

**Report to the Future Melbourne Committee**

Agenda item 6.2

**West Melbourne Structure Plan Update**

15 March 2022

**Presenter:** Sophie Handley, Director City Strategy**Purpose and background**

1. The purpose of this report is to provide an update on implementation of the West Melbourne Structure Plan via Melbourne Planning Scheme Amendment C309 (now Amendment C385).
2. The West Melbourne Structure Plan was adopted by Council on 6 February 2018 and is the result of outstanding community contribution.

**Key issues**

3. The West Melbourne Structure Plan identifies the importance of West Melbourne as a dynamic area with a mix of residential use, business and industry. It recognises that there are five distinct character precincts making up West Melbourne: Spencer, Flagstaff, Adderley, Station and the Historic Hilltop.
4. West Melbourne is set to play a key role in Melbourne's COVID-19 recovery. It benefits from its rich cultural and architectural heritage combined with a strong sense of community. By 2040, it is predicted to house almost 9,000 additional residents and generate more than 7,000 new jobs. A key component of the future vision for West Melbourne is investment in the evolution of Spencer Street as a neighbourhood gathering place; providing enhanced dining options and spaces for community connection.
5. In order to implement the Structure Plan, in April 2018 Council requested that the Minister for Planning authorise Melbourne Planning Scheme Amendment C309 for preparation and public exhibition.
6. Authorisation was granted on 19 October 2018 and the Amendment was exhibited between 22 November 2018 and 4 February 2019. The community in West Melbourne provided comprehensive feedback. The things that mattered most to the West Melbourne community were:
  - 6.1. A sense of community.
  - 6.2. Appropriate redevelopment with concerns around increased building height.
  - 6.3. Certainty from the planning process.
  - 6.4. More public transport, walking and cycling infrastructure with concerns around car parking and increased traffic.
  - 6.5. More parks, open spaces, trees and street greening.
7. In response, the vision for West Melbourne, as detailed in the Structure Plan and Built Form Strategy (summarised in Attachment 2) moves away from treating West Melbourne as simply a transitional zone between the growing central city and other areas. While still supporting and providing for significant growth, it places a greater recognition of West Melbourne as a place of value in its own right as an emerging area.
8. The accompanying planning scheme amendment was crafted to showcase West Melbourne as a place with unique identity and a counterpoint to the central city. It seeks to encourage the five precincts with a true mix of uses with varied building typologies within and between precincts. The amendment was ambitious in its scope, proposing a number of innovative approaches to managing growth. Specifically, mandatory floor area ratios, minimum floor area requirements for non-accommodation land uses, and the Special Use Zone featured.
9. The independent Planning Panel report of 11 October 2019 was overwhelmingly supportive of Amendment C309 and the way it represented the voice of community. Due to lack of quorum, the amendment was ultimately endorsed as Amendment C385 for referral to the Minister for Planning by a special committee of Council on 28 April 2020.
10. Management has been assisting officers of the Department of Environment, Land, Water and Planning to progress the amendment for Ministerial consideration. The determination of the amendment prior to the Victorian Government caretaker period commencing would be welcomed.

**Recommendation from management**

11. That the Future Melbourne Committee resolves that the Lord Mayor writes to the Minister for Planning to invite a determination on amendment C385 as a priority.

**Attachments:**

1. Supporting Attachment (Page 2 of 14)
2. C309: West Melbourne Structure Plan (Page 4 of 14)

## **Supporting Attachment**

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### **Legal**

1. This report is an update and no direct legal implications arise from the recommendation made.

### **Finance**

2. No financial implications arise from the recommendation made.

### **Conflict of interest**

3. No member of Council staff, or other person engaged under a contract, involved in advising on or preparing this report has declared a material or general conflict of interest in relation to the matter of the report.

### **Health and Safety**

4. In developing Planning Scheme Amendment C385 although West Melbourne is not identified as an urban renewal precinct, the Special Use Zone as proposed was drafted to help retain and attract the types of businesses appropriate to West Melbourne, such as in the health and education sectors, and ensure it remains a healthy, vibrant mixed use neighbourhood.

