

--/--/---
Proposed C417melb

SCHEDULE 8 TO CLAUSE 37.01 SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ8**.

MACAULAY

Purpose

To implement the vision in the *Macauley Structure Plan 2021*.

To support a mix of retail, commercial, education, entertainment, creative and residential uses in Macaulay and facilitate the provision of community facilities and affordable housing.

To promote sustainable transport patterns, a less car dependent community and Consolidated Car Parking.

To meet the different needs of the growing community by protecting and enhancing existing public open space, providing new public open space and multi-functional spaces for recreation, socialising, creative performances, rehearsal spaces and live music venues.

1.0

--/--/---
Proposed C417melb

Table of uses

Section 1 - Permit not required

Use	Condition
Art gallery	
Bed and breakfast	No more than 10 persons may be accommodated away from their normal place of residence. Must be outside the 'high pressure gas transmission pipeline measurement length' (240 metres) shown on Plan 2.
Community care accommodation	Must meet the requirements of Clause 52.22-2. Must be outside the 'high pressure gas transmission pipeline measurement length' (240 metres) shown on Plan 2. Must not have a ground floor frontage to properties within the activity centres identified on Plan 1 exceeding 4 metres.
Small Second Dwelling	Must be the only small second dwelling on the lot. Must be outside the 'high pressure gas transmission pipeline measurement length' (240 metres) shown on Plan 2.
Domestic animal husbandry (other than Domestic animal boarding)	Must be no more than 2 animals.
Dwelling (other than Bed and breakfast)	Must be outside the 'high pressure gas transmission pipeline measurement length' (240 metres) shown on Plan 2. The total number of dwellings must not exceed 9. Must not have a ground floor frontage to properties within the activity centres identified on Plan 1 exceeding 4 metres.
Education centre	Must be outside the 'high pressure gas transmission pipeline measurement length' (240 metres) shown on Plan 2.
Food and drink premises	The leasable floor area must not exceed 150 square metres (this does not apply to properties within the activity centres identified on Plan 1).

MELBOURNE PLANNING SCHEME

Use	Condition
Home based business	
Hospital	Must be outside the 'high pressure gas transmission pipeline measurement length' (240 metres) shown on Plan 2.
Informal outdoor recreation	
Medical centre	The gross floor area must not exceed 250 square metres.
Museum	
Office (other than Medical centre)	Must not have a ground floor frontage to properties within the activity centres identified on Plan 1 that exceeds 4 metres.
Place of worship	The gross floor area of all buildings must not exceed 250 square metres.
Racing dog husbandry	Must be no more than 2 animals.
Railway-station	
Residential aged care facility	Must be outside the 'high pressure gas transmission pipeline measurement length' (240 metres) shown on Plan 2. Must not have a ground floor frontage to properties within the activity centres identified on Plan 1 exceeding 4 metres.
Rooming house	Must meet the requirements of Clause 52.23-2. Must be outside the 'high pressure gas transmission pipeline measurement length' (240 metres) shown on Plan 2. Must not have a ground floor frontage to properties within the activity centres identified on Plan 1 exceeding 4 metres.
Shop (other than Adult sex product shop and Supermarket)	The leasable floor area must not exceed 150 square metres (this does not apply to properties within the activity centres identified on Plan 1).
Supermarket	Must be located within the activity centres identified on Plan 1. The leasable floor area must not exceed 1800 square metres.
Tramway	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

Section 2 - Permit required

Use	Condition
Accommodation (other than Camping and caravan park, Corrective institution, Host farm)	Must not have a ground floor frontage to properties within the activity centres identified on Plan 1 exceeding 4 metres. Should meet the requirements of Clause 2.0
Car park	
Domestic animal boarding	

MELBOURNE PLANNING SCHEME

Use	Condition
Domestic animal husbandry (other than Domestic animal boarding) – if the Section 1 condition is not met	Must be no more than 5 animals.
Education centre	
Industry (other than Rural industry and Transfer station)	Must not be a purpose listed in the table to Clause 53.10 except bakery, small goods production, manufacture of milk products and joinery with a leaseable floor area that does not exceed 500 square metres.
Leisure and recreation (other than Informal outdoor recreation, Motor racing track)	
Place of assembly (other than Art gallery, Carnival, Circus, Museum and Place of worship)	
Retail premises (other than Food and drink premises and Shop)	
Service Station	
Trade Supplies	
Utility installation (other than Minor Installation and Telecommunications facility)	Must not be a purpose listed in the table to Clause 53.10.
Warehouse	
Any other use not in Section 1 or 3	

