



# Shaping Melbourne's Central City

## Melbourne Amendment C270 Development that enhances Melbourne

The Victorian Government has introduced new planning controls to guide development and support the long-term liveability of Melbourne's central city.

Developed in collaboration with the City of Melbourne, the new provisions provide adequate separation between tall buildings and to the street, ensure that public space and important landmarks are protected from wind and overshadowing, and establish a reasonable floor area ratio for new developments.

The provisions, which apply to the Hoddle Grid and Southbank, bring Melbourne up to speed with planning rules used in cities across the world, such as New York, Singapore, Vancouver, and Sydney.

Over the past 20 years, Melbourne has experienced significant growth in the number and density of new developments in the central city. This is challenging both the urban amenity that drives Melbourne's renowned liveability and the efficient operation of the planning process that facilitates it.

Development in the central city has a fundamental influence on Melbourne's identity and liveability, so

it's important that we plan now for the future we want to see.

The changes that have been introduced will provide improved public amenity and deliver consistency and certainty that will ensure our city grows in a way that enhances all that makes it the world's most liveable city and an attractive place to live, work, visit and invest.

### CENTRAL CITY BUILT FORM REVIEW

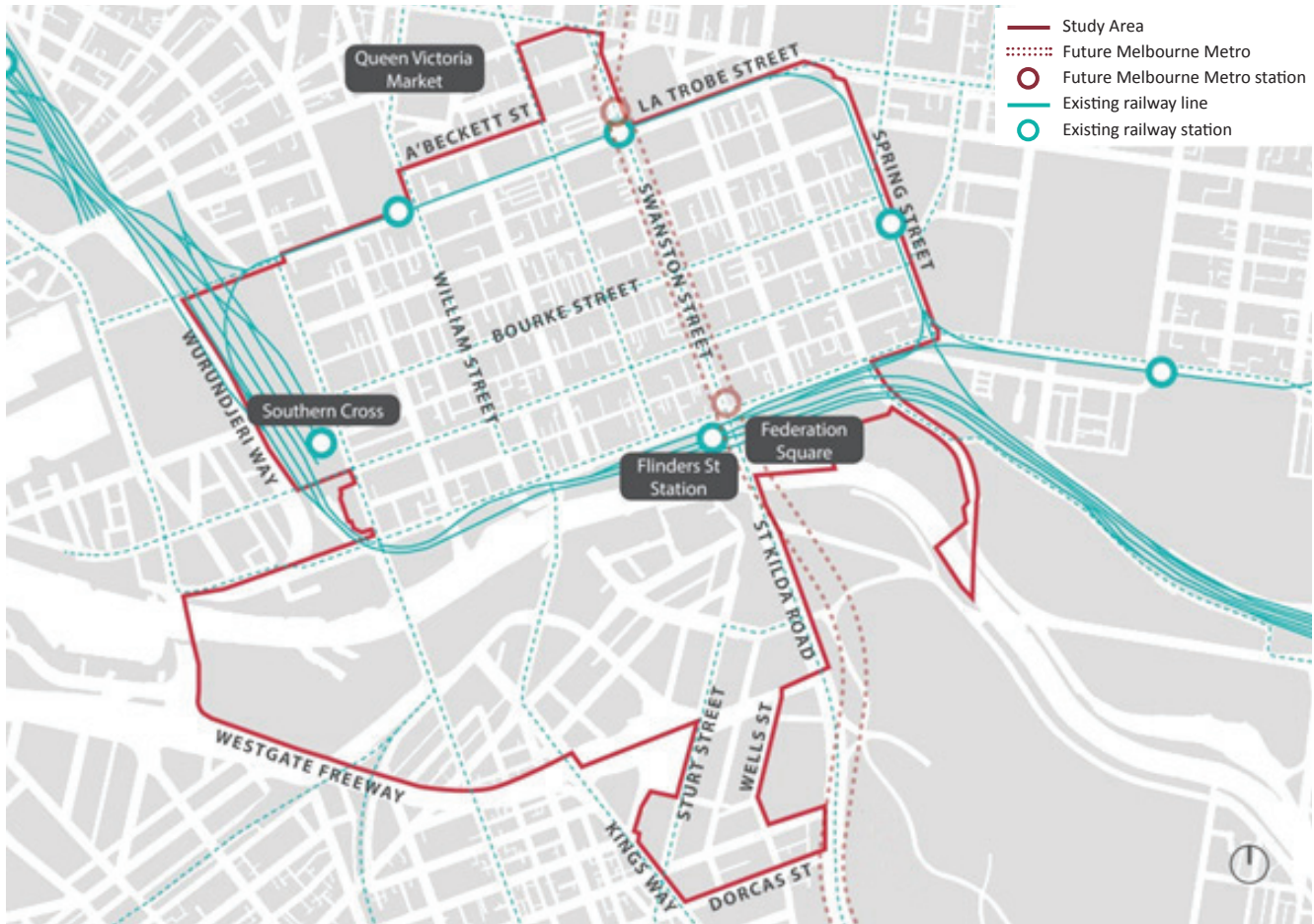
In September 2015, the Minister for Planning announced a review of Melbourne's central city built form and introduced interim controls to manage development outcomes while the review was underway and permanent controls were being developed.