### **Stakeholder consultation**

5. The West Melbourne Structure Plan was developed with the community in 2016–17 and then endorsed by Council in February 2018.
6. The planning scheme amendment developed to implement the structure plan was exhibited to the public in accordance with the *Planning and Environment Act 1987*.
7. The amendment was placed on public exhibition between 22 November 2018 and 4 February 2019. Fifty-four submissions were received.
8. Public notices were placed in The Age on 21 November 2018 and the Government Gazette on 22 November 2018. The amendment and supporting information was available at the Town Hall at the City of Melbourne, on the Participate Melbourne webpage and on the DEWLP website.
9. A letter and copy of the statutory notice was sent to all owners and occupiers in West Melbourne and key stakeholders including developers and planning consultants, resident and business groups and prescribed Ministers.
10. Two public information sessions were held at Melbourne Town Hall on Monday 3 December 2018, 6pm to 7.30pm; and Saturday 8 December 2018, 11am to 12.30pm.
11. A developer and professional stakeholder information session was also held.
12. All submissions received in response to the exhibition of the Amendment were provided to the Planning Panel.

### **Relation to Council policy**

13. Council Plan 2017–21 Goal 8 – A City Planning for Growth specifically; Champions high quality design in buildings, street and public spaces, as the basis of a healthy, safe and people-friendly environment.

14. Annual Plan Initiative 8.10 is to 'Deliver the West Melbourne structure plan in collaboration with the Victorian Government and the community'.
15. Melbourne Planning Scheme's Municipal Strategic Statement (MSS), specifically:
  - Clause 21.06-1 Urban design: Objective 1: To reinforce the City's overall urban structure.
  - Clause 21.07-1 Housing: Objective 4: To support a range of housing tenures, types and options to meet the diverse housing needs.
  - Clause 21.08-1 Retails: Objective 1: To support the Central City and local retail uses.
  - Clause 21.08-2 Business: Objective 2: To encourage employment opportunities for local residents.
  - Clause 21.09-5 Private Motor Transport: Objective 1: To encourage more efficient use of private motor vehicles.

### **Environmental sustainability**

16. Planning Scheme Amendment C385 considered sustainability. The independent Planning Panel set out in its report that "On balance, the Panel considers that the proposed planning controls will result in a net community benefit and sustainable development" and that the amendment supports "a less car dependent transport system by ensuring that opportunities to adapt and repurpose car parks are protected, and to facilitate the adoption of sustainable transport alternatives."

