

Melbourne Planning Scheme

Amendment C417melb

Explanatory Report

Overview

The amendment proposes to implement the *Macaulay Structure Plan 2021* which sets the vision for the renewal of the Macaulay Precinct as a mixed-use, mid-rise neighbourhood. The amendment also implements the recommendations of the *Macaulay Development Contributions Plan* to ensure new development contributes to the infrastructure needed to support future growth. These plans will be implemented in the Melbourne Planning Scheme by making changes to local policies, rezoning land to the Special Use Zone and introducing new schedules to the Design and Development Overlay, Development Contributions Plan Overlay and the Parking Overlay.

Where you may inspect this amendment

The amendment can be inspected free of charge at the City of Melbourne's online engagement hub at: <http://www.participate.melbourne.vic.gov.au/amendment-c417>

The amendment is available for public inspection, free of charge, during office hours at the City of Melbourne's Customer Service Counter, Ground Floor Melbourne Town Hall, 120 Swanston Street, Melbourne

The amendment can be inspected free of charge at the Department of Transport and Planning website at <http://www.planning.vic.gov.au/public-inspection> or by contacting the office on 1800 789 386 to arrange a time to view the amendment documentation.

Submissions

Any person may make a submission to the planning authority about the amendment. Submissions about the amendment must be received by 23 August 2024.

A submission must be lodged by one of the following ways:

Online: City of Melbourne participate website page:

<http://www.participate.melbourne.vic.gov.au/amendment-c417>

By Email: planningpolicy@melbourne.vic.gov.au

By Post: Manager Planning Policy, City of Melbourne, GPO Box 1603.
Melbourne VIC 3001

In Person: Customer Service Counter, Melbourne Town Hall, 120 Swanston Street, Melbourne

Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- Directions hearing: week commencing 31 March 2025
- Panel hearing: week commencing 19 May 2025

Details of the amendment

Who is the planning authority?

This amendment has been prepared by the City of Melbourne, which is the planning authority for this amendment.

Land affected by the amendment

The amendment applies to all land within the Macaulay Urban Renewal Area as shown in Figure 1 below,

A mapping reference table is attached as Attachment 1 to this Explanatory Report.



Figure 1 Macaulay Urban Renewal Precinct

What the amendment does

The amendment implements the land use and built form directions of the *Macaulay Structure Plan 2021* and the recommendations of the *Macaulay Urban Renewal*

Precinct Development Contributions Plan, May 2022 through the application of a new local policy, rezoning land to the Special Use Zone, introducing new overlay schedules and making consequential changes.

The amendment:

- Rezones the land currently zoned Mixed Use and Commercial 1 in the Macaulay Structure Plan area to Special Use Zone 8 (SUZ8) to deliver a mix of land uses. The SUZ8:
 - Encourages a minimum 20 per cent of floor area as employment or other non-residential use.
 - Manages car parking provision by requiring car parking to be held in a single title.
 - Guides uses at ground floor and the location of larger format supermarkets within the designated activity centres.
 - Manages the use and development of land in proximity to the high pressure gas pipeline managed by the infrastructure business APA.
- Deletes Schedule 63 to the Design and Development Overlay and replace it with new schedules 75, 76, 77 and 78 (DDO75 – Boundary Precinct, DDO76 – Melrose Precinct, DDO77 – Chelmsford Precinct and DDO78 – Stubbs Precinct) to implement the built form controls and design recommendations of the Structure Plan. The new Design and Development Overlay Schedules include:
 - Mandatory floor area ratios.
 - Building height and setbacks, active frontages, new streets and laneways controls.
 - Sunlight protection to public open spaces and the public realm.
- Introduces a new Schedule 16 to the Parking Overlay (PO16) that includes:
 - A maximum parking rate of zero (exception for Consolidated Car Park).
 - Bicycle parking, end-of-trip facilities, electric vehicle and accessible car space requirements.
- Amends Schedule 2 to the Development Contributions Plan Overlay (DCPO2) to include development contributions rates for residential, commercial and retail Uses.
- Extends the DCPO2 to additional land south of Macaulay Road.
- Introduces a Local Planning Provision at Clause 11.03-6L Macaulay, that introduces tailored objectives and strategies for the development of the precinct.
- Amends the Schedule to Clause 66.06 to provide notice of permit applications to the owner or operator of the high pressure gas transmission pipeline.
- Amends the Schedule to Clause 72.04 to include new incorporated documents titled:
 - *Macaulay – Stubbs and Boundary Precincts - New and Widened Streets*

