

SCHEDULE 2 TO CLAUSE 37.02 COMPREHENSIVE DEVELOPMENT ZONE

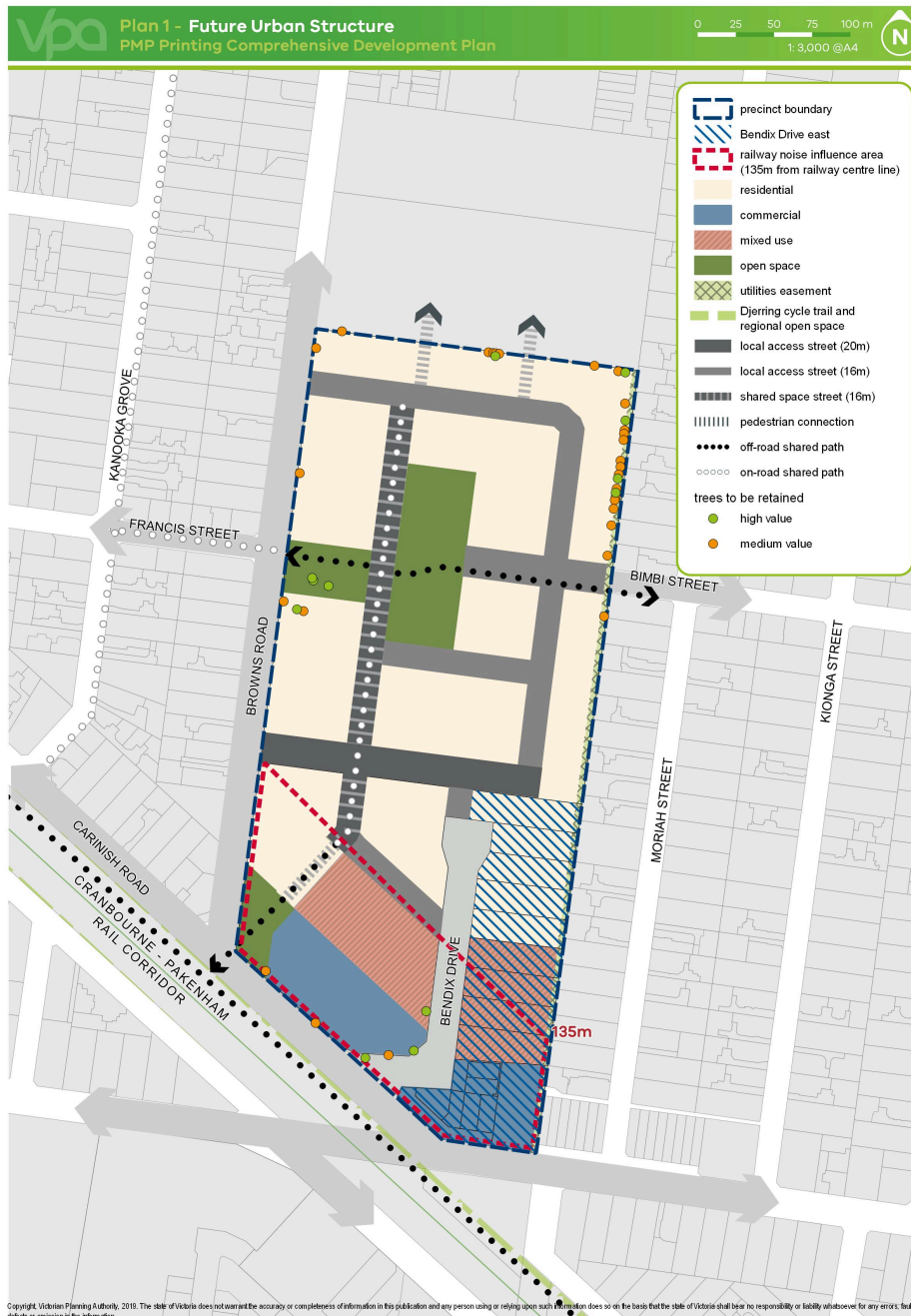
Shown on the planning scheme map as **CDZ2** .

