

**Report to the Future Melbourne Committee****Agenda item 6.1****Proposed Planning Scheme Amendment C447: 192-200 Arden Street North Melbourne****19 March 2024****Presenter:** Julian Edwards, Acting Director City Strategy**Purpose and background**

1. The purpose of this report is to advise the Future Melbourne Committee of proposed Planning Scheme Amendment C447 which relates to the property at 192-200 Arden Street, North Melbourne. This site specific Amendment is being considered at the request of the site owner, the Electrical Trades Union (ETU).
2. The proposal seeks to rezone the land from General Residential (GRZ1) to a Mixed Use Zone and introduce site specific built form controls via a new Design and Development Overlay (DDO) schedule. The proposed DDO allows for building heights up to 20 metres adjacent to the Melbourne Mills heritage building (refer to Attachment 2 - Proposed Built Form).
3. Other existing planning scheme controls applying to the site are the North and West Melbourne Heritage Precinct (HO3) and the Hospital Helicopter Flight Path Design and Development overlay (DDO66).
4. The ETU has owned and occupied the site for in excess of 10 years and currently utilises the site predominantly as its administrative head office, as well as for training and health services. The ETU has indicated an intention to continue this use of the site and in the future increase the building floor area to accommodate expanded facilities.
5. The site is located on the boundary with the Arden renewal area at the intersection of Dryburgh and Arden Streets in an island context. West of the site is the North Melbourne Football Ground and associated Recreation centre and pool. Potential building heights in this location allow for 6-18 storeys to the south west and up to 4 storeys to the north, south and east.

**Key issues**

6. The key issues for consideration include the appropriateness of the change in zoning and proposed built form controls, heritage impacts on the adjoining Melbourne Mills heritage building and the broader precinct, as well as potential future amenity impacts on the residential buildings to the north of the site along O'Shannassy Street.
7. The current use and established built form of the site do not align with the existing planning controls applying to the land. Office use is prohibited under the GRZ1 unless associated with a significant residential development with affordable housing. Training facilities (defined as an Education Centre) are permissible with a permit. The office use has operated on the site since the 1990s and benefits from Existing Use Rights under the Melbourne Planning Scheme. Further, the height of the existing Mills heritage building currently exceeds the mandatory 11 metre height within the GRZ1.
8. The proposal to rezone the site from the General Residential Zone 1 to the Mixed Use Zone is considered suitable recognising the site's context and interface of the mixed-use area south of Arden Street.
9. The change in zoning will provide for certainty for the ongoing office use and any potential future expansion of the offices and training facilities.
10. The proposed DDO will ensure an appropriate future built form outcome that responds to the site's context, respects the heritage, can achieve desired urban design outcomes and ensure the amenity of the lower scale residential buildings to the north on O'Shannassy Street are not significantly impacted.
11. The authorisation and exhibition of Amendment C447 (refer to Attachment 3 - Amendment Documents) will enable the views of affected owners and occupiers to be considered, as well as those of the relevant external agencies and the local community.

## **Recommendation from management**

12. That the Future Melbourne Committee resolves to:
  - 12.1. request authorisation from the Minister for Planning to prepare and exhibit Planning Scheme Amendment C447 in accordance with the *Planning and Environment Act 1987*, and in accordance with the attachments to the report from management (refer to Attachment 3 of the report from management).
  - 12.2. authorises the General Manager Strategy, Planning and Climate Change to make any further minor editorial and referencing changes to Planning Scheme Amendment C447 prior to submission to the Minister for Planning for authorisation.

## Supporting Attachment

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### Legal

1. Part 3 of the *Planning and Environment Act 1987* (the Act) sets out the procedure for a planning scheme amendment. Section 8(1)(b) of the Act provides that the Minister for Planning may prepare an amendment to any provision of the planning scheme.

### Finance

2. There are no direct financial issues arising from the recommendations contained within this report, noting that the proponent will bear any fees or costs arising from the processing of Amendment C447.

### 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 this proposal, no Occupational Health and Safety issues or opportunities have been identified.