The documentation generated by the review provided the basis for the new planning controls, which were prepared as a planning scheme amendment and underwent a full public exhibition and independent planning panel process.



## CENTRAL CITY AREA

The new controls apply to Melbourne’s central city, including the Hoddle Grid and Southbank.



## CENTRAL CITY PLANNING PROVISIONS

The new provisions will ensure that there is adequate separation between buildings and the street, public space is protected from wind and overshadowing, and development opportunities provide public benefits.

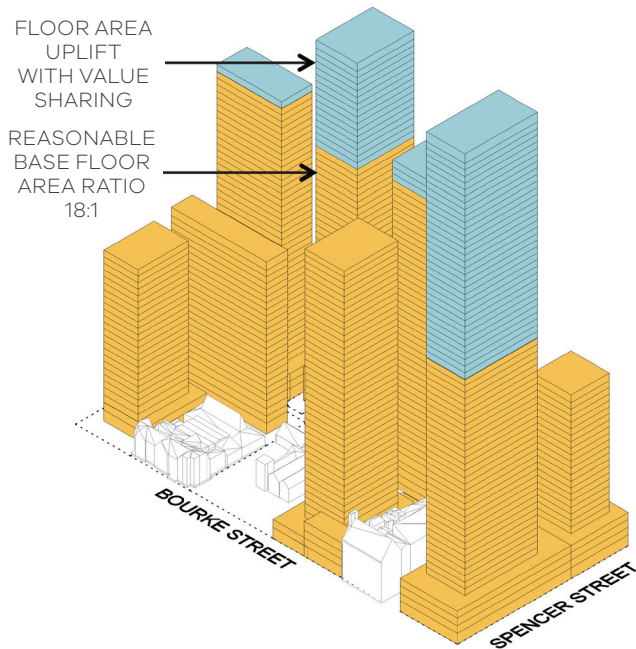
### Reinforced shadowing and wind controls

- Discretionary and mandatory overshadowing requirements to protect key public spaces at key times. The key public spaces include:
  - Federation Square
  - the State Library forecourt
  - the Shrine of Remembrance
  - Yarra River
  - City Square
  - Bourke Street Mall
  - Boyd Park in Southbank.
- Revised wind speed criteria based on average comfort levels and not just extreme wind events.



## Floor area ratio with public benefits

- A reasonable base floor area ratio of 18:1, with discretion to agree to a floor area uplift bonus if all relevant built form parameters are met, and an appropriate public benefit is provided to share added value.



### Floor area uplift

It is common practice around the world to require public benefits when the floor area ratio exceeds the base level. The value of the extra floor area will be transparently calculated and the public benefits to be provided will be publicly reported.

