02/06/2011
C167

# SCHEDULE 6 TO THE DOCKLANDS ZONE

Shown on the planning scheme map as **DZ6**.

## BUSINESS PARK PRECINCT

### Purpose

To provide for a range of commercial, residential, recreational, educational, technology and business and leisure uses within a mixed use environment.

To provide for a range of active and people orientated uses at the lower levels of buildings that are complementary of residential uses.

To acknowledge the retention of port related activities west of Bolte Bridge.

## 1.0 Table of uses

21/11/2024
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### Section 1 - Permit not required

| Use | Condition |
|---|---|
| **Any use permitted under the Reference Areas Act 1978, the National Parks Act 1975, the Fisheries Act 1995, the Wildlife Act 1975 or the Forest Act 1958.** | |
| **Apiculture** | Must meet the requirements of the Apiary Code of Practice, May 1997. |
| **Automated collection point** | Must meet the requirements of Clause 52.13-3 and 52.13-5.<br>The gross floor area of all buildings must not exceed 50 square metres. |
| **Bar** | Must only be three within the Business Park Precinct except where located within the Waterfront City area. |
| **Cinema based entertainment facility** | |
| **Dwelling (other than a Caretaker's house)** | Must not be located on land fronting Docklands Drive, east of Waterfront City area. |
| **Education centre** | |
| **Film studio** | Must not have a frontage to the Victoria Dock promenade. |
| **Home occupation**<br>**Hotel**<br>**Informal outdoor recreation** | |
| **Marina** | Must be associated with and abut an approved water based marina and must not impede access to or use of the public promenade, along the waterfront. |
| **Market** | Must be located within Waterfront City. |
| **Mineral exploration** | |
| **Mining** | Must meet the requirements of 52.08-2. |
| **Minor sports and recreation facility (other than Paint ball games facility)** | Must not be located south of Docklands Drive. |
| **Office**<br>**Place of assembly**<br>**Research centre**<br>**Research and development centre** | |

| Use | Condition |
|---|---|
| **Residential hotel**<br>**Restaurant**<br>**Restricted retail premises**<br>**Road** | |
| **Search for stone** | Must not be costeaning or bulk sampling. |
| **Service station** | Must only be one within the Business Park Precinct.<br>Must not be located within 100 metres of Dudley Street. Access to Footscray Road must be via a service road. |
| **Shop (other than Adult sex bookshop, Department store, a Supermarket exceeding 2,500 sqm of GFA.** | Must not be located within Docklands Studios area. |
| **Take away food premises** | |
| **Pleasure Park** | Must not have a frontage to Victoria Dock promenade. Must meet the requirements of the Business Park Precinct Noise Management Regime 1998 and the Melbourne Docklands Lighting Regime for the Business Park Precinct 1999. |
| **Telecommunications facility** | Buildings and works must meet the requirements of Clause 52.19 |
| **Tramway** | |
| **Warehouse (other than Commercial display area, Fuel depot)** | Must not be located on a waterfront property. |

### Section 2 – Permit required

| Use |
|---|
| **Car park** |
| **Caretaker's house** |
| **Industry (other than Automated collection point and Panel beating)** |
| **Any use not in Section 1 or 3.** |

### Section 3 - Prohibited

| Use |
|---|
| **Adult sex bookshop** |
| **Animal husbandry** |
| **Fuel depot** |
| **Panel beating** |

## 2.0 Use of land

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### Exemption from notice and appeal

An application for use 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.

### Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The existing and future use and amenity of the land and the locality.
- The provision of physical infrastructure and community services sufficient to meet the needs of the proposed use.

## 3.0 Subdivision

07/04/2008
C92

A permit is required to subdivide land.

### Exemption from notice and appeal

An application to subdivide 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.

## 4.0 Buildings and works

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### Permit requirement

A permit is not required for the following:

- ~~The construction, or modification, of a waste pipe, flue, vent, duct, exhaust fan, air conditioning plant, lift motor room, skylight, security camera, street heater or similar minor works provided they are to the satisfaction of the responsible authority.~~
- A modification to the shop front window or entranceway of a building ~~to the satisfaction of the responsible authority having regard to the architectural character of the building~~.
- An addition or modification to a verandah, awning, sunblind or canopy of a building ~~to the satisfaction of the responsible authority~~.
- The painting, plastering and external finishing of a building or works to the satisfaction of the responsible authority.
- Changes to glazing of existing windows to not more than 15% reflectivity or to the satisfaction of the Responsible Authority.
- External works to provide disabled access that complies with all legislative requirements to the satisfaction of the responsible authority.

### Exemption from notice and appeal

An application to construct a building or construct or carry out works or demolish or remove a building or 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.

### Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The siting and design quality of all buildings and works and their suitability for the use proposed in the context of the adjacent area.
- Provision of site landscaping in the context of adjacent areas.
- Effect on the visual amenity, landscape and streetscape of the area.
- Impact on the importance, character and appearance of any building, area or place of scientific, aesthetic, architectural, or historical importance.

- Where new buildings incorporate dwellings, the design should respect and anticipate the development potential of adjacent sites, to ensure that the future development of the adjacent sites does not cause a significant loss of amenity to the subject site.
- For residential development, ensure appropriate noise attenuation measures are adopted to limit internal and external noise to appropriate levels.
- The design and treatment of the public realm including the solar access to existing open spaces.
- The wind effects of the proposed development at ground level

## 5.0 Referral of applications

07/04/2008
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An application to use land or to construct a building or carry out works must be referred in accordance with Section 55 of the Act to the referral authority specified in the schedule to Clause 66.04.

## 6.0 Advertising signs

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A permit is required to erect an advertising sign, except for:

- Advertising signs exempted by Clause 52.05-4.
- An under verandah business sign if:
  - It does not exceed 2.5 metres measured horizontally, 0.5 metres vertically and 0.3 metres between the faces of the sign;
  - It is located between 2.7 metres and 3.5 metres above ground level and perpendicular to the building façade;
  - It does not contain any animation or intermittent lighting; and
  - It meets the Docklands Signage Guidelines to the satisfaction of the responsible authority.
- A ground floor business sign cantilevered from a building if:
  - It does not exceed 0.84 metres measured horizontally, 0.61 metres vertically and 0.3 metres between the faces of the sign;
  - It is located between 2.7 metres and 3.5 metres above ground level and perpendicular to the building facade;
  - It does not contain any animation or intermittent lighting; and
  - It meets the Docklands Signage Guidelines to the satisfaction of the responsible authority.
- ~~A window display.~~
- A non-illuminated sign on a verandah fascia, provided no part of the sign protrudes above or below the fascia.
- Renewal or replacement of an existing internally illuminated business identification sign.

### Exemption from notice and appeal

An application to erect or construct or carry out works for an advertising 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.