PMP PRINTING PRECINCT COMPREHENSIVE DEVELOPMENT PLAN

Land

This schedule applies to the land known as the PMP Printing Precinct, located at 209-211 Carinish Road and 31-49 Browns Road, and land east of Bendix Drive, Clayton as defined by the *PMP Printing Precinct Comprehensive Development Plan, June 2021* as shown on Plan 1 below.

Plan 1 to Schedule 2 to Clause 37.02



Note: This plan is a reproduction of Plan 1 Future Urban Structure in the incorporated PMP Printing Precinct Comprehensive Development Plan, June 2021.

Purpose

To facilitate a transition in land use from industrial to a mix of uses including residential, retail and office.

To ensure new development does not unreasonably impact on the amenity of the established surrounding area.

To encourage high quality urban design and architecture that is environmentally sustainable, responsive to its environs, improves local accessibility and permeability through the precinct.

To create a vibrant, safe, diverse and attractive public environment.

To ensure that new sensitive uses do not unreasonably impact on the ongoing operations of existing industrial uses.

1.0
Historic
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Table of uses

Section 1 - Permit not required

Use	Condition
Accommodation (other than Corrective institution and Residential hotel)	Must be located in a residential area as shown on Plan 1 to Schedule 2 to Clause 37.02.
Domestic animal husbandry (other than Domestic animal boarding)	Must be no more than 2 animals.
Art and craft centre	Must not be located in a residential area as shown on Plan 1 to Schedule 2 to Clause 37.02.
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.
Child care centre	Must not be located in a residential area as shown on Plan 1 to Schedule 2 to Clause 37.02.
Education centre Exhibition centre	Must not be located in a residential area as shown on Plan 1 to Schedule 2 to Clause 37.02.
Home based business	
Informal outdoor recreation Minor utility installation	
Medical centre	The gross floor area must not exceed 250 square metres if located in a residential area as shown on Plan 1 to Schedule 2 to Clause 37.02.
Office (other than Medical centre)	Must not be located in a residential area as shown on Plan 1 to Schedule 2 to Clause 37.02.
Place of worship	Must not be located in a residential area as shown on Plan 1 to Schedule 2 to Clause 37.02. The gross floor area of all buildings must not exceed 250 square metres.

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Use	Condition
Research centre	Must not be located in a residential area as shown on Plan 1 to Schedule 2 to Clause 37.02.
Restricted recreation facility	Must not be located in a residential area as shown on Plan 1 to Schedule 2 to Clause 37.02; and The gross floor area of all buildings must not exceed 500 square metres.
Retail premises (other than Adult sex product shop and Trade supplies)	Must be located in the commercial area as shown on Plan 1 to Schedule 2 to Clause 37.02; or Must be located in a mixed use area with a leasable floor area not exceeding 150 square metres.
Veterinary centre	Must not be located in a residential area as shown on Plan 1 to Schedule 2 to Clause 37.02. The gross floor area of all buildings must not exceed 250 square metres.
Warehouse	Must be located in a mixed use area or commercial area as shown on Plan 1 to Schedule 2 to Clause 37.02. Must not be a purpose listed in the table to Clause 52.10.
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

Section 2 - Permit required

Use	Condition
Accommodation (other than Corrective institution and Residential hotel) where the Section 1 condition is not met	
Industry (other than Transfer station)	Must be located in a mixed use area or commercial area as shown on Plan 1 to Schedule 2 to Clause 37.02. Must not be a purpose listed in the table to Clause 53.10.
Trade supplies	Must be located in commercial area as shown on Plan 1 to Schedule 2 to Clause 37.02.
Leisure and recreation (other than Informal outdoor recreation)	Must not be located in a residential area as shown on Plan 1 to Schedule 2 to Clause 37.02.
Place of assembly (other than Exhibition centre and Place of worship)	
Residential hotel	
Retail premises (other than Adult sex product shop, and Trade supplies) - if the section 1 conditions are not met	

Use	Condition
Any other use not in Section 1 or 3	

Section 3 - Prohibited

Use
Adult sex product shop
Corrective institution
Transfer station (other than Automated collection point)
Stone extraction

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Use of land

Requirements

All requirements of the incorporated *PMP Printing Precinct Comprehensive Development Plan, June 2021* must be met.

A use must not detrimentally affect the amenity of the neighbourhood, including through the:

- Transport of materials, goods or commodities to or from the land.
- Appearance of any building, works or materials.
- Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, wastewater, waste products, grit or oil.

