part of the land proposed to be transferred for the purposes of public open space.
 - The land is suitably located and accessible for public open space purposes.
 - The proposed open space is free from encumbrances, services or easements that would constrain its use for public open space purposes.
 - Areas to be demolished, cleared and landscaped.

- The open space embellishments identified in the [Fishermans Bend](#) Development Contributions Plan can be accommodated.
- The part of the land to be retained and developed for buildings and works to be delivered in accordance with the permit.
- Unless an environmental audit prepared in accordance with the Environment Protection Act 2017 states that the land is suitable for a children's playground is provided, a preliminary risk screen assessment statement prepared in accordance with the Environment Protection Act 2017 stating whether an environmental audit is required for a children's playground use on the open space uplift land.
- A report that identifies flood mitigation and drainage infrastructure proposed on the land or that may be required on the land, and the extent to which it may affect the use of the land for open space purposes.
- Plans demonstrating the suitability of the land for open space purposes including that the proposed public open space:
 - [is](#) appropriately located, sized and designed having regard to its role in the open space network.
 - [is](#) located, sized and designed to serve multiple functions such as habitat for biodiversity, sustainable water supply and reuse measures, passive cooling.
 - [is](#) located, sized and designed to provide safe and convenient access from the public realm and private development and to appear as public land rather than as part of the private realm.
 - [Can](#) be suitably landscaped and maintained for public open space purposes.

Amenity impacts from existing industrial uses, freight routes and transport corridors

An application for building and works associated with the use of land for Accommodation, Dwelling, Child care centre, Education centre, Residential aged care facility, Residential hotel or Informal outdoor recreation within an Amenity buffer shown on Map 4 of this schedule, must be accompanied by an Amenity Impact Plan which includes, as appropriate:

- A site plan identifying the type and nature of the existing use identified in Map 4.
- An assessment of the impact of the proposed sensitive use on the existing use.
- Measures to mitigate potential amenity impacts from the existing use.
- Incorporation of noise attenuation measures.

Public Infrastructure Plan

An application to construct buildings or to carry out works must be accompanied by a Public Infrastructure Plan which addresses the following, as appropriate:

- Calculation of the total demand units for the proposal, pursuant to the Fishermans Bend Development Contributions Plan (date).
- What, if any, infrastructure set out in the development contributions plan applying to the land is sought to be provided as "works in lieu" subject to the consent of the collecting agency.
- What land, if any, may be affected or required for the provision of infrastructure works;
- The provision, staging and timing of road works internal and external to the land; and

- Any other matter relevant to the provision of public infrastructure required by the responsible authority.

4.5 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.

4.6 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:

- Whether the proposal responds satisfactorily to the Fishermans Bend Urban Renewal Area Local Policy.
- Whether the layouts of roads, laneways and open space are generally in accordance with those shown in the relevant ~~Map 1~~ [Urban Structure Map, and Map 6](#) of this schedule, and the *Fishermans Bend Urban Renewal Area Development Contributions Plan* (DATE), unless in accordance with an incorporated plan.
- How the proposal contributes to establishing sustainable transport as the primary mode of transport through integrated walking, cycling and pedestrian links.
- Whether the development supports the function, form and capacity of public spaces and public infrastructure.
- For proposals within an Amenity buffer shown on Map 4 of this schedule, whether the proposal includes appropriate mitigation measures to protect against off-site amenity impacts.
- Whether the proposal is designed for all deliveries, servicing and waste management to occur on site.
- Whether the proposed vehicle access to and from the development impacts on the provision of public transport, pedestrian and cyclist safety, and whether there are any constraints to vehicle access to the site.
- The proposed sustainability rating of the building.
- Whether appropriate sustainable water, waste and energy management is proposed.
- Where only part of a site is developed:
 - ~~Whether~~ [Whether](#) an agreement under section 173 of the Act has been entered into between the owner, the responsible authority and the local council (if not the responsible authority) to ensure that the Dwelling density in Table 1 will not be exceeded except in accordance with any agreement which provides for a social housing or open space uplift.
 - ~~Whether~~ [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.
- The management and maintenance of any Affordable housing, including Social housing.
- The provision, management and maintenance of open space, including in relation to public open space land provided under an [open space uplift](#) ~~Open Space uplift~~.

- Where the site includes open space land shown on Map 7:
 - Whether the public open space land is:
 - Suitably located, sized and designed having regard to its role in the open space network and to serve multiple functions.
 - Safe, accessible and convenient including whether it has safe and level access to adjoining roads and laneways.
 - Designed to appear as public land rather than part of the private realm.
 - The impacts of the development on the public open space land.
 - Whether any flood mitigation and drainage infrastructure proposed on the land or that may be required on the land may affect the use of the land for open space purposes.
- Any impacts to the future Metro train alignment, the proposed tram alignments, bus routes and the potential future elevated freight alignment.
- Whether the buildings and works may compromise the delivery of the potential future Metro alignment, the proposed tram alignments or the future elevated freight route
- 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.

Demolition and removal of buildings

Before deciding on an application to demolish or remove a building or works, the responsible authority must consider any need for a condition requiring an agreement under section 173 of the Act to be entered into by the landowner and the responsible authority and the local council (if not the responsible authority) requiring:

- Temporary buildings or works on the vacant site should it remain vacant for six months after completion of the demolition.
- Temporary buildings or works on the vacant site where demolition or construction activity has ceased for an aggregate of six months after commencement of the construction.
- Temporary buildings or works may include:
 - The construction of temporary buildings for short-term retail or commercial use. Such structures must include the provision of an active street frontage.
 - Landscaping of the site for the purpose of public recreation and open space.
- A demolition plan, detailing the staging of demolition and any temporary works proposed.

4.7 Existing uses

The requirements of clauses 4.2, 4.3 and 4.4 do not apply to an application for buildings and works associated with a continuing lawful use of land.

In considering whether a permit should be granted for buildings and works associated with an existing use of land for industry or warehouse, the responsible authority must consider, as appropriate:

- The impact of the proposed buildings and works on the amenity of the future urban renewal area.
- Whether the grant of the permit will prejudice the achievement or orderly development of the future urban structure for the area.

- Whether the buildings and works support the continued operation of an existing industrial use that is of strategic importance, or that will facilitate the urban renewal of Fishermans Bend.
- Whether the buildings and works may compromise the delivery of the potential future Metro alignment, the proposed tram alignments or the future elevated freight route.

5.0 Signs

A permit is required to construct and display a sign except for:

- Signs exempted by Clause 52.05-10.
- Renewal or replacement of an existing internally illuminated business identification sign.
- A home based business sign with a display area not more than 0.2 square metres.
- A direction sign where there is only one to each premises.
- In Core areas as shown on the relevant Map of this schedule, a business identification sign, bed and breakfast sign, home based business sign, or promotion sign, that have a combined total display area to each premises not exceeding 8 square metres.
- In Core areas as shown on the relevant Map of this schedule, an 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 be more than 30 metres from a residential zone or pedestrian or traffic lights.
- In Core areas as shown on the relevant Map of this schedule, a non-illuminated sign on a verandah fascia, provided no part of the sign protrudes above or below the fascia of the building.

5.1 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.

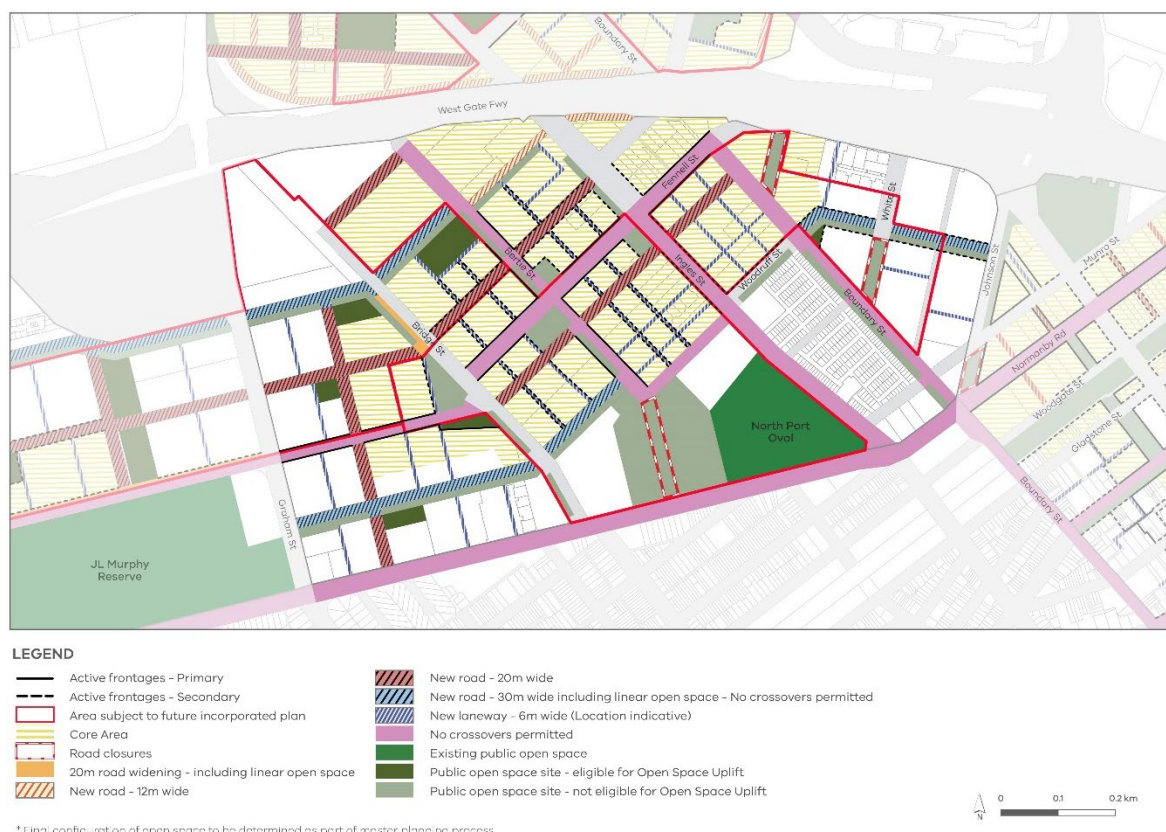
Map 1 to Schedule 1 to Clause 37.04: Montague Urban Structure



Committee comment

Map 1 to Schedule 1 to Clause 37.04: Montague Urban Structure

Replace Map 1 with a map showing the urban structure as shown in the current Map 1 to Schedule 1 to Clause 37.01, updated to reflect Committee recommendations as set out in Report Volume 1.

Map 2 to Schedule 1 to Clause 37.04: Sandridge Urban Structure**Committee comment****Map 2 to Schedule 1 to Clause 37.04: Sandridge Urban Structure**

Replace Map 2 with a map showing the urban structure as shown in the current/GC81 Map 2 to Schedule 1 to Clause 37.01, updated to reflect Committee recommendations as set out in Report Volume 1.

Map 3 to Schedule 1 to Clause 37.04: Wirraway Urban Structure

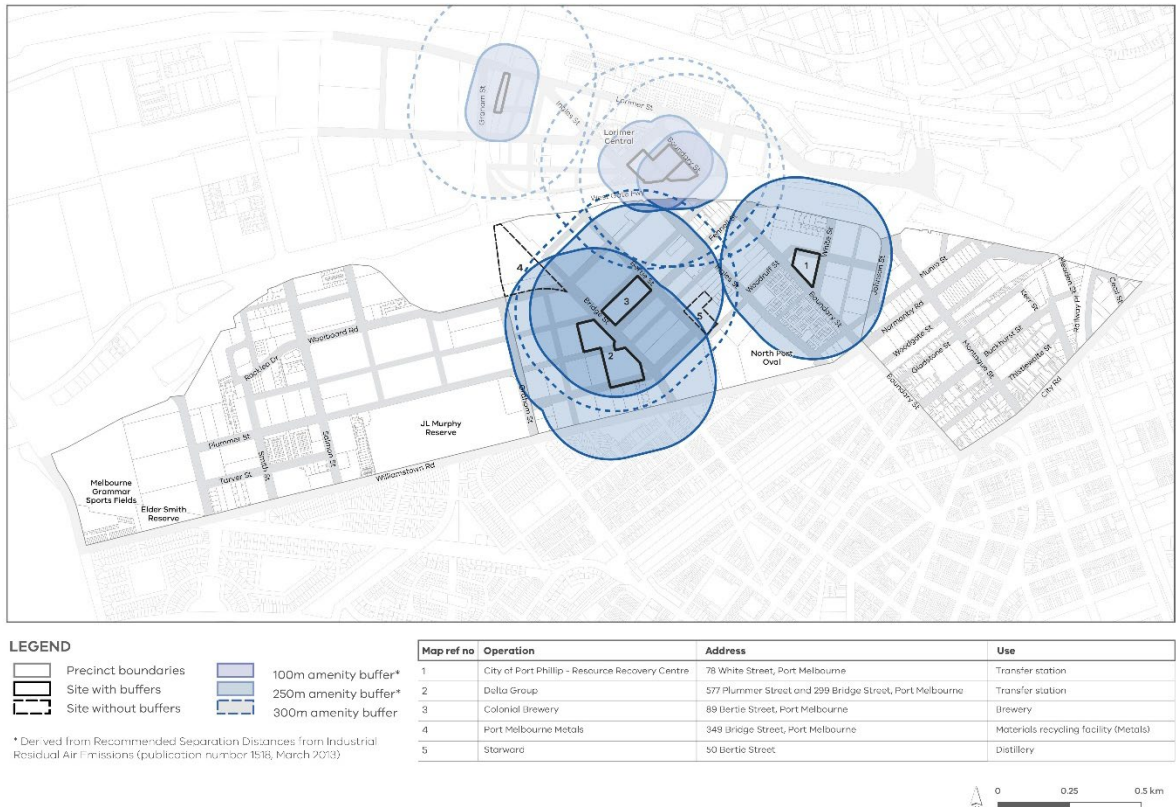


Committee comment

Map 3 to Schedule 1 to Clause 37.04: Wirraway Urban Structure

Replace Map 3 as shown above with a map showing the urban structure as shown in the current/GC81 Map 3 to Schedule 1 to Clause 37.01, updated to reflect Committee recommendations as set out in Report Volume 1.

