



Hon Richard Wynne MP

26 SEP 2017

Minister for Planning

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Ref: MBR034530
“*MBR034530*”

The Rt Hon. The Lord Mayor of Melbourne
Cr Robert Doyle
Melbourne City Council
Level 3, 240 Little Collins Street
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Dear Lord Mayor *Robert*

**MELBOURNE PLANNING SCHEME AMENDMENT C190 PART 1
MACAULAY URBAN RENEWAL AREA**

I refer to Amendment C190 to the Melbourne Planning Scheme, which was submitted for approval under section 31 of the *Planning and Environment Act 1987*.

The amendment seeks to implement Stage 1 of the *Arden-Macaulay Structure Plan 2012* that applies to the Macaulay Urban Renewal Area.

I have decided to split the amendment and approve Part 1 of Amendment C190 with changes.

The most significant change I have made is to place a two-year expiry date until 30 September 2019 over the amendment area and amended the built form requirements. Since preparation of Amendment C190 there has been a change to the policy context affecting the Macaulay Urban Renewal Area. Assessment of the amendment submitted for approval has also identified a number of improvements which could be made to strengthen land use and built form policy for the precinct.

I have formed the view that the built form provisions could be improved to better allow for:

- provision of affordable housing, in line with the policy within the *Arden-Macaulay Structure Plan 2012* and the State Government's *Homes for Victorians*
- housing and employment growth necessary to support the government's significant investment in public transport infrastructure and opportunities achieved through site consolidation and master planning
- better management of density through development of a Floor Area Ratio control, and potential to maximise development outcomes in exchange for public benefit through a Floor Area Uplift and public benefits schedule
- greater clarity on how preferred heights may be exceeded and maximum heights achieved
- better integration with the Victoria Planning Authority's Arden Structure Planning work
- better expression of side, rear and upper level setbacks and the effect of development on the public realm
- greater guidance for the City Link, railway line and Moonee Ponds Creek interface
- viability of development necessary to fund development contribution infrastructure requirements
- potential Melbourne Water flooding requirements
- greater clarity on the most appropriate location for a school site
- improved structure to meet requirements of the Ministerial Direction on the Form and Content of Planning Schemes.

I consider this will provide council with an opportunity to review the Macaulay planning framework in consultation with landowners, the community, and agencies such as the Victorian Planning Authority and Melbourne Water to determine the most appropriate planning provisions for the Macaulay Urban Renewal Area.

Other key changes made to the amendment include:

- Removing mandatory maximum height control for Area 5 and additional guidelines to achieve the council's reintegration objectives.
- Changing DDO63 to provide stronger built form and decision guidelines, remove contradictions and improve clarity and language to ensure the intent of the controls and vision for Macaulay is achieved.
- Changing the preferred and maximum height control from storeys to metres.
- Clarifying 'demonstrable benefit' outcomes by deleting references to outcomes beyond the requirements of the planning scheme.

The amendment will come into effect when notice of its approval is published in the *Victoria Government Gazette*.

If you have any further queries about this matter, please contact Alison Glynn, Director of State Planning Services, Department of Environment, Land, Water and Planning, on (03) 8392 5511 or email Alison.glynn@delwp.vic.gov.au.

Yours sincerely



HON RICHARD WYNNE MP
Minister for Planning

21/9/17