- and Laneways - Alignments and Cross-Sections, June 2022.*
 - *Macaulay Urban Renewal Precinct Development Contributions Plan, May 2022.*
- Amends the Schedule to Clause 72.08 to include new background documents titled:
 - *Macaulay Structure Plan 2021.*
 - *Macaulay Off-Street Car Parking Plan 2022.*
- Amends the Schedule to Clause 74.02 to delete outdated references to further strategic work.

Strategic assessment of the amendment

Why is the amendment required?

The City of Melbourne adopted the *Arden-Macaulay Structure Plan* in 2012 to guide future growth and development. It identified the preferred land use, building design, open space, transport and infrastructure outcomes to deliver a thriving and liveable precinct.

Since adopting the 2012 structure plan there have been changes to the planning context affecting the area. When approving Amendment C190, which implemented the 2012 structure plan, the Minister for Planning asked Council to review a number of matters, including the introduction of floor area ratios, provision of affordable housing and gaining clarity on built form requirements. In response to these changes and the Minister's request, the Structure Plan:

- Maintains the vision for future growth and development from the 2012 structure plan as a mixed-use, mid-rise precinct.
- Sets out 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 Structure Plan applies to an area of approximately 90 hectares to the north-west of the Central City and incorporating parts of Kensington and North Melbourne. This area is designated in Plan Melbourne as a major urban renewal precinct.

Council endorsed the Structure Plan in November 2021.

Amendment C417 implements the land use and built form directions of the Structure Plan by:

- Rezoning some areas currently included in the Mixed Use Zone or Commercial 1 Zone to a specifically crafted Schedule to the Special Use Zone (SUZ8) to support a genuine mix of uses in Macaulay. Minimum employment floor space provisions are included in SUZ8 to support a greater mix of commercial/retail uses to deliver the target of 9,500 jobs in Macaulay by 2050.

- Delivering three activity centres within Macaulay, one on Macaulay Road and two on Boundary Road, through encouraging active uses at street level.
- Encouraging affordable housing to deliver affordable dwellings in Macaulay.
- Identifying four distinct sub-precincts: Boundary, Melrose, Chelmsford and Stubbs. New floor area ratio and built form controls will ensure that development responds to the vision and design objectives for each sub-precinct. These controls include mandatory maximum floor area ratios, preferred maximum building heights and some mandatory street wall heights to ensure a contextual response and diversity of buildings types.
- Encouraging sustainable transport and more efficient use of unused parking spaces in Macaulay through maximum parking requirements in PO16.

How does the amendment implement the objectives of planning in Victoria?

The amendment implements the objectives in section 4(1) of the Planning and Environment Act 1987 (the Act) in particular:

- To provide for the fair, orderly, economic and sustainable use, and development of land.
- To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.
- To conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.
- To protect public utilities and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community.
- To facilitate the provision of affordable housing in Victoria.
- To balance the present and future interests of all Victorians.

The amendment implements these objectives by:

- Introducing controls that allow the land to be appropriately re-developed, with a high amenity outcome.
- Supporting new business and economic growth through contributing to diverse employment opportunities in a highly accessible location for walking, cycling and public transport.
- The inclusion of a voluntary affordable housing rate in local policy.
- Creating a truly mixed use precinct, that caters to the needs of present and future Victorians.

As demonstrated above, the amendment will provide for the orderly use and development of Macaulay consistent with these objectives.

How does the amendment address any environmental, social and

economic effects?

