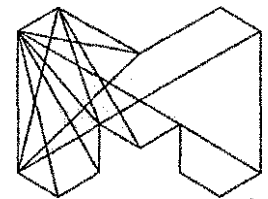


Confirmed minutes



CITY OF MELBOURNE

Future Melbourne Committee Minutes

**Meeting Number 23
Tuesday 9 November 2021
5.30pm**

Town Hall Commons

Present

Lord Mayor Sally Capp
Deputy Lord Mayor Nicholas Reece
Councillor Dr Olivia Ball
Councillor Jason Chang
Councillor Elizabeth Doidge
Councillor Davydd Griffiths
Councillor Jamal Hakim
Councillor Philip Le Liu
Councillor Rohan Leppert
Councillor Kevin Louey

Apology

Councillor Roshena Campbell

Confirmed at the meeting of the Future Melbourne Committee
On Tuesday 16 November 2021

C o n f i r m e d m i n u t e s

1. Commencement of meeting and apologies

The meeting commenced at 5.30pm.

The Chair, Lord Mayor Sally Capp, advised that:

- the meeting was being streamed live and that an audio and video recording would be made available on the City of Melbourne website before close of business tomorrow
- the agenda comprised of seven reports from management
- an apology had been received from Councillor Campbell

2. Disclosures of conflicts of interest

The Chair, Lord Mayor Sally Capp, advised that conflicts of interest should be disclosed as they arose.

3. Confirmation of minutes of the previous meeting

Moved: Cr Hakim

That the minutes of meeting No 22, held on Tuesday 19 October 2021, be confirmed.

Seconded: Cr Doidge

The motion was put and carried unanimously with the following Councillors present: The Chair, Lord Mayor Sally Capp, Deputy Lord Mayor Nicholas Reece and Councillors Dr Ball, Chang, Doidge, Griffiths, Hakim, Le Liu, Leppert and Louey.

4. Matters arising from the minutes of the previous meetings

There were no matters arising from the minutes of the previous meeting.

5. Public questions

Vandalised London Plane Tree

Karl Hessian asked a question relating to a vandalised London Plane tree in Abbotsford Street (between Victoria and Queensberry Streets, North Melbourne).

The following response was provided by David Callow, Director Parks and City Greening:

The rapid decline of the mature London Plane tree was identified by routine inspections in January 2021 and the tree is currently being monitored for any signs of recovery growth.

Multiple drill holes were identified in the trunk and the tree's rapid decline is a common response to poisoning. The type of poison or substance applied is unknown and whether the tree will recover from the poison is also unknown. Should tree condition deteriorate to a point that tree removal is required, Councillors will be notified and further public signage will be installed.

Council Officers have not received any public responses to the request for information relating to the vandalism.

Transport Strategy 2030

Mathew Klock asked a question relating to the review of the transport strategy and works relating to the installation of bicycle lanes.

The following response was provided by Richard Smithers, Manager Transport Strategy:

Confirmed minutes

The City of Melbourne's Transport Strategy 2030 includes a range of initiatives to encourage more people to travel to the city by bike. This includes community programs to encourage riding and the construction of connected, physically protected bike lanes to improve safety and get more people riding each day.

On 18 February 2020, Council resolved to fast track the delivery of 44 km of bike lanes as part of its response to the climate and biodiversity emergency.

On 19 October 2021, Council considered the Independent Transport Review and endorsed the ITR recommendation to continue Council programs including the delivery of bike lanes and street activation programs. The ITR found that 61 percent of feedback on the bike lane program was supportive or very supportive while 26 percent was unsupportive or very unsupportive.

Council's transport policy and programs are designed to support the central city's reactivation and recovery. Providing greater opportunity for people access the city by bike frees up space on the roads and on public transport for those who need it most.

6. Reports from management

The Chair, Lord Mayor Sally Capp, advised that the following submissions had been received in accordance with the Council's Governance Rules.