Section 3 - Prohibited

Use
Adult sex product shop
Airport
Animal production
Camping and caravan park
Cemetery
Corrective institution
Earth and energy resources industry
Extractive industry
Freeway service centre
Host farm
Motor racing track
Rural industry
Saleyard
Transfer station

2.0

---/---
Proposed C417melb

Use of land**Use for Accommodation – Minimum floor area requirement for use other than Accommodation**

Where a permit is required to use land for Accommodation, the development should include a minimum of 20 percent of net floor area allocated to a use other than Accommodation.

This requirement does not apply to:

- An application that seeks to increase the gross floor area of an existing development where the increase in floor area is to be allocated solely to a use other than Accommodation.
- An application for nine dwellings or less.

Use for Industry, Service station, Trade supplies and Warehouse**Amenity of the neighbourhood**

The use of land for Industry, Service station, Trade supply or Warehouse must demonstrate that amenity impacts on the neighbourhood have been satisfactorily mitigated, including through management of the following:

- The transport of materials or goods to or from the land.
- The appearance of any stored materials or goods.
- Traffic generated by the use.
- Emissions from the land.

Application Requirements

An application must be accompanied by the following information, 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 effects on the neighbourhood, including, traffic, rubbish removal and storage, the hours of delivery and despatch of goods and materials, hours of operation, air-borne emissions, emissions to land and water, noise, light spill, glare and solar access.
- A response to any Macaulay precinct-wide waste management plan.
- An application to use land for Accommodation must be accompanied by a report that addresses:
 - How the proposal meets the minimum non-accommodation floor area requirements specified in this Schedule.
 - How the proposal contributes to the employment target of 9500 workers by 2050 for the Macaulay Precinct.
- An application to use land for Accommodation, Education centre or Hospital must be accompanied by the following:
 - A written description of the likely impacts of adjacent and nearby existing Industry, Trade supply, Service station or Warehouse land uses, including noise levels, rubbish removal and storage, the hours of delivery and despatch of goods and materials, hours of operation and light spill.
 - An Amenity Impact Plan, which includes:
 - A plan identifying the type and nature of adjacent existing industry, service station, trade supply or warehouse uses.
 - An assessment of the impact of the proposed sensitive use on the existing use.
 - Measures to mitigate potential amenity impacts from the existing use.

- An application to use land for Dwellings or a Residential Village must be accompanied by a report that addresses:
 - Whether (and to what extent) the proposal supports the affordable housing provisions specified in Clause 11.03-6 (Macaulay).
 - How the proposal contributes to the delivery of 6% of housing as affordable housing in Macaulay.
 - How the proposal responds to the matters outlined in the Ministerial Notice under Section 3AA(2) of the *Planning and Environment Act 1987*.
- An application to use land for Industry, Service station, Trade supply or Warehouse must be accompanied by the following:
 - The type and quantity of materials and goods to be stored, processed or produced.
 - Whether a Development License, Operating License, Permit or Registration is required from the Environment Protection Authority.
 - Whether a notification under the Occupational Health and Safety Regulations 2017 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 2012 is exceeded.
 - How land not required for immediate use is to be maintained.
 - Any proposed mitigation measures to manage likely effects on the neighbourhood.

Decision Guidelines

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the land use(s) supports the development of Macaulay as a mixed use precinct.
- Whether the land use(s) supports the land use vision of the sub-precinct.
- If Dwellings are proposed, whether the proposal provides a diverse mix of dwelling sizes, including number of bedrooms.
- If Dwellings or Residential Village is proposed, the extent to which the proposal contributes to the delivery of 6% Affordable Housing in Macaulay.
- The likely effects on the neighbourhood, including traffic, rubbish removal and storage, the hours of delivery and despatch of goods and materials, hours of operation, air-borne emissions, emissions to land and water, noise, light spill, glare, solar access and any other likely off site amenity impacts.
- If Retail is proposed, whether the use will adversely impact on the ability to establish retail focal points in the activity centres identified on Plan 1.
- For properties with a frontage in the activity centres identified on Plan 1, how the ground floor land uses support the establishment of the activity centres.
- The impact the proposal has on the realisation of the employment targets for the Macaulay Precinct being 9500 workers by 2050.
- Where the development proposes to provide a lower percentage of non-accommodation floor area than specified in this Schedule:
 - The extent of ongoing employment opportunities provided by the proposed accommodation use, for example, Residential hotel.
 - The community benefit associated with the proposed Accommodation use, for example, Community care accommodation, Residential aged care facility or Rooming house.