It is expected that the amendment will have positive environmental, social and economic outcomes for Melbourne. The Amendment aims to ensure that Macaulay is supported by well-designed growth for housing and employment, while retaining its distinctive neighbourhood character within the framework established by the Structure Plan.

Environmental Effects

The Amendment acknowledges the existing environmental conditions of the land and seeks to protect the community of the future by applying appropriate planning controls. A mix of uses will support local living, reducing the need for travel to access services. The Amendment supports improvements to the public realm, such as increased street tree planting and integration of water sensitive urban design that will support biodiversity and climate change adaptation. High quality development is encouraged to provide sustainable building design. Car parking requirements discourage car dependence, and improved footpaths and bicycle lanes will encourage more sustainable forms of travel such as walking and riding bikes. Amendment c417 is complimented by Amendment c384 which updates the Land Subject to Inundation Overlay and Special Building Overlay to manage flooding throughout the municipality, including parts of the Macaulay Urban Renewal Area.

Social Effects

The Amendment recognises the distinctive neighbourhood character of the places which make up Macaulay and supports the community's aspirations for the varied local character of the area by introducing appropriate built form and land use planning controls. It includes the provision of affordable housing, which will assist in providing a housing supply that meets demand and enhances diversity and inclusion within the community.

Limited space is available for nature conservation, larger events, informal uses such as picnics and social gatherings, or a range of recreation such as outdoor fitness equipment and open grassed areas, when considering the size of the future population of Macaulay. The Amendment provides a means to help fund the community infrastructure proposed through the Macaulay Urban Renewal Precinct Development Contributions Plan (Macaulay DCP).

Economic Effects

The Amendment will support a growing number of residents and workers and facilitate a range of business and employment opportunities, through the application of the Special Use Zone and strengthening of activity centres.

Does the amendment address relevant bushfire risk?

The Amendment affects land within inner metropolitan Melbourne which is not a bushfire prone area.

Does the amendment comply with the requirements of any other Minister's Direction applicable to the amendment?

The Amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes made under section 7(5) of the Act and Ministerial Direction 11: Strategic Assessment Guidelines under section 12(2) of the Act.

Ministerial Direction on the Form and Content of Planning Schemes

The amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes under section 7(5) of the *Planning and Environment Act 1987*.

Ministerial Direction 1: Potentially Contaminated Land

The Amendment is consistent with Ministerial Direction 1: Potentially Contaminated Land by triggering, through the proposed Schedule 8 to the Special Use Zone, a Preliminary Site Investigation of potentially contaminated land for those land uses that are not sensitive uses, secondary schools, or a children's playground. This applies to land covered by the Environmental Audit Overlay.

Ministerial Direction 9: Metropolitan Strategy

The Amendment has been prepared with regard to Ministerial Direction 9: Metropolitan Strategy which refers to Plan Melbourne 2017-2050 (Plan Melbourne).

Macaulay is identified in Plan Melbourne as a major urban renewal precinct of state significance.

The Amendment implements the following key policy directions outlined in Plan Melbourne, which are relevant to this major urban renewal precinct:

Policy 1.1.1 Support the central city to become Australia's largest commercial and residential centre by 2050

Policy 1.1.2 Plan for the redevelopment of major urban renewal precincts in and around the central city to deliver high-quality, distinct and diverse neighbourhoods offering a mix of uses

Policy 1.3.1 Plan for and facilitate the development of urban renewal precincts

Policy 1.3.2 Plan for new development and investment opportunities on the existing and planned transport network

Policy 2.1.2 Facilitate an increased percentage of new housing in established areas to create a city of 20-minute neighbourhoods close to existing services, jobs and public transport

Policy 2.2.2 Direct new housing and mixed-use development to urban renewal precincts and sites across Melbourne

Policy 2.3.1 Utilise government land to deliver additional social housing

Policy 2.3.3 Strengthen the role of planning in facilitating and delivering the supply of social and affordable housing