Application requirements

The following application requirements apply to an application for a permit to use land in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- The purpose of the use and the types of activities which will be carried out.
- The likely number of employees for commercial uses.
- The likely effects of the use on the local and regional traffic network.
- The likely effects on the neighbourhood, including noise levels, air-borne emissions and emissions to land and water, rubbish removal and storage, the hours of delivery and despatch of goods and materials, hours of operation and light spill, solar access and glare.
- The means of maintaining land not required for immediate use.
- If an industry or warehouse:
 - The type and quantity of goods to be stored, processed or produced.
 - Whether a Works Approval or Waste Discharge Licence is required from the Environment Protection Authority.
 - Whether a notification under the Occupational Health and Safety (Major Hazard Facilities) Regulations 2000 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 2000 is exceeded.
- If an Accommodation use (other than Corrective institution and Residential hotel) is proposed at the ground floor within the mixed-use area and/or ground, first and second floor within the commercial area shown on Plan 1 of the incorporated *PMP Printing Precinct Comprehensive Development Plan, June 2021* :

- An economic report or equivalent, prepared by a suitably qualified person, demonstrating that use of accommodation is appropriate and that the commercial outcomes sought by the incorporated *PMP Printing Precinct Comprehensive Development Plan, June 2021* can be met.

Exemption from notice and review

An application for the use of land is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the *Planning and Environment Act 1987* . if it is generally consistent with the incorporated *PMP Printing Precinct Comprehensive Development Plan, June 2021* .

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 37.02, in addition to those specified in Clause 37.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the proposal is generally consistent with the incorporated *PMP Printing Precinct Comprehensive Development Plan, June 2021* .
- The effect that existing uses on adjoining or nearby land may have on the proposed use.
- The extent that the layout and design of the new use minimises the potential for off-site impacts, including from noise, fumes, odour or vibrations, ensuring that:
 - existing uses are not compromised by a new use, or
 - a new use is designed to address amenity impacts from, and to, existing uses.
- The availability and provision of utility services.
- The effect of traffic to be generated by the use on the capacity of the local and regional traffic network.
- Whether the use is compatible with adjoining and nearby land uses.
- For non-residential uses, the proposed hours of operation, noise and any other likely off-site amenity impacts.
- If an application is for an Accommodation use (other than Corrective institution and Residential hotel), the capacity of the local and regional traffic networks, local utilities and community facilities to support the proposed number of dwellings.
- If an application is for an Accommodation use (other than Corrective institution and Residential hotel) at the ground floor within the mixed-use area and ground, first and second floor within the commercial area shown on Plan 1, whether this is economically justified having regard to the commercial outcomes sought by the incorporated *PMP Printing Precinct Comprehensive Development Plan, June 2021* .

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Subdivision

Permit requirement

A permit for the subdivision of land must be generally consistent with the incorporated *PMP Printing Precinct Comprehensive Development Plan, June 2021* , noting that all requirements must be met.

Provision of affordable housing

A permit must not be granted to subdivide land to facilitate residential development until the owner of the land enters into an agreement with Monash City Council (Council) under section 173 of the *Planning and Environment Act 1987* for the provision of affordable housing (Affordable Housing Contribution). This does not apply to a superlot or staged subdivision.

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For the purposes of the agreement “affordable housing” is to have the same meaning as any definition of that phrase contained within the *Planning and Environment Act 1987*, or any other definition as agreed between the land owner and the Council.

The agreement must include terms which provide for the manner in which the Affordable Housing Contribution is to be made, including when and how the contribution is to be made.

The agreement must provide for the Affordable Housing Contribution that is to be made by the land owner to be determined as follows:

- The delivery of up to ten (10) per cent Affordable Housing by way of one of the following options:
 - Transfer of a land parcel or parcels with the capacity to support the development of 10 per cent of the site’s total dwellings as Affordable Housing dwellings, to be provided to a Registered Housing Agency at nil consideration; or
 - Sale of four per cent of total dwellings as completed dwellings at a 50 per cent discount to the established market value to a Registered Housing Agency for use as Affordable (rental) Housing; or
 - The gifting of two per cent of total dwellings as Affordable Housing, delivered in the form of completed dwellings gifted to a Registered Housing Agency for use as Affordable (rental) Housing; or
 - Any other model that achieves ten per cent of total dwellings as Affordable Housing for a minimum 15-year period, on the condition that these dwellings are managed thorough an appropriately regulated management arrangement and the model is subject to the approval of the Responsible Authority.

