

Melbourne Planning Scheme Amendment C240

New planning controls for Bourke Hill

The Minister for Planning has prepared Amendment C240 to the Melbourne Planning Scheme to change the planning controls within an area of Melbourne's CBD known as 'Bourke Hill'. This area is bounded by Lonsdale Street, Exhibition Street, Little Collins Street and Spring Street.

The amendment proposes to introduce mandatory and discretionary height controls, expand the boundary of the current Heritage Overlay (HO500) and make other changes to protect this unique, low scale part of Melbourne.

Bourke Hill Location Map



Why are changes needed to the planning controls for Bourke Hill?

The metropolitan planning strategy, *Plan Melbourne*, includes an initiative to protect Melbourne's unique city precincts from inappropriate development. To deliver on this initiative, planning provisions will be implemented to introduce mandatory height controls in and around appropriate central city locations such as the Bourke Hill precinct.

Recent planning applications for development within the Bourke Hill area, which significantly exceed the previous discretionary height limits, highlighted the need for a review of the built form controls to protect this important part of Melbourne.

The Department of Transport, Planning and Local Infrastructure completed the *Bourke Hill Heritage, Planning and Urban Design Review, DTPLI, September 2014* and commissioned the *Bourke Hill Precinct Heritage Review, Trethowan, July 2014*. Amendment C240 is based on the findings of these reviews.

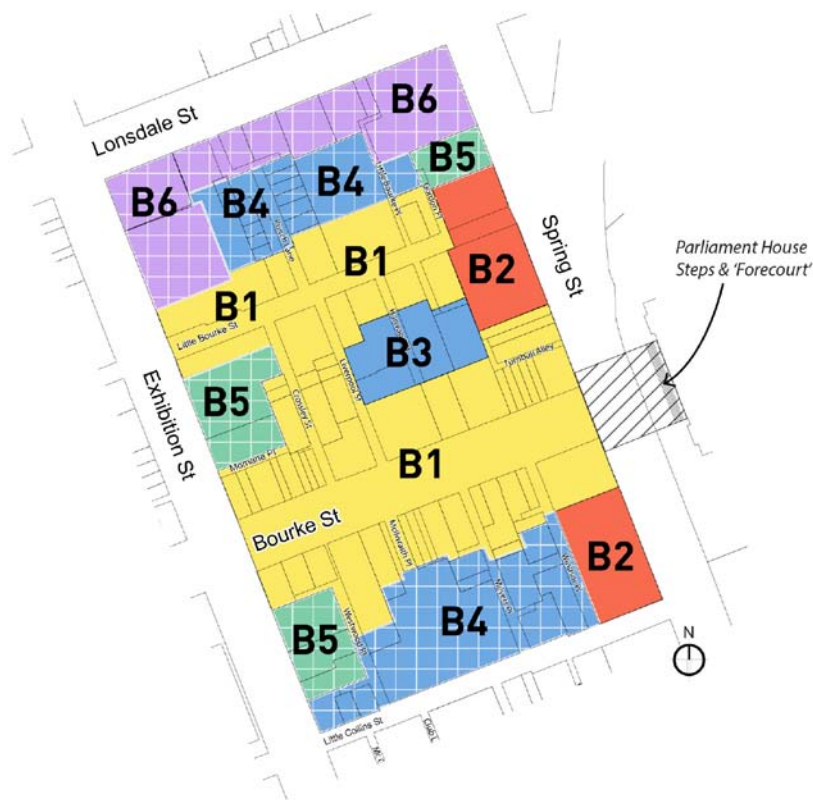
What will the proposed amendment do?

The amendment proposes to:

- Limit building height to protect the existing low scale built form,
- Retain open air sky views for pedestrians,
- Protect significant view lines to and from Parliament House,
- Protect the significant heritage precinct, including its streetscapes and buildings,
- Ensure the scale and prominence of the landmark heritage buildings, Parliament House, the Hotel Windsor and Princess Theatre is maintained, and
- Protect pedestrian amenity, including limiting overshadowing of public streets and spaces.

What are the proposed height controls?

PROPOSED MANDATORY & DISCRETIONARY HEIGHT CONTROLS



MANDATORY	DISCRETIONARY
B1 - 15M	B4 - 40M
B2 - 25M	B5 - 60M
B3 - 40M	B6 - 100M

The amendment will replace existing interim mandatory height controls with a combination of mandatory and discretionary height controls by making changes to the Design and Development Overlay. You can view the Design and Development Overlay as part of the amendment documentation.

What changes are proposed to the current heritage controls?

The amendment proposes to update the Statement of Significance within the Melbourne Planning Scheme for Bourke Hill. A Statement of Significance identifies 'what' is important, 'why' it is important and 'how' it is significant. The revised Statement of Significance is contained within Clause 22.04 of the Melbourne Planning Scheme. You can view the revised Statement of Significance as part of the amendment documentation.

The amendment also proposes to expand the boundary of the existing Heritage Overlay (HO500) to include buildings within Crossley Street.

The map below shows the existing HO500 boundary and the proposed extended boundary:

Existing and proposed boundaries for HO500



Where can I see the details of the proposed amendment?

The amendment is available via the Department of Transport, Planning and Local Infrastructure website at www.dtpli.vic.gov.au/publicinspection

You can also view a copy of the amendment at the following locations:

Department of Transport, Planning and Local Infrastructure
Level 15, 1 Spring Street
MELBOURNE VIC 3000

(By appointment, please call 03 9098 8980)

and

Melbourne City Council
Level 3, 240 Little Collins Street
MELBOURNE VIC 3000

How do I make a submission?

You can make a submission to:

stateplanning.services@dtpli.vic.gov.au

OR

Planning Statutory Services
Department of Transport, Planning and Local Infrastructure
GPO Box 2392
MELBOURNE VIC 3001

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 consideration of submissions and to notify such persons of the opportunity to attend any public hearing held to consider submissions.

In accordance with the *Planning and Environment Act 1987*, all submissions will be made available for inspection.

The deadline for making a submission is **2 December 2014**.

What are the next steps?

Following the public exhibition period, submissions received will be referred to an Independent Panel. The Panel will hold a Directions Hearing on 19 December 2014. The Panel Hearing will commence on 23 February 2015.

If you make a submission you will be contacted about this process prior to the Directions Hearing.

For details about how the planning scheme amendment process works, please visit:

www.dtpli.vic.gov.au/planning/planning-schemes/changing-the-planning-scheme

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