Map 4 to Schedule 1 to Clause 37.04: Amenity buffers

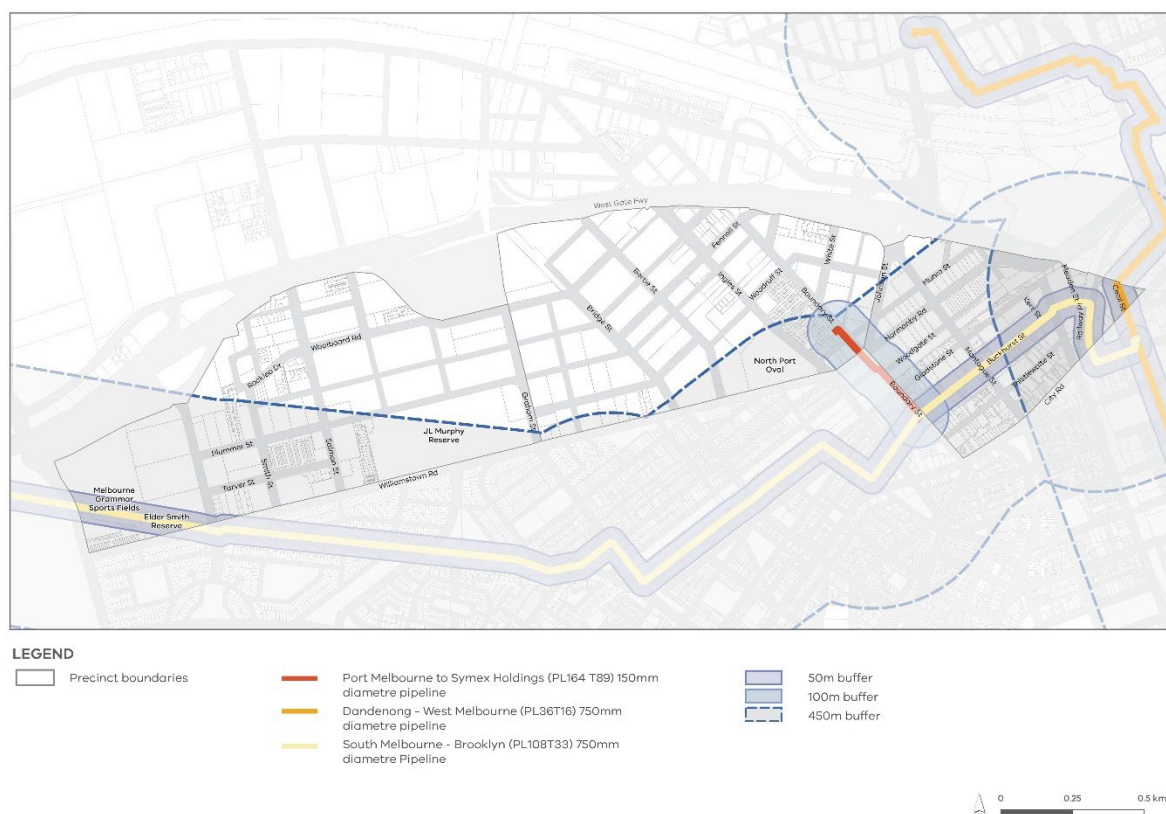


Committee comment

Map 4 to Schedule 1 to Clause 37.04: Amenity buffers

Ensure final map reflects urban structure as shown in the current/GC81 Map 4 to Schedule 1 to Clause 37.01, updated to reflect Committee recommendations as set out in Report Volume 1.

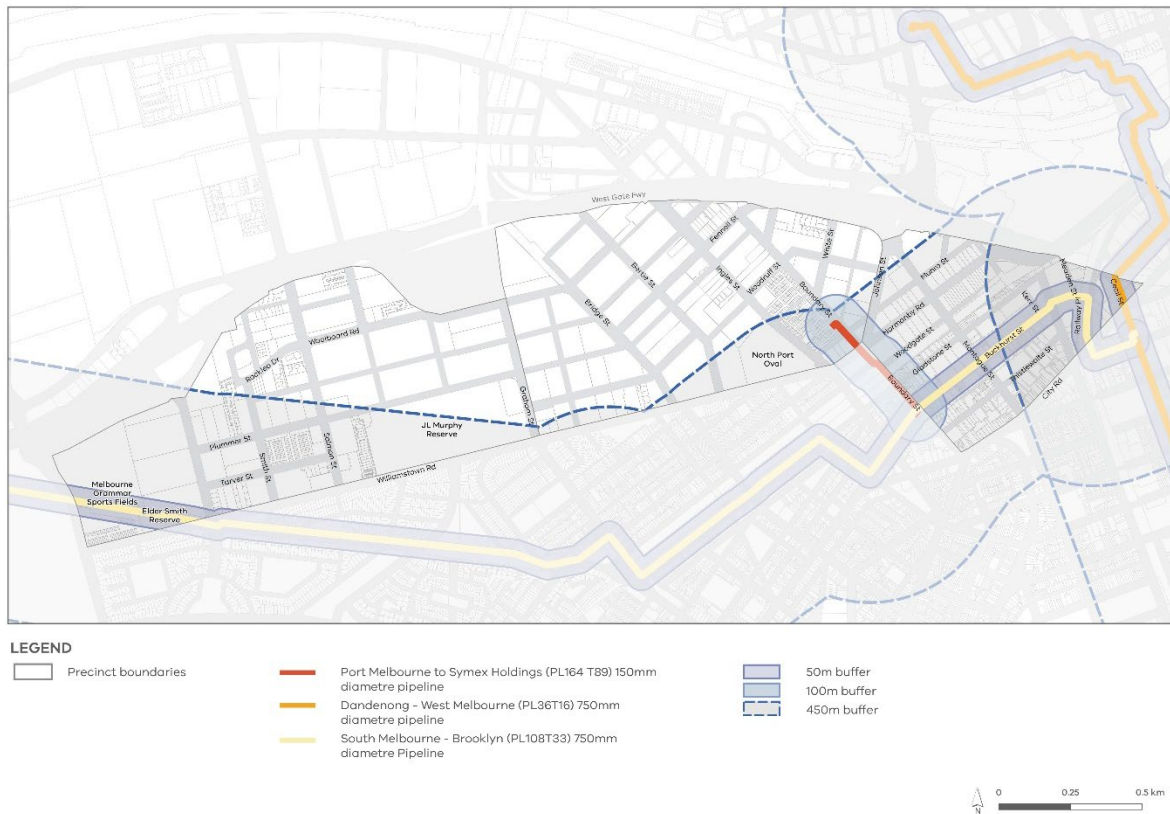
Map 5 to Schedule 1 to Clause 37.04: Pipeline buffers



Committee comment

Map 5 to Schedule 1 to Clause 37.04: Pipeline buffers

Ensure final map reflects urban structure as shown in the current/GC81 Map 5 to Schedule 1 to Clause 37.01, updated to reflect Committee recommendations as set out in Report Volume 1.

Map 6 to Schedule 1 to Clause 37.04: Transport Infrastructure**Committee comment****Map 6 to Schedule 1 to Clause 37.04: Transport Infrastructure**

The map included in the final version for Map 6 appears to be a repeat of Map 5. Replace the above map with the correct map (Document 101I) and:

- Ensure the map reflects the urban structure as shown in the current/GC81 Map 6 to Schedule 1 to Clause 37.01, updated to reflect Committee recommendations as set out in Report Volume 1.

Map 7 Open space uplift



LEGEND

- Precinct boundaries
 Core Area
 Public open space site - eligible for Open Space Uplift



Committee comment

Map 7 Open space uplift

Update as follows:

- ensure final map reflects the spatial layout for parks as shown in the current Schedule 1 to Clause 37.01 where relevant to reflect Committee recommendations as set out in Report Volume 1
- include Open space W_OS07 as an open space uplift site subject to consulting with the owner and, if required, the occupier of 18-22 Salmon Street, Port Melbourne.

Table to Map 7

Precinct	Open-space uplift parcel ID	Area-sqm	Core/non-core	Address
Wirraway	W1 (part)	6,706.04 6,706 4,643 sqm	Non-core	8/11-15 Rocklea Drive, Port Melbourne 3207 30 Prohasky Street, Port Melbourne 3207 345 Plummer Street, Port Melbourne 3207 & 9 Rocklea Drive, Port Melbourne 3207
Wirraway	W1 (part)	1,407 sqm	Non-core	30 Prohasky Street, Port Melbourne
Wirraway	W1 (part)	656 sqm	Core	345 Plummer Street, Port Melbourne & 9 Rocklea Drive, Port Melbourne
Wirraway	W2	1,800.83 1,801 sqm	Core	299 Williamstown Road, Port Melbourne 332 Plummer Street, Port Melbourne 3207
Wirraway	W3	934.30 934 sqm	Core	50 Salmon Street, Port Melbourne 3207
Wirraway	W4	478.58 479 sqm	Non-core	14-16 Salmon Street, Port Melbourne 3207 339 Williamstown Road, Port Melbourne
Wirraway	W5	4,280.77 4,281 sqm	Core	451-481 Plummer Street, Port Melbourne 3207 62 Salmon Street, Port Melbourne 3207
Wirraway	W6	2,390.93 2,391 sqm	Core	451-481 Plummer Street, Port Melbourne 3207 62 Salmon Street, Port Melbourne 3207
Wirraway	W7	5,094.82 5,095 sqm	Non-core	451-481 Plummer Street, Port Melbourne 3207 62 Salmon Street, Port Melbourne 3207
Wirraway	W8	4,502.22 4,502 sqm	Non-core	451-481 Plummer Street, Port Melbourne 3207 62 Salmon Street, Port Melbourne 3207
Sandridge	S9	1,369.27 1,370 69 sqm	Core	520-522 Graham Street, Port Melbourne 3207 533 Plummer Street, Port Melbourne 3207
Sandridge	S10	2,569.41 2,570 69 sqm	Non-core	520-522 Graham Street, Port Melbourne 3207 533 Plummer Street, Port Melbourne 3207
Sandridge	S11	2,035.21 2,035 sqm	Core	62/574 Plummer Street, Port Melbourne 3207 435-437 Williamstown Road, Port Melbourne 3207
Sandridge	S12	1,696.22 1,696 sqm	Core	299 Bridge Street, Port Melbourne 3207
Sandridge	S13	6,400.91 6,401 sqm	Core	153 Bertie Street, Port Melbourne 3207 350 Bridge Street, Port Melbourne 3207
Sandridge	S14	466.66 466 7 sqm	Core	44-54 White Street, Port Melbourne 3207
Montague	M15	1,534.19 1,534 sqm	Core	123-135 Montague Street, South Melbourne 3205
Montague	M16	1,860.56 1,861 sqm	Core	408-410 City Road, Southbank 3006 115-125 Whiteman Street, Southbank 3006 10-24 Cecil Street, Southbank 3006

Committee comment

Table to Map 7

Update to include 18-22 Salmon Street, Port Melbourne as an open space uplift site subject to consulting with the owner and, if required, the occupier.