#### Floor Area Uplift Calculation

Additional Floor Area  
 ↓  
 Extra Commercial Value  
 ↓  
 10% Public Share  
 ↓  
 Value of Benefit

#### Public Benefits (agreed with council)

- ✓ Public open space and laneways on site
- ✓ Strategic use (office)
- ✓ Public space in the building
- ✓ Affordable housing in the building

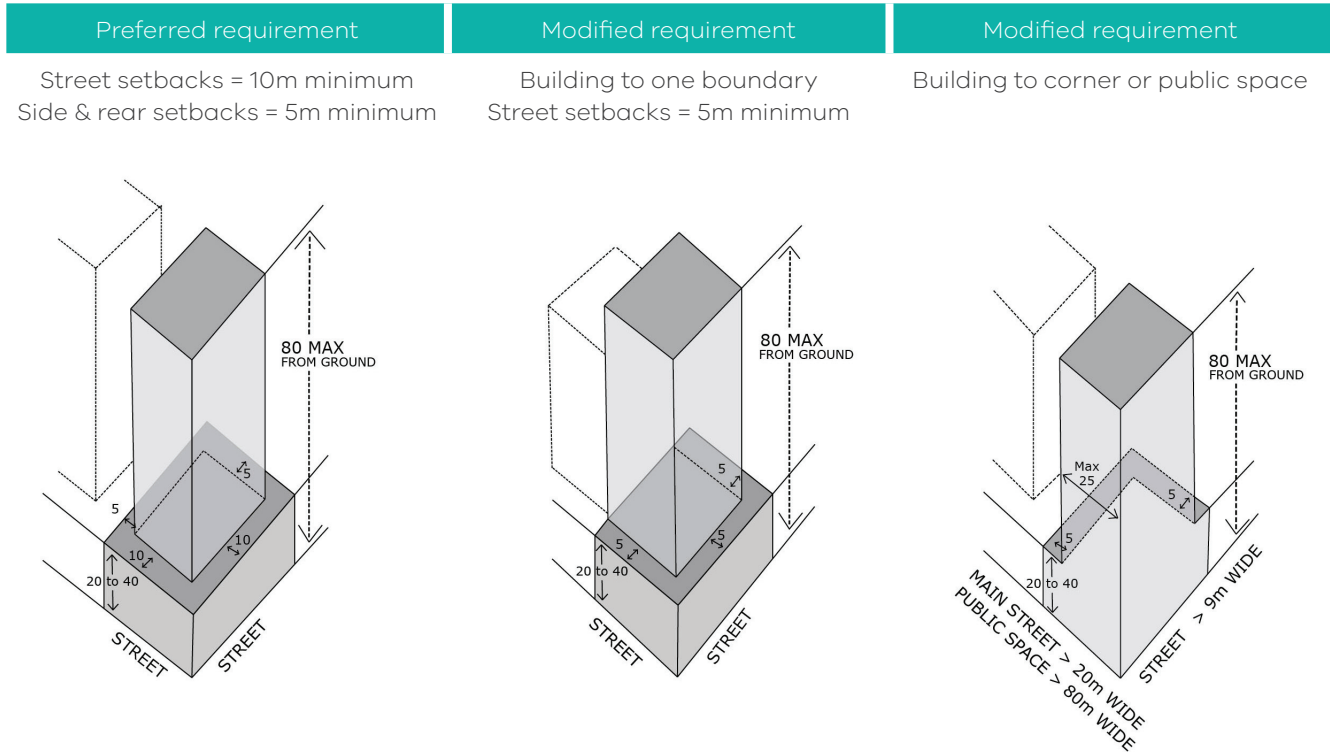
## Fixed tower setbacks with defined flexibility

- A street wall height (podium) up to 20m, with discretion to increase the street wall height to 40m to match the existing streetscape, and the ability to increase this height for sites on main street corners.
- A preferred street setback of 10m for towers above the street wall (podium) with discretion to reduce to 5m.
- A minimum side and rear setback of 5m for buildings up to 80m high above the street wall (podium), except where it can be demonstrated