The agreement must also provide that where the parties have agreed on an alternative method by which the Affordable Housing Contribution may be provided, and the land owner makes a contribution that is in accordance with that agreed method, then any obligation of the land owner to make the Affordable Housing Contribution has been fully and finally discharged and the agreement ended.

Standard of open space on transfer to municipal council

All public open space which is to be provided to Monash City Council must be finished to a standard that satisfies the requirements of Monash City Council prior to the provision of the public open space, including:

- A preliminary risk screen assessment statement in accordance with the *Environment Protection Act 2017* must be issued stating that an environmental audit is not required for the use as public open space; or
- An environmental audit statement under Pat 8.3 of the *Environment Protection Act 2017* must be issued stating that the land is suitable as public open space.
- Confirmation of suitability for use as public open space without the need for onerous ongoing management of contamination issues;
- Removal of all existing, disused structures, foundations, pipelines and stockpiles;
- Clearing of rubbish, environmental weeds and rocks;
- Levelled, topsoiled and grassed with warm climate grass;
- Provision of water tapping, potable, and where available recycled, water connection points; and
- Sewer, gas and electricity connection points to land, as appropriate.

Public Open Space Equalisation Provision

If the land proposed to be subdivided is required by the *PMP Printing Precinct Comprehensive Development Plan, June 2021* to include an area or areas of Public Open Space that in total area exceeds the percentage specified as the Public Open Space contribution for the land as set out in Clause 53.01 (Additional Land):

- The owner must transfer to Monash City Council (Council), at no cost, all of the land in the proposed subdivision identified in the *PMP Printing Precinct Comprehensive Development Plan, June 2021* as Public Open Space, including any Additional Land; and
- The Council must make an equalisation payment to the owner for the Additional Land, at a time and in a manner agreed to by the parties.

If the land proposed to be subdivided is required by the *PMP Printing Precinct Comprehensive Development Plan, June 2021* to include an area or areas of Public Open Space that in total area is less than the percentage specified as the Public Open Space contribution required for the land to be subdivided in Clause 53.01:

- The owner must transfer to the Council at no cost, all of the land in the proposed subdivision identified in the *PMP Printing Precinct Comprehensive Development Plan, June 2021* as Public Open Space; and
- The owner must make an equalisation payment to Council equal to the difference between the amount of actual land being transferred as Public Open Space (as a percentage of the land to be subdivided) to Council and the percentage identified as the Public Open Space contribution for the land to be subdivided in Clause 53.01, at a time and in a manner agreed to by the parties.

Works provided in association with development

Development must provide and meet the total cost of delivering the following infrastructure, unless provided for in an incorporated development contributions plan:

- Connector streets and local streets;
- Local bus stop infrastructure where locations are agreed in writing by Public Transport Victoria;
- Landscaping, and where reasonably required by the municipal council, fencing of abutting streets and roads;
- Intersection works and appropriate traffic management measures along arterial roads, connector streets and local streets;
- Local shared, pedestrian and bicycle paths along local roads, connector streets, utilities easements, local streets, waterways and within local parks including intersections and barrier crossing points;
- Bicycle parking;
- Appropriately scaled lighting along all roads, major shared and pedestrian paths and traversing the open space network;
- Local drainage system and water quality systems.

Application requirements

The following application requirements apply to an application for a permit to subdivide land under Clause 37.02, in addition to those specified in Clause 37.02 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

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- A written statement that sets out how the subdivision implements the incorporated *PMP Printing Precinct Comprehensive Development Plan, June 2021* .
- A plan showing the location of public reserves or other land proposed to be provided to or vested in a Minister, municipal council or public authority.
- Plans showing the design of streets, paths, parks and any other relevant public facility or infrastructure shown in the Incorporated *PMP Printing Precinct Comprehensive Development Plan, June 2021* , the incorporated development contributions plan, or that is necessary as a result of the development.
- A plan showing the proposed subdivision in the context of Plan 1 of the incorporated *PMP Printing Precinct Comprehensive Development Plan, June 2021* or any other relevant plan in the incorporated *PMP Printing Precinct Comprehensive Development Plan, June 2021* .
- A Public Infrastructure Plan which addresses the following:
 - What land 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 consistent with any relevant traffic report or assessment;
 - The provision, staging and timing of road works internal and external to the land consistent with any relevant traffic report or assessment;
 - 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;
 - The provision of public open space and land for any community facilities; and
 - Any other matter relevant to the provision of public infrastructure required by the responsible authority.