Definitions

The following definitions apply for the purposes of interpreting this schedule:

Affordable housing has the same meaning as in the *Planning and Environment Act 1987*.

Core area and **Non-core area** are those areas identified on the relevant Map.

Dwelling density (dw/ha) means the number of dwellings on the site divided by the total site area (hectares).

Open space uplift means dwellings that exceed the number of dwellings allowable under the Dwelling density requirements in Table 1 of this Schedule in exchange for the provision of open space.

Social housing has the same meaning as in the *Housing Act 1983*.

Social housing uplift means dwellings that exceed the number of dwellings allowable under the Dwelling density requirements in Table 1 in exchange for the provision of social housing.

Total site area means the area of the land the subject of the application including any proposed roads, laneways, community infrastructure or public open space.

H:3 Development Contributions Plan Overlay Schedule 2

Committee comment

Recommended changes are shown on the final version of Amendment documents provided to the Standing Advisory Committee.

SCHEDULE 2 TO CLAUSE 45.06 DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

Shown on the planning scheme map as **DCPO2**.

FISHERMANS BEND URBAN RENEWAL AREA DEVELOPMENT CONTRIBUTIONS PLAN

1.0 Area covered by this development contributions plan

Fishermans Bend Urban Renewal Area

2.0 Summary of costs

Facility	Total cost \$	Time of Provision	Actual cost contribution attributable to development \$	Proportion of cost attributable to development %
Roads - DIL	\$960,503,932	Refer to details in the Fishermans Bend Development Contributions Plan	\$960,503,932	100%
Intersections - DIL	\$109,334,213	Refer to details in the Fishermans Bend Development Contributions Plan	\$109,334,213	100%
Public transport land-DIL	\$18,067,625	Refer to details in the Fishermans Bend Development Contributions Plan	\$18,067,625	100%
Bridges - DIL	\$75,289,000	Refer to details in the Fishermans Bend Development Contributions Plan	\$37,644,500	50%

Distributed storages - DIL	\$31,447,608	Refer to details in the Fishermans Bend Development Contributions Plan	\$31,447,608	100%
Art & cultural hub - DIL	\$23,616,000	Refer to details in the Fishermans Bend Development Contributions Plan	\$23,616,000	100%
Art & cultural hub - CIL	\$120,010,000	Refer to details in the Fishermans Bend Development Contributions Plan	\$34,802,900	29%
Subtotal Transport, local distributed storages & community infrastructure				
Open space - DIL	\$665,315,958	Refer to details in the Fishermans Bend Development Contributions Plan	\$665,315,958	100%
Recreation facilities - DIL	\$44,460,000	Refer to details in the Fishermans Bend Development Contributions Plan	\$44,460,000	100%
Recreation facilities - CIL	\$61,597,000	Refer to details in the Fishermans Bend Development Contributions Plan	\$17,863,130	29%

Subtotal Open space & recreation infrastructure				
--	--	--	--	--

Facility	Total cost \$	Time of Provision	Actual cost contribution attributable to development \$	Proportion of cost attributable to development %
Major drainage & flood mitigation - DIL	\$301,700,000	Refer to details in the Fishermans Bend Development Contributions Plan	\$301,700,000	100%
Subtotal Major drainage & flood mitigation	\$301,700,000		\$301,700,000	
TOTAL				

Committee comment:

Clause 2.0 Summary of costs: -

- Update Table 2 to reflect the Committee's recommendations as to projects to be included and excluded from the FBDCP.
- Update costs in columns two and four to reflect revised projects included in the FBDCP and any updated cost information received prior to finalising the Amendment.
- Update figures in fifth column, "Proportion of cost attributable to development %", of Table 2 to apportion amounts based on projected share of usage by the Fishermans Bend Urban Renewal Area community and make all necessary consequential changes required.

Note: If a Ministerial exemption is granted from the requirement to use a community infrastructure levy, the above tables will need to be adjusted accordingly.

3.0 Summary of contributions

Note: The summary of cost in Clause 2 is applied across the municipalities of City of Melbourne and City of Port Phillip.

Facility	Development Infrastructure			Community Infrastructure	
	Residential	Residential Per square metre	Non-residential Per square metre	Community Residential Per Dwelling	Residential Per square metre
	Per dwelling				
Transport, Local distributed storages & Community infrastructure	\$23,622	\$195	\$195	\$1,346	\$11
Open space & Recreation infrastructure	\$6,667	\$55	\$55		
Major drainage & flood mitigation	\$3,000	\$25	\$25		
TOTAL	\$33,289 per dwelling	\$275 per sqm	\$275 per sqm	\$1,346 per dwelling	\$11 per sqm

* The per square metre rate for residential development applies to land used for Accommodation where the development is not comprised of self-contained dwellings.

4.0 Land or development excluded from development contributions plan

The following land or development is exempt from payment of development contributions:

- A sign.
- Land developed for a non-government school, as defined in Ministerial Direction on the Preparation and Content of Development Contributions Plan of 11 October 2016.
- Land developed for housing by or on behalf of the Department of Health and Human Services, as defined in Ministerial Direction on the Preparation and Content of Development Contributions Plans of 11 October 2016.
- Land which is, or has been, developed in accordance with an existing authorisation (including an Incorporated Document incorporated into this Scheme) issued or approved before Amendment GC224 commences if that authorisation requires the payment of development contributions or the provision of community or physical infrastructure (other than laneways and roads or other works necessary as a result of the grant of the relevant approval). If the land is developed in accordance with a new authorisation issued or approved after Amendment GC224 starts, then this exemption does not apply. Where this exemption applies, payment of development contributions or provision of infrastructure is still required in accordance with the relevant authorisation.

Note: This schedule sets out a summary of the costs and contributions prescribed in the development contributions plan. Refer to the incorporated development contributions plan for full details.

H:4 Incorporated Plan Overlay Schedule 2

Committee comment

Recommended changes are shown on the final version of Amendment documents provided to the Standing Advisory Committee.

SCHEDULE 2 TO CLAUSE 43.03 INCORPORATED PLAN OVERLAY

Shown on the planning scheme map as **IPO2**.

FISHERMANS BEND URBAN RENEWAL AREA INCORPORATED PLAN AREAS

1.0 Requirement before a permit is granted

~~For land in the areas shown as A or C in Map 1, a~~ permit may be granted for use or to subdivide land or to construct a building or to construct or carry out works before an incorporated plan has been incorporated into this scheme.

~~For land in the area shown as B in Map 1, a permit must not be granted to use or subdivide land, construct a building or construct or carry out works before an incorporated plan has been incorporated into this scheme except for the following:~~

- ~~• An existing use provided the site coverage is not increased.~~
- ~~• A sign.~~
- ~~• Consolidation of land or a boundary realignment.~~
- ~~• Subdivision of buildings and works approved by a permit granted before the approval date of Amendment GC224.~~
- ~~• Subdivision of an existing building used for non-residential purposes provided each lot contains part of the building and each lot is not intended for a residential purpose.~~

2.0 Permits not generally in accordance with incorporated plan

None specified.

3.0 Conditions and requirements for permits

None specified.

4.0 Decision guidelines

None specified.

5.0 Preparation of the incorporated plan

An incorporated plan may be prepared for each area shown in Map 1, and may be prepared and implemented in stages.

An incorporated plan must be generally in accordance with the *Fishermans Bend Urban Renewal Area Development Contributions Plan (DATE)* and any approved Precinct Implementation Plan, except as able to be expressly varied by the below provisions.

An incorporated plan must show the distribution of the dwelling density across the plan area.

An incorporated plan (or stage of an incorporated plan) must not result in a dwelling density greater than the dwelling density requirements in Table 1 of the Schedule 1 to the Capital City Zone across the incorporated plan area or stage, not including additional residential density arising from social housing uplift ~~Social Housing uplift~~ or open space uplift ~~Open Space uplift~~, as outlined in Schedule 1 to the Capital City Zone.

An incorporated plan may not re-distribute any open space uplift or social housing uplift dwellings.

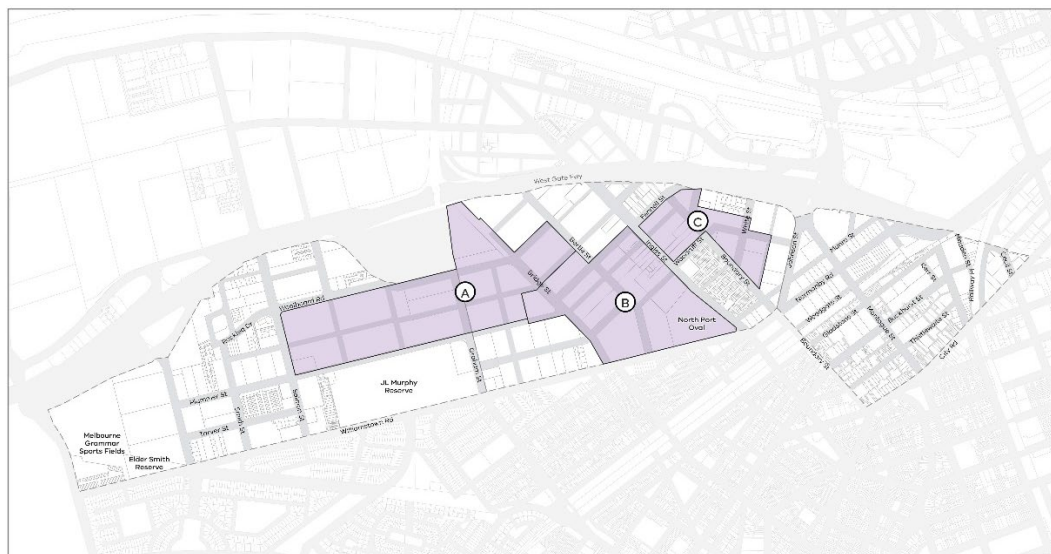
An incorporated plan must not result in a net loss of open space or increased overshadowing of public open space.

An incorporated plan must include a report including maps and plans describing:

- The ~~T~~he area affected by the incorporated plan.
- The ~~T~~he urban context including existing and approved built form, land uses, infrastructure, vegetation, features and landmarks within the areas of the incorporated plan area plus an additional 200 metre radius from the edges of the incorporated plan area.
- If ~~I~~f the dwelling density is re-distributed across any part of the incorporated plan area:
 - A ~~A~~ plan showing the distribution of dwelling density (including that no social housing uplift or open space uplift dwellings will be redistributed).
 - C ~~C~~alculations demonstrating no net increase in dwelling density across the plan area.
 - The ~~T~~he reasons for the re-distribution.
 - A ~~A~~n assessment of the impacts of the re-distribution.
- The ~~T~~he built form controls that apply to land within the nominated incorporated plan area, as shown in Schedule 30, 32 and/or 33 to the Design and Development Overlay as relevant and any proposed variations to discretionary controls.
- M ~~M~~aps showing any variations to the maps in Schedule 1 to the Capital City Zone.
- M ~~M~~aps showing any variations to the maps in Schedules 30, 32 and/or 33 to the Design and Development Overlay.
- The ~~T~~he location of all current and future infrastructure within the nominated incorporated plan area, as shown in Schedule 1 to the Capital City Zone and Schedule 30, 32 and/or 33 to the Design and Development Overlay as relevant, the Fishermans Bend Development Contributions Plan, and any variations proposed to be made by the incorporated plan.
- How the views of the following have been sought and responded to:
 - Port Phillip City Council
 - The Secretary Department of Transport & Planning
 - The owners and occupiers of the land in the incorporated plan area.
- H ~~H~~ow any proposed variations to requirements in Schedule 1 to the Capital City Zone or to the discretionary controls in Schedule 30, 32 and/or 33 to the Design and Development Overlay as relevant:
 - R ~~R~~espond to the Fishermans Bend Framework (Department of Environment, Land, Water and Planning, September 2018).
 - A ~~A~~ccommodate proposals for social housing uplift ~~Social Housing uplift~~ and/or open space uplift ~~Open Space uplift dwellings~~ (if applicable).
 - A ~~A~~ddress the purposes and decision guidelines of the Capital City Zone and Schedule 1 to the Capital City Zone.

- **A**ddress the objectives, built form typologies and preferred precinct character, built form outcomes and decision guidelines of schedule 30, 32 and/or 33 to the Design and Development Overlay as relevant.
- **D**eliver intended infrastructure outcomes in a manner that is integrated with existing infrastructure and development, including opportunities to:
 - **I**ncorporate community infrastructure into development.
- **M**inimise and combine car parking areas in the private realm to maximise opportunities for active and public transport mode share and make the future conversion of this floorspace into habitable land uses easier to achieve.
- **A**ddress policy in Clause 11.03 as it relates to:
 - employment floor area;
 - land use
 - sustainable transport
 - new streets, laneways, and pedestrian connections
 - landscaping
 - community spaces
 - achieving a climate adept, water sensitive, low carbon, low waste community
 - design excellence
 - affordable housing and social housing
 - community and diversity.