Policy 2.3.4 Create ways to capture and share value uplift from rezonings

Policy 2.4.1 Support streamlined approval processes in defined locations

Policy 2.4.2 Facilitate the remediation of contaminated land, particularly on sites in developed areas of Melbourne with potential for residential development

Policy 2.5.1 Facilitate housing that offers choice and meets changing household needs

Policy 3.3.1 Create pedestrian-friendly neighbourhoods

Policy 3.3.2 Create a network of cycling links for local trips

Policy 4.1.1 Support Melbourne's distinctiveness

Policy 4.1.2 Integrate place-making practices into road-space management

Policy 4.2.2 Support the growth and development of Melbourne's cultural precincts and creative industries

Policy 4.3.1 Promote urban design excellence in every aspect of the built environment

Policy 4.4.1 Recognise the value of heritage when managing growth and change

Policy 4.4.2 Respect and protect Melbourne's Aboriginal cultural heritage

Policy 5.1.1 Create mixed-use neighbourhoods at varying densities

Policy 5.2.1 Improve neighbourhoods to enable walking and cycling as a part of daily life

Policy 5.4.1 Develop a network of accessible, high-quality, local open spaces

Policy 6.1.1 Improve energy, water and waste performance of buildings through environmentally sustainable development and energy efficiency upgrades

Policy 6.3.2 Improve alignment between urban water management and planning by adopting an integrated water management approach

Policy 6.4.1 Support a cooler Melbourne by greening urban areas, buildings, transport corridors and open spaces to create an urban forest

Policy 6.5.2 Protect and enhance the health of urban waterways

The requirements of Ministerial Direction 9 are met, as follows:

- The above listed aspects of Plan Melbourne are relevant to this amendment.
- The Amendment ensures that Macaulay will be delivered as a focus of investment and growth as intended by the Metropolitan Strategy.
- The amendment is consistent with the directions and policies of Plan Melbourne and gives effect to in the implementation of Plan Melbourne by meeting the relevant policies listed above.
- The amendment will not compromise the implementation of Plan Melbourne.

Ministerial Direction No. 11 Strategic Assessment of Amendments

The amendment has been prepared in accordance with Ministerial Direction No. 11 Strategic Assessment of Amendments as outlined in this Explanatory Report.

Ministerial Direction 19 – Amendments that may result in impacts on the environment, amenity and human health

The amendment has been prepared in accordance with Ministerial Direction No. 19. During the preparation of the amendment the views of the Environmental Protection Authority (EPA) were sought. The amendment addresses the views of the EPA via the inclusion of application requirements for a Preliminary Site Investigation (PSI) under certain circumstances, and the continued application of the DDO26 – North Melbourne, West Melbourne and Arden-Macaulay Noise Attenuation Area.

Ministerial Direction - Preparation and Content and Reporting Requirements for Development Contributions Plans

The Minister for Planning approved an interim Development Contributions Plan Overlay (DCPO2) for the Macaulay precinct under Amendment C295. These interim controls were recently extended under Amendment C471 and are due to expire 31 July 2026.

A development contributions plan has been prepared for Macaulay and is an important component of this amendment package. The Macaulay DCP:

- Outlines projects required to ensure future residents, visitors and workers within Macaulay can be provided with timely access to the community and development infrastructure necessary to support a future mixed-use area.
- Establishes a framework for development proponents to make a financial contribution towards the cost of identified infrastructure projects.
- Ensures that the cost of providing new infrastructure is shared equitably between development proponents and the wider community.
- Provides the details of the calculation of financial contributions that must be made by future developments towards the nominated projects.
- Provides developers, investors and local communities with certainty about development contribution requirements and how they will be administered.

The Macaulay DCP has been prepared in accordance with the Ministerial Direction.

How does the amendment support or implement the Planning Policy Framework and any adopted State policy?