# AMENDMENT C309:

# WEST MELBOURNE STRUCTURE PLAN

CITY OF MELBOURNE

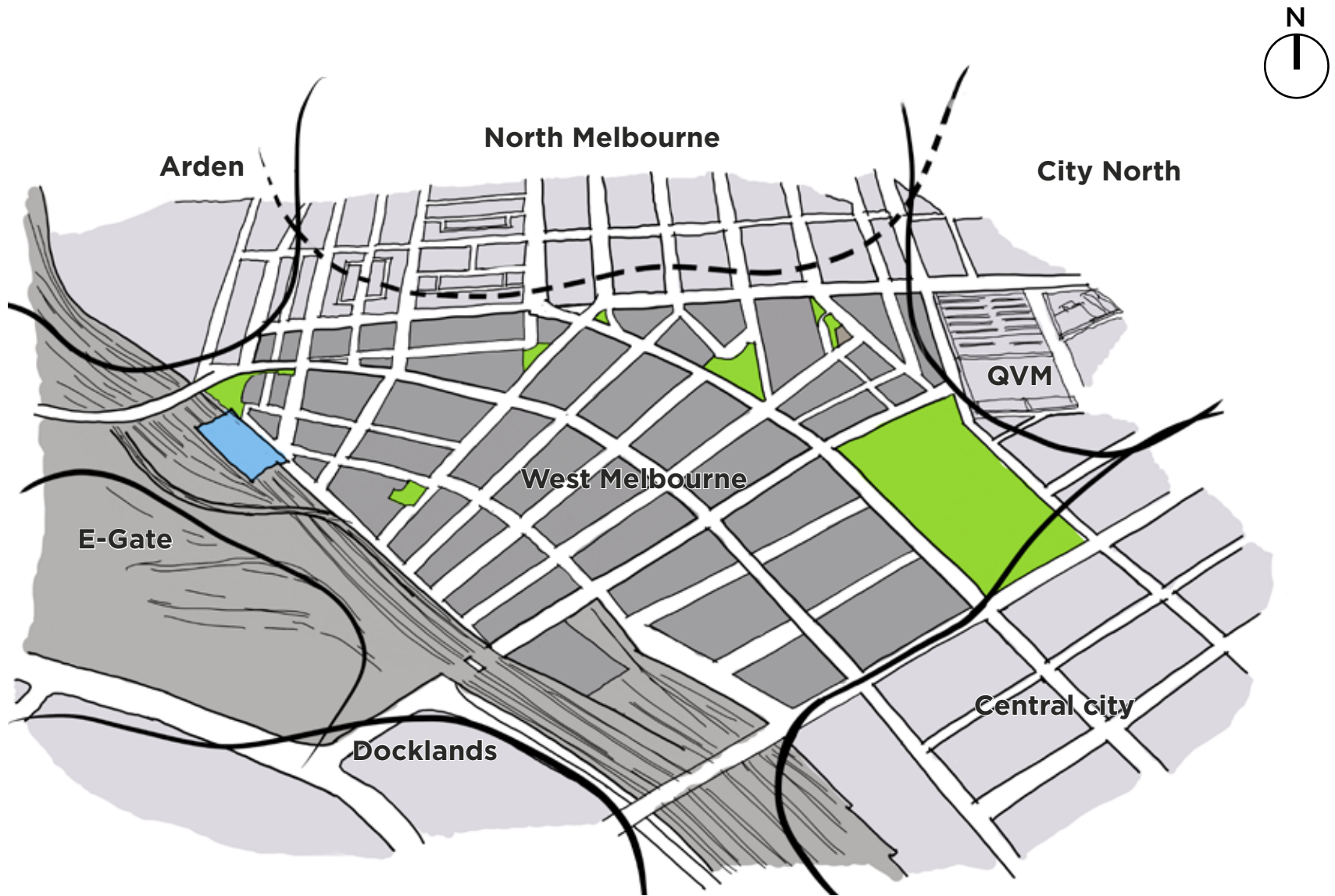


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Attachment 2  
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# A DISTINCT PLACE WITH DIVERSE SURROUNDINGS

