**SCHEDULE 2 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO2**.

**FISHERMANS BEND DEVELOPMENT PLAN AREAS**

1.0 **Requirement before a permit is granted**

None specified.

2.0 **Conditions and requirements for permits**

None specified.

3.0 **Requirements for development plan**

A development plan must include the following requirements:

- Be generally in accordance with the *Fishermans Bend Vision, September 2016, Fishermans Bend Framework, XX 2018* and any adopted Precinct Plan.

- Include a site master plan which:
  - demonstrates how the proposed development responds to the key elements of the future urban structure set out in policy and integrates with existing or proposed development on adjoining sites.
  - responds to relevant design and development provisions and policy, and derives from, and responds to, the urban context report.
  - Achieves the relevant floor area ratio requirements.
  - shows building envelopes in accordance with the building height and other requirements of Schedule 30 of the Design and Development Overlay.
  - Shows any proposed public benefits, shown in the context of adjoining existing or proposed development on adjoining sites.
  - Includes a 3D digital building envelope model suitable for insertion into the responsible authority’s interactive city model.

- Include a statement which provides details of the public benefit to be provided in exchange for additional floor area or dwelling density.

A development plan may be prepared and implemented in stages. A separate plan should be prepared for each area as shown in Map 1.

For each area, the development plan must address the matters outlined below.

**Normanby Road**

- Provide for creation of a high amenity, landscaped boulevard.
- Investigate the opportunity to safeguard space for a sports and recreation hub.
- Resolve interface with, and opportunities presented by, the new Montague North Park.
- Resolve the interface with, and opportunities presented by, the provision of a high line park over Woodgate Street.
- Investigate opportunities to maintain the fine grain nature of the lot boundaries, while allowing lots to work together to produce better built form outcomes.

**Sandridge central**

- Resolve opportunities for transport interchange.
Investigate the opportunity for a public square/plaza.
Investigate options for access to future metro station to be integrated into development.
Maximise opportunities to create pedestrian flows through the area to allow easy access to the transport interchange.
Maximise opportunities for creating commercial density around protection metro station entrances.
Ensuring a range of activity to ensure appealing pedestrian focused environment to access public transport interchanges.
Avoid blank walls and narrow spaces that foster unsafe environments.

Plummer street realignment
The realignment of Plummer Street to connect with Fennell Street.
Investigate the opportunity for a public square/plaza.

JL Murphy Reserve interface
Maximise opportunities created by new east west connections through the site to JL Murphy Reserve.
Maximise opportunities created by direct interface to JL Murphy Reserve, including the delivery of activated frontages.
Investigate opportunity for site consolidation, resolve common access issues and reconfiguration of body corporate titles including car parking.
Investigate opportunity for outcomes that provide direct community access.
Investigate the opportunity to safeguard space for an education and community hub.

Wirraway transport interchange
Investigate opportunities for the integration of transport infrastructure into the design of developments.
Resolve opportunities for transport interchange.
Investigate the opportunity for a public square/plaza.
Maximise opportunities to create pedestrian flows through the area to allow easy access to the transport interchange.
Maximise opportunities for creating commercial density around areas of transport infrastructure.
Ensuring a range of activity to ensure appealing pedestrian focused environment to access public transport interchanges.
Avoid blank walls and narrow spaces that foster unsafe environments.
Investigate the opportunity to safeguard space for an arts and cultural hub.
Maximise opportunities for the design of development to reflect the intention for Wirraway to be an arts and cultural precinct.
MAP 1 Development Plan Sub-precincts