The Amendment supports and implements the following clauses of the Planning Policy Framework (PPF):

- 11.01-1R Settlement – Metropolitan Melbourne: Focus investment and growth in places of state significance, including Macaulay.
- 11.02-1S Supply of urban land: To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional, and other community uses.
- 11.02-2S Structure planning: To facilitate the orderly development of urban areas.
- 13.01-1S Natural hazards and climate change: To minimise the impacts of natural hazards and adapt to the impacts of climate change through risk-based planning.
- 13.03-1S Floodplain management: To assist the protection of: Life, property and community infrastructure from flood hazard.
- 13.07-1S Land use compatibility: To protect community amenity, human health and safety while facilitating appropriate commercial, industrial, infrastructure or other uses with potential adverse off-site impacts.
- 13.07-1L-03 Land use compatibility: Protect large manufacturing industry in Macaulay from sensitive uses by a land use buffer of non-residential development and/or non-sensitive land uses shown in Clause 02.04-7 as 'Commercial and Industrial Buffer'.
- 15.01-1S Urban design: To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.
- 15.01-1R Urban design – Metropolitan Melbourne: To create a distinctive and liveable city with quality design and amenity.
- 15.01-1L-03 Sunlight to public spaces: To ensure that overshadowing from development does not result in significant loss of sunlight and diminish the enjoyment of public spaces for pedestrians.
- 15.01-1L-04 Urban Design: Support development of towers that are well spaced and offset to provide good access to an outlook, daylight, sunlight and to minimise overlooking between habitable room windows.
- 15.01-1L-05 Urban Design outside the Capital City Zone: To ensure that the scale, siting, massing and bulk of development complements the adjoining and nearby built form, and relates to the prevailing patterns of height and scale of existing development in the surrounding area.

- 15.01-2S Building design: To achieve building design outcomes that contribute positively to the local context and enhance the public realm. Policy documents to consider as relevant:
 - Policy document: Urban Design Guidelines for Victoria (DELWP 2017)
 - Policy document: Apartment Design Guidelines for Victoria (DELWP 2017)
- 15.01-2L-01 Energy and resource efficiency: To ensure buildings achieve high environmental performance standards at the design, construction and operation phases.
- 15.01-4S Healthy neighbourhoods: To achieve neighbourhoods that foster healthy and active living and community wellbeing.
- 15.01-4R Healthy neighbourhoods – Metropolitan Melbourne: To create a city of 20 minute neighbourhoods, that give people the ability to meet most of their everyday needs within a 20 minute walk, cycle or local public transport trip from their home.
- 15.02-1S Energy and resource efficiency: To encourage land use and development that is energy and resource efficient, supports a cooler environment and minimises greenhouse gas emissions.
- 16.01-1S Housing supply: To facilitate well-located, integrated and diverse housing that meets community needs.
- 16.01-2S Housing affordability: To deliver more affordable housing closer to jobs, transport and services.
- 17.01-1R Diversified economy: Plan for the redevelopment of Major Urban-Renewal Precincts in and around the Central City to deliver high-quality, distinct and diverse neighbourhoods offering a mix of uses.
- 17.01-2S Innovation and research: To create opportunities for innovation and the knowledge economy within existing and emerging industries, research and education.
- 17.02-1S Business: To encourage development that meets the community's needs for retail, entertainment, office and other commercial services.
- 18.01-1S Land use and transport planning: To create a safe and sustainable transport system by integrating land use and transport.
- 18.01-1L – Land use and transport planning: Support development that encourages other transport modes and discourages the use of private motor vehicles.
- 18.01-2S Transport system: To coordinate development of all transport modes to provide a comprehensive transport system.
- 18.02-1S Sustainable personal transport: To promote the use of sustainable personal transport.
- 18.02-2S Public Transport: To facilitate greater use of public transport and promote increased development close to high-quality public transport routes.

- 19.01-3S Pipeline infrastructure: To ensure that gas, oil and other substances are safely delivered to users and to and from port terminals at minimal risk to people, other critical infrastructure and the environment.
- 19.02-6S Open space: To establish, manage and improve a diverse and integrated network of public open space that meets the needs of the community
- 19.03-1S Development and infrastructure contributions: To facilitate the timely provision of planned infrastructure to communities through the preparation and implementation of development contributions plans and infrastructure contributions plans.