An application for residential subdivision must include a site and context description and design response as required by Clause 56, unless the subdivision is in accordance with an existing permit for buildings and works.

An application to subdivide land for an accommodation use, other than an application to subdivide land into lots each containing an existing dwelling or car parking space, must be accompanied by:

- A land budget table in the same format and methodology as those within the incorporated *PMP Printing Precinct Comprehensive Development Plan, June 2021* applying to the land, setting out the amount of land allocated to the proposed uses and expected population, dwelling and employment yields.

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.

This does not apply to an application that proposes to relocate a street, public open space or trail shown on any plan in the incorporated *PMP Printing Precinct Comprehensive Development Plan, June 2021* , from one lot to another lot in different ownership.

Decision guidelines

The following decision guidelines apply to an application for a permit to subdivide land under Clause 37.02, in addition to those specified in Clause 37.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the subdivision is generally consistent with the incorporated *PMP Printing Precinct Comprehensive Development Plan, June 2021* .

- The appropriateness of the location and function of public reserves, road reserves and other public spaces.
- How any proposed public roads integrate with the surrounding road network.
- The effect of the subdivision on the redevelopment of the site and the area in the long term.
- Whether there are clearly defined responsibilities and legal mechanisms proposed for the maintenance of buildings, landscaping and paved areas.

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Buildings and works

All requirements of the incorporated *PMP Printing Precinct Comprehensive Development Plan, June 2021* must be met.

A permit is required for the removal, destruction or lopping of trees shown on Plan 1 as ‘high’ or ‘medium’ retention value of the incorporated *PMP Printing Precinct Comprehensive Development Plan, June 2021*.

The development of land for the following must meet the requirements of Clause 55. This does not apply to a development of five or more storeys, excluding a basement:

- A dwelling if there is at least one dwelling existing on the lot.
- Two or more dwellings on a lot.
- A dwelling or extension of a dwelling if it is on common property.
- A residential building or extension of a residential building.

The development of one dwelling on a lot less than 300 square metres must meet the requirements of Clause 54.

An apartment development of five or more storeys, excluding a basement, must meet the requirements of Clause 58.

A permit is not required for the following:

- The construction or extension of one dwelling on a lot with an area of 300 square metres or more.
- Construction or carrying out of works normal to a dwelling.
- Construction or extension of an out-building (other than a garage or carport) on a lot provided the gross floor area of the out-building does not exceed 10 square metres and the maximum building height is not more than 3 metres above ground level.

Or the following where located in a commercial area:

- The installation of an automatic teller machine.
- An alteration to an existing building façade provided:
 - The alteration does not include the installation of an external roller shutter.
 - At least 80 per cent of the building facade at ground floor level is maintained as an entry or window with clear glazing.
- An awning that projects over a road if it is authorised by the relevant public land manager.

Provision of affordable housing

A permit must not be granted for residential development until the owner of the land enters into an agreement with Monash City Council (Council) under section 173 of the *Planning and Environment Act 1987* for the provision of affordable housing (Affordable Housing Contribution).

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For the purposes of the agreement “affordable housing” is to have the same meaning as any definition of that phrase contained within the *Planning and Environment Act 1987*, or any other definition as agreed between the land owner and the Council.

The agreement must include terms which provide for the manner in which the Affordable Housing Contribution is to be made, including when and how the contribution is to be made.

