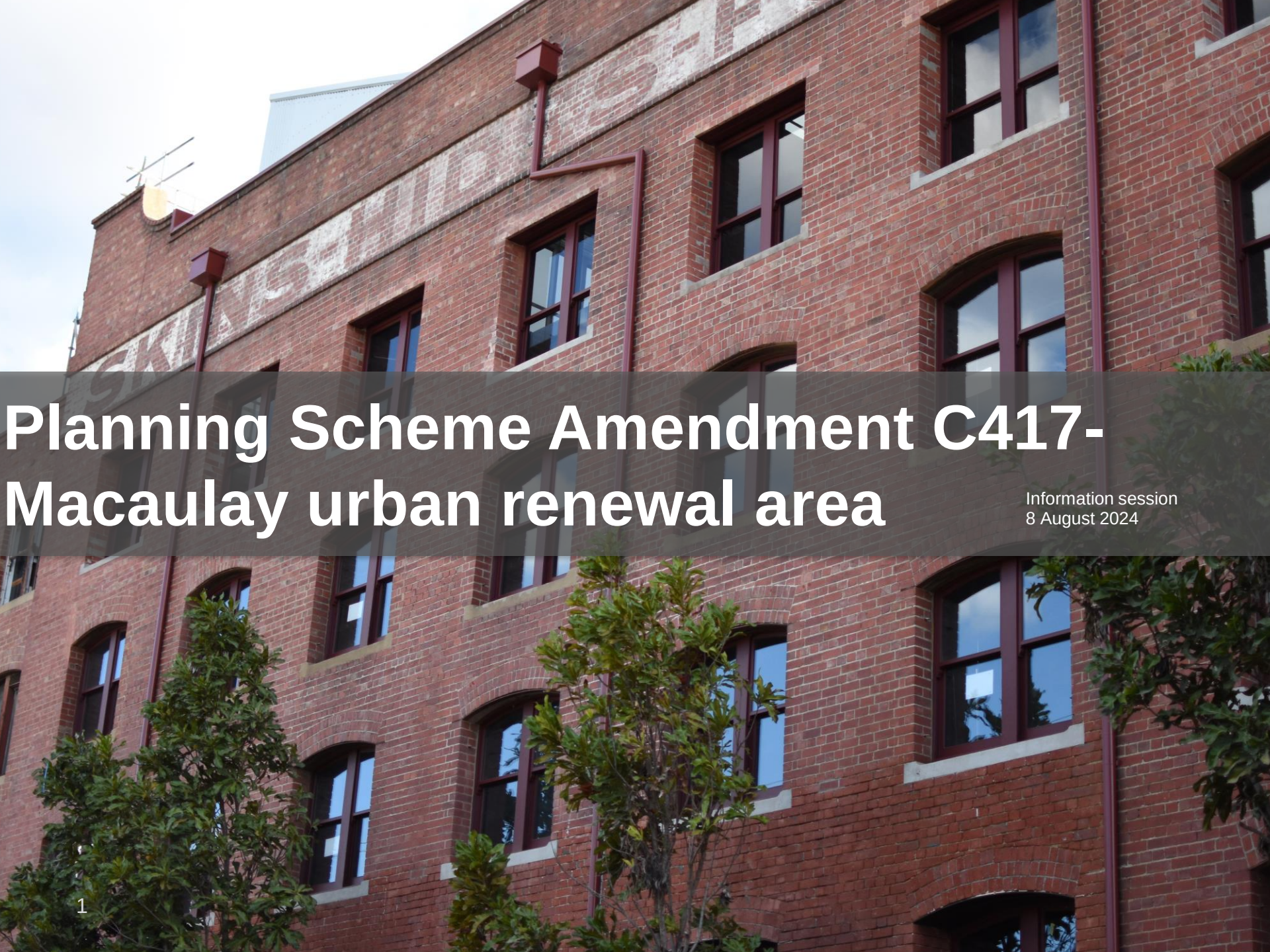




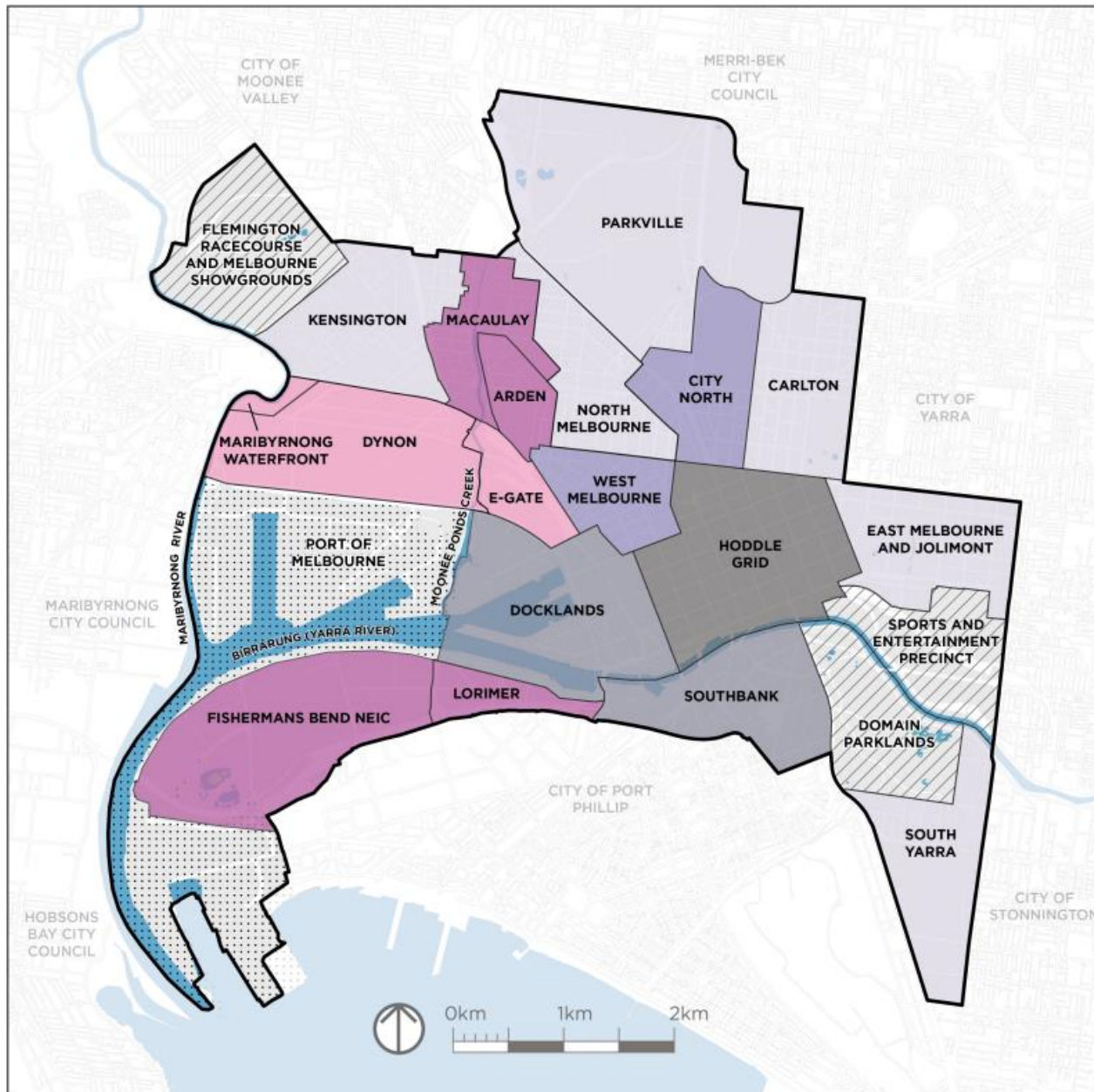
Planning Scheme Amendment C417- Macauley urban renewal area

Information session
8 August 2024

The City of Melbourne respectfully acknowledges the Traditional Owners of the land we govern, the Wurundjeri Woi-wurrung and Bunurong / Boon Wurrung peoples of the Kulin Nation and pays respect to their Elders past and present.