- Whether the provision of the minimum non-accommodation floor area requirement results in a negligible proportion of the required floor area being splintered onto a separate floor, resulting in an impractical building design.
- Whether there are any site constraints that limit the ability to accommodate the minimum non-accommodation floor area requirement.
- Whether the commercial use provided is an affordable workspace or creative industry workspace.
- Whether community infrastructure is provided in the development.
- Whether car parking in the development is provided as Consolidated Car Parking which, for the purposes of this Schedule, is defined as a carpark that meets all of the following requirements:
 - Is held in single ownership.
 - Is available for shared usage by a catchment larger than the site on which the car parking is provided.
 - Is managed in accordance with a car parking plan that is to the satisfaction of the responsible authority.
- If Accommodation, Education centre or Hospital is proposed, whether the Amenity Impact Plan incorporates appropriate measures to mitigate against adverse amenity impacts from the existing uses, where relevant.
- If Industry, Service station, Trade supply or Warehouse is proposed:
 - Whether the use is compatible with adjoining and nearby land uses and the impact of the proposal on the amenity of the urban renewal of Macaulay.
 - The effect that existing uses on adjoining or nearby land may have on the proposed use.
 - The availability and provision of utility services.
 - The effect of traffic to be generated by the use.
 - The interim use of those parts of the land not required for the proposed use.
 - Whether the proposed use provides services to the construction industry and supports urban renewal of the area.
- The impact of the proposal on the high pressure gas pipeline if within the 'high pressure gas transmission pipeline measurement length' shown on Plan 2.

3.0

--/--/---
Proposed C417melb

Subdivision

Requirements

A permit is required to subdivide land.

An application to subdivide land, whether or not in accordance with an approved development, must ensure that all car parking is retained in a single title as common property. This requirement does not apply to an enclosed garage forming part of a townhouse.

An application to subdivide land, other than an application to subdivide land into lots each containing an existing dwelling, must meet the requirements of Clause 56 and:

- Must meet all of the objectives included in the clauses specified in the following table.
- Should meet all of the standards included in the clauses specified in the following table.

MELBOURNE PLANNING SCHEME

Class of subdivision	Objectives and standards to be met
60 or more lots	All except Clause 56.03-5.
16-59 lots	All except Clauses 56.03-1 to 56.03-3, 56.03-5, 56.06-1 and 56.06-3.
3-15 lots	All except Clauses 56.02-1, 56.03-1 to 56.03-4, 56.05-2, 56.06-1, 56.06-3 and 56.06-6.
2 lots	Clauses 56.03-5, 56.04-2, 56.04-3, 56.04-5, 56.06-8 to 56.09-2

Transitional Provision

The requirement of Clause 3.0 of this schedule that an application to subdivide land must ensure that all car parking spaces are retained in a single or a consolidated title as common property, does not apply to:

- The subdivision of land that is undertaken in accordance with a planning permit (including for the development of land for a building) that was issued before the commencement of Amendment C417melb to the Melbourne Planning Scheme.

This transitional provision ceases to have effect two years after gazettal of Amendment C417melb.

Public Open Space Equalisation Provision

If the land to be subdivided is identified at Table 10 of the *Macaulay Development Contributions Plan, May 2022* 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 Melbourne City Council (Council), at no cost, all of the land in the proposed subdivision identified at Plan 2 in the *Macaulay Development Contributions Plan, May 2022* as new public open space (credited), 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 to be subdivided is required by the *Macaulay Development Contributions Plan, May 2022* 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 *Macaulay Development Contributions Plan, May 2022* as Public Open Space; and
- The owner must make an Equalisation payment to Council.

An Equalisation payment is a payment 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 which must be paid at a time and in a manner required by Council.

Costs associated with the transfer or vesting of public land

The costs associated with effecting the transfer or vesting of land required for community facilities, public open space or road widening must be borne by the permit holder.