Submissions/Correspondence

In relation to Agenda item 6.1, **Planning Permit Application: TP-2021-603, Queen Victoria Market, Food Hall, 68-81 Victoria Street, Melbourne:**

Request to speak:

- Mia Zar, Tract Consultants.

Item of Correspondence:

- Stan Liacos, Chief Executive, Queen Victoria Market Pty Ltd
- Bea McNicholas, Director, Walk in St Kilda Rd & Environ
- Mary-Lou Howie, President, Friends of Queen Victoria Market
- Mia Zar, Tract Consultants.

In relation to Agenda item 6.2, **Planning Permit Application: TP-2021-318, 299 Bourke Street and 278-286 Little Collins Street, Melbourne:**

Request to speak:

- Chris Langford, Newmark Capital
- Simon Morris, Newmark Capital
- Vaughan Connor, Contour

Item of Correspondence:

- Tristan Davies, Melbourne Heritage Action.

In relation to Agenda item 6.3, **Macaulay Structure Plan 2021:**

Request to speak:

- Simon Harvey, Kensington Association

Items of Correspondence:

- Kaye Oddie
- Daphne Liang and Trent Lowther
- Stuart Tait
- Martin Clutterbuck
- Penelope Cotttrill
- Justine Heazlewood

Confirmed minutes

- Stuart Gaunt
- Yin Miao
- Helen Tudehope
- Nick Oliver
- Carolyn Graydon
- Haiqing Yu
- Zachary Sweeney
- Alex Greers
- Simon Harvey, Kensington Association
- Nikki Gaskell
- Sheila Byard.

In relation to Agenda item 6.6, **Queen Victoria Market Precinct Renewal – A-E Sheds Upper Market Specialty Market Trading Format Improvement Project:**

Request to speak:

- Miriam Faine, Secretary, Friends of Queen Victoria Market.

Items of Correspondence:

- Kris Robinson
- Stan Liacos, Chief Executive, Queen Victoria Market Pty Ltd
- Daniel Gelai
- David Peck
- Miriam Faine, Secretary, Friends of Queen Victoria Market
- Bea McNicholas, Director, Walk in St Kilda Rd & Environs
- Mary-Lou Howie, President, Friends of Queen Victoria Market
- Professor Charles Sowerwine, Chair, Heritage Committee, Royal Historical Society of Victoria
- Nancy Policheni
- Wendy Voon
- Tristan Davies, Melbourne Heritage Action.

City Planning Portfolio

Deputy Lord Mayor, Nicholas Reece assumed the role of Chair for the Committee to consider three reports from management in relation to the City Planning Portfolio.

6.1 Planning Permit Application: TP-2021-603, Queen Victoria Market, Food Hall, 68-81 Victoria Street, Melbourne

The purpose of this report was to advise the Future Melbourne Committee of a planning permit application seeking approval for demolition in the Capital City Zone, Schedule 1 (CCZ1). The application facilitates the redevelopment of the Queen Victoria Market Food Court (the construction works are exempt from planning permission) at 65-81 Victoria Street, Melbourne (refer Attachment 2 - Locality Plan).

Mia Zar, Tract Consultants, addressed the Committee in relation to this matter.

Moved: Deputy Lord Mayor, Nicholas Reece

That the Future Melbourne Committee resolves that a Planning Permit be granted subject to the conditions outlined in the Delegate Report (refer Attachment 4 of the report from management).

Seconded: Cr Leppert

The motion was put and carried unanimously with the following Councillors present: The Chair, Lord Mayor Sally Capp, Deputy Lord Mayor Nicholas Reece and Councillors Dr Ball, Chang, Doidge, Griffiths, Hakim, Le Liu, Leppert and Louey.

Confirmed minutes

6.2 Planning Permit Application: TP-2021-318, 299 Bourke Street and 278-286 Little Collins Street, Melbourne

The purpose of this report was to advise the Future Melbourne Committee of Planning Permit Application TP-2021-318 for land located at 299 Bourke Street and 278-286 Little Collins Street, Melbourne (refer Attachment 2 – Locality Plan).

