

PLANNING SCHEME AMENDMENT C173

THE CARLTON CONNECT INITIATIVE (FORMER ROYAL WOMEN'S HOSPITAL SITE REDEVELOPMENT)

Dear Sir or Madam

I am writing to advise you of a new planning scheme amendment in your area and how you can make a public submission about this amendment.

The City of Melbourne has prepared Planning Scheme Amendment C173 to enable the development of a sustainability and innovation hub, known as the Carlton Connect Initiative. The amendment applies to the former Royal Women's Hospital site - bounded by Swanston, Grattan and Cardigan streets, Carlton and the Royal Dental Hospital.

The site and the Carlton Connect Initiative are owned by the University of Melbourne and the City of Melbourne has prepared this planning scheme amendment at the university's request.

From Thursday 16 October to Monday 24 November 2014 you can review and comment on the planning scheme amendment and a proposed development plan for the site.

The university is proposing amendment C173 to enable it to build a sustainability and innovation hub, which will include a mix of research, development and education facilities in addition to community, commercial, residential and retail spaces and student housing.

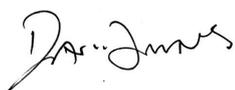
The amendment proposes to:

- rezone the land from a Public Use Zone to Capital City Zone (Schedule 6) to allow a mix of uses;
- introduce a Development Plan Overlay (DPO10), which provides for a staged, long term comprehensive development plan for the site;
- apply Schedule 1 to the Parking Overlay, which requires the provision of appropriate car parking rates for Capital City areas outside the retail core;
- exclude the site from the requirements of Clause 22.01 Urban Design within the Capital City Zone and apply the provisions of Clause 22.17 Urban Design outside the Capital City Zone.

Anyone can make a submission to Amendment C173 and/or the development plan by **Monday 24 November 2014**. Further information about the amendment and how to make a submission can be found on the following pages.

For more information you can also visit our online engagement hub, Participate Melbourne, at melbourne.vic.gov.au/participate or contact Gisèle Pratt, Senior Strategic Planner on 9658 8654 or gisele.pratt@melbourne.vic.gov.au

Yours sincerely



David Mayes
Manager Strategic Planning



YOU CAN COMMENT ON PLANNING SCHEME AMENDMENT C173 CARLTON CONNECT FROM THURSDAY 16 OCTOBER TO MONDAY 24 NOVEMBER 2014.

Why has this planning scheme amendment been prepared?

The City of Melbourne has prepared Planning Scheme Amendment C173 at the request of the University of Melbourne to enable the development of a sustainability and innovation hub, for their Carlton Connect Initiative.

The amendment seeks to change the zoning of the land from its current Public Use Zone to the Capital City Zone, accommodating new research, development and education facilities in addition to community, commercial, residential and retail spaces and student housing.

The amendment will include a Development Plan Overlay (DPO) to guide the long term development of the hub. As required by the City of Melbourne, urban design standards

have been included in the plan to ensure that the Carlton Connect Initiative development is high quality, environmentally sustainable and displays exemplary architecture.

What is the Carlton Connect Initiative?

The University of Melbourne is seeking to create Australia's largest sustainability and innovation hub to support education, research, and engagement activities. The Carlton Connect Initiative will establish linkages between researchers and industry, government, venture capital and global networks.

The research activities of the Carlton Connect Initiative will focus on issues such as energy, food security, water, cities, climate change, and building more resilient communities through innovation.

Where will the hub of the Carlton Connect Initiative be located?

The hub for the Carlton Connect initiative will be located at the former Royal Women's Hospital site - bounded by Swanston, Grattan and Cardigan streets, Carlton.

What will be the building height of the Carlton Connect Initiative hub?

Three main buildings currently occupy the former site with a height range up to 47 metres. As a result of the amendment, the building height of the new development will range from 25 metres to 59 metres.

CARLTON CONNECT SITE AREA



CITY OF MELBOURNE PLANNING SCHEME AMENDMENT ENGAGEMENT TIMELINE

HOW DO I MAKE A SUBMISSION?

For information on where to view the amendment and development plan and how to make a submission, see the notice on page four, or visit the City of Melbourne's online engagement hub, Participate Melbourne. melbourne.vic.gov.au/participate

WHAT IS A PLANNING SCHEME?