Standard of open space on transfer to municipal council

Prior to Statement of Compliance, all public open space and any drainage reserves which are to be provided to Melbourne City Council must be finished to a standard that satisfies the requirements of Melbourne City Council prior to the provision of the public open space, including:

- 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, top soiled and grassed with warm climate grass.
- Provision of water tapping, potable, and where available recycled, water connection points.
- Sewer, gas and electricity connection points to land, as appropriate.

Application Requirements

An application for a permit must be accompanied by the following as appropriate, to the satisfaction of the responsible authority:

- A layout plan, drawn to scale and fully dimensioned showing:
 - The location, shape and size of the site.
 - The location of any existing buildings, car parking and private open space.
 - The location, shape and size of the proposed lots to be created.
 - The location of any easement on the subject land.
 - The location of abutting roads, services, infrastructure and street trees.
 - Any proposed common property to be owned by a body corporate and the lots participating in the body corporate.
 - Any proposed road reserve consistent with any relevant cross-section identified in the incorporated *Macaulay – Stubbs and Boundary Precincts – New and Widened Streets and Laneways - Alignments and Cross-sections, June 2022*.
- A plan or written response demonstrating how the subdivision makes provision for the alignment, width and typology of new and widened streets, laneways, arcades identified in Plan 1 of this Schedule and as outlined in the incorporated *Macaulay – Stubbs and Boundary Precincts – New and Widened Streets and Laneways - Alignments and Cross-sections, June 2022*.
- Information that demonstrates how the subdivision will allow for the transition of car parking spaces to alternative uses over time.
- A public infrastructure plan which addresses the following:
 - What land may be affected by 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 kind” subject to the consent of the collecting agency.
 - The provision of public open space, and land and gross floor area for any community facilities.
 - The mechanisms for transfer of land identified as required for public open space, infrastructure and community facilities.
 - Any other matter relevant to the provision of public infrastructure required by the responsible authority or other servicing authority.

Exemption from notice and review

An application for subdivision of the 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.

Decision Guidelines

Before deciding on a permit application under this Schedule the responsible authority must consider as appropriate:

- Whether the subdivision appropriately responds to the urban structure shown on Plan 1 of this Schedule.
- 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.
- Whether the subdivision will facilitate the future adaptation or repurposing of proposed car parking.
- Whether the subdivision delivers Consolidated Car Parking.
- Whether the subdivision provides for the necessary utilities infrastructure to service the development of the subdivided parcels and allows for shared trenching and basement utilities.
- Whether any proposed staging of development is appropriate.
- Whether the proposal supports the delivery of the cross-sections identified in the incorporated *Macaulay – Stubbs and Boundary Precincts – New and Widened Streets and Laneways – Alignments and Cross-Sections, June 2022* where relevant.
- The pattern of subdivision and its effect on the spacing of buildings.
- For subdivision of land for residential development, the objectives and standards of Clause 56.
- The contribution the proposed subdivision makes to a fine grain precinct, and pedestrian and bicycle permeability.

4.0

---/---
Proposed C417melb

Buildings and works

Permit requirement

A permit is not required to:

- Construct a building or construct or carry out works to provide access for persons with disabilities that comply with applicable legislative requirements to the satisfaction of the responsible authority.
- Construct a building or construct or carry out works by or on behalf of Melbourne Parks and Waterways or Parks Victoria under the *Water Industry Act 1994, the Water Act 1989, the Marine Act 1988, the Port of Melbourne Authority Act 1958, the Parks Victoria Act 1998 or the Crown Land (Reserves) Act 1978*.
- Construct a building or construct or carry out works for Railway station purposes.
- Construct a building or construct or carry out works for bus and tram shelters required for public purposes by or for the Crown or a public authority in accordance with plans and siting to the satisfaction of the responsible authority.
- Construct a building or construct or carry out works for information booths and kiosks required for public purposes by or for the Crown, a public authority or the City of Melbourne.
- Install decorations, gardens and planting required for public purposes by or for the Crown, a public authority or the City of Melbourne.

- Externally alter a building by making changes to the glazing of an existing window and the new/modified window has no more than 15 per cent reflectivity.
- Construct or carry out works normal to a dwelling.