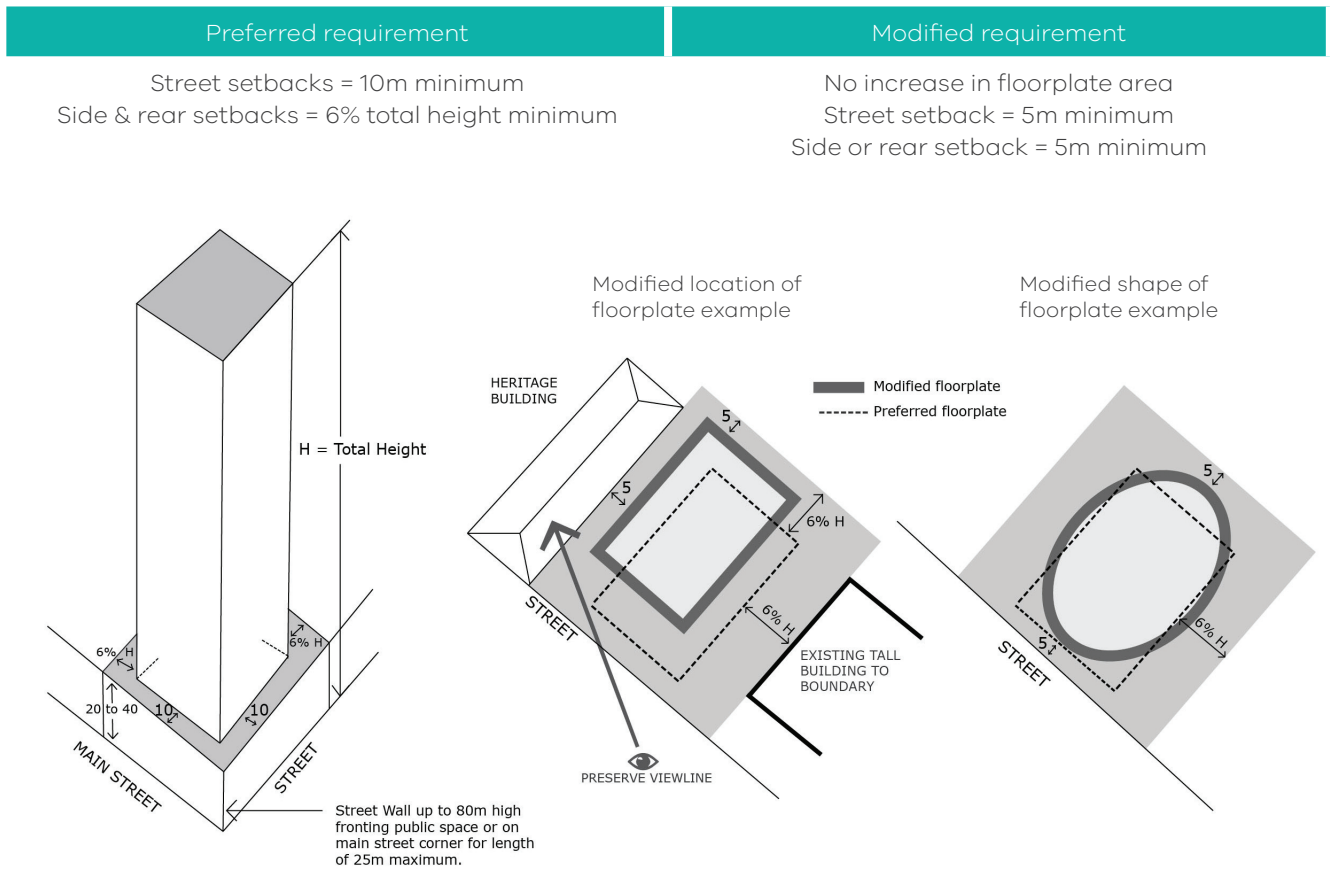
that building to one boundary is justified by context and does not unduly impact neighbours' amenity.

- A minimum side and rear setback of 6% of the overall height for buildings over 80m, with discretion to allow the building floor plate to be adjusted.
- A minimum setback between towers within the same site of 6% of the total combined height, with discretion to allow the building floor plate to be adjusted.