MAP 1 Fishermans Bend Urban Renewal Area Incorporated Plan Areas



LEGEND

Precinct boundaries

City of Port Phillip Incorporated Plan Overlay

0 0.25 0.5 km

Committee comment

Map 1 Fishermans Bend Urban Renewal Area Incorporated Plan Areas

Update as follows:

- ensure final map reflects the urban structure as shown in the current Schedule 1 to Clause 37.01 where relevant to reflect Committee recommendations as set out in Report Volume 1.

Appendix I Committee recommended Development Contributions Plan

Summary

Infrastructure Funding in Fishermans Bend Urban Renewal Area

The Fishermans Bend Framework (the Framework) was endorsed by Government in 2018 and sets out how the vision for Fishermans Bend to accommodate 80,000 residents and 80,000 workers is planned to be achieved by 2050.

It outlines the key infrastructure required to support the urban renewal of the precinct, and the need for a detailed infrastructure plan and funding strategy. As Australia's largest urban renewal precinct, the scale and extent of transformational change is unprecedented.

Government endorsed strategic approach for infrastructure

Government has endorsed a strategic approach to infrastructure funding for Fishermans Bend, which includes a mix of funding sources including this DCP and supporting open space uplift mechanism, which will both be administered by the State.

This DCP funds some of the broad range of infrastructure required to unlock the development of the precinct.

Further detail as to how this strategic approach has been translated into the development of this DCP is provided in sections

- 2.2.2 Classification of Infrastructure
- 2.5.1 Infrastructure Items included in the DCP
- 2.5.2 Items not included in the DCP
- 3.1.1 Transport
- 3.1.2 Open Space
- 3.1.3 Community hubs
- 3.1.4 Drainage and flood mitigation

Development Contributions Plan (DCP)

This DCP provides detailed costings and indicative delivery timing of over ~~120~~ essential infrastructure projects across the precinct. The total value of these projects (including land and construction) is estimated at approximately ~~\$2.45 billion~~¹.

Committee comment

Note: update total number of projects and total value of projects in accordance with revised scope of projects, as recommended in Report Volume 1.

The DCP charge rate has been set at a level that ensures that development makes a reasonable contribution towards the cost of delivering essential infrastructure in Fishermans Bend, whilst also balancing development feasibility considerations. Land in Fishermans Bend is predominantly in private ownership. Successful delivery of the vision for Fishermans Bend will therefore depend on

¹ [NOTE: Total project value to be updated at DCP finalisation]

private development and investment occurring, as well as investment in public assets by both State and local government.

The DCP forecasts revenue from development contributions of approximately \$1.7 billion² to 2055, with potential for additional revenue from [open space uplift](#) ~~Open Space uplift~~ and [social housing uplift](#) ~~Social Housing uplift~~ dwellings. DCP charges include:

- a single consolidated development infrastructure levy (DIL) that includes charges for transport infrastructure, some community and recreation infrastructure, as well as public open space and essential major drainage and flood mitigation projects, and
- a separate community infrastructure levy (CIL).

Committee comment

Note: do not make reference to a separate community infrastructure levy if a Ministerial exemption is granted.

The balance of costs will be met by other Government sources over the life of the project.

The DCP timeframe has been extended from the original 2050 target date to 2055 due to the unforeseen impacts of the COVID-19 pandemic on economic activity.

The DCP is administered by the State, which will be responsible for collections and lead delivery and coordination, in partnership with other State and local government agencies and the development sector. (Refer to Part Five Administration for further detail).

Complementary funding mechanism for public open space

The Framework recognises the importance of collaborative partnerships between all levels of government, landowners, and the not-for-profit sector in delivering the Fishermans Bend Vision. To complement the DCP an '[open space uplift](#) ~~Open Space uplift~~' (OSU) planning mechanism creates a development incentive to help fund land, ~~and~~ remediation ~~{and embellishment}~~ for parks.

The OSU enables a voluntary 'density bonus' on identified candidate sites, where a developer agrees to provide land designated in the relevant Capital City Zone schedule for a specified public open space project.

All sites in the precinct also remain candidates for the existing Social Housing Uplift (SHU) option that was approved in 2018.

The Schedules to the Capital City zone in the Melbourne and Port Phillip Planning Schemes include the planning controls regulating the OSU and SHU.

BOX TEXT - Providing planning certainty

Together the DCP and OSU provide for combined use of standard and innovative methods for infrastructure funding.

The DCP and OSU replace the 'interim' development contribution arrangements in place in Fishermans Bend since 2014. This is a much needed and important step in providing planning certainty and investment confidence to community and industry about the delivery of essential infrastructure in the Fishermans Bend Urban Renewal Area.

² [NOTE: As above]

Part One: Summary of Charges

The DCP applies:

- a development infrastructure levy to residential and non-residential development located in the Fishermans Bend Urban Renewal Area (FBURA), which comprises the Montague, Lorimer, Sandridge and Wirraway precincts as shown in the Framework.
- a community infrastructure levy to residential development located in the FBURA.

Committee comment
Note: do not make reference to a community infrastructure levy if a Ministerial exemption is granted.

The DCP funds only part of the necessary infrastructure for Fishermans Bend.

Table 1 provides an overview of the costs and charges for transport, open space and recreation, drainage and community infrastructure projects included in this Development Contributions Plan (DCP).

The total revenue figure shown in Table 1:

- takes into account reduced contributions from development approved to date under interim contributions provisions
- excludes further revenue which may be received as a result of social housing uplift and open space uplift dwellings.

Table 6: Summary of Charges

[Committee note: no table appears in the final version of the FBDCP]

Committee comment
Table 1: Summary of charges

- update Table 1 to reflect the Committee’s recommendations as to projects to be included and excluded from the FBDCP, as set out in Report Volume 1
- update costs in columns two and four to reflect revised projects included in the FBDCP and any updated cost information received prior to finalising the Amendment
- update figures for “TOTAL COST OF PROJECTS APPORTIONED TO DCP” in Table 1 to apportion amounts based on projected share of usage by the Fishermans Bend Urban Renewal Area community
- update to 2024 or 2025 dollar values, as appropriate
- make all necessary consequential changes to amounts (e.g. sub-totals and totals).

Note: If a Ministerial exemption is granted from the requirement to use a community infrastructure levy, the table will need to be adjusted accordingly.

Figure 1: Overall DCP Project Plan

[Committee note: no figure appears in the final version of the FBDCP]

Committee comment
Figure 1: Overall DCP Project Plan
Amend Figure 1 to reflect the Committee’s recommendations as set out in Report Volume 1.

Part Two: Introduction

2.1. The DCP

The DCP:

- is strategically justified by the Framework, as integrated into the Melbourne and Port Phillip Planning Schemes
- outlines the DCP funded projects required to ensure that future residents, workers, and visitors in FBURA can be provided with timely access to essential infrastructure and services necessary to support a quality lifestyle
- requires development to make a financial contribution toward the cost of identified infrastructure projects that have nexus to development
- [ensures the cost of providing new infrastructure and services is shared equitably between various development proponents and the wider community over the life of the Framework](#)
- provides the details of the calculation of financial contributions that must be made by future developments towards the nominated projects
- provides developers, investors, and the local community with certainty about the implementation and administration of development contributions in Fishermans Bend towards included projects
- streamlines three funding sources, by incorporating into the development infrastructure levy charges for open space (replacing Clause 53.01 open space contributions) and major drainage and flood mitigation infrastructure (ordinarily charged separately by Melbourne Water).

This document comprises the following parts:

Parts 1 and 2

Describe the strategic basis of the DCP and summarises its key components

Part 3

Identifies and describes the infrastructure included in the DCP

Part 4

Explains how the development contribution levies have been calculated

Part 5

Explains the approach to the implementation and administration of the DCP

Part 6 - Appendices

Provides the detailed land budgets and project costing information

2.2. Strategic Basis

2.2.1. The Framework

This DCP has been prepared in accordance with, and to implement, key aspects of the Framework which was approved by Government in October 2018. The Framework, together with the planning controls introduced as part of Amendment GC81 to the Melbourne and Port Phillip Planning Schemes sets out how land use and development is regulated in Fishermans Bend.

The Framework defines, but does not include costs for, the necessary infrastructure to service the future community including:

- the future transport network (potential and proposed new public transport routes, new streets and new bridges)
- open space projects (sporting reserves, local parks, and linear reserves)
- community hub investigation areas (art and cultural, sport and recreation, education and community health and wellbeing).

The Framework does not identify specific public realm drainage infrastructure beyond a future water recycling plant and requirements for third pipe plumbing and rainwater tanks as part of development.

The Framework does however contain ‘Sustainability Goal 5 - A Water Sensitive City’ containing targets, objectives, and strategies. One of these strategies commits to the preparation of a ‘strategy to holistically mitigate the impacts of storms and sea level rise’. The Fishermans Bend Water Sensitive City Strategy, May 2022, was prepared in relation to this objective and is underpinned by detailed technical investigations informing the local distributed storages and major drainage infrastructure.

2.2.2. Classification of infrastructure

Fishermans Bend is unprecedented in terms of scale and the extent of transformational change that will occur.

The successful delivery of Fishermans Bend will require delivery of a significant amount of infrastructure over decades. The infrastructure will be funded by a range of sources, including the DCP, State government, local government and developers.

This DCP funds only part of the necessary infrastructure for Fishermans Bend

In relation to funding of infrastructure, there are four categories of infrastructure:

- ‘Catalytic infrastructure’, which will have a transformational effect on the urban renewal of the area. These are large scale infrastructure projects that are ordinarily the responsibility of the State, including the construction of public transport infrastructure, new and upgraded bridges over the Westgate Freeway (except where included in the DCP, e.g. the upgrade of the Salmon Street bridge, which is included as a DCP project with 50% apportionment to the FBURA), upgrades to arterial roads, education and community hubs (schools and kindergartens on schools), and health services. This infrastructure will be funded and delivered by State Government, subject to strategic and budget priorities of the relevant State government departments, and is not funded by this DCP.
- ‘DCP and OSU funded infrastructure’, which is essential infrastructure that is required to establish the future urban structure and warranting cost sharing arrangements and has been prioritised for inclusion in the DCP (or as eligible for the OSU). This includes precinct and neighbourhood open spaces, streets that make up the key movement network, select key community hubs prioritised for DCP funding, and major drainage and flood mitigation infrastructure. This infrastructure will be largely funded by development contributions made under this DCP (or secured via the OSU).
- ‘Developer works’, which are local infrastructure works normal to the development of sites, including some open spaces and the network of streets and laneways required to

service development. These works are required as conditions of approvals and will be delivered by development over time. Developer works include:

- Delivery of new local streets, laneways and replacement works on existing streets and laneways to council standards, and intersections connecting the development to the existing and planned road network, except where specified as DCP projects. This includes components such as landscaping and water quality/storage assets, kerb outstands and footpaths, new and replacement bus stops, intersection and traffic calming works, and plan checking and supervision fees until asset handover.
- Open space provision (where not funded by the DCP or OSU). Prior to the handover of open space land, existing buildings must be demolished, and basic contamination remediation, levelling, seeding, water tapping, and landscaping must be undertaken unless otherwise agreed by the relevant authorities.
- Stormwater drainage and water quality works, except where specified as DCP projects
- All water, sewerage, underground power, gas, and telecommunications required to service development.
- ‘Other infrastructure’, which includes a range of infrastructure that is essential for the future community of Fishermans Bend. This category includes:
 - essential infrastructure that has not been included in the DCP (that is, it is not ‘DCP or OSU funded infrastructure’) because its inclusion in the DCP would make the DCP too expensive; and
 - infrastructure that is typically provided by local government over time in line with strategic and budget priorities.

Other infrastructure will be funded by a range of sources, including Commonwealth, State and local government.

As a general principle, works on existing council assets will remain the responsibility of councils to be managed by the relevant council over time in line with their strategic and budget priorities. This includes upgrades and embellishment of some open spaces, maintenance and upgrades to some of the existing network of local streets and laneways, and delivery of some community facilities and services that are normally provided by local government.

Refer to Section 2.5 Guiding Principles for further detail on the approach to project prioritisation for DCP funding, and lists of items not funded by this DCP.