Gas pipeline construction management plan required whether or not a permit is required

Prior to the commencement of any works, including demolition, on land within 65 metres of the high pressure gas pipelines depicted as radiation contour on Plan 2 of this Schedule, a construction management plan must be submitted to and approved by the responsible authority. The plan must meet all of the following:

- Prohibit the use of mechanical excavation or horizontal directional drills unless otherwise agreed by the owner/operator of the high-pressure gas pipeline.
- Include details of the works required to protect the high-pressure gas pipeline, if the owner/operator of the high-pressure gas pipeline considers necessary.
- Be endorsed by the owner/operator of the high-pressure gas transmission pipeline prior to being submitted to the responsible authority.

The construction management plan must be implemented to the satisfaction of the responsible authority.

The construction management plan may be amended to the satisfaction of the responsible authority.

Requirements – motorcycle

Where car parking is proposed, the following motorcycle parking spaces should be provided, unless the responsible authority agrees to a lesser number.

- A minimum of 1 motorcycle space per 40 car parking spaces.

Requirements – bicycle parking

Development must provide bicycle parking spaces and facilities in accordance with **Table 3**, unless the responsible authority agrees to reduce the requirement.

The bicycle parking rates at **Table 3** supersede the relevant parking rate specified at Clause 52.34.

Table 3 Bicycle parking

Type of development	Rate Requirement	Facility Requirement
Bicycle parking		
New Dwelling.	A minimum of 1 secure bicycle space per bedroom. 2 secure visitor bicycle spaces per 5 dwellings.	None specified.
New Retail or Office development including buildings and works which result in more than 1000sqm additional gross floor area.	A minimum of 1 secure employee bicycle space per 100sqm of net floor area. 1 secure bicycle visitor space per 100sqm of net floor area, with a minimum of 4 visitor spaces provided.	If 5 or more employee bicycle spaces are required, 1 shower for the first 5 employee bicycle spaces, plus 1 to each 10 employee bicycle spaces thereafter. 1 change room or direct access to a communal change room to each shower. The change room may be a combined shower and change room.

Type of development	Rate Requirement	Facility Requirement
		If 20 or more employee bicycle spaces are required, personal lockers are to be provided with each bicycle space required. If more than 30 bicycle spaces are required, then a change room must be provided with direct access to each shower. The change room may be a combined shower and change room.
New Place of assembly, Minor sports and recreation facility or Education centre development including buildings and works which result in more than 1000sqm additional gross floor area.	A minimum of 1 secure employee bicycle space per 100sqm of net floor area. 1 secure bicycle visitor space per 100sqm of net floor area, with a minimum of 8 visitor spaces provided.	If 5 or more employee bicycle spaces are required, 1 shower for the first 5 employee bicycle spaces, plus 1 to each 10 employee bicycle spaces thereafter. 1 change room or direct access to a communal change room to each shower. The change room may be a combined shower and change room. If 20 or more employee bicycle spaces are required, personal lockers are to be provided with each bicycle space required. If more than 30 bicycle spaces are required, then a change room must be provided with direct access to each shower. The change room may be a combined shower and change room.

Construction and extension of one dwelling on a lot

Permit requirement

A development must meet the requirements of Clause 54.

No permit required

No permit is required to:

- Construct or carry out works normal to a dwelling.
- Construct or extend 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.
- Make structural changes to a dwelling provided the size of the dwelling is not increased or the number of dwellings is not increased.

Construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings

Permit requirement

A permit is required to construct or extend a front fence within 3 metres of a street if:

- The fence is associated with 2 or more dwellings on a lot or a residential building, and
- The fence exceeds the maximum height specified in Clause 55.06-2.

A development must meet the requirements of Clause 55. This does not apply to a development of five or more storeys, excluding a basement.

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

A permit is not required to construct one small second dwelling on a lot.

Requirements of Clause 54 and Clause 55

If a different requirement is not specified in this schedule, the requirements set out in the relevant standard of Clause 54 or Clause 55 applies.

Residential aged care facility

Permit requirements

A development must meet the requirements of Clause 53.17 - Residential aged care facility.

Buildings on lots that abut another residential zone

Any buildings or works constructed on a lot that abuts land which is in a General Residential Zone or Neighbourhood Residential Zone, must meet the requirements of Clauses 55.03-5, 55.04-1, 55.04-2, 55.04-3, 55.04-5 and 55.04-6 along that boundary. This does not apply to a building or works for a residential aged care facility.