## Towers up to 80 metres in total height



## Towers greater than 80 metres in total height



## Height controls only in special areas

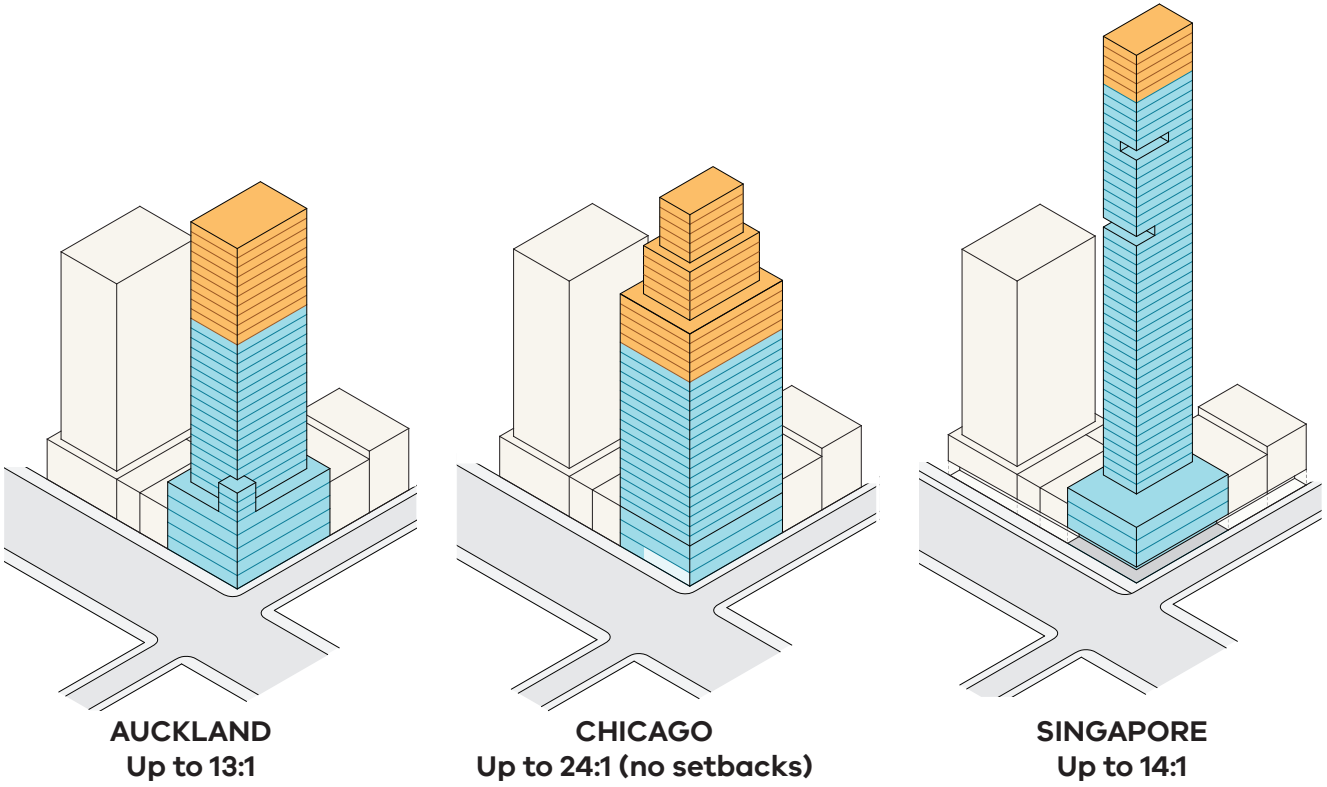
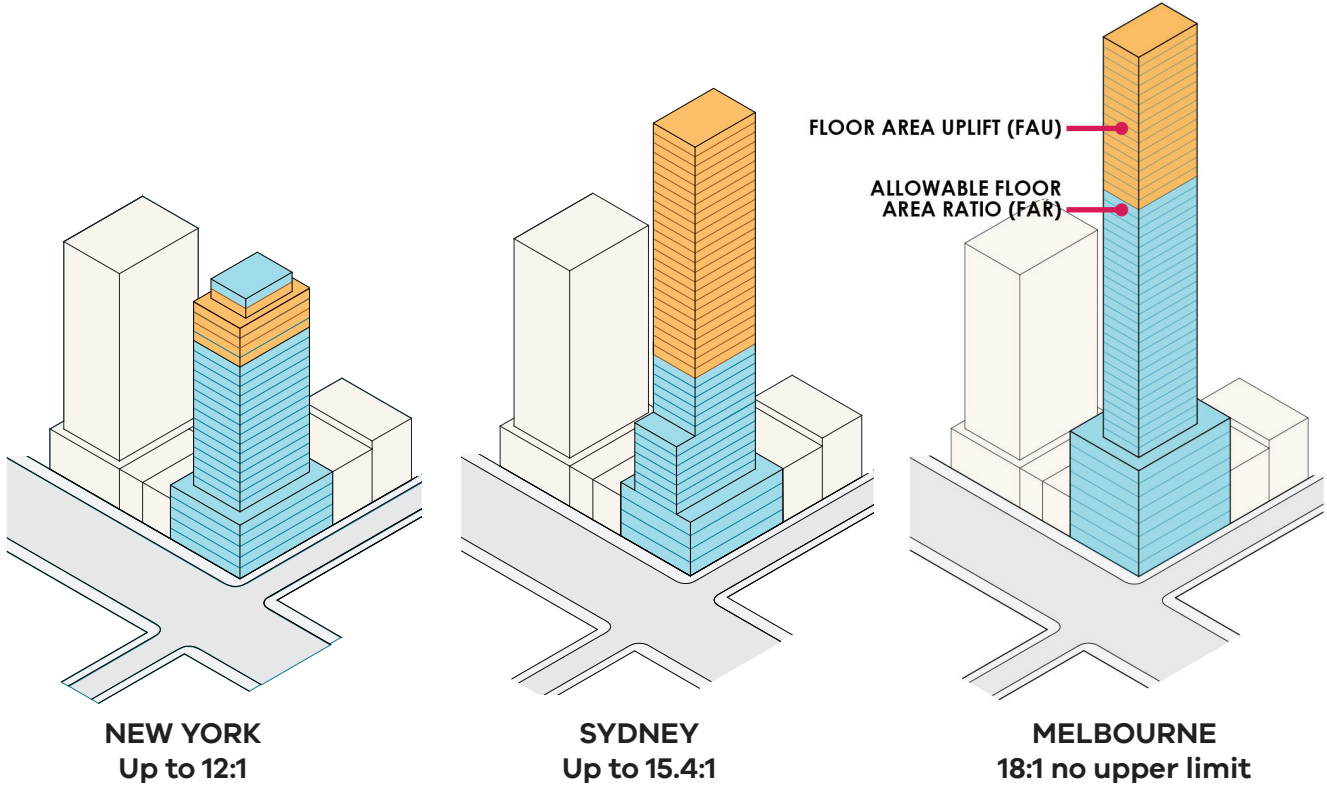
All pre-existing height controls, such as in Bourke Hill, have been maintained. A revised boundary has been established for the Retail Core height controls to protect the western side of Elizabeth Street which is to generally align with the zoning.