### Stakeholder consultation

5. Council officers have had informal discussions with officers at the Department of Transport and Planning to discuss the amendment and preferred procedural approach.
6. Public exhibition of Amendment C447 will be undertaken in accordance with the notice requirements at section 19 of the Act. Information on the amendment will be made available online and information sessions will be held if required.

### Relation to Council policy

7. Relevant Council policies are referenced in the attached Amendment Documents (refer to Explanatory Report at Attachment 2).

### Environmental sustainability

8. Any future development of the site will be required to address all the relevant performance measures set out in Clauses 15.01-2L-01 (Energy, Water and Waste Efficiency) and 19.03-3L (Stormwater Management) of the Melbourne Planning Scheme.

# PLANNING SCHEME AMENDMENT C447-200 ARDEN STREET NORTH MELBOURNE

Attachment 2  
Agenda item 6.1  
Future Melbourne Committee  
19 March 2024

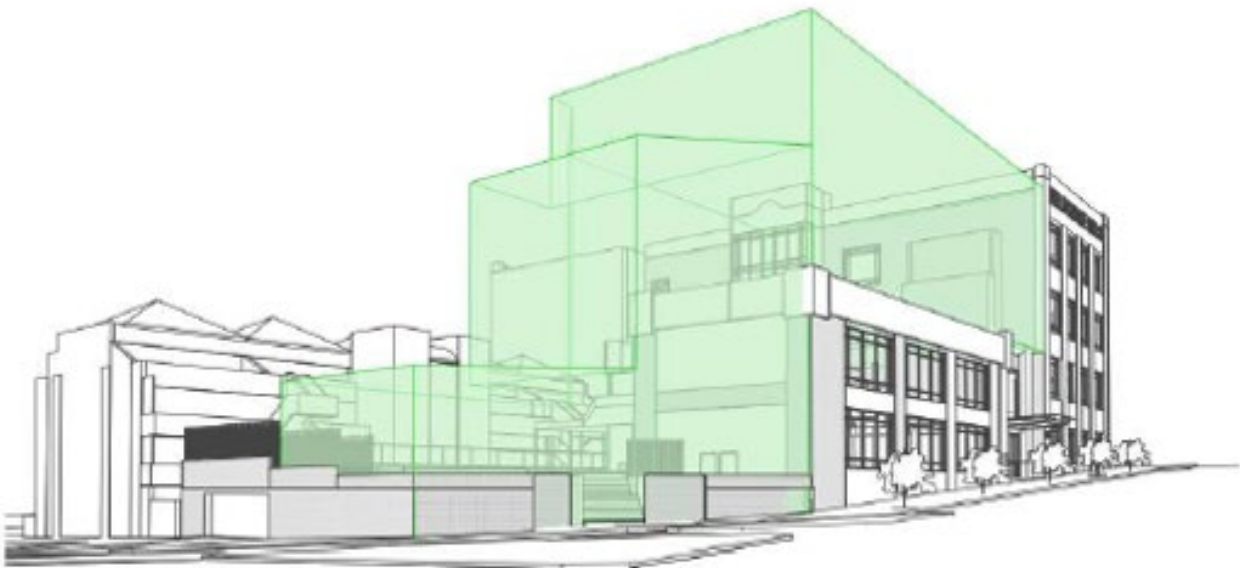
## SUBJECT SITE

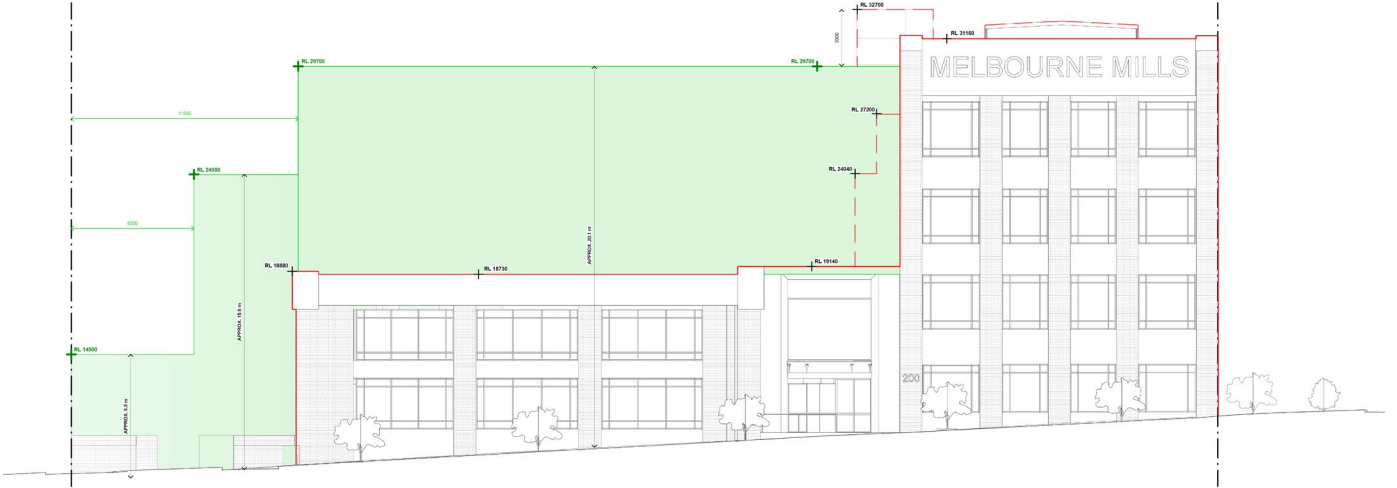