We acknowledge and honour the unbroken spiritual, cultural and political connection they have maintained to this unique place for more than 2000 generations.

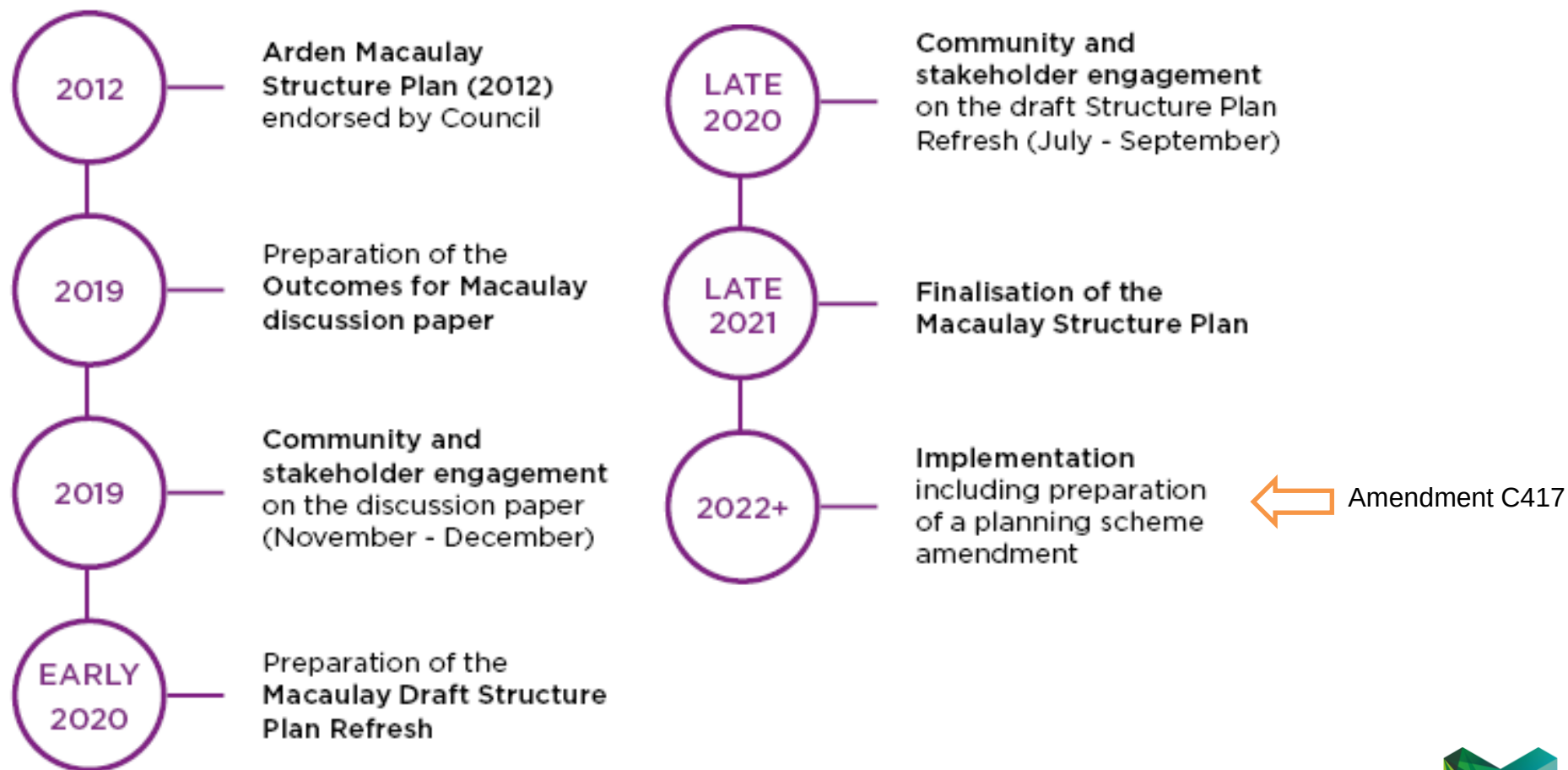
We accept the invitation in the Uluru Statement from the Heart and are committed to walking together to build a better future.



