

Planning and Environment Act 1987

MELBOURNE PLANNING SCHEME

Notice of the preparation of an amendment

Amendment C309

The Melbourne City Council has prepared Amendment C309 to the Melbourne Planning Scheme.

The land affected by the amendment is generally within the West Melbourne Structure Plan area as shown on the map below:



The Amendment proposes to implement the built form and land use directions of the *West Melbourne Structure Plan 2018* by making the following changes to the Melbourne Planning Scheme:

- Amend Clause 21.16 Other Local Areas in the Municipal Strategic Statement (MSS) to insert a new Clause 21.16-6 West Melbourne, to ensure the vision for the area reflects the Structure Plan and update Clause 21.16-5 to only refer to North Melbourne.
- Amend Clause 21.17 Reference Documents to include the West Melbourne Structure Plan 2018.

- Rezone most of the Mixed Use Zone in the Structure Plan area to a Special Use Zone (SUZ6) to deliver a true mix of uses. The SUZ6 includes provisions to:
 - require a minimum proportion of the floor area be allocated to a use other than accommodation;
 - provide for 6 per cent affordable housing in most areas; and
 - require active ground floor uses along Spencer Street, between Hawke Street and Dudley Street to help deliver a new activity centre.
- Rezone recently expanded and existing new public open spaces to the Public Park and Recreation Zone (PPRZ).
- Amend existing Schedules 28, 29 and 33 to the Design and Development Overlay (DDO28, DDO29 and DDO33) and add a new schedule 72 (DDO72) to implement the built form controls and design recommendations in the Structure Plan. The DDOs will include a mandatory Floor Area Ratio (FAR) as well as provisions to encourage the retention of buildings identified as character buildings.
- Apply a new schedule to the Parking Overlay (PO14) to introduce a maximum parking rate of 0.3 spaces per dwelling.
- Apply an Environmental Audit Overlay to the Structure Plan Area to ensure that potentially contaminated land is suitable for a sensitive use.
- Amend the schedule to clause 72.03 to include reference to the new EAO map in the Melbourne Planning Scheme.

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, at Melbourne Town Hall, Administration Building, 120 Swanston Street, Melbourne.
- At the City of Melbourne website:
<https://participate.melbourne.vic.gov.au/Amendmentc309>
- At the Department of Environment, Land, Water and Planning website
www.delwp.vic.gov.au/public-inspection.

Any person who may be affected by the amendment may make a submission to the planning authority about the amendment. 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. The closing date for submissions is 5pm Monday 4 February 2019. A submission must be sent to the Team Leader – Planning Policy, City of Melbourne and lodged either:

- online: <https://participate.melbourne.vic.gov.au/Amendmentc309>
- via email: planningpolicy@melbourne.vic.gov.au
- post: Robyn Hellman, Team Leader – Planning Policy
City of Melbourne
GPO Box 1603
MELBOURNE VIC 3001

The planning authority must make a copy of every submission available at its office for any person to inspect free of charge for two months after the amendment comes into operation or lapses.

EMMA APPLETON
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