# SURROUNDING BUILDING HEIGHT CONTEXT

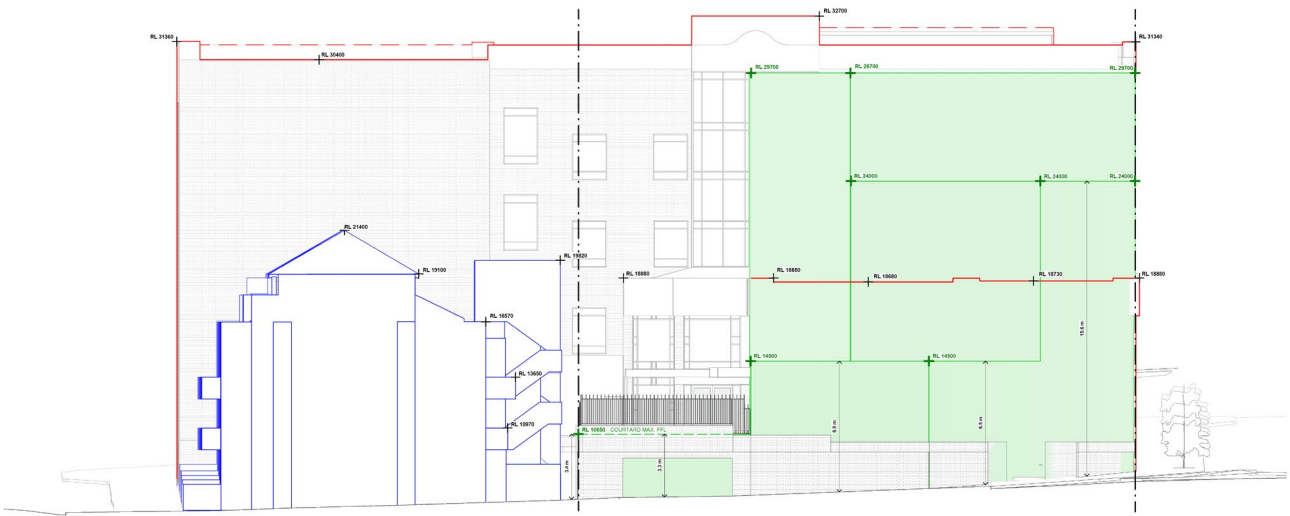


# PROPOSED BUILT FORM CONTROLS - Staggered building heights

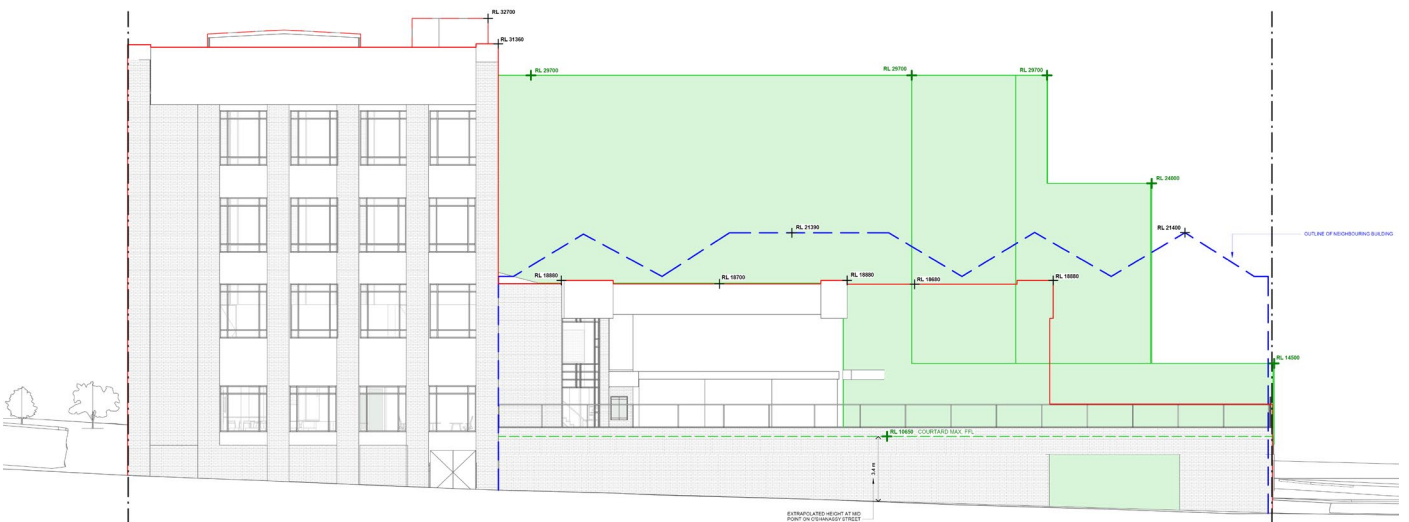




1 ARDEN ST ELEVATION (PROPOSED ENVELOPE)  
1:100



1 DRYBURGH ST / MACAULAY RD ELEVATION (PROPOSED ENVELOPE)  
1:100



1 O'SHANASSY ELEVATION (PROPOSED ENVELOPE)  
1:100

*Planning and Environment Act 1987*

# Melbourne Planning Scheme

## Amendment C447

### Explanatory Report

#### Overview

Amendment C447 is being considered at the request of the site owner, the Electrical Trades Union (ETU). The amendment proposes to rezone the land at 200 Arden Street North Melbourne to a Mixed Use Zone and introduce a new Design and Development Overlay (DDO) schedule to facilitate a redevelopment of the site. The proposed DDO proposes building heights ranging from 7 metres along Dryburgh Street up to 20 metres adjacent to the Melbourne Mills heritage building.

#### Where you may inspect this amendment

The Amendment is can be inspected free of charge at Participate Melbourne, the City of Melbourne's online engagement hub at <https://participate.melbourne.vic.gov.au/>

The amendment can be inspected free of charge at the Department of Transport and Planning website at <http://www.planning.vic.gov.au/public-inspection> or by contacting the office on 1800 789 386 to arrange a time to view the amendment documentation.

#### Details of the amendment

##### Who is the planning authority?

This amendment has been prepared by the City of Melbourne who is the planning authority for this amendment.

The amendment has been made at the request of Ethos Urban on behalf of the ETU.

##### Land affected by the amendment

The amendment applies to the land at 200 Arden Street, North Melbourne and formally referred to as Lot 1 on TP002368D and Lot 1 on TP002403E as shown in Figure 1





Figure 1: Land affected by the amendment

## What the amendment does

The amendment proposes to rezone the land from General Residential Zone – Schedule 1 (GRZ1) to Mixed Use Zone – Schedule 1 (MUZ1). The amendment will also propose to introduce a new Schedule 84 to the Design and Development Overlay.