2.2.3. Background technical work³

Individual infrastructure projects have been identified based on the Framework and various background studies prepared prior to and following its approval. This includes:

- Transport: Improving connectivity in Fishermans Bend (Jacobs, 2017), Integrated Transport Plan (Transport for Victoria DEDJTR, 2017) and Movement and Place Assessment (WSP, 2021)
- Utilities: Baseline Utility Assessment (GHD, 2016)
- Community Infrastructure: Community Infrastructure Plan (DELWP, 2017)
- Contamination: Preliminary Contamination Study (Golder, 2016)
- Contamination Cost Information (Golder, 2018)

³ [NOTE: List of background technical work to be updated at DCP finalisation. Refer to Document 093. Proponent – Letter to PSAC 8 April 2024 – Background Documents.]

- Open Space: Public Space Strategy (Ethos Urban, 2017)
- Drainage and flood mitigation: Fishermans Bend Water Sensitive Drainage and Flood Strategy, prepared for Melbourne Water (GHD, 2019), Baseline Drainage Plan (GHD, 2017) and Water Sensitive City Technical Report (GHD, 2019), Fishermans Bend Water Sensitive City Strategy, May 2022.
- Cost estimates: Engineering costs (GHD 2019 and Jacobs 2023), quantity surveying (Plan Cost, 2019, WT Partnership, 2021 and Slatterly, 2023) and land valuations (EY, 2023).

Committee comment

Include cost apportionment work undertaken in accordance with the Committee's recommendations in Report Volume 1.

Figure 2: Fishermans Bend Framework

[Committee note: no figure appears in the final version of the FBDCP]

Committee comment

Amend Figure 2 to reflect the Committee's recommendations as set out in Report Volume 1

2.3. The area to which the DCP applies

The DCP covers a total area of 243.96⁴ hectares across the four FBURA precincts (Montague, Lorimer, Sandridge and Wirraway), as shown in Figure 3.

2.4. Method of preparing the DCP and compliance with statutory requirements

The DCP has been prepared in accordance with Part 3B of the Planning and Environment Act 1987 (the Act).

The DCP addresses the requirements of the Act by:

- specifying the area to which the DCP applies
- setting out the works, services, and facilities to be funded through the plan, including the staging of the provision of those works, services or facilities
- relating the need for the works, services, and facilities to the proposed development of the land within the DCP area
- specifying the estimated costs of each of the works, services, facilities, and land
- specifying the proportion of the total estimated cost of the works, services and facilities which are to be funded by a development infrastructure levy and a community infrastructure levy
- specifying the land in the area and the types of development in respect of which a levy is payable and the method for determining the amount of levy payable in respect of any development land
- providing for the procedures for collection of a development infrastructure levy and community infrastructure levy in respect of any development for which a permit under the Act is not required.

⁴ [NOTE: Precinct area to be updated in future version based on updated Figure 3 boundary to accord with DCPO map boundary. Refer to Document 074a. Attachment 1 - Differences between the extent of DCP between draft FBURA DCP and Planning Scheme Maps (Direction 6(d)).pdf]

Committee comment

Include cost apportionment work undertaken in accordance with the Committee's recommendations in Report Volume 1.

Note: do not make the reference to the community infrastructure levy if a Ministerial exemption is granted.

Figure 3: Land to which the DCP applies

[Committee note: no figure appears in the final version of the FBDCP]

Committee comment

Amend Figure 3 to reflect the Committee's recommendations as set out in Report Volume 1

2.5. Guiding Principles**2.5.1. Infrastructure Items included in the DCP**

The infrastructure projects included in the DCP have been determined based on the Framework and all its supporting documents and giving regard to all relevant Ministerial Directions and guidance material. All infrastructure projects have been assessed to ensure they are consistent with the principles of the DCP system (need, nexus, apportionment, accountability, and transparency).

This DCP requires development to make a contribution towards the cost of funding essential infrastructure while also considering development feasibility.

The DCP projects meet the following criteria:

- They are essential to the delivery of the urban structure outlined in the Framework.
- Their major contribution to the safety of the public.
- They have demonstrated capacity to leverage and enable development activity.

The DCP projects were prioritised having regard to a range of considerations including:

- The reasonable distribution of projects across the affected area.
- The scale of the project.
- Funding capacity considerations.

The infrastructure projects that have been included in the DCP all have the following characteristics:

- They reflect the vision and strategic aspirations as expressed in the Framework.
- They are essential to the health, safety, and wellbeing of the community.
- They will be used by a broad cross-section of the community.
- They are not recurrent items.

As charges on development need to be set at a level that considers development feasibility, not all infrastructure identified in the Framework can be included for funding by development and other funding sources will be required over time.

The four FBURA precincts are considered a single catchment area, as the projects required to be delivered are required to support development across all four precincts. The cost of the DCP

projects has been attributed to the total development projections and, apart from CIL being levied only on residential development, a single (capped) charge per demand unit has been calculated for the entire area.

Committee comment

Note: do not make reference to the community infrastructure levy if a Ministerial exemption is granted.

2.5.2. Items not included in the DCP

The DCP does not provide funding for:

- Catalytic infrastructure, Developer works and Other infrastructure as described in section 2.2.2.
- Projects to be delivered beyond the DCP timeframe of 2055.

Part Three Infrastructure project justification

This section provides a general description of the infrastructure projects that have been included in the DCP. The DCP has arranged the infrastructure projects into key categories and each project is assigned a unique sequential number in the tables and plans.

3.1. Project Identification

Figure 4 spatially depicts the following types of infrastructure projects included in the DCP:

Transport

- TR – Street
- PT – Land for Public Transport
- IT – Intersection
- BR – Bridge

Public Open Space

- OS – Open Space

Community Hubs

- AC – Arts and Cultural Hub
- SR – Sport and Recreation Hub

Drainage

- DR – Drainage

Figure 4: Overall Simplified Plan

[Committee note: no figure appears in the final version of the FBDCP]

Committee comment
Amend Figure 4 to reflect the Committee’s recommendations as set out in Report Volume 1

3.1.1. Transport

The transport related infrastructure included in this DCP is illustrated in Figure 5 and is listed and described in Table 2. The transport infrastructure is based on the Framework and establishes the key street movement network for FBURA.

The following types of transport projects are included in the DCP:

- Upgrade of existing/delivery of new key movement streets (including distributed storage in DR01), and intersections that connect these streets.
- Partial upgrade of the Salmon Street Bridge, apportioned 50% to FBURA¹.
- ~~Land for the proposed new tram lines.~~

Many of the street projects include linear open spaces and distributed water storage which will be delivered as part of the streetscape works when the respective street is upgraded/constructed.

The transport projects included in the DCP have been chosen because they have the following attributes:

- They are fundamental to the overall key movement network.
- They have a designated future cycling and/or linear open space function.
- They align with planned major drainage projects and/or include distributed storages.

Transport projects not funded by DCP:

The remainder of transport projects are not included in the DCP and will need to be funded by other sources as outlined below:

- The delivery of any tram or train infrastructure, or capital upgrades to the streets that the proposed tram routes follow (Prohasky Street, Plummer Street, Turner Street and Fennell Street) which will be delivered by the State, subject to government consideration.
- Arterial roads on the boundary of FBURA such as Todd Road, Williamstown Road, City Road, Lorimer Street, Normanby Road and Montague Street which will continue to be managed by the Department of Transport and Planning.
- Bridges over the Westgate Freeway (excluding Salmon [Street and Ingles Street](#)).
- The upgrade of existing local roads in FBURA such as Governor Street, Gladstone Street, Thistlethwaite Street, Ferrars Street, Whiteman Street, Woodgate Street, Brady Street, part of Rocklea Drive, Thackray Road, and part of streets aligning with future bridges.
- Land or construction projects where there is an existing development approval requiring the project to be delivered at no cost to government.

Figure 5: Transport Projects Plan

[Committee note: no figure appears in the final version of the FBDCP]

Committee comment
Amend Figure 5 to reflect the Committee’s recommendations as set out in Report Volume 1

Table 7: Transport Projects

[Committee note: no table appears in the final version of the FBDCP]

Committee comment
Table 8: Transport Projects
Update Table 2 to reflect the Committee’s recommendations in Report Volume 1 including:
<ul style="list-style-type: none">• Include land and construction costs associated with W_TR05 project at 19 Salmon Street, Port Melbourne as per the exhibited FBDCP• Delete W_TR09, M_TR02A, MTR02B, M_TR03• Include the following road infrastructure projects:<ul style="list-style-type: none">- MN_TR01/SN_TR03 (Boundary Street), MN_TR02/SN_TR02 (Munro Street), COPP_M_TR12 (Ferrars Street) and COPP_S_TR06 (Bridge Street north extension)• Include a new intersection project LN_IT01 (at the intersection of Hartley Street and Lorimer Street)• Include an active transport upgrade for the Ingles Street bridge following further scoping and preparation of a cost estimate• Delete all public transport land projects.

3.1.2. Public open space

The public open space projects included in the DCP are illustrated in Figure 6 and described in Table 3.

These public open spaces are informed by the areas outlined in the Framework which include recreation reserves, passive parks, pocket parks, urban plazas, and linear reserves.

Embellishment costs for most linear open space projects that align with streetscape upgrade projects are included in the relevant transport project. Six linear parks are listed as Public Open Space projects in Table 3.

Refer to Appendix 2 for detail on open space inclusions factored into funded open space embellishment projects.

Public open space projects funded by the DCP:

The DCP seeks to direct contributions towards the following components of the planned open space network:

- Land for sites that are not developable to planned densities in the Framework once the future open space is excised.
- Embellishment of new active recreation reserves, and partial upgrades to JL Murphy Reserve.
- Key parks in each precinct having regard to optimising walkable catchments and establishing key urban structural elements.

Where the open space land is a DCP funded project, or where the open space land is planned in existing road reserves or on government land, remediation costs are:

- Included in the corresponding embellishment project, if applicable, or
- Addressed as a separate remediation project if there is no corresponding embellishment project.

Public open space projects not funded by the DCP:

The voluntary OSU development incentive applies to OSU candidate sites where development can occur in line with the Schedule to the Capital City Zones after open space is excised. The OSU proposes to provide the option of trading land for additional dwelling density above the amount that is currently capped in the Melbourne and Port Phillip Planning Schemes. For this reason, the cost of open space land for the OSU candidate sites has been excluded from the DCP. OSU candidate sites and incentives are set out in the Schedules to the Capital City Zone in the Melbourne and Port Phillip Planning Schemes.

The administration of the OSU mechanism, including the process for securing land [and delivering the embellished park](#) if the OSU is not taken up on these sites when the sites are developed¹, is the responsibility of the State government.

Where the DCP does not include embellishment funding for parks, these will need to be upgraded over time by local government.

The OSU development incentive is calculated to include the cost of land remediation (including demolition, asbestos removal and contamination remediation) ~~and embellishment~~. Where land is proposed as an OSU candidate site, no remediation ~~for embellishment~~ costs are included in any corresponding DCP ~~embellishment~~ project.

3.1.3. Community hubs

The community facilities included in the DCP are illustrated on Figure 6 and described in Table 4. The approach to community facilities is informed by the Framework and considers facilities delivered to date and existing government delivery commitments. The Framework sets out an approach to clustered community hubs that combine complementary services. It identifies four hub categories:

- Community and education x 5.
- Health and wellbeing x 2.
- Art and cultural x 4.
- Sport and recreation x 4.

Of these, two community and education hubs have now been delivered (South Melbourne Primary School and Port Melbourne Secondary College), and the new Fishermans Bend Primary School is committed to open in Wirraway in 2026. The Victorian Government commitment to deliver a new Community Hospital in the region addresses the need for the two health and wellbeing hubs. These projects are not included in the DCP.

Committee comment

Note: If a Ministerial exemption is granted to allow community infrastructure to be funded by the development infrastructure levy, insert a paragraph explaining this.

Community projects included in the DCP:

The DCP directs contributions towards the following community hubs, with land projects funded through the DIL and construction elements funded through the CIL:

- **S-AC01b – Sandridge Art and Cultural Building** Land and construction for a consolidated stand-alone Art and Cultural Hub in the Sandridge Core Area (combining the Sandridge and Wirraway art and cultural hubs referred to in the Framework) comprising a library, performing arts spaces, youth services and flexible community spaces.
- **L-AC01 – Lorimer Art and Cultural Building** ~~Construction~~ Land and construction of an Art and Cultural Hub in Lorimer. This hub is expected to be sited within the Lorimer investigation area (subject to agreement) and delivered as part of a mixed-use development that will comprise a library and flexible community spaces.
- **S-SR01a - Sandridge Sport and Recreation Building** ~~(stage 1)~~ Land and construction of ~~Stage 1 of a~~ consolidated Sport and Recreation Hub in Sandridge (combining the Sandridge, Montague and Wirraway hubs referred to in the Framework) comprising four multi-purpose indoor sports courts, change rooms and associated ancillary spaces ~~in the first stage~~.
- **W-OS01a – Prohasky Reserve Sports Pavilion (Wirraway)** Construction of a pavilion at the future Prohasky Street Reserve.