The agreement must provide for the Affordable Housing Contribution that is to be made by the land owner to be determined as follows:

- The delivery of up to ten (10) per cent Affordable Housing by way of one of the following options:
 - Transfer of a land parcel or parcels with the capacity to support the development of 10 per cent of the site’s total dwellings as Affordable Housing dwellings, to be provided to a Registered Housing Agency at nil consideration; or
 - Sale of four per cent of total dwellings as completed dwellings at a 50 per cent discount to the established market value to a Registered Housing Agency for use as Affordable (rental) Housing; or
 - The gifting of two per cent of total dwellings as Affordable Housing, delivered in the form of completed dwellings gifted to a Registered Housing Agency for use as Affordable (rental) Housing; or
 - Any other model that achieves ten per cent of total dwellings as Affordable Housing for a minimum 15-year period, on the condition that these dwellings are managed through an appropriately regulated management arrangement and the model is subject to the approval of the Responsible Authority.

The agreement must also provide that where the parties have agreed on an alternative method by which the Affordable Housing Contribution may be provided, and the land owner makes a contribution that is in accordance with that agreed method, then any obligation of the land owner to make the Affordable Housing Contribution has been fully and finally discharged and the agreement ended.

This requirement does not apply if an agreement is registered on the land resulting from a subdivision permit pursuant to Clause 37.02-3 and under this Schedule.

Application requirements

The following application requirements apply to an application for a permit for buildings and works under Clause 37.02, in addition to those specified in Clause 37.02 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A written statement that sets out how the development implements the incorporated *PMP Printing Precinct Comprehensive Development Plan, June 2021*.
- A plan showing the proposed development in the context of Plan 1 of the incorporated *PMP Printing Precinct Comprehensive Development Plan, June 2021* and the relevant precinct plans in the incorporated *PMP Printing Precinct Comprehensive Development Plan, June 2021*.
- A land budget table in the same format and methodology as those within the incorporated *PMP Printing Precinct Comprehensive Development Plan, June 2021* applying to the land, setting out the amount of land allocated to the proposed uses and expected population, dwelling and employment yields;
- A site analysis plan showing:
 - Existing conditions.
 - The boundaries and dimensions of the site.

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- The location and height of all existing buildings and an indication of those to be retained/demolished.
- Relevant ground levels to AHD.
- The location, height and purpose of buildings and works on adjoining land.
- The location of existing services, easements and encumbrances on the land.
- The location of existing driveways, car parking and loading areas, including the allocation of existing parking spaces on the site.
- The location of private open space of adjoining properties.
- A design response plan drawn to scale which shows:
 - Number of car parking spaces proposed to be provided, including visitor car parking.
 - Bicycle parking provision.
 - Details of connections from any internal roads/accessways to existing roads and means of vehicular ingress and egress from the site.
- Elevation drawings to scale showing the colour and materials of all buildings and works.
- Shadow diagrams based on 22 September and shown for existing conditions and the proposed development.
- Schedule of construction materials, external finishes and colours.
- Where appropriate, 3D images that depict the proposed development (taken from pedestrian eye-level) produced in colour and accurately showing the proposed palette of building materials and finishes.
- For applications within the mixed use and commercial areas, 1:20 scale elevation drawings of the primary, ground floor (street) level façade, accompanied by a detailed materials schedule and written statement explaining how the design of the ground floor façade encourages pedestrian activity and informal surveillance of the street from within the building.
- Construction details of all drainage works, driveways, vehicle parking and loading areas.
- Development plans to show the location of trees nominated as ‘high’ or ‘medium’ retention value consistent with Plan 1 of the incorporated *PMP Printing Precinct Comprehensive Development Plan, June 2021* .
- An arboricultural report, which includes:
 - - A tree retention plan identifying how the application responds to the trees identified on Plan 1 and any tree protection requirements and guidelines in the incorporated *PMP Printing Comprehensive Development Plan* .
 - Identifies the Tree Protection Zone (TPZ) of all trees to be retained.
 - A construction impact assessment on the impact of the proposed development on trees to be retained, including specific advice concerning impact mitigation.
 - Justification for the removal of any trees identified on Plan 1 of the incorporated *PMP Printing Precinct Comprehensive Development Plan, June 2021* , including a detailed tree assessment.
 - A landscape plan which includes the description of vegetation to be planted, the surfaces to be constructed, site works specification and method of preparing, draining, watering and maintaining the landscape area.
 - A waste management plan which includes the following, as appropriate:
 - The location of waste storage facilities on site and on collection days, including bulk waste collection bins or approved alternative and recycling bins.