Background

- The Macaulay Structure Plan 2021 was endorsed by the Future Melbourne Committee on 9 November 2021.
- The Structure Plan:
 - Establishes the vision for Macaulay as a mid-rise, mixed use precinct with a distinct inner urban character.
 - Provides direction for how the precinct will accommodate population growth, manage land use and development, enhance movement and access, and increase the quantity and quality of open space.
- The Macaulay Planning Scheme Amendment C417 is a key implementation pathway for the Structure Plan.





- The amendment includes provisions addressing built form and density, open space, street networks, affordable housing, car parking and development contributions.

Policy

Clause 11

Zone

Special Use Zone

Commercial 2 Zone
(retained)

Overlays

DDO Boundary

DDO Stubbs

DDO Chelmsford

DDO Melrose

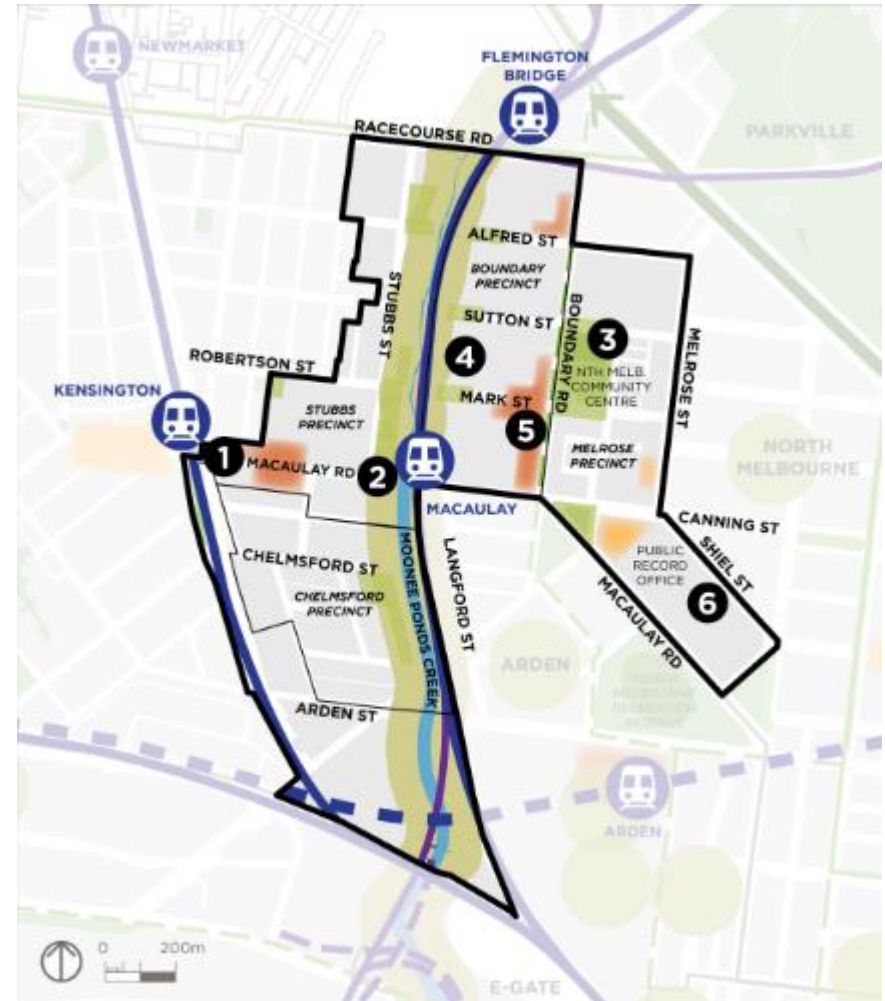
Development Contributions Plan
Overlay

Parking Overlay

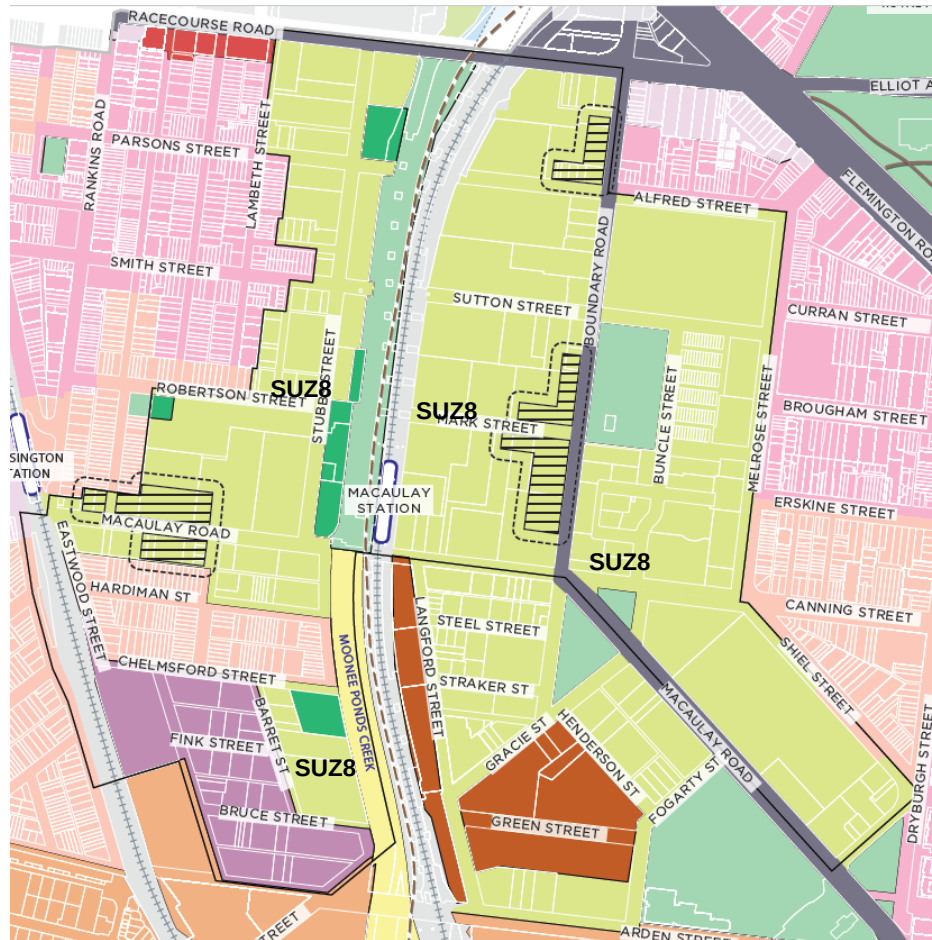
Clause 11.03-6L Macaulay

- Objectives
- Strategies: economic development, built environment and heritage, transport, open space and infrastructure
- Macaulay local area plan
- Affordable housing policy guideline, including a discretionary contribution of 6 per cent for residential development