As with other projects included in the DCP for funding, delivery of these projects is the responsibility of the State as the Collecting and Development Agency.

Community projects not included in the DCP:

The following community hub projects are not included in the DCP and are the responsibility of the State:

- Education and Community hubs in Lorimer, Sandridge and Wirraway are the responsibility of the State.
- The Community Hospital is the responsibility of the State.

The following projects and the associated services provision are the responsibility of local government to fund and deliver, however are considered key candidate projects for a partnership approach to funding from other State, local or Federal government sources, for example through special grant programs or bespoke funding arrangements.

- ~~The Lorimer Sport and Recreation Hub~~
- ~~Future stages of the Sandridge Sport and Recreation Hub.~~
- The Montague Art and Cultural Hub.

Figure 6: Community & Open Space Projects Plan

[Committee note: no figure appears in the final version of the FBDCP]

Committee comment

Amend Figure 6 to reflect the Committee's recommendations as set out in Report Volume 1

Table 9: Public Open Space Projects

[Committee note: no table appears in the final version of the FBDCP]

Committee comment

Table 10: Public Open Space Projects

- Delete all embellishment projects for OSU land
- Delete L_OS05
- Delete W_OS07 subject to it being included in the OSU after consulting with the owner and, if required, occupier of 18-22 Salmon Street, Port Melbourne and providing them with an opportunity to comment
- Delete S_OS04, S_OS08,
- Include new project in Sandridge: North Port Oval expansion and redesign - embellishment works identified by Port Phillip City Council
- Make any other changes required to reflect the Committee's recommendations as set out in Report Volume 1

Table 11: Community Hub Projects

[Committee note: no table appears in the final version of the FBDCP]

Committee comment

Table 4: Community Hub Projects

- Include L_AC01a, Lorimer: Lorimer Art and Cultural Building – land (strata title)
- Rename L_AC01 as L_AC01b
- Remove reference to 'stage 1' of the Sandridge Sport and Recreation Building (because the Committee's recommendation is to include stage 2 in the FBDCP project with the result that the facility will not be delivered in stages)

- Make any other changes required to reflect the Committee’s recommendations as set out in Report Volume 1.

3.1.4. Drainage and Flood Mitigation

Significant portions of Fishermans Bend are subject to flooding. The Fishermans Bend Framework plans to ensure reduced impact of storm and flood events, including sea level rise. The Fishermans Bend Water Sensitive City Strategy (May 2022) was prepared to holistically address the current and projected impacts of climate change. It outlines a range of infrastructure interventions to reduce the risk and mitigate the impact of stormwater, riverine and coastal flooding at various spatial scales across the public and private realm.

Drainage projects funded by the DCP:

- **Local distributed storages**

The DCP includes funding towards the construction of local distributed water storage infrastructure that was identified in Water Sensitive Technical Report (GHD, 2019) and reflected in the Water Sensitive City Strategy.

DCP funded distributed storage projects are proposed to be delivered through DCP funded road projects with linear open space and in some open space projects, which include land cost where applicable as well as costs for contamination remediation and embellishment and associated preliminaries and contingencies. In Lorimer, DCP funded distributed storage projects are proposed to be delivered through DCP funded road projects and not in open space projects. The project construction values for the distributed storage project is therefore limited to excavation costs, tree pits for high volume water storage, overland flow channel and drainage connections.

- **Major drainage and flood mitigation projects**

The DCP funds delivery of major drainage and flood mitigation projects, including major pipe upgrades, pump stations, and a levee, replacing any separate charges ordinarily charged on new development by Melbourne Water.

The levee is the main defence against sea level rise and will provide protection against storm surge and riverine flooding. The design of the levee is at a preliminary stage and will be further developed to be integrated into landscaping features and the design of buildings and streets where feasible.

Pump stations will be required to ensure stormwater can be pumped from Fishermans Bend during extreme events. Pumps will be designed to complement their surroundings.

New underground pipe infrastructure will be required for the pump stations.

The location of these projects and project costs have been identified by Melbourne Water.

Table 12: Drainage Projects

[Committee note: no table appears in the final version of the FBDCP]

Committee comment
Amend Table 5 to reflect the Committee’s recommendations as set out in Report Volume 1

Figure 7: Drainage Distributed Storage Projects Plan

[Committee note: no figure appears in the final version of the FBDCP]

<p>Committee comment</p> <p>Figure 7: Drainage Distributed Storage Projects Plan</p> <p>Remove Figure 7</p>

Figure 8: Major Drainage and Flood Mitigation Projects Plan

[Committee note: no figure appears in the final version of the FBDCP]

<p>Committee comment</p> <p>Amend Figure 8 to reflect the Committee’s recommendations as set out in Report Volume 1</p>
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3.2. Project Timing

Table X identifies DCP projects to be delivered in the short, medium, and long term. This timing is indicative only and is subject to change including where:

- infrastructure is to be constructed / provided by development proponents as works or land in kind, as agreed by the Collecting Agency in consultation with the future asset owner
- development patterns dictate an alternative delivery strategy
- network priorities require the delivery of works or land to facilitate broader road network connections
- community needs determine the delivery of works or land for community facilities, sports reserves, and open space.

All items in the DCP will be provided as soon as practicable and as soon as sufficient contributions are available, consistent with Section 5 and acknowledging the Development Agency’s capacity to provide the balance of funds not recovered by the DCP.

Table X: Indicative Delivery Timing

[Committee note: no table appears in the final version of the FBDCP]

<p>Committee comment</p> <p>Table X: Indicative Delivery Timing</p> <p>Update Table X to:</p> <ul style="list-style-type: none">• remove, add and amend projects as required to reflect the Committee’s recommendations as set out in Report Volume 1• assign appropriate timings to any projects added (or amended).
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Part Four: Calculation of contributions

This section explains how the DCP charges are calculated.

4.1. Development Projections and Demand Units

4.1.1. Development Projections and DCP Timeframe

The level of projected residential, and non-residential development is based on the Framework.

The Framework states that Fishermans Bend is to accommodate 80,000 residents and 80,000 (40,000 in FBURA and 40,000 in the Fishermans Bend National Employment and Innovation Cluster) jobs by the year 2050.

This DCP is intended to operate until the year 2055. Development projections indicate that by 2055 there will be 85,489 residents accommodated within 39,136 dwellings, and over 50,000 jobs will be provided within 1,581,844 m² of commercial and 139,610 m² of retail floorspace.

These development projections may be reached earlier as a result of the [social housing uplift](#)~~Social Housing Uplift~~ and [open space uplift](#)~~Open Space Uplift~~.

Table 6 sets out the type of development and indicative yield anticipated by the year 2055 for the DCP area.

4.1.2. Common Demand Unit and Equivalence Ratios

In accordance with the DCP Guidelines 2007, equivalence ratios have been used because:

- each infrastructure category is used by more than one type of land use
- a common demand unit is required to achieve parity between each type of land use.

The common demand unit is one dwelling. Dwelling is as defined in Part 3B of the Act and includes independent living units within a retirement village.

The commercial equivalence ratios are applied to all non-residential development for transport, drainage, and other public realm infrastructure, as indicated in Table 7.

It is important to note that the DCP Guidelines 2007 do not attribute an equivalence ratio to commercial land uses for open space projects. This is considered an anomaly as it is common practice that non-residential land uses contribute towards open space through either Clause 53.01, Section 18 of the Subdivision Act 1988, a DCP or an Infrastructure Contribution Plan.

The DCP has applied the same equivalence ratio to open space and drainage as transport infrastructure. Table 8 sets out the total demand units for each land use by infrastructure category.

Consistent with the approach taken to the calculation of projected floorspace, demand for non-residential uses is calculated based on gross floor area.

Committee comment

Reinstate '4.1.3 Cost Apportionment' as it appears in the exhibited version and include a description of the cost apportionment exercise undertaken in accordance with the Committee's recommendations in Report Volume 1. Include reference to the 50% apportionment of BR01.

4.1.4. Land Budget

A parcel specific land budget has been prepared which identifies the individual land uses for each property including encumbrances, land required for future public purposes (DCP projects) and land available for development. Table 9 sets out the summary land use budget and the parcel specific land use budget is provided in Appendix 1.

Table 13: Development Type and Yield

[Committee note: no table appears in the final version of the FBDCP]

Committee comment

Amend Table 6 to reflect the Committee's recommendations as set out in Report Volume 1

Table 14: Equivalence Ratios

[Committee note: no table appears in the final version of the FBDCP]

Committee comment

Amend Table 7 to reflect the Committee's recommendations as set out in Report Volume 1

Table 15: Total Demand Units

[Committee note: no table appears in the final version of the FBDCP]

Committee comment

Amend Table 8 to reflect the Committee's recommendations as set out in Report Volume 1

Table 16: Summary Land Use Budget

[Committee note: no table appears in the final version of the FBDCP]

Committee comment

Amend Table 9 to reflect the Committee's recommendations as set out in Report Volume 1

4.2. Basis of the Infrastructure Costs

When preparing the DCP, key risk areas associated with the delivery of the DCP projects were identified due to the context of Fishermans Bend.

4.2.1. Calculation of Costs

In preparing cost estimates for the projects included in the DCP, the following areas of uncertainty were identified:

- level of contamination and requirement for remediation
- relocation of existing services
- land valuation
- inclusion of bespoke infrastructure projects
- the timely and coordinated delivery of infrastructure projects which impact on multiple properties and require land that is currently fully or partially occupied by existing buildings to be set aside for public purposes.

For each infrastructure project, a land and construction cost, where relevant, is specified. Construction costs and land costs are expressed in March [2023](#) dollars⁵.

Committee comment

Update costs in accordance with Committee's recommendations in Report Volume 1.

Costs indexed annually on 1 March.

- Road and intersection construction costs have been determined by Slattery (2023).
- Community facility costs have been determined by the Victoria Planning Authority (VPA) Benchmark costing information (July 2020), PlanCost and WT Partnership and escalated to March 2023 dollars by Slattery.
- Open space and recreation costs have been determined by Slattery (2023).
- Local distributed storage construction costs have been determined by GHD on behalf of Melbourne Water. Major drainage and flood mitigation projects have been costed by Melbourne Water.

Contingencies have been applied in the following manner:

- Road and intersection and open space projects: 25%, comprising 15% design contingency and 10% construction contingency
- Bridge project: 50%, comprising 25% inherent risk allowance and 25% contingent risk allowance
- Community and recreation construction projects: 20%, comprising 10% design contingency and 10% contract contingency
- The cost associated with local distributed storages has been calculated as a bulk allowance for excavation and disposal and drainage infrastructure, and includes a minimum contingency of 20%.
- Contingencies for major drainage and flood mitigation projects have been determined by a Monte Carlo analysis. Resulting contingency amounts for each project are set out on individual costing sheets for each of these projects.

Financing costs have not been included in this DCP.

Further detail regarding the calculation of costs is explained on the following pages. Project cost sheets are included in Appendix #.

⁵ [NOTE: Melbourne Water costs are expressed as noted on Melbourne Water costing sheets tabled by DTP and included in this Version 1 submission.]

Contamination

Construction cost estimates include allowances for contamination based on earlier estimates prepared by Golder Associates (2018) and advice from the Environmental Protection Agency. These costs were peer reviewed by WT Partnership (2021) and updated by Slattery (2023).

Service Relocation

Fishermans Bend is an existing urban area that contains a substantial amount of existing services. The upgrade, replacement and/or relocation of existing services can be very expensive. Therefore, it was important to assess the current services and determine which services require upgrade, replacement, or relocation and to quantify these requirements by DCP project.

GHD (2019) assessed the existing services and quantified the works required to deliver the future urban structure of Fishermans Bend. These works were integrated into the Slattery (2023) cost assessments for road and intersection construction projects.

Approach to costing transport infrastructure

Standardising infrastructure requirements in an urban renewal area such as Fishermans Bend is difficult due to its size and varying context. As a result, bespoke infrastructure solutions were adopted in relation to drainage and transport.

FBURA comprises a range of complex road and intersection projects. In the absence of detailed designs for the transport projects, DTP took a consolidated approach to costing the DCP transport projects, categorising projects under 12 road types and 22 intersection types.

DTP engaged GHD to quantify the construction components of each of these projects which were based on high level concept plans. These quantities were then costed by Plan Cost and reviewed by WT Partnership.