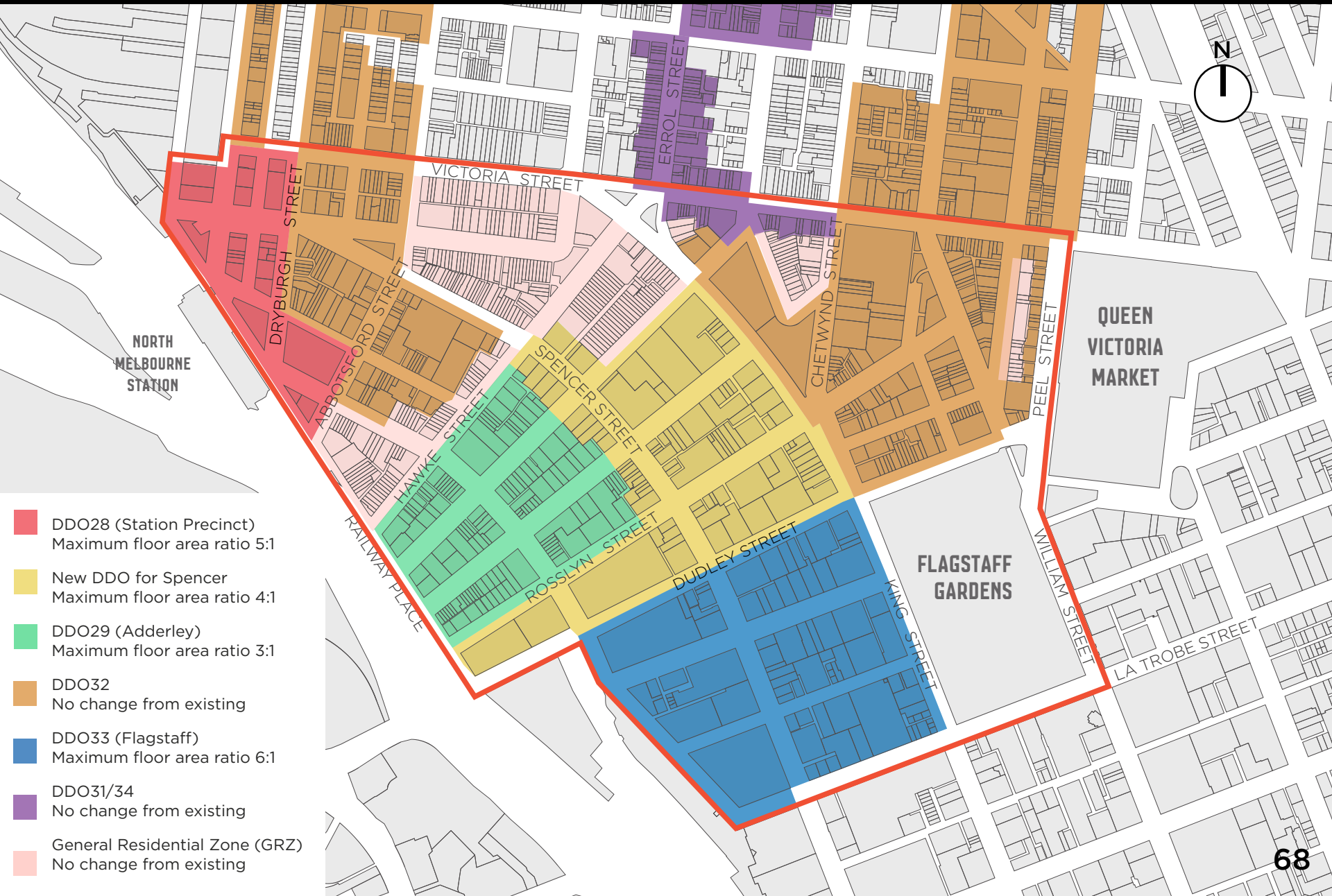


# THE VISION FOR WEST MELBOURNE

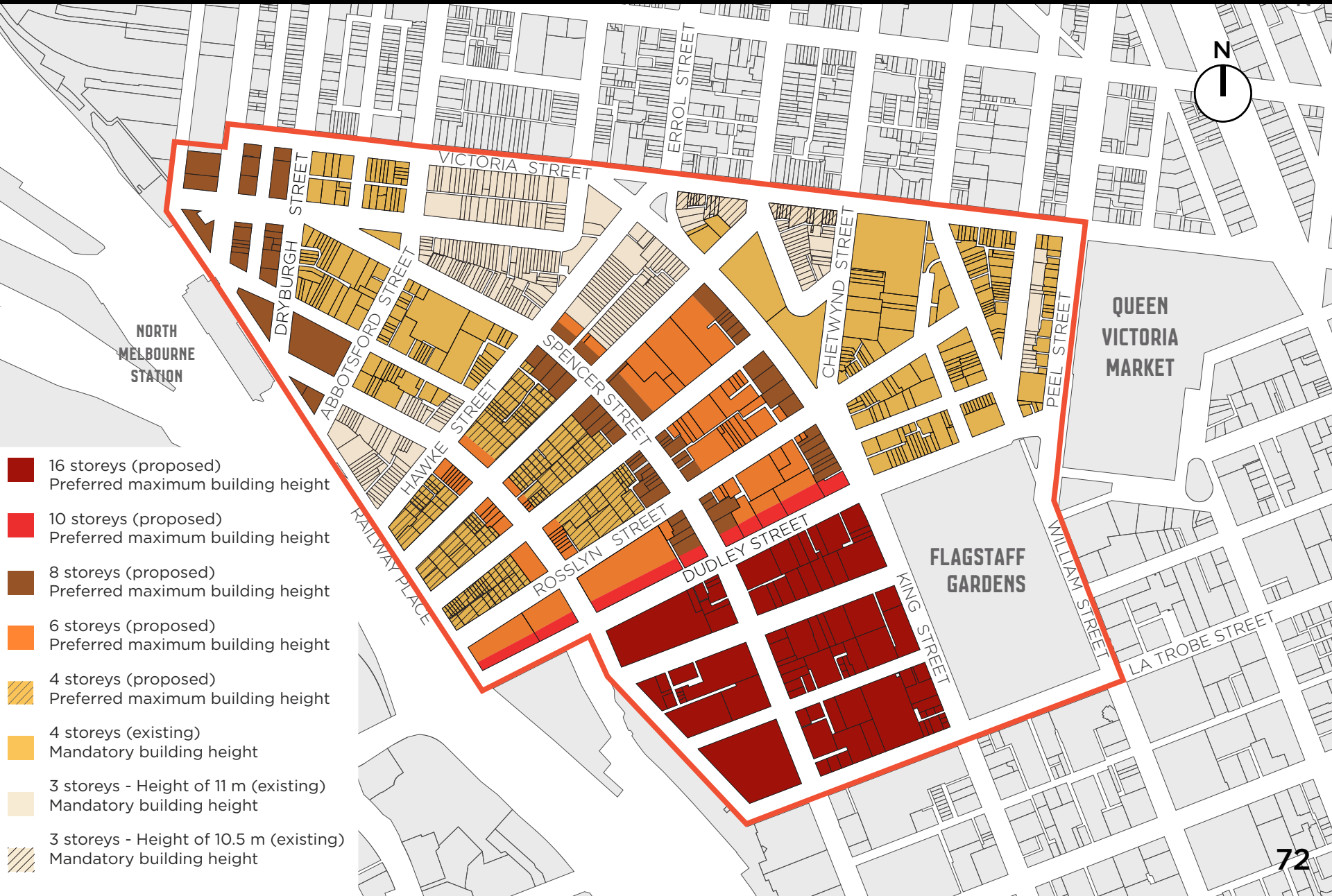


**West Melbourne will retain its unique identity, varied areas of character and mix of uses as it evolves into one of Melbourne's distinct inner urban neighbourhoods and a counterpoint to the central city with a new local centre along Spencer Street**