The amendment:

- Rezones the site from General Residential Zone – Schedule 1 (GRZ1) to Mixed Use Zone – Schedule 1 to support redevelopment.
- Introduces a new Schedule 84 to the Design and Development Overlay to guide appropriate site layout and built form through discretionary building heights, street wall heights, upper-level setbacks and setbacks to the northern boundary.
- Amends Planning Scheme Map 4 and inserts Map4ddo to rezone the land to the Mixed Use Zone and apply the new Schedule 84 to the Design and Development Overlay.
- Amends the Schedule to Clause 72.3-What the Scheme consists of?.

## Strategic assessment of the amendment

### Why is the amendment required?

The ETU has owned and occupied the site at 200 Arden Street, North Melbourne for in excess of 10 years and currently utilises the site predominantly as its administrative head office and for some training and health services. They intend to

continue this use of the site and in the future increase the building floor area to accommodate expanded facilities.

The current use and established built form of the site do not align with the planning controls applying to the land. Office use is prohibited under the GRZ1 unless associated with a significant residential development with affordable housing and training facilities, (defined as Education Centres) is a section 2 permit required use. As the predominate office use continues to operate under Existing Use Rights in accordance with Clause 63.01, the ETU considers that this does not provide a suitable level of certainty regarding the ongoing use of the site or plan for the future expansion of the existing office and training facilities. Furthermore the GRZ1 includes a mandatory maximum building height limit of 11 metres for a dwelling or a residential building which is below the height of the existing Mills heritage building.

## **How does the amendment implement the objectives of planning in Victoria?**

*(a) to provide for the fair, orderly, economic and sustainable use, and development of land;*

The amendment will ensure that the site can continue to be used by the ETU as its administrative offices and training facilities. This will give ETU greater certainty in its on-going investment in the site, will support further employment growth.

*(b) To provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity;*

The site is not known to have a history of land contamination and is not located in proximity to any environmental designations that would suggest that there are such risks present.

*(c) to secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria;*

The amendment will give greater certainty to ETU, which will allow it to invest in improvements to its offices and training facilities.

*(d) to conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value;*

The amendment will not impact the heritage building adjoining the site. The DDO schedule that will be applied through the amendment will ensure that heritage impacts on the adjoining Melbourne Mills heritage building and the broader heritage precinct will be considered through any future approvals process.

*(e) To protect utilities and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community;*

The amendment has no impact on public utilities.

*(f) to facilitate development in accordance with the objectives set out in paragraphs (a), (b), (c), (d) and (e).*

Refer to the above responses in paragraphs (a), (b), (c), (d) and (e).

*(fa) to facilitate the provision of affordable housing in Victoria;*

The amendment proposes planning controls for the subject site which reflect the existing office and associated uses.

*(g) To balance the present and future interests of all Victorians.*

The amendment will ensure that ETU can continue to bring significant benefits to the local communities and will enable them to serve existing and future residents of Melbourne.

The amendment will bring significant social and economic benefits, both in the short and longer term.

### **How does the amendment address any environmental, social and economic effects?**

The proposed amendment reflects the existing land uses and allows for expansion of the existing land use and built form in future. The amendment will not result in any adverse environmental, social or economic effects.

### **Does the amendment address relevant bushfire risk?**

The subject site is not located within a designated bushfire prone area pursuant to Department of Transport and Planning (DTP) mapping. The proposal will not increase bushfire risk or place people or property in danger.

### **Does the amendment comply with the requirements of any Minister's Direction applicable to the amendment?**

The amendment complies with all relevant Ministerial Directions. It is consistent with the Ministerial Direction on the Form and Content of Planning Schemes under section 7(5) of the Act.

#### *Response to Ministerial Direction No. 1*

The site is not known to have a history of land contamination and is not located in proximity to any environmental designations that would suggest that there are such risks present. Any matters relating to land contamination can be managed through the permit process.

#### *Response to Ministerial Direction No. 9*

The proposed amendment is consistent with the directions and policies of the Metropolitan Planning Strategy (MPS). The amendment aligns with the policy aspirations for Arden which is identified as a Major Urban Renewal Precinct. This amendment will facilitate the future redevelopment