A planning scheme is a legal document that sets out planning policies, zones, overlays and other rules affecting how land can be used and developed in the municipality. It sets out what we can and cannot do on different areas of land in the city; for example, but not limited to, whether the land can be used for housing or a shop or business, what the height of a building should be, and how much open space should be provided.

WHAT IS A PLANNING SCHEME AMENDMENT?

As our city grows and changes, planning controls may be changed or updated to reflect the new circumstances. A change to the planning scheme is known as an amendment.

The process for an amendment is set out in the Planning and Environment Act 1987. The amendment process has a number of steps. The step-by-step guide shown on the right is designed to give you a basic understanding of the major steps involved in the amendment process.

Draft Planning Scheme Amendment is considered by Future Melbourne Committee

Minister grants permission to consult on Planning Scheme Amendment

WE ARE HERE

OPPORTUNITY TO MAKE WRITTEN SUBMISSION

Formal public consultation on Planning Scheme Amendment

OPPORTUNITY FOR VERBAL SUBMISSION TO THE FUTURE MELBOURNE COMMITTEE

Report on public submissions to Future Melbourne Committee

Council requests Minister to appoint independent panel to review and hear submissions

OPPORTUNITY FOR VERBAL SUBMISSION TO THE INDEPENDENT PANEL

Independent panel considers written submissions lodged during the statutory/formal consultation period, hears verbal submissions in support of the written submissions and makes recommendations

OPPORTUNITY FOR VERBAL SUBMISSION TO THE FUTURE MELBOURNE COMMITTEE

Future Melbourne Committee considers the panel report and changes to the Planning Scheme Amendment

Council submits final amendment to Minister for approval



PLANNING AND ENVIRONMENT ACT 1987
MELBOURNE PLANNING SCHEME
NOTICE OF PREPARATION OF AMENDMENT
AMENDMENT C173

The Melbourne City Council has prepared Amendment C173 to the Melbourne Planning Scheme.

The land affected by the amendment is 114-152 Grattan Street, Carlton and is bounded by Swanston Street to the west, Grattan Street to the south, Cardigan Street to the east and the Royal Dental Hospital of Melbourne building to the north. The site was formerly occupied by the Royal Women's Hospital.

The amendment proposes to:

- Rezone the site from a Public Use Zone to the Capital City Zone and insert a new Schedule to the Zone (CCZ6);
- Apply a Development Plan Overlay to the site and insert a new Schedule to the Overlay (DPO10);
- Amend the Design and Development Overlay (DPO45) to exclude the site from the provisions of DDO45;
- Exclude the site from the provisions of the Parking Overlay – Precinct 12 Schedule and apply the Parking Overlay – Precinct 1 Schedule to the site;
- Amend Clause 22.01 of the Local Planning Policy Framework to exclude the application of the policy to the site;
- Amend Clause 22.17 of the Local Planning Policy Framework to include the application of the policy to the site;
and
- Amend the Schedule to Clause 61.03 to include map 5CCZ6.

You may inspect the amendment, any documents that support the amendment and the explanatory report about the amendment, free of charge, at the following locations:

- during office hours, at the office of the planning authority, City of Melbourne, Level 3 240 Little Collins Street, Melbourne
- on the City of Melbourne website melbourne.vic.gov.au/participate
- at the Department of Transport, Planning and Local Infrastructure website dtpli.vic.gov.au/publicinspection

Any person who may be affected by the amendment may make a submission to the planning authority. Submissions must be made in writing giving the submitter's name and contact address, clearly stating the grounds on which the amendment is supported or opposed and indicating what changes (if any) the submitter wishes to make.

Name and contact details of submitters are required for Council to consider submissions and to notify such persons of the opportunity to attend Council meetings and any public hearing held to consider submissions. In accordance with the Planning and Environment Act 1987, Council must make available for inspection a copy of any submissions made.

The closing date for submissions is Monday 24 November 2014. A submission must be sent to:
carltonconnectC173@melbourne.vic.gov.au or

Robyn Hellman
Strategic Planning

City of Melbourne
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