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- The proposed method of waste collection (either private contractor or Monash City Council). If private collection is proposed, it must incorporate recycling services and comply with the relevant EPA noise guideline relating to time of collection.
- A traffic, parking and access report which includes the following:
 - An assessment of the total vehicle movements to and from the entire precinct during peak periods
 - An assessment of the likely traffic impacts associated with the proposed development on the capacity of the local and regional traffic network;
 - Traffic management works which may be necessary to accommodate the predicted traffic generated by the development;
 - An assessment of the proposed car parking provision including suitability of scale, location and capacity to service the anticipated car parking demand.
- A site remediation strategy prepared by a suitably qualified professional that:
 - Demonstrates the proposed staging of development to accommodate any required remediation works; and
 - Where applicable, provides recommendations regarding the suitability of the site for installation of underground water storage tanks.
- A construction management plan which includes an assessment of the impacts of noise and vibration from the proposed development. The plan should demonstrate that existing residents in the vicinity of the development will experience a reasonable level of amenity during the construction phase.
- A Public Infrastructure Plan which addresses the following:
 - What land 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 consistent with any relevant traffic report or assessment;
 - 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;
 - The provision of public open space and land for any community facilities; and
 - Any other matter relevant to the provision of public infrastructure required by the responsible authority.

Neighbourhood and site description and design response

An application for any of the following must be accompanied by a neighbourhood and site description and a design response as described in Clause 54.01 or 55.01, as appropriate:

- Construction or extension of one dwelling on a lot of less than 300 square metres.
- Construction of a dwelling if there is at least one dwelling existing on the lot.
- Construction of two or more dwellings on a lot.
- Extension of a dwelling if there are two or more dwellings on the lot.
- Construction or extension of a dwelling on common property.
- Construction or extension of a residential building.

Amenity assessment - buildings associated with a sensitive use

An application to construct a building associated with a sensitive use (residential use, child care centre, pre-school centre or primary school) in the Commercial Precinct or Mixed Use Precinct shown on Plan 1 of this schedule must be accompanied by an amenity assessment report that includes the following:

- Where the proposed building is located within the “railway noise influence area” shown on Plan 1 of this schedule, an acoustic assessment prepared by a suitably qualified professional. The assessment should provide recommendations on suitable design responses to ensure the sensitive use(s) within the proposed building will experience an appropriate level of acoustic amenity within the proposed building from railway noise.
- An assessment of potential amenity impacts from nearby non-sensitive uses including fumes, odour, light spillage prepared by a suitably qualified professional. The assessment should provide recommendations on suitable design responses to ensure future occupants will experience an appropriate level of amenity within the proposed building.

All to the satisfaction of the responsible authority.

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 37.02, in addition to those specified in Clause 37.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the proposal is generally consistent with the incorporated *PMP Printing Precinct Comprehensive Development Plan, June 2021*.
- The extent that the layout and design of the new development minimises the potential for off-site impacts, including from noise, fumes, odour or vibrations, ensuring that:
 - existing uses are not compromised by a new development, or
 - a new development is designed to address amenity impacts from, and to, existing uses.
- The movement of pedestrians and cyclists, and vehicles providing for supplies, waste removal, emergency services and public transport.
- The effect of traffic to be generated by the development on the capacity of the local and regional traffic network.
- The provision of car parking.
- How the design of ground level building facades contribute to a pedestrian friendly, visually interesting streetscape.
- The streetscape, including the design of verandahs, access from the street front, protecting active frontages to pedestrian areas, the treatment of the fronts and backs of buildings and their appurtenances, illumination of buildings or their immediate spaces and the landscaping of land adjoining a road.
- The location of storage for rubbish and materials for recycling.
- Consideration of the overlooking and overshadowing as a result of building or works affecting adjoining land in a General Residential Zone, Neighbourhood Residential Zone or Residential Growth Zone.
- The availability of and connection to services.
- The design of buildings to provide for solar access.
- The objectives, standards and decision guidelines of Clause 54, Clause 55 and Clause 58

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Signs

Sign requirements are at Clause 52.05. All land located within a residential area is in Category 3. All land located within a commercial area or mixed use area is in Category 1. All other land is in Category 4.