The Amendment supports and implements these elements of the PPF. This is demonstrated by the Amendment:

- Supplying urban land for a mix of uses.
- Facilitating the orderly development of the precinct.
- Ensuring land uses are appropriately facilitated, having regard to existing sensitive interfaces.
- Providing clear urban design guidance and creation of four distinct sub-precincts within Macaulay, including high quality built form outcomes.
- Facilitating 20 minute neighbourhoods with minimal car dependency.
- Providing for new housing, including affordable housing.
- Facilitating development of a key urban renewal precinct, including encouraging commercial uses and other non-residential uses.
- Providing protection of and compatibility with an existing high pressure gas pipeline. .
- Facilitating the collection of development contributions, including for the acquisition of drainage land.

How does the amendment support or implement the Municipal Planning Strategy?

The amendment is consistent with the following clauses of the Municipal Planning Strategy and will assist in achieving objectives of the clauses as follows:

- The amendment implements the strategic directions for settlement (Clause 02.03-1) by aligning with the 'existing urban renewal areas – Macaulay' section. This section notes Macaulay is an area in transition, and will have major urban renewal, but must balance this with existing industrial uses and residential areas. The amendment has carefully considered areas of rezoning and designed built form provisions to respond to existing residential interfaces.
- The amendment implements the strategic directions for built environment (Clause 02.03-4) by demonstrating the importance of achieving sunlight to streets and a new and valued urban environment. The amendment also responds appropriately to adjoining heritage or existing residential uses

through proposed built form controls.

- The amendment implements the strategic directions for housing (Clause 02.03-5) by encouraging significant housing and population growth in an urban renewal area and ensuring new residential development achieves high standards of amenity. The amendment also encourages the provision of affordable housing.
- The amendment implements the strategic directions for employment and innovation (Clause 02.03-6) by encouraging a mix of commercial and business services that provide employment opportunities for local residents.
- The amendment implements the strategic directions for transport (Clause 02.03-7) by aligning with the aims of integrated and sustainable transport, with an integrated street network that adequately serves the proposed growth, and having tailored sustainable transport policy.
- The amendment implements the strategic directions for community infrastructure (Clause 02.03-8) by facilitating the provision of community facilities via the amending of the Development Contributions Overlay Schedule 2 (DCPO2).

Does the amendment make proper use of the Victoria Planning Provisions?

The Amendment makes proper use of the Victoria Planning Provisions (VPP) by updating and amending the Melbourne Planning Scheme to implement objectives and strategies to achieve the strategic directions set out in the structure plan.

The amendment proposes to rezone large areas of land to a purpose built SUZ8. *Planning Practice Note. 03: Applying the Special Use Zone* states 'The Special Use Zone can be applied when: a standard zone or a combination of zones, overlays and local policies cannot give effect to the desired objectives or requirements proposed'.

The SUZ8 allows for the development of Macaulay as an area that supports a true mix of uses to support residential and jobs growth. When undertaking background work for the Metro Tunnel project, the State Government forecast a residential population of 10,000 and 9,500 jobs in the Macaulay Urban Renewal precinct. The Mixed Use Zone (MUZ) allows residential development 'as of right' within the Planning Scheme, and, in areas that attract high land values, residential uses dominate over employment uses. Of the 22 applications made and assessed in the MUZ, seven are made up of entirely residential development, with an overall average of six percent non-residential use. The recent planning outcomes delivering predominantly residential developments in the C1Z and MUZ is compromising the economic role of the precinct.

The proposed SUZ8 has the flexibility to include discretionary minimum non accommodation rates (unlike other otherwise suitable zoning options), providing an avenue to ensure the vision for Macaulay as a truly mixed-use area will be achieved and minimum employment floorspace to support projected employment growth will be encouraged. As such, the proposed introduction of the SUZ8 is considered to

satisfy *Planning Practice Note. 03: Applying the Special Use Zone* to achieve the intended future use and development outcomes for Macaulay.