Note: Prepared alongside Amendment C432 Municipal Planning Strategy (MPS), which will be on exhibition from Thursday 8 August 2024.



Zoning change



Key

- | | |
|---|---|
| Macaulay Structure Plan Area | Future open space / drainage |
| Transport Zone 2 (TRZ2) | Industrial 1 Zone (IN1Z) |
| Public Use Zone 4 - Transport (PUZ4) | Industrial 3 Zone (IN3Z) |
| Public Use Zone 1 (PUZ1) | Commercial 1 Zone (C1Z) |
| General Residential Zone 1 (GRZ1) | Commercial 2 Zone (C2Z) |
| Neighbourhood Residential Zone 3 (NRZ3) | Special Use Zone |
| Mixed Use Zone (MUZ) | Local activity centre with retail focus |
| Public Park and Recreation Zone (PPRZ) | |

Schedule 8 to the Special Use Zone (SUZ8)

- Encourages a minimum 20 per cent of development to be employment or other non-residential use
- Encourages the provision of affordable housing
- Manages car parking provision by requiring car parking to be held in a single title

Four new Design and Development Overlays (DDO) – four precincts

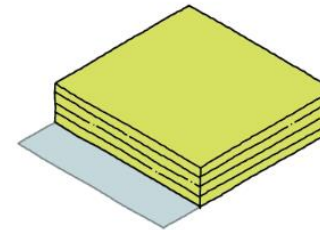
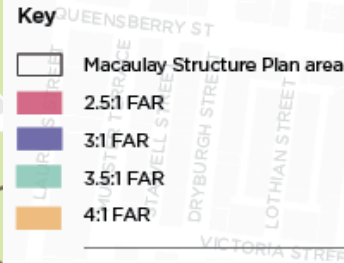
The Design and Development Overlay includes built form controls to guide the design of proposed buildings in an area.