Costs were escalated to March 2023 dollars by Slattery, used to inform the project costs in the DCP. The Slattery report includes costs for both a Base Case and Alternative Case, which considered some early pre-precinct planning alternative concepts for parts of the area.

The DCP adopts costs for all projects from the Base Case, with the exception of STR14, STR15 and STR17 which are costed in the Alternative Case.

Jacobs developed a concept plan and estimate of cost for the Salmon Street bridge upgrade.

Land Valuation

EY prepared property specific land valuations for all properties required to set aside land for public purposes under the DCP.

A 'direct comparison approach' of the underlying land value was undertaken in the following manner for each subject property:

'Before' assessment

- The subject property is assessed on the whole parcel of land as it exists today and valued at its unencumbered, highest, and best use.
- Any development potential will consider the maximum yield and/or building height, in accordance with the relevant planning scheme and/or relevant strategic plan.

‘After’ assessment

- The subject property is assessed on the whole parcel of land as it will exist after the land required for public infrastructure funded by the DCP is excised.

The estimates of value is predicated on the following assumptions:

1. Land is assumed to be ripe for development.
2. Demolition costs are reflected within the sales evidence analysed as the majority of the sales evidence analysed which includes properties that have built improvements that are required to be demolished to facilitate redevelopment of the site.
3. Contamination impacts on land value assessed based on the Preliminary Land Contamination Study (Golders, 2012) which classifies site contamination as ‘low’, ‘medium’ or ‘high’. Contamination impacts are broadly similar across the precinct and are also factored into sales evidence.
4. Development potential of the site is in accordance with the Framework and associated planning provisions applicable to each site in the Melbourne or Port Phillip Planning Scheme.
5. All services are available to the site but may require upgrade works.
6. DCP infrastructure detailed in the Fishermans Bend Framework is not yet substantially delivered.
7. Land is unencumbered by leasehold interests and valued on a freehold/vacant possession basis.
8. Strata titled sites are assumed to be consolidated and unencumbered by an Owners Corporation and easements except for those in favour of utilities and service providers that will remain in place following consolidation of the strata titles.
9. ~~We have assumed~~ the underlying allowable height limit and allowable dwelling density for sites earmarked for 100% DCP contribution have been assumed by having consideration to surrounding sites and undertaking an assessment on the likely underlying development potential.

Estimate of land value

The area of land to be secured for each DCP land project on each property is identified in the property specific land budget.

Table 10 sets out the land and construction costs for each project, total value apportioned to the DCP and the demand unit charge for each project.

Table 1 provides a summary of the charge per demand unit for each infrastructure category by land use type.

Capped Charges

To ensure that the development infrastructure charges remain affordable the DTP have capped the residential and non-residential charges in March 2023\$ (subject to annual adjustment). Charges are set out in Table 1: Summary of Charges. Indexation provisions are set out in Section 5.4 and 5.X.

Table 17: Calculation of Contributions

[Committee note: no table appears in the final version of the FBDCP]

Committee comment

Amend Table 10 to reflect the Committee’s recommendations as set out in Report Volume 1

Part Five: Administration

This section sets out how the DCP will be administered and covers the timing of payment, provision of works and land in kind and how funds generated by the DCP will be managed in terms of reporting, indexation, and review periods.

5.1. Collecting Agency

The Minister for Precincts is the Collecting Agency pursuant to section 46K(1) (fa) of the Planning and Environment Act 1987. As the Collecting Agency, the Minister for Precincts is responsible for the administration of the DCP and its enforcement pursuant to section 46QC of the Act.

5.2. Development Agency

The Secretary, Project Development (within the meaning of the Project Development and Construction Management Act 1994) is the Development Agency and is responsible for the provision of all infrastructure projects funded the DCP and the timing of all works. This is currently the Secretary, Department of Transport and Planning.

5.3. Payment of Contributions and Payment Timing

5.3.1. Liability for development contributions

In accordance with the Act and the Ministerial Direction on the Preparation and Content of Development Contributions Plans and Ministerial Reporting Requirements for Development Contributions Plans (2016), the DCP makes a distinction between ‘development’ and ‘community’ infrastructure.

This DCP provides for the charging of a development infrastructure and a community infrastructure levy.

Committee comment

Note: do not make the reference to the community infrastructure levy if a Ministerial exemption is granted.

Each net additional demand unit shall be liable to pay the applicable levies (unless exemptions apply). This includes a new dwelling, new non-residential floorspace or an extension to an existing non-residential building.

Payment of development contributions is to be made in cash, unless otherwise agreed in accordance with section 5.3.3.

NEW 5.3.X Calculation and payment of development contributions

All development which produces net additional demand units is liable to pay development contributions.

The amount payable is determined by the purpose for which the land being developed is proposed to be used:

- For uses falling within the Accommodation group as defined in the Victorian Planning Provisions, the development infrastructure levy and the community infrastructure levy will be levied on a per dwelling basis at the rate specified in Table 1.
- For Accommodation uses which are not comprised of self-contained dwellings, the development infrastructure levy and community infrastructure levy will be calculated at a rate equivalent to one dwelling per 121m² of gross floor space, rounded up to the nearest dwelling.
- For all other uses, the development infrastructure levy will be levied on a per square metre of gross floor area basis at the rate at the rate specified in Table 1.
- For mixed use development including an Accommodation component, the development infrastructure levy will be levied as above as if the Accommodation and non-residential uses were separate. The community infrastructure levy will be payable only in respect of the residential component.

Committee comment

Note: remove references to the 'community infrastructure levy' in the above if a Ministerial exemption is granted.

Contributions are payable on the total development yield. This will include uplift dwellings realised through a SHU or OSU as well as the total gross non-residential floorspace provided.

Contributions are not payable on social housing dwellings provided to realise a SHU.

The yields achieved will be monitored and reported on, and any changes required will be included in the scheduled 5-year review.

5.3.2. Development Infrastructure Levy (DIL)

Planning permit for development of land

A development infrastructure levy, to be calculated as set out in 5.3.X Calculation and payment of development contributions, must be paid to the Collecting Agency in accordance with the provisions of the approved DCP for each demand unit prior to the commencement of any development, unless an alternative time is agreed between the Collecting Agency and a development proponent.

Where the Collecting Agency agrees to payment at an alternative time, and/or staged payments, a Schedule of payments must be included in an implementation agreement pursuant to Section 173 of the Act. The schedule must show the demand units, development type and development contributions payable (DIL and, where applicable, CIL if CIL payment is also proposed to be staged) as well as timing of payment and detail of any works or land provided in kind.

Committee comment

Note: do not include reference to the community infrastructure levy if a Ministerial exemption is granted.

Where no planning permit is required

Where no planning permit is required, a person who proposes to carry out that development of the land must pay the development contributions to the Collecting Agency within a time and in a manner specified by the Collecting Agency; or enter into an agreement with the Collecting Agency to pay the development contributions within a time specified in the agreement.

NEW 5.3.Y – Community Infrastructure Levy (CIL)

The community infrastructure levy is payable on residential development types, to be calculated as set out in 5.3.X Calculation and payment of development contributions.

The community infrastructure levy is not payable on non-residential development types.

The community infrastructure levy must be paid to the Collecting Agency by the applicant before a building permit may be issued, unless an alternative time is agreed between the Collecting Agency and the development proponent.

Before issuing a building permit, the building surveyor must be satisfied that the building permit applicant has:

- paid the community infrastructure levy, or
- entered into an agreement with the Collecting Agency to pay the levy at a later date.

Committee comment

Note: do not include this section in relation to the community infrastructure levy if a Ministerial exemption is granted.

5.3.3. Works or land in lieu of cash contributions

Under Section 46P of the Act, the Collecting Agency may accept the provision of land, works, services or facilities by the applicant in part, or in full, in lieu of the amount of levy payable pursuant to this DCP. However, this will only be possible if the Collecting Agency and Development Agency and the future asset owner agree to this arrangement.

The Collecting Agency should only accept the provision of works or land in kind if:

- the works in kind constitute part or all the delivery of an infrastructure project(s) identified in this DCP
- the Collecting Agency and Development Agency have agreed that the timing of the works in kind is consistent with priorities in this DCP (alternatively a credit for works may be delayed to align with clearly identified and published development priorities)
- the works or land proposed to be provided in kind are defined and agreed in a Section 173 agreement or similar agreement as determined by the Collecting Agency
- the scope and detailed design of the works in kind is to the satisfaction of the Development Agency and future asset owners.

If the Collecting Agency and the Development Agency accept the provision of works or land in kind (subject to the arrangements specified above):

- the credit value of the works provided (unless an alternative approach is agreed with the Collecting Agency) shall equal the final cost of the works identified in the DCP, taking into account the impact of indexation.

- the development infrastructure contribution liability payable by the applicant will be offset by the agreed value of the works in kind~~;~~
- no further financial contributions will be required until the agreed value of any credits is used~~;~~
- the agreement securing the works in kind must include processes for the approval of the design of the works by both the Development Agency and the future asset owner.

5.3.4. Temporary or staged works

Temporary works are not considered as eligible for works in kind credits against this DCP.

It may be appropriate to deliver some DCP projects in a staged manner based on the needs of the development or the functionality of the asset, however any eligibility for these works to be credited as works in kind must be agreed to by the Collecting Agency and the Development Agency.

5.3.5. Works in kind reimbursement

If the Collecting Agency agrees to accept works and/or land in kind and the value of those works and/or land is greater than the development infrastructure levy liability payable by the applicant, the applicant is entitled to be reimbursed the difference between the two amounts.

The details of a reimbursement, including staging and timing of payment, must be negotiated with, and agreed to by, the Collecting Agency and Development Agency.

5.3.6. Development exempt from contributions

Some types of development are exempt from paying infrastructure development levies. Where land is subdivided or developed for an exempt purpose and the land is subsequently used for a purpose other than as one of those exempt uses, the owner of that land must pay to the Collecting Agency infrastructure contributions in accordance with the provisions of this DCP. The levy must be paid within 28 days of the date of the commencement of the construction of any buildings or works for that alternative use.

1. **The following use and development are exempt from development contributions under this DCP:** In addition to the Ministerial Directions, pursuant to Section 16 of the Planning and Environment Act 1987, the Governor in Council directs that planning schemes shall not be binding on the use and development of land carried out by or on behalf of the following Ministers:
 - a. Minister for Education
 - b. Minister for Health
 - c. Minister for Skills and TAFE
2. Land or uses and development [as](#) specified in the schedule to the Development Contributions Plan Overlay.
3. Any other statutory exemption.

5.3.7. Contributions made under existing Planning Permits or Infrastructure Agreements

There are existing development approvals (including incorporated plans) which are subject to interim development contributions arrangements. Typically, the interim contributions are levied subject to two different planning approvals:

1. Interim development contributions via building and works approval.
2. Interim open space contributions via subdivision permit approvals.

The DCP intends for developments approved under this regime to be able to be developed under the interim contributions arrangements unless they lapse, or a new planning approval is required.

As the subdivision permit is typically only sought towards the end of the development process, there is the potential that some development proposals have the first but not the second approval creating the need for carefully crafted transitional provisions in the Schedule to Clause 53.01. The provisions in the Schedule to Clause 53.01 have been drafted to ensure that proponents do not get charged twice for the open space component of the contributions, and conversely, do not benefit from a loophole where they do not pay an open space contribution.

5.4. Construction and Land Value Costs Indexation

Capital infrastructure costs and land costs are in March 2023 dollars⁶.

Committee comment

Update costs in accordance with Committee's recommendations in Report Volume 1.

These will be indexed annually on 1 March of the first year after the gazettal of the DCP into the Melbourne and Port Phillip Planning Schemes with the first indexation to cover the time elapsed the date of the estimates and that point in time. Whilst the construction and land costs are to be indexed annually on 1 March, the indexation is to be applied from 1 July.

Table 11 sets out the indexation method to be applied to the respective infrastructure categories.

Table 18: Indexation and Timing

[Committee note: no table appears in the final version of the FBDCP]

Committee comment

Amend Table 11 to reflect the Committee's recommendations as set out in Report Volume 1

5.5. Capped Development Infrastructure Levy Annual Adjustment

Following the annual indexation of the DCP project construction and land costs to calculate the total adjusted Total Cost of Projects Apportioned to the DCP (as per Section 5.4) the capped residential and non-residential DIL charge rates are to be annually adjusted.

The capped DIL levy rates must be adjusted according to the following method: -

⁶ [NOTE: Costs will be updated at finalisation prior to Gazettal]

- Calculate the indexed/revalued Total Cost of Projects Apportioned to the DCP as per the methodology set out in Section 5.4.
- Determine the percentage difference between the adjusted Total Cost of Projects Apportioned to the DCP for the new year and the Total Cost of Projects Apportioned to the DCP for the previous year.
- Apply the percentage difference to the capped DIL levy for residential and non-residential development to determine the adjusted DIL levy rates.