The application of precinct-specific schedules to the DDO will ensure built form outcomes are aligned with the preferred character of each precinct and ensure new developments provide high levels of amenity for future occupants. The DDO's have been carefully designed and incorporate a mix of mandatory and performance based (discretionary) controls. The use of mandatory controls is considered to satisfy *Planning Practice Note. 59: Mandatory Provisions in Planning Schemes* (PPN59). PPN59 notes that it is most suitable to use mandatory controls in relation to built form requirements, and in particular, when these fall within the DDO. The proposed DDO's include several mandatory controls, including site setbacks, floor area ratios and solar access. In relation to the site setbacks and floor area ratios built form analysis of recently developed sites under the current controls have found that developments can have undesirable built form outcomes, building out the site and encroaching on setbacks. Built form testing has been undertaken and found that the proposed built form controls including the mandatory site setbacks and floor area ratios allows for multiple appropriate outcomes, which result in a diversity of built form within the site as opposed to the current 'filling out' of the site. These controls plus solar access has been included as mandatory controls to give certainty to the community, whilst providing flexibility for developers in how to achieve a high quality outcome.

The Parking Overlay is the appropriate tool to discourage the provision of on-site car parking on a site-by-site basis and encourages consolidated, publicly available carparks to encourage a travel mode shift toward sustainable transport options.

The Development Contributions Plan Overlay is the appropriate tool to implement the Macaulay Development Contributions Plan by collecting contributions for transport, open space, public realm, community facilities, and drainage land.

How does the amendment address the views of any relevant agency?

Relevant agencies including Department of Transport and Planning, Melbourne Water, the Environmental Protection Agency and the APA Group have been informed of the contents of the Amendment. Further consultation seeking views of these agencies will be undertaken as part of formal exhibition.

Does the amendment address relevant requirements of the Transport Integration Act 2010?

The amendment is consistent with the objectives and decision-making principles in the *Transport Integration Act 2010*. Specifically:

- It promotes social and economic inclusion by developing residential areas close to a transport network which is accessible by all in the community.
- It responds to economic prosperity by developing a mid-rise community only 3km away from the Melbourne Central Business District, and ensuring the Macaulay urban renewal precinct is truly mixed use with significant commercial floor area,

thus allowing efficient and effective access for persons to places of employment, markets and services.

- It responds to environmental sustainability by expanding the existing street network and making the precinct more suitable for active transport, reducing reliance on private motor vehicles as the primary mode of transport. There is also a move away from individually titled car parking, with a requirement for consolidated carparking, and a section focussing on sustainable transport requirements.
- Preparation of the structure plan was supported by a transport and access study, transport network review, and a parking study. This work that identified opportunities and constraints within the urban renewal area and underpins the proposed changes in this amendment.

This amendment is expected to have a significant impact on the transport system as it is significantly increasing the capacity for development and subsequently the local population. As a response to this, an expanded road network establishing additional through-block links has been included in the amendment. This expands on the existing road network and allows for adequate connectivity. This expanded network further supports excellent existing public transport links into the central business district and beyond.

Resource and administrative costs

What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?

The Amendment is expected to have limited impact on the resources and administrative costs of the responsible authority.

Attachment 1 – Mapping reference table

Location	Land /Area Affected	Mapping Reference	Address	Proposed Zone changes	Proposed Overlay changes	Proposed deletion changes
North Melbourne and Kensington	All land effected by the DDO63	Melbourne C417 005d-ddoMap04	Multiple addresses			D-DDO63
North Melbourne and Kensington	All land included in the identified precincts	Melbourne C417 002ddoMap04	All land included in the identified precincts		DDO75, DDO76, DDO77, DDO78	
North Melbourne and Kensington	All land included in the identified precincts	Melbourne C417 003poMap04	All land included in the identified precincts		PO16	
North Melbourne and Kensington	All land included in the identified precincts	Melbourne C417	All land included in the identified precincts	SUZ8		