Current Schedule 63 to the Design and Development Overlay is proposed to be replaced with 4 new schedules: Boundary Precinct DDO75, Melrose Precinct DDO76, Chelmsford Precinct DDO77 and Stubbs Precinct DDO78. These include design objectives tailored to each precinct.

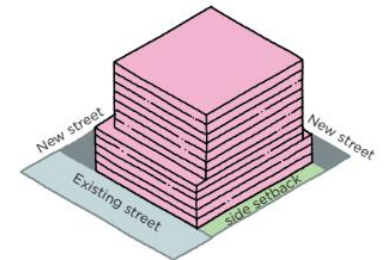


Four new Design and Development Overlays (DDO) – Floor Area Ratios

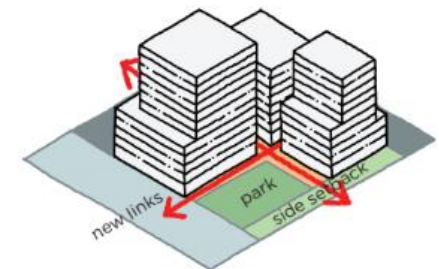
- Mandates Floor Area Ratios (FAR)
- This is the ratio of a new building's total floor area in relation to the size of the site it is being built on



Density control only (FAR 4:1)
Development height - 4 storeys



Built form controls only
(streetwall, setbacks, maximum height)
Development height - 12 storeys



Density and built form controls combined
Development height - 6-12 storeys

Four new Design and Development Overlays (DDO) – Built form

- Building heights - discretionary
- Street wall heights – generally discretionary
- Upper-level setbacks and side/rear setbacks - discretionary
- Identified areas for active frontages
- Manage sensitive interfaces with adjoining established residential areas
- Encourage high-quality design and design excellence review process

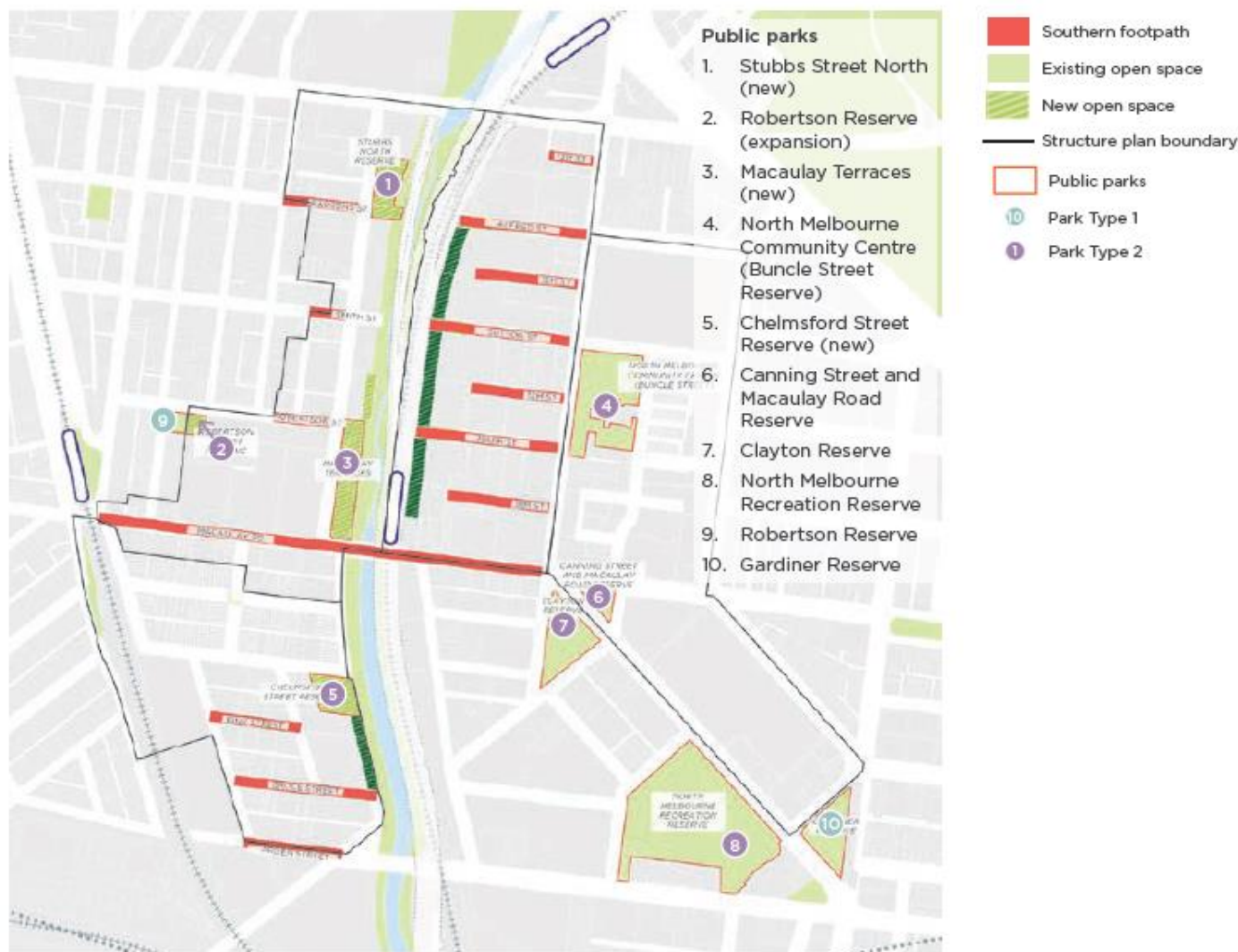


Existing and new open space



Four new Design and Development Overlays (DDO) – Overshadowing controls

- Control overshadowing of existing and proposed public open space and the public realm (i.e. southern footpaths)