NEW 5.X. Community Infrastructure Levy Annual Adjustment

The community infrastructure levy will be paid for at a 'per-dwelling' rate or per floorspace area rate for residential uses that where development is not comprised of self contained dwellings.

The Act currently stipulates that the amount that may be contributed under a community infrastructure levy is no more than \$1,346 per dwelling for the 2023-24 financial year. The Governor in Council may from time to time by Order published in the Government Gazette vary the maximum amount that may be imposed as the community infrastructure levy.

If in the future the community infrastructure levy is amended, then the levy applicable to the release of the remaining dwellings will be adjusted in accordance with the revised legislative and regulatory approach as directed by the Minister for Planning.

All projects other than CIL projects are classified as development infrastructure projects.

Committee comment

Note: do not include references to the community infrastructure levy if a Ministerial exemption is granted.

5.6. Timeframe and Review Period

This DCP adopts a long term outlook for development. It considers planned future development in the area. This DCP commences on the date it is gazetted into the Melbourne and Port Phillip Planning Schemes. This DCP is intended to operate until 2055 and will end when development within the DCP area is complete, or when this DCP is removed from the Melbourne and Port Phillip Planning Schemes.

This DCP is expected to be reviewed and updated every five years (or more frequently if required).

Reviews of the DCP will include a review of relevant policy and project requirements and costs as well as associated charges and extent of development activity.

Reviews of the DCP may include:

- achieved versus anticipated development yield (both type and quantum);
- achieved versus anticipated resident and worker population;
- uptake of the OSU;
- additional development yield from the OSU/SHU (as committed to elsewhere in the DCP);
- updated population forecasts;
- updated information about the infrastructure needs of the existing and forecast population;

- g) any developments in relation to the provision of catalytic infrastructure;
- h) any difficulties experienced with the delivery of local infrastructure via developer works;
- i) review of drainage infrastructure, including distributed storage and major drainage infrastructure;
- j) updated confidence in cost estimates and the potential to update contingencies included in cost estimates;
- k) refinement of design and timing for DCP projects;
- l) the implications of approved or proposed precinct infrastructure plans;
- m) the implications of approved incorporated plans;
- n) consideration of input from Collecting Agency, Development Agency and relevant asset owners;
- o) other relevant matters.

This review may result in no changes at all. Alternatively, this may require an amendment to both the Melbourne and Port Phillip Planning Schemes to replace the DCP with an alternative, revised DCP.

5.7. Adjustment to the Scope of Projects

The infrastructure projects in the DCP have been costed to a sufficient level of detail, however all the projects will require a detailed design process prior to construction. As part of detailed design, the Development Agency, or a development proponent with the consent of the Development Agency and future asset owner may amend or modify some aspects of projects, so long as they are still generally in accordance with the Framework and any direction regarding the scope outlined in the DCP.

Where the Development Agency or another agency seeks to change the scope of a DCP infrastructure item to meet changing standards imposed by adopted policy or a public regulatory agency, such changes of standards and the resulting cost changes should normally be made through a change to the DCP at the time of a regular review of the DCP.

Part Six: Appendices

Appendix 1: Detailed parcel specific land budget and plans

Table Y - Detailed parcel specific land budget

[Committee note: no table appears in the final version of the FBDCP]

Figure 12a: Overall Projects Precincts Plan Wirraway

Figure 2b: Overall Projects Precincts Plan Sandridge and Lorimer

Figure 3c: Overall Projects Precincts Plan Montague

Figure 13: Construction Projects Plan

Figure 14: Land Projects Plan

[Committee note: no figures appear in the final version of the FBDCP]

Committee comment

Update table and figures reflect the Committee's recommendations as set out in Report Volume 1

Appendix 2: Open space classifications

Table Z has been prepared to identify cost inclusions factored into DCP construction elements for embellishment projects.

Table Z: Open space classifications

DCP ID	Precinct	Project Title & Description	Categorisation	Provision of infrastructure specific to the open space
L_OS01	Lorimer	Neighbourhood Park – Embellishment excluding demolition, asbestos removal, contamination remediation costs	Neighbourhood	
L_OS02	Lorimer	Turner Street neighbourhood park – embellishment excluding demolition, asbestos removal, contamination remediation costs	Neighbourhood	
L_OS03	Lorimer	Ingles Street precinct open space excluding demolition, asbestos removal, contamination remediation costs	Precinct	<ul style="list-style-type: none"> • Water play • Events and performance space • Integrated bicycle parking structure
L_OS04	Lorimer	Lorimer Street neighbourhood open space – embellishment excluding demolition, asbestos removal, contamination remediation costs	Neighbourhood	
L_OS05	Lorimer	Hartley Street/Lorimer Street neighbourhood open space – land and demolition, asbestos removal, contamination remediation costs	Neighbourhood	
LN_OS01	Lorimer	Graham Street/underpass park - demolition, asbestos removal, contamination remediation (only)	Neighbourhood	
W_OS01	Wirraway	Recreation reserve Prohasky Street playing fields	District	<ul style="list-style-type: none"> • Two football / cricket ovals (identified in PSS) • One rectangular field • Two multi-purpose outdoor courts • Public toilets • Picnic tables and BBQ facilities

DCP ID	Precinct	Project Title & Description	Categorisation	Provision of infrastructure specific to the open space
				<ul style="list-style-type: none"> • Outdoor running loop (see example) • Sports field infrastructure (lighting, fencing, goal posts etc)
W_OS03	Wirraway	Neighbourhood park at Rocklea Drive – land and demolition, asbestos removal, contamination remediation (only)	Neighbourhood	<ul style="list-style-type: none"> • Areas for water detention
W_OS04	Wirraway	Pocket park west of Salmon Street - land and embellishment	Neighbourhood	<ul style="list-style-type: none"> • Custom seating
W_OS05	Wirraway	Precinct open space on corner of Salmon Street and Woolboard Road – land and demolition, asbestos removal, contamination remediation (only)	Precinct	
W_OS06	Wirraway	Urban plaza at the north-eastern corner of Salmon Street and Plummer Street – embellishment excluding demolition, asbestos removal, contamination remediation costs	Neighbourhood	<ul style="list-style-type: none"> • Custom seating • Mix of surface types • Public art
W_OS07	Wirraway	Neighbourhood park on the south-eastern corner of Salmon Street and Plummer Street - embellishment	Neighbourhood	<ul style="list-style-type: none"> • Custom seating • Mix of surface types • Public art
W_OS08	Wirraway	Linear open space between Salmon Street and JL Murphy Reserve - land and embellishment	Linear	<ul style="list-style-type: none"> • Custom seating

DCP ID	Precinct	Project Title & Description	Categorisation	Provision of infrastructure specific to the open space
W_OS09	Wirraway	Partial upgrade of existing JL Murphy Reserve - embellishment	District	<p>Existing:</p> <ul style="list-style-type: none"> • Two football / cricket ovals • One baseball diamond • 3 rectangular fields • Play space • Community garden • Two pavilions • Public toilets • Picnic tables and BBQ facilities <p>New:</p> <ul style="list-style-type: none"> • Active recreation area (e.g. Box Hill) • Fitness stations • Pavilions/small buildings along Plummer Street
W_OS10	Wirraway	Woolboard Road extension neighbourhood park – embellishment excluding demolition, asbestos removal, contamination remediation costs	Neighbourhood	<ul style="list-style-type: none"> • Raised decking • Custom seating (high above potential water) • Surface treatments (e.g. bridging over potential water) • Playground equipment
W_OS11	Wirraway	Plummer Street neighbourhood park – embellishment excluding demolition, asbestos removal, contamination remediation costs	Neighbourhood	<ul style="list-style-type: none"> • Raised decking • Custom seating (high above potential water) • Surface treatments (e.g. bridging over potential water)
S_OS01	Sandridge	Plummer Street/ Bridge Street north corner neighbourhood park - land and embellishment	Neighbourhood	<ul style="list-style-type: none"> • Flexible outdoor furniture for outdoor working areas • Custom lighting • Power and water infrastructure for events
S_OS02	Sandridge	Corner of Bertie Street and Woolboard Road extension neighbourhood open space - embellishment excluding demolition, asbestos removal, contamination remediation costs	Neighbourhood	<ul style="list-style-type: none"> • Water features and water play • Public art • Terraced seating • Large tables (e.g. The Goods Line) • Custom lighting • Power and water infrastructure for events

DCP ID	Precinct	Project Title & Description	Categorisation	Provision of infrastructure specific to the open space
S_OS03	Sandridge	Woolboard Road extension linear open space between Bertie Street and Ingles Street - land	Linear	
S_OS04	Sandridge	Corner of Fennell Street and Bertie Street southern neighbourhood park - land and demolition, asbestos removal, contamination remediation costs	Neighbourhood	
S_OS05	Sandridge	Corner of Fennell Street and Bertie Street northern neighbourhood park - land and embellishment	Neighbourhood	<ul style="list-style-type: none"> • Custom seating • Mix of surface types • Public art
S_OS06	Sandridge	Ingles Street northern linear open space - land	Linear	
S_OS07	Sandridge	Ingles Street linear open space north of Fennell Street - land	Linear	
S_OS08	Sandridge	Corner of Fennell Street and Ingles Street neighbourhood park - land and demolition, asbestos removal, contamination remediation (only)	Neighbourhood	
S_OS09	Sandridge	Recreation reserve – community use – land and embellishment	District	<ul style="list-style-type: none"> • Two multi-purpose outdoor courts • Two rectangular fields (designated in the Fishermans Bend Public Space Strategy) • Perimeter fencing around sports fields • Public toilets • Picnic tables and BBQ facilities
SN-OS01	Sandridge	Gittus Street road closure and park - demolition, asbestos removal, contamination remediation (only)	Neighbourhood	

DCP ID	Precinct	Project Title & Description	Categorisation	Provision of infrastructure specific to the open space
SN-OS02	Sandridge	White Street road closure and park - demolition, asbestos removal, contamination remediation (only)	Neighbourhood	
M_OS01	Montague	Closure of southern end of Johnson Street to create neighbourhood park - embellishment	Neighbourhood	<ul style="list-style-type: none"> • Custom seating
M_OS02	Montague	Montague North Park, corner of Montague Street and Munro Street - embellishment	Neighbourhood	<ul style="list-style-type: none"> • Two outdoor multi-purpose courts (designated in the Fishermans Bend Public Space Strategy) • Two table tennis tables • 8 pieces of outdoor fitness equipment • Public toilets • Picnic tables and BBQ facilities • Custom lighting • Tennis hit up wall • Custom treatment of hard stand (e.g. Box Hill) • Skate park
M_OS03	Montague	Normanby Road/ Woodgate Street neighbourhood park – land and embellishment	Neighbourhood	<ul style="list-style-type: none"> • Custom seating • Mix of surface types • Public art
M_OS04	Montague	Gladstone Street neighbourhood park – land and embellishment	Neighbourhood	<ul style="list-style-type: none"> • Outdoor seating and tables
M_OS05	Montague	Gladstone Street/ Buckhurst Street neighbourhood park – land and embellishment	Neighbourhood	<ul style="list-style-type: none"> • Play space • Community garden beds • Custom seating • Custom lighting • Power and water infrastructure for events
M_OS06	Montague	Thistlewaite Street neighbourhood park – land and embellishment	Neighbourhood	<ul style="list-style-type: none"> • Custom seating
M_OS07	Montague	Thistlewaite Street/ George Street	Neighbourhood	<ul style="list-style-type: none"> • Outdoor seating and tables

DCP ID	Precinct	Project Title & Description	Categorisation	Provision of infrastructure specific to the open space
		neighbourhood park – land and embellishment excluding demolition, asbestos removal, contamination remediation costs		
M_OS08	Montague	Whiteman Street neighbourhood park – embellishment excluding demolition, asbestos removal, contamination remediation costs	Neighbourhood	<ul style="list-style-type: none"> • Custom seating • Mix of surface types • Public art

Appendix J Project costing sheets

Committee comment

Include project costing sheets in the FBDCP as shown in Documents 301 and 303 updated to:

- reflect the Committee's recommendations in Report Volume 1 for projects to be included and excluded from the FBDCP
- reflect any changes in project scope to reflect the Committee's recommendations in Report Volume 1
- correct any errors in project titles and descriptions
- ensure consistent labels are used
- reference source documents
- include a glossary to explain unclear terminology such as 'hard space'
- use high resolution diagrams
- include a note to explain that all projects will be subject to further detailed design
- any other changes to reflect the Committee's recommendations as set out in Report Volume 1.