

# FUTURE MELBOURNE COMMITTEE MEETING

9 NOVEMBER 2021

## AGENDA ITEM 6.3: MACAULAY STRUCTURE PLAN

### AMENDMENTS PREPARED BY CR LEPPERT

*Group A amendments: Built form*

#### **A.1. Basis for calculating planning controls**

On page 29, insert new text:

The controls have been determined based on finished floor levels.

On page 30, in the breakout box, insert new text:

FARs do not include basement levels and are to be calculated from finished floor level.

#### **A.2. Design recommendations**

On page 32, add a design recommendation to the list:

To ensure that new development at the interface of stable residential and heritage areas respects the scale of buildings at those interfaces.

#### **A.3. Open space mapping**

On page 34, in map 4 and the legend, apply green hatching to sites in private ownership where it is proposed that the built form controls will enable the delivery of open space.

#### **A.4. Building heights**

On page 35, and in corresponding text on pages 85, 95 and 101, update text as follows:

For the Boundary precinct:

- Preferred maximum building height of 6 to 8 storeys for properties on Racecourse Road
- Preferred maximum building height of 6 to 8 storeys for properties on Boundary and Macaulay Roads
- Preferred maximum building height of 15 storeys for properties that interface CityLink and deliver a setback of 20m or more from the western boundary
- Preferred maximum building height of 12 storeys elsewhere in Boundary Precinct

For the Chelmsford precinct:

- Preferred maximum building height of 5 storeys for properties on parts of Chelmsford Street
- Preferred maximum building height of 4 storeys for properties that interface the existing ~~General Residential Zone or an open space residential properties within the precinct~~
- Preferred maximum building height of 6 storeys for all other properties in Chelmsford Precinct

For the Stubbs precinct:

- Preferred maximum building height of 6 to 8 storeys for properties on Racecourse Road and parts of Macaulay Road.
- ~~Preferred maximum building height of 4 to 8 storeys for properties on Macaulay Road~~
- Preferred maximum building height of 5 storeys for properties on ~~the eastern interface of Stubbs~~ Hardiman Street
- Preferred maximum building height of 4 to 6 storeys for all other properties in Stubbs Precinct General Neighbourhood Residential Zone (part of Chelmsford Precinct)
- Mandatory maximum building height of 8 metres (mandatory)

#### **A.5. Street wall controls (Boundary, Chelmsford and Stubbs precincts)**

On page 85 in text, and on page 86 in Map 14 (Boundary Precinct), remove street wall heights: where the proposed street wall height is higher or the same as the proposed building height; and where street wall controls have been applied to future open space.

On page 86 in Map 14, remove street wall heights adjacent to the green trail east of CityLink on Macaulay Road, Mark Street, Sutton Street and Alfred Street.

On page 95 in text, and on page 96 in Map 16 (Chelmsford Precinct), remove street wall heights: where the proposed street wall height is higher or the same as the proposed building height; and where street wall controls have been applied to future open space.

On page 101 in text, and on page 102 in Map 17 (Stubbs Precinct), remove street wall heights: where the proposed street wall height is higher or the same as the proposed building height; and where street wall controls have been applied to future open space.

On page 102 in Map 17, remove street wall height controls that do not face a street or laneway, and which intersects the Robertson Street Reserve.

#### **A.6. Street wall and setback controls (Melrose precinct)**

On page 89, update text in the 'street wall heights and setbacks' sub-section (Melrose Precinct) as follows:

- A mandatory maximum street wall height of 4 storeys ~~on~~ at 1-15 Shiel Street, and a mandatory maximum street wall height of 3 storeys for the remainder of Shiel Street.
- A preferred maximum street wall height of 3 to 6 storeys elsewhere in Melrose precinct.
- A preferred minimum setback of 5 metres above the street wall from the street.
- A preferred minimum setback of 7.5 metres above the street wall from side and rear boundaries.
- Development above the street wall on Shiel Street should be visually recessive and provide an appropriate response to surrounding conditions.
- For corner conditions with two different street wall heights, the higher street wall should wrap around the corner for a maximum distance of 15 metres / equivalent to 1 or 2 apartments.

On page 90 in Map 15, amend the street wall heights for Shiel Street to be a mandatory maximum street wall height of 4 storeys at 1-15 Shiel Street, and a mandatory maximum street wall height of 3 storeys for the remainder of Shiel Street.

#### **A.7. Setbacks at laneways**

On pages 95 and 101, insert new text:

Where they interface with existing residential areas, laneways are to be widened through increased setbacks. Built form setbacks will be determined by interface conditions, the street's role in the transport network, service requirements, surrounding context sensitivity and deep soil planting.