The following people addressed the Committee:

- Chris Langford, Newmark Capital
- Vaughan Connor, Contour.

Moved: Deputy Lord Mayor, Nicholas Reece

1. That the Future Melbourne Committee resolves to issue a Planning Permit subject to the conditions set out in the delegate report (refer Attachment 4 of the report from management) with the following additions as underlined:
 - 1b. An additional pedestrian entry located off Union Lane, generally opposite the central pedestrian entry to "The Walk" development at 309-325 Bourke Street (between grids 10 and 12 on Drawing SD02.00), to improve activation and connections, consistent with any permit issued by Heritage Victoria, unless an alternative activation strategy is agreed with the Responsible Authority.
 13. All portions of the road adjoining the site along Union Lane affected by the construction activities, must be reconstructed together with associated works including the provision of drainage, renewal of open stormwater channel and modification of services as necessary at the cost of the developer, in accordance with plans and specifications first approved by the Responsible Authority – City Infrastructure.
 14. All portions of the road adjoining the site along Sugden Place affected by the construction activities, must be reconstructed together with associated works including the provision of sawn bluestone kerb and channel, drainage and modification of services as necessary at the cost of the developer, in accordance with plans and specifications first approved by the Responsible Authority – City Infrastructure.
 15. All portions of the footpath adjoining the site along Little Collins Street affected by the construction activities, must be reconstructed together with associated works including the renewal of kerb and channel and modification of services as necessary at the cost of the developer, in accordance with plans and specifications first approved by the Responsible Authority – City Infrastructure.

Seconded: Cr Leppert

The motion was put and carried unanimously with the following Councillors present: The Chair, Lord Mayor Sally Capp, Deputy Lord Mayor Nicholas Reece and Councillors Dr Ball, Chang, Doidge, Griffiths, Hakim, Le Liu, Leppert and Louey.

6.3 Macaulay Structure Plan 2021

The purpose of this report was to seek endorsement of the final Macaulay Structure Plan 2021.

Simon Harvey, Kensington Association, addressed the Committee in relation to this matter.

Cr Le Liu left the meeting at 6.19pm
Cr Le Liu returned to the meeting at 6.21pm

Cr Chang left the meeting at 6.37pm
Cr Chang returned to the meeting at 6.40pm

Confirmed minutes

Moved: Deputy Lord Mayor, Nicholas Reece

1. *That the Future Melbourne Committee:*
 - 1.1. *Endorses the Macaulay Structure Plan 2021 (refer Attachment 2 of the report from management) subject to the changes set out in the tabled document.*
 - 1.2. *Directs that the tabled document be appended to the minutes of this meeting.*
 - 1.3. *Authorises the General Manager Strategy, Planning and Climate Change to make any further minor editorial changes to the Macaulay Structure Plan prior to publication.*

Seconded: Cr Leppert

The motion was put and carried unanimously with the following Councillors present: The Chair, Lord Mayor Sally Capp, Deputy Lord Mayor Nicholas Reece and Councillors Dr Ball, Chang, Doidge, Griffiths, Hakim, Le Liu, Leppert and Louey.

Lord Mayor Sally Capp assumed the chair for the remainder of the meeting.

6.4 City of Melbourne submission to the Victorian Government's Draft Inner Metro Land Use Framework Plan

The purpose of this report was to seek endorsement of the City of Melbourne's submission to the Department of Environment, Land, Water and Planning (DELWP) on the Draft Inner Metro Land Use Framework Plan (IMLUFP).

Moved: Deputy Lord Mayor, Nicholas Reece

1. *That the Future Melbourne Committee endorse management's submission to the Inner Metro Land Use Framework Plan (refer Attachment 2 of the report from management) subject to further updates to the submission to:*
 - 1.1. *Reflect City of Melbourne policy positions on Environmentally sustainable design and the energy efficiency and sources for new development (Chapter 9) as well as future open space locations (Chapter 9); and*
 - 1.2. *Ensure all critical comments are clearly articulated in the requested modifications.*

Seconded: Cr Leppert

The motion was put and carried unanimously with the following Councillors present: The Chair, Lord Mayor Sally Capp, Deputy Lord Mayor Nicholas Reece and Councillors Dr Ball, Chang, Doidge, Griffiths, Hakim, Le Liu, Leppert and Louey.