Application Requirements

An application to construct a building or construct or carry out works must be accompanied by the following information as appropriate, to the satisfaction of the responsible authority:

- A site analysis and descriptive statement explaining how the proposal responds to the site and its context.
- Plans drawn to scale and dimensioned which show:
 - The layout of proposed buildings and works.
 - An elevation of the building design and height.
 - Setbacks to property boundaries.
 - All proposed access, pedestrian areas and bicycle parking facilities.
 - All proposed driveway, car parking, service and loading areas.
 - Existing vegetation and proposed landscape areas.
 - The location of easements and services.
 - Any proposed road reserve consistent with any relevant cross-section identified in the incorporated *Macaulay – Stubbs and Boundary Precincts New and Widened Streets and Laneways – Alignments and Cross-Sections, June 2022*.
 - Any proposed laneway or through block link.
- An application to construct a building or construct or carry out works associated with the use of land for Accommodation, Hospital, Education centre (other than Tertiary institution), within the Vibration Buffer of a distance of 20 metres from a railway track, must be accompanied by a vibration assessment report prepared by a suitably qualified consultant to consider the vibration impact from the rail corridor on the future development of the land.

- An application to construct a building or construct or carry out works associated with a new or existing use of the land for Minor sports and recreation facility, Retail premises, Office, Industry or Warehouse, on land affected by the Environmental Audit Overlay, must be accompanied by a Preliminary Site Investigation (PSI) prepared by a suitably qualified environmental consultant in accordance with *National Environment Protection (Assessment of Site Contamination) Measure* (National Environment Protection Council, 1999).
The PSI must make a recommendation as to:
 - The likelihood of contamination and its potential to affect the planning proposal.
 - Whether a risk-based remediation or management strategy can be derived or further investigation (such as an audit) is recommended.
- A Public Infrastructure Plan which addresses the following to the satisfaction of the responsible authority:
 - What land may be affected by 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 kind" subject to the consent of the collecting agency.
 - The provision of public open space, and land and gross floor area for any community facilities.
 - If the property is identified as an indicative location for a community building project in Figure 6 (Community Facilities Infrastructure Location) from the *Macaulay Development Contribution Plan, May 2022*, what community facility is proposed utilising the available budget referenced in Table 10 (Infrastructure Levy Calculation by Infrastructure Item) from the *Macaulay Development Contribution Plan*.
 - Any other matter relevant to the provision of public infrastructure required by the responsible authority or other servicing authority.
- A description of any proposed upgrading of adjacent footpaths or laneways to the satisfaction of the responsible authority.

Exemption from notice and review

None specified.

Decision Guidelines

Before deciding on an application under this Schedule the responsible authority must consider, as appropriate:

- The impact of overshadowing on existing rooftop solar energy systems on dwellings on adjoining lots.
- Whether the buildings and works appropriately respond to the existing, new and widened streets, laneways, arcades, open spaces and block structure depicted in Plan 1 of this Schedule and outlined in the *Macaulay – Stubbs and Boundary Precincts – New and Widened Streets and Laneways – Alignments and Cross-Sections, June 2022*.
- Ensure new sensitive land uses and development include measures to mitigate potential amenity impacts from existing and established industrial uses.
- If dwellings are proposed, whether the proposal provides a diverse mix of dwelling sizes, including the number of bedrooms.
- For properties within the activity centres identified in Plan 1 to this Schedule, whether the proposal delivers an activated ground floor.

- How the proposal contributes to establishing sustainable transport as the primary mode of transport through integrated walking and cycling links.
- The design and location, accessibility and security (i.e. suitable lighting, locking devices) of bicycle facilities.
- Whether the development supports the delivery of public spaces, public infrastructure and infrastructure related to the proposed High Capacity Public Transport Capable Corridor, as depicted in the *Macaulay Structure Plan, 2021*.
- Whether the proposal supports the delivery of the cross-sections identified in the incorporated *Macaulay – Stubbs and Boundary Precincts – New and Widened Streets and Laneways – Alignments and Cross-Sections, June 2022*, where relevant.
- For a single dwelling on a lot, the objectives, standards and decision guidelines of Clause 54.
- For two or more dwellings on a lot, dwellings on common property and residential buildings, the objectives, standards and decision guidelines of Clause 55. This does not apply to an apartment development of five or more storeys, excluding a basement.
- For an apartment development of five or more storeys, excluding a basement, the objectives, standards and decision guidelines of Clause 58.
- If the property is identified as an indicative location for a community building project in Figure 6 (Community Facilities Infrastructure Location) from the *Macaulay Development Contribution Plan, May 2022*, whether a community building project has been proposed to the satisfaction of the responsible authority.