### **A.8. Floor Area Ratios (Stubbs precinct)**

On page 101, in the density control section, delete the following text:

- A mandatory maximum Floor Area Ratio of 3:1 for properties that interface the Moonee Ponds Creek, Macaulay Road or Hardiman Street.
- A mandatory maximum floor area ratio of 2.5:1 for properties that interface the General Residential Zone and Neighbourhood Residential Zone.
- A mandatory maximum flood area ratio of 4:1 for all other properties in Stubbs Precinct.

and replace it with the following text:

A Floor Area Ratio range of 2.5 to 4:1 is proposed for Stubbs Precinct. FARs are proposed to be mandatory maximum limits and have been tailored in response to site context including laneway separation, direct adjacency to the Neighbourhood Residential Zone, proximity to Moonee Ponds Creek and lot sizes.

### *Group B amendments: Activities and uses*

#### **B.1. Retail focus area (Stubbs precinct)**

Amend Map 7 on page 46 and Map 8 on page 49 to reduce the northern extent of the retail precinct such that the retail precinct is a consistent width adjoining Macaulay Road.

### *Group C amendments: Movement and access*

#### **C.1. Future Macaulay transport network**

Amend Map 10 on page 56 by:

1. Extending the high capacity public transport corridor north / west beyond Flemington Bridge Station as identified in Action 43.
2. Changing the Flemington Road bicycle lane to a dashed line denoting 'New protected bike lanes.'
3. Placing a dashed line denoting 'New protected bike lanes' on Arden Street.
4. Adding the Arden Structure Plan Area (grey striped) to the legend.
5. Adding a symbol showing the indicative location for the Racecourse Road Strategic Opportunities Plan.
6. Reinserting a new bike path along the Craigieburn line south of Macaulay Road.

#### **C.2. New crossings of Moonee Ponds Creek**

On page 58, add a new 'Deliver' Action:

Develop a prioritisation and delivery plan for two new pedestrian and bicycle crossings of the Moonee Ponds Creek.

On page 75, shift Action 75 from 'Partner' to 'Advocate' and update it as follows:

~~Work in partnership with the Victorian Planning Authority to finalise the Call on the Victorian Government to publish and pursue its Implementation Plan for the Moonee Ponds Creek corridor.~~

On page 122, update the table in Appendix E to include the following projects, each with a 'potential delivery mechanism' of "Victorian Govt advocacy / partnership":

- Pedestrian and cycle bridge over creek from Smith Street
- Pedestrian and cycle bridge over creek from Chelmsford Street
- Pedestrian bridge over creek from Parsons Street
- Pedestrian bridge over creek from Robertson Street
- Pedestrian bridge over creek from Bruce Street

### **C.3. High capacity public transport**

Add text to the caption for Figure 11 on page 120:

This is a potential typical street section for Boundary Road prior to delivery of high capacity public transport.

## *Group D amendments: Editorial changes*

### **D.1. Editorial changes**

On page 13, in the first paragraph, change "Flemington" to "Kensington".

On page 13, in the 'Snapshot of Macaulay' section, revise the wording to better describe the historical environs of the Moonee Ponds Creek and surrounds, in consultation with Traditional Owners.

On page 14, in the sixth paragraph, delete "as" in the fourth row.

On page 22, in the caption for Map 2, change the final instance of "flooding" to "modelling".

On page 33, Update Map 3 legend to correct an error listing the area of Neighbourhood Residential Zone as General Residential Zone.

On page 33, update text as follows:

No change is proposed to the residential area in Chelmsford which is subject to the ~~General~~ Neighbourhood Residential Zone.

On page 35, delete the following sentence:

For corner conditions with two different street wall heights, the higher street wall should wrap around the corner for a maximum distance of 15m / equivalent to one or two apartments.

On page 46, Map 7, update text as follows:

Potential ~~f~~Future open space / drainage

On page 51, update text as follows:

Consolidating and expanding these facilities will improve operations and provide a one-stop shop of services for a range of age cohorts.

On page 80, change “Maculay” to “Macaulay”.

On page 86, address the mapping error by removing the 8 storey areas from the Alfred St corridor and anywhere that it is not possible to build, and ensuring that the open space is next to CityLink without separation.

On pages 86, 90, 96 and 102, in Maps 14, 15, 16 and 17, update the base map with the correct version.

Ensure that all actions updated by any amendments are also updated in the “Implementing the actions” section.

## **D.2. Public Reporting**

Create a new Action:

Create a process to publicly report on the progress of the Structure Plan and its actions and the resulting built outcomes, including actual built and approved dwellings and estimated number of residents and jobs.

Add relevant text within the structure plan to provide a context for the new action.

*End.*