Site setback in Boundary and Chelmsford



- Improved amenity
- Biodiversity and deep soil planting
- Water flows and creek corridor
- Future proof possible railway grade separation
- Shared path



- Shared path
- Open space
- Solar access
- Biodiversity and deep soil planting

- New developments and subdivisions to include new and widened streets, laneways and arcades
- New streets to be vested into public ownership and accessible 24/7
- New incorporated document which sets out width and type of street and provides detailed cross sections

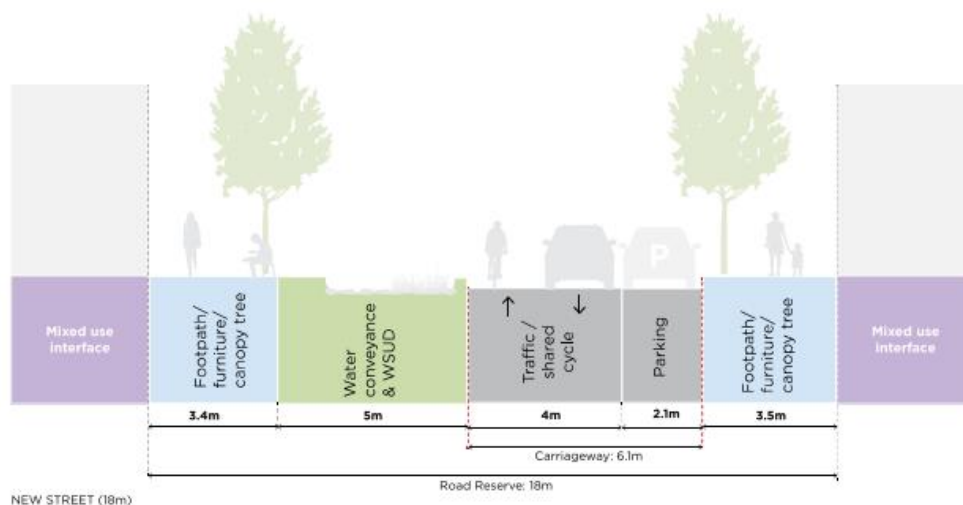


Incorporated document – location table and cross-sections

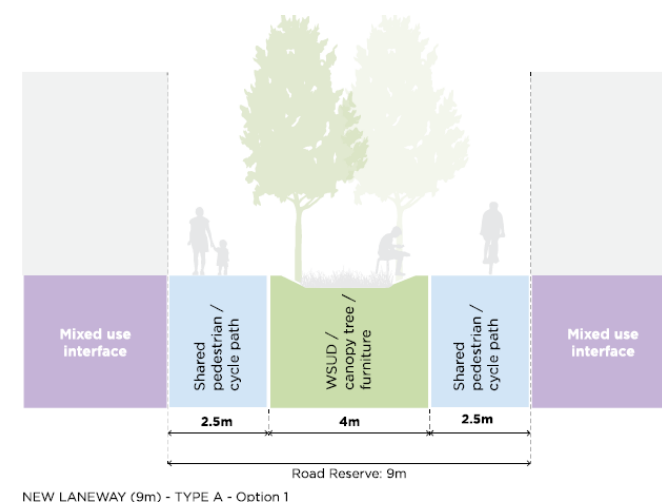
Street ID	Orientation	Street Location - Properties	Street Alignment - Within Properties	Street Type
Stubbs Precinct				
Racecourse Road to Parsons Street				
1	North-South	159-189 Racecourse Road, Kensington, 3031 12 Stubbs Street, Kensington, 3031 20 Stubbs Street, Kensington, 3031	Along western boundary (north) and through property (south)	12m Street
2	East-West	12 Stubbs Street, Kensington, 3031	Along southern boundary	6m Laneway - Type A
3	East-West	12 Stubbs Street, Kensington, 3031	Along southern boundary	6m Laneway - Type A
4	East-West	61-65 Parsons Street, Kensington, 3031 Street ID: PL5387 67-71 Parsons Street, Kensington, 3031 73 Parsons Street, Kensington, 3031 75-103 Parsons Street Kensington 3031	Along northern boundary	9m Laneway - Type B

- Implementation
- Location, alignment and type by property
- Cross-sections by type - based on required functions

NEW STREETS (18m and 12m)



NEW LANEWAYS (9m) - TYPE A



Support modal shifts by requiring consideration of all forms of parking including car parking, bicycle parking and end-of-trip facilities, Electric Vehicle ready spaces, and car-share and accessible spaces:

- Requires adequate provision of bicycle parking and end-of-trip facilities
- Requires 100 per cent of spaces to be EV ready
- Requires 5 per cent car share spaces
- Requires 5 per cent accessible spaces
- Discretionary parking rate of zero, permit required to exceed (exception for commercial car park use)
- Encourages consolidated car parking
- Requires car parking spaces to be held in a separate title

Development Contributions Plan Overlay (DCPO2)



- Requires collection of development contributions:
 - Residential DIL \$12,929.56 per dwelling
 - Residential CIL \$1,450.00 per dwelling
 - Commercial \$198.68 per sqm of GLFA
 - Retail \$233.32 per sqm of GLFA
- Total cost of land and construction identified in the DCP: \$161,772,777.
- Permit conditions to collect payment (i.e. statement of compliance or other)
- \$ or works in kind (engineering)
- These DCP rates exclude a contribution to drainage infrastructure, which will be subject to a separate funding mechanism

Note: current interim DCPO2 expires 31 July 2026

We encourage you to go to our [Participate Melbourne page](#) where you can:

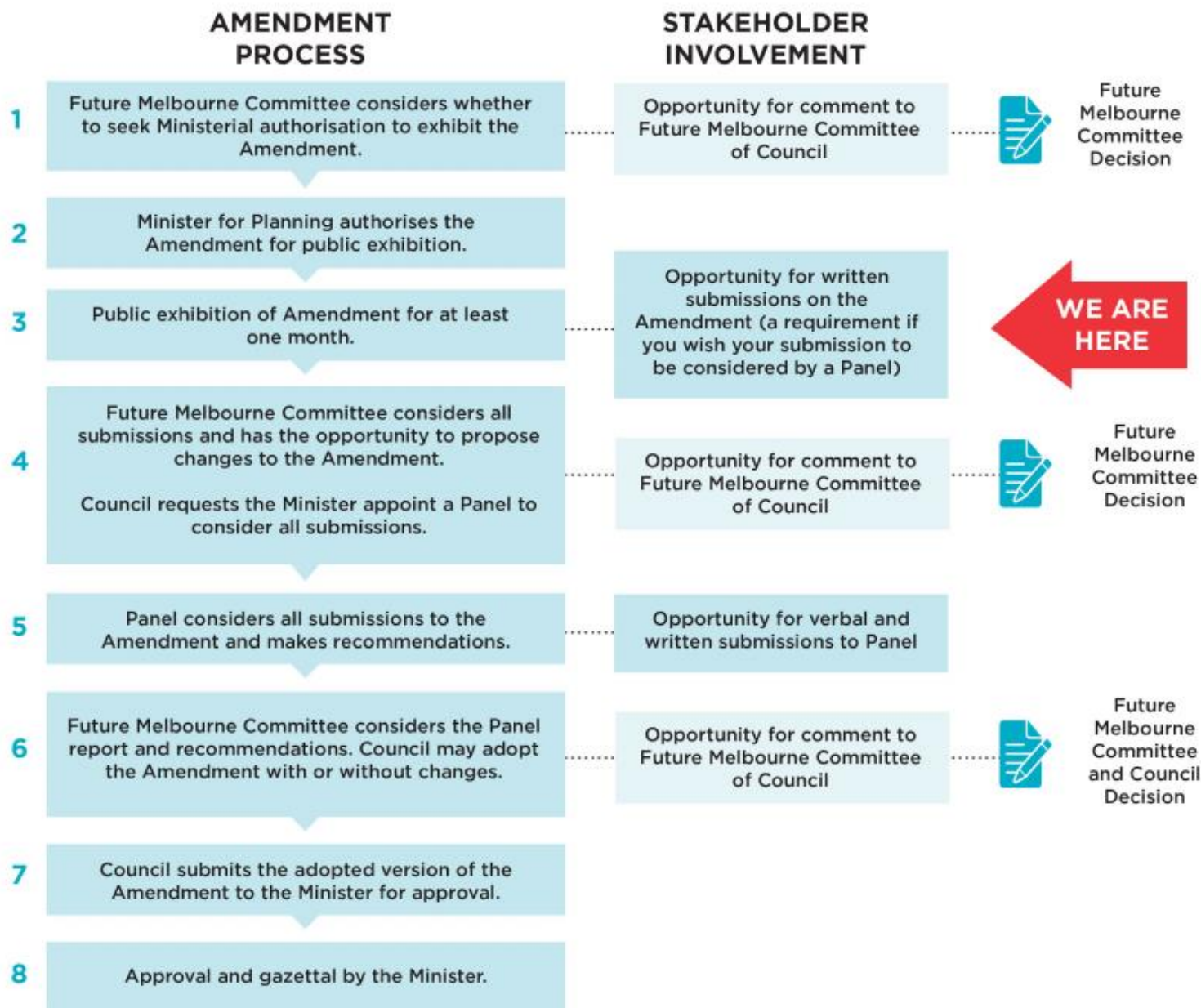
- find out which provisions are proposed to apply to each site
- view the amendment documents and supporting reports
- view FAQs
- lodge a submission by **Friday 6 September**



