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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

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None specified.

2.0 Conditions and requirements for permits

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None specified.

3.0 Requirements for development plan

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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