# PROPOSED FLOOR AREA RATIO CONTROLS



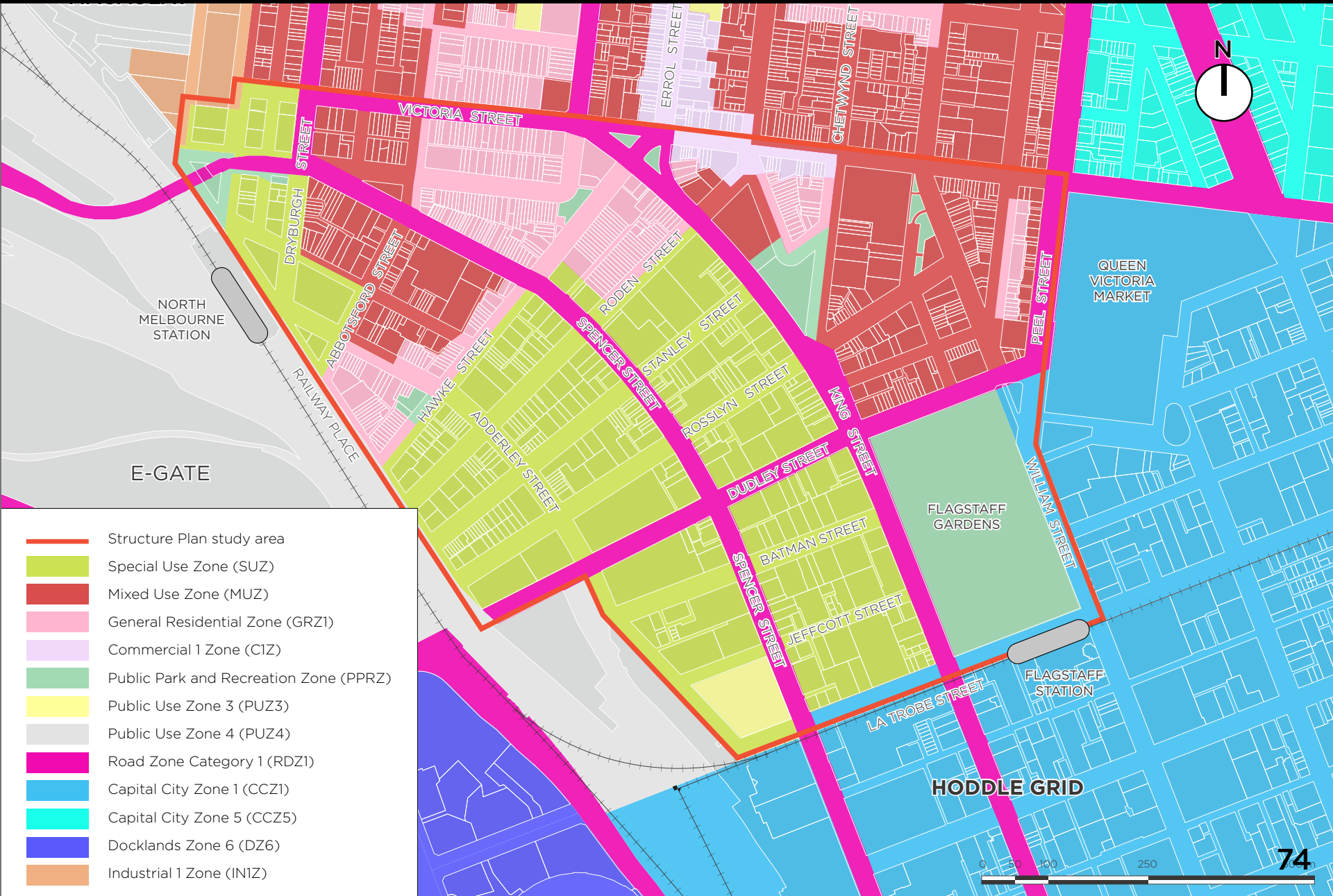
# PROPOSED BUILDING HEIGHT CONTROLS



- 16 storeys (proposed)  
Preferred maximum building height
- 10 storeys (proposed)  
Preferred maximum building height
- 8 storeys (proposed)  
Preferred maximum building height
- 6 storeys (proposed)  
Preferred maximum building height
- 4 storeys (proposed)  
Preferred maximum building height
- 4 storeys (existing)  
Mandatory building height
- 3 storeys - Height of 11 m (existing)  
Mandatory building height
- 3 storeys - Height of 10.5 m (existing)  
Mandatory building height



# PROPOSED LAND USE ZONING



- Structure Plan study area
- Special Use Zone (SUZ)
- Mixed Use Zone (MUZ)
- General Residential Zone (GRZ1)
- Commercial 1 Zone (C1Z)
- Public Park and Recreation Zone (PPRZ)
- Public Use Zone 3 (PUZ3)
- Public Use Zone 4 (PUZ4)
- Road Zone Category 1 (RDZ1)
- Capital City Zone 1 (CCZ1)
- Capital City Zone 5 (CCZ5)
- Docklands Zone 6 (DZ6)
- Industrial 1 Zone (IN1Z)

# WEST MELBOURNE NOW - BATMAN STREET



# WEST MELBOURNE IN THE FUTURE



# WEST MELBOURNE NOW - SPENCER STREET



# WEST MELBOURNE IN THE FUTURE





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