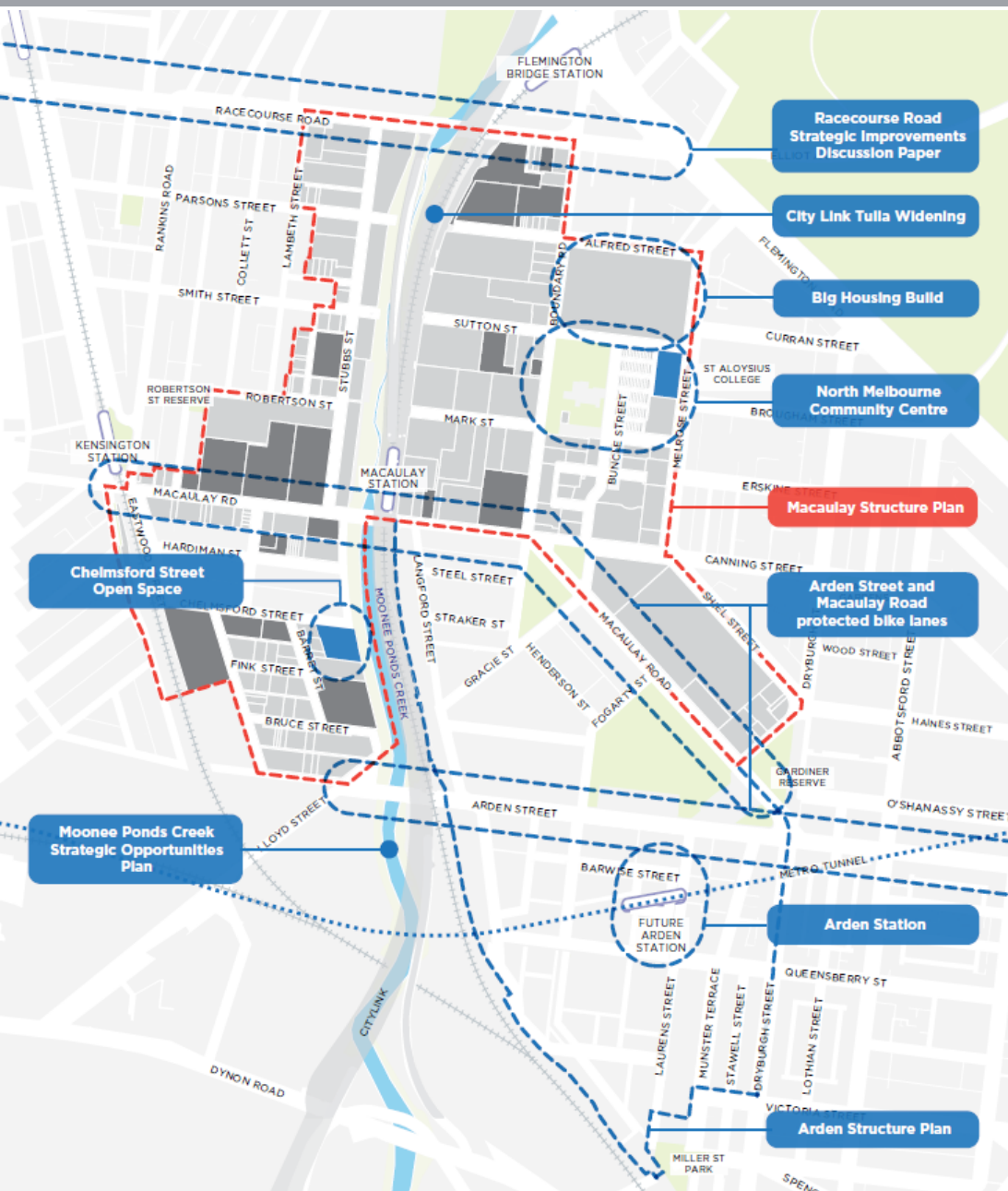
Macaulay Amendment C417

Have your say on the development and land use controls proposed to implement the recommendations in the Macaulay Structure Plan 2021, by Friday 6 September 2024.

Amendment C417 (permanent controls) – Next steps



Relevant projects in and near Macaulay



SURROUNDING PROJECTS

Racecourse Road Strategic Improvements Discussion Paper

<https://participate.melbourne.vic.gov.au/racecourse-road-strategic-improvements-discussion-paper>

City Link Tulla Widening

<https://bigbuild.vic.gov.au/projects/roads/citylink-tulla-widening>

Big Housing Build

<https://www.homes.vic.gov.au/big-housing-build>

North Melbourne Community Centre

<https://participate.melbourne.vic.gov.au/community-centre>

Macaulay Structure Plan

<https://participate.melbourne.vic.gov.au/macaulay-refresh>

Chelmsford Street Open Space

<https://participate.melbourne.vic.gov.au/chelmsford-street-open-space>

Moonee Ponds Creek Strategic Opportunities Plan

<https://www.melbourne.vic.gov.au/building-and-development/urban-planning/local-area-planning/Pages/moonee-ponds-creek-strategic-opportunities-plan.aspx>

Arden Street Separated Bike Lanes

<https://participate.melbourne.vic.gov.au/arden-macaulay-bike-lanes>

Arden Station

<https://bigbuild.vic.gov.au/projects/metro-tunnel/stations/arden>

Arden Structure Plan

<https://vpa.vic.gov.au/project/arden>

Proposed privately delivered developments

<https://www.developmentactivity.melbourne.vic.gov.au/>



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