# FLOOR AREA RATIO EXPLAINED

A floor area ratio (FAR), also known as a plot ratio, is a measure representing the density of a building or buildings within a specified area of land. For example, if a site has an area of 1,000m<sup>2</sup>, a FAR of 18:1 allows the construction of 18,000m<sup>2</sup> of floor space. This might be a building built across the whole site to 18 storeys or a building built on half the site to 36 storeys.

FAR is widely used around the world to assess density, including in Sydney, Chicago, Singapore, New York, Perth and Auckland.

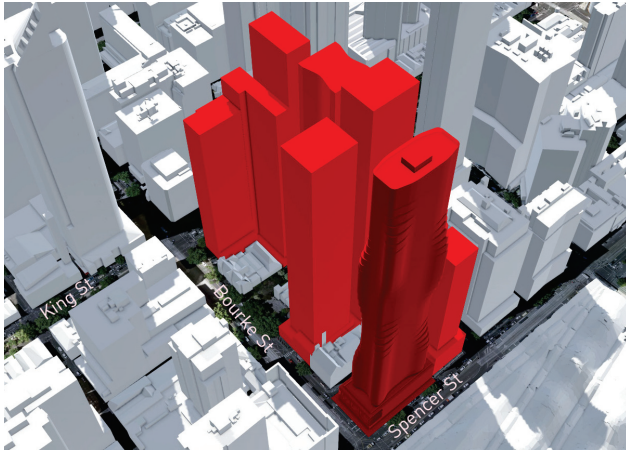
The central city will continue to offer competitive development opportunities, with a FAR of 18:1 that is more generous than what is in place in other Australian and most international cities.



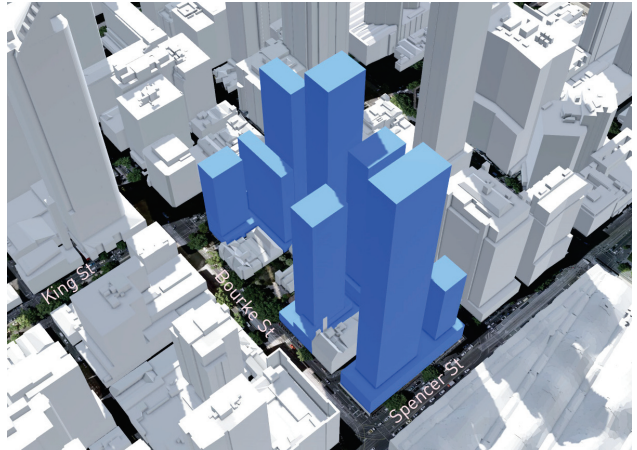
## DEVELOPMENT POTENTIAL UNDER NEW CONTROLS

Sample area: Bourke Street and Spencer Street, Hoddle Grid

### FORMER CONTROLS

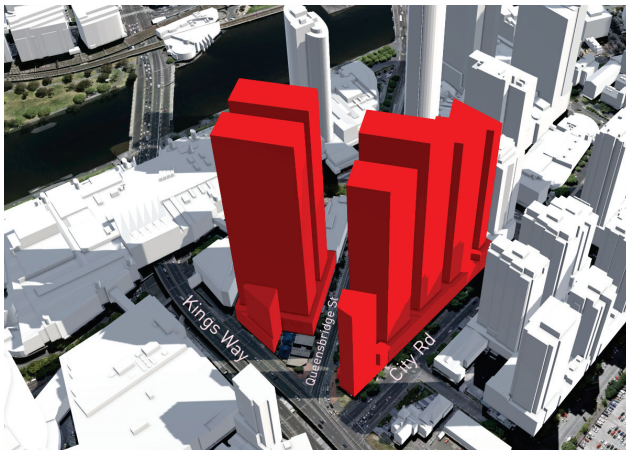


### NEW CONTROLS

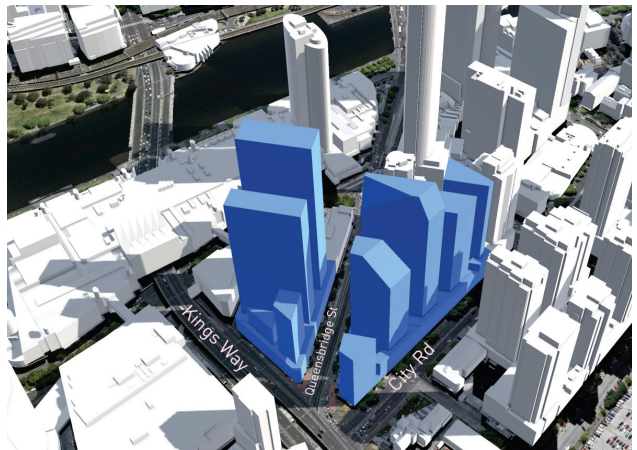


Sample area: Queensbridge Street and City Road, Southbank

### FORMER CONTROLS



### NEW CONTROLS



For more information visit: [www.delwp.vic.gov.au/central-city](http://www.delwp.vic.gov.au/central-city).

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