

Specific matters for referral

Macaulay Structure Plan Advisory Committee



Department
of Transport
and Planning

The following specific matters are referred to the Macaulay Structure Plan Advisory Committee for consideration and advice in relation to proposed planning provisions for Macaulay:

Topic	Key issue
Accommodating growth	<p>Whether the amendment facilitates sufficient capacity to meet future employment and housing demands, including with respect to:</p> <ul style="list-style-type: none">- The housing target set by <i>Plan for Victoria</i> for the City of Melbourne to accommodate 119,500 dwellings by 2051.- The population forecasts for Macaulay to accommodate 10,000 residents and 9,500 workers by 2051.- Access to transport, opportunities and services.
Mix of uses	<p>Whether the proposed provision to provide non-residential uses is appropriate and justified, including with respect to the metrics and precinct-wide application.</p>
Mandatory controls	<p>Whether the proposed mandatory provisions are appropriate and justified, including with respect to <i>Planning Practice Note 59: The role of mandatory provisions in planning schemes</i> and impact on development potential.</p> <p>This includes mandatory floor area ratios, setbacks and overshadowing provisions, and requirements relating to streets, laneways, arcades and car parking.</p>
Built form controls	<p>Whether the proposed building height, setback and separation, overshadowing, street wall heights and wind provisions are appropriate and justified, including with respect to:</p> <ul style="list-style-type: none">- Any potential conflict with approved planning permits.- Impacts from overshadowing to the public realm and open spaces.- Impacts from wind effects to the public realm.- Transition to sensitive interfaces including established residential areas.
Mandatory floor area ratio (FAR)	<p>Whether the floor area ratios are appropriate and justified, including with respect to any potential conflicts with approved planning permits.</p>
Requirements for new street, laneways and arcades	<p>Whether the proposed street, laneway and arcade network including location and widths of streets and laneways is appropriate.</p>
Parks and open space	<p>Whether proposed open space network is appropriate.</p> <p>Whether any mechanism or additional provisions are required to enable acquisition of public or private land for open space purposes.</p>
Development Contributions Plan	<p>Whether the proposed costs are justified, including with respect to <i>Ministerial Direction on the Preparation and Content and reporting requirements for Development Contributions Plans</i>.</p> <p>Whether the intersection and road designs are appropriate, including with respect to any potential conflict with current planning permit applications or approved planning permits.</p>

Topic	Key issue
Setbacks to CityLink and Moonee Ponds Creek	<p>Whether the proposed setback provisions to City Link and Moonee Ponds Creek are appropriate.</p> <p>Whether any mechanism or additional provisions are required to enable acquisition of public or private land for open space purposes.</p>
Flooding	<p>Whether the existing and proposed provisions are appropriate to address flooding risk.</p>
Car and bicycle parking	<p>Whether proposed car and bicycle parking rates are appropriate and justified.</p> <p>Whether the proposed provisions relating to parking:</p> <ul style="list-style-type: none"> - On a single title as common property, is appropriate. - In form of consolidated car parking, is appropriate.
Draft Built Form Overlay schedules	<p>Whether the proposed schedules to the Built Form Overlay are appropriate, including with respect to, but not limited to the following matters:</p> <ul style="list-style-type: none"> - Supporting high-quality design outcomes - Deemed to comply provisions - Third party review rights - Transitional provisions
Draft Precinct Zone schedule	<p>Whether the proposed schedule to the Precinct Zone is appropriate, including with respect to, but not limited to the following matters:</p> <ul style="list-style-type: none"> - Facilitating substantial change and a new urban form that reflects the role of the precinct - Whether proposed conditions on the use of land are necessary and proportional - Whether proposed requirements including mandatory permit conditions are necessary and proportional - Transitional provisions