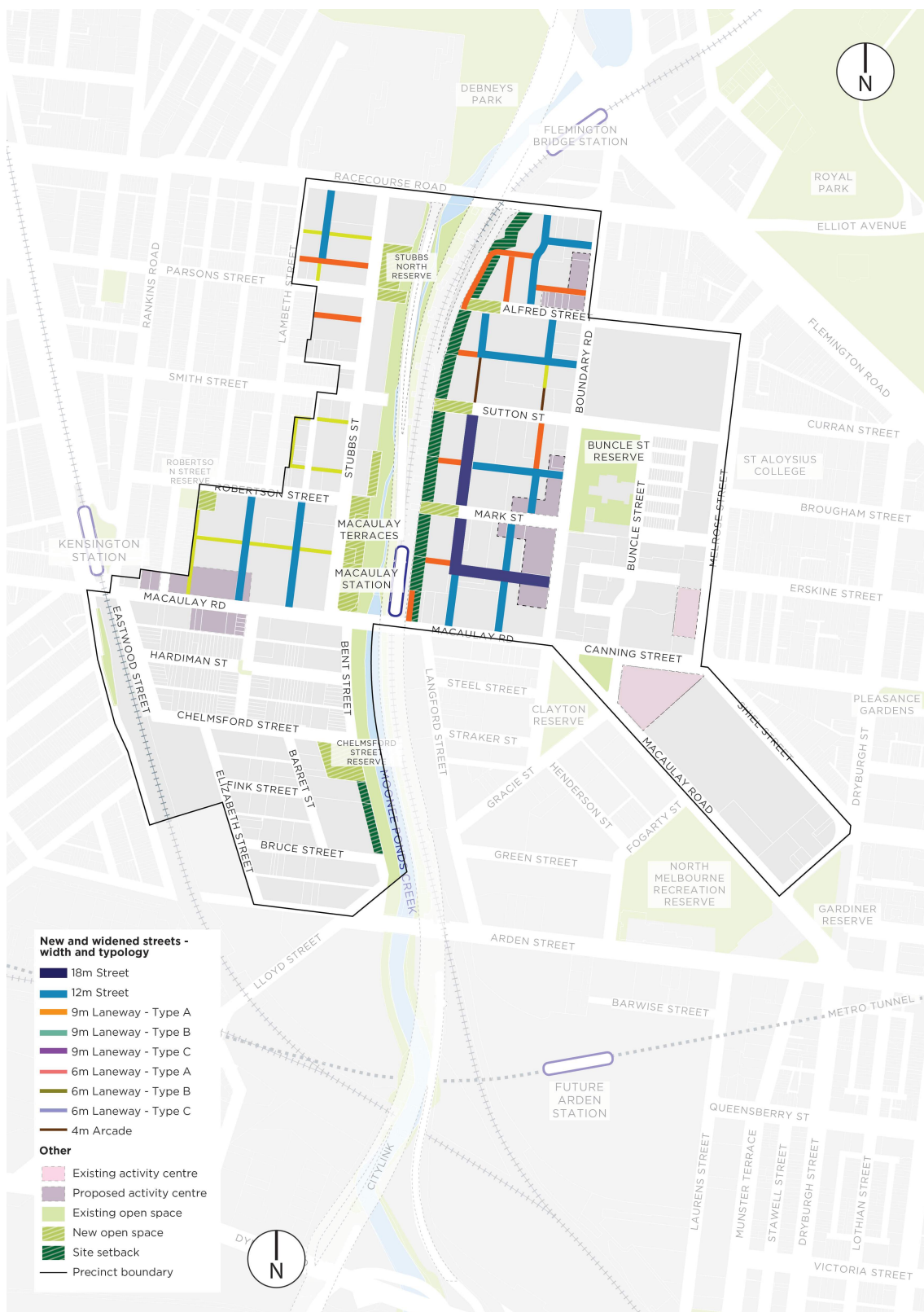
5.0

---/---
Proposed C417melb

Signs

Sign requirements are at Clause 52.05. All land located within SUZ8 is in Category 3 except for properties within the activity centres identified on Plan 1 which are Category 1.

Plan 1 to Schedule 8 to Clause 37.01: Macaulay Urban Structure



Plan 2 to Schedule 8 to Clause 37.01: Gas Pipeline