6.5 Victorian Government Inquiry into Renewable Energy in Victoria

The purpose of this report was to seek the Future Melbourne Committee's endorsement of a submission to the Victorian Parliament Inquiry into Renewable Energy in Victoria (Attachment 2).

Moved: Cr Leppert

1. *That the Future Melbourne Committee:*
 - 1.1. *Notes the importance of initiatives such as Melbourne Renewable Energy Project 1, 2 and Power Melbourne as supporting our objective to enable 100 per cent renewable energy and build a clean energy economy for Victoria*
 - 1.2. *Notes Melbourne's reputation as a centre for clean energy innovation with the potential for up to 123,000 jobs to be created across Victoria in renewable energy projects and the supply chain.*

Confirmed minutes

- 1.3. *Endorses the City of Melbourne submission to the Victorian Parliamentary Inquiry to Renewable Energy in Victoria (refer Attachment 2).*
- 1.4. *Authorises the General Manager Strategy, Planning and Climate Change to make any further minor editorial changes.*

Seconded: Cr Doidge

The motion was put and carried unanimously with the following Councillors present: The Chair, Lord Mayor Sally Capp, Deputy Lord Mayor Nicholas Reece and Councillors Dr Ball, Chang, Doidge, Griffiths, Hakim, Le Liu, Leppert and Louey.

6.6 Queen Victoria Market Precinct Renewal – A-E Sheds Upper Market Specialty Market Trading Format Improvement Project

The purpose of this report was to seek endorsement of the schematic design plans for the Speciality Market Trading Format Improvement project at the Upper Market of A-E Sheds prior to lodgement of heritage and planning applications and release of tender for the works.

Moved: Lord Mayor, Sally Capp

That the Future Melbourne Committee defers consideration of this item until Tuesday 30 November 2021.

Seconded: Cr Leppert

The motion was put and carried unanimously with the following Councillors present: The Chair, Lord Mayor Sally Capp, Deputy Lord Mayor Nicholas Reece and Councillors Dr Ball, Chang, Doidge, Griffiths, Hakim, Le Liu, Leppert and Louey.

6.7 Council Major Initiative 1 - Continue to Strengthen Melbourne's Economic Recovery

The purpose of this report was to provide Councillors with an update on Major Initiative 1 from the Council Plan 2021-25: 'Continue to strengthen Melbourne's economic recovery'. The focus of this initiative is on strengthening Melbourne's economic recovery, including through precinct and shopfront activation, delivery of an enhanced business concierge and support for the night-time economy.

Moved: Lord Mayor, Sally Capp

1. *That the Future Melbourne Committee:*
 - 1.1. *Note the substantial program of activity that is driving visitation, activating the city and establishing a platform for recovery.*
 - 1.2. *Request that management provide a further update on progress towards the objectives of this major initiative, once the data for metrics is available.*

Seconded: Cr Doidge

The motion was put and carried unanimously with the following Councillors present: The Chair, Lord Mayor Sally Capp, Deputy Lord Mayor Nicholas Reece and Councillors Dr Ball, Chang, Doidge, Griffiths, Hakim, Le Liu, Leppert and Louey.

7. General business

There were no items of general business.

8. Urgent business

There were no items of proposed urgent business for consideration.

C o n f i r m e d m i n u t e s

9. Public questions

There were no public questions.

10. Closure of meeting

The Chair, Lord Mayor Sally Capp, declared the meeting closed at 7.28pm.

Confirmed at the meeting of the Future Melbourne Committee on Tuesday 16 November 2021.



Chair
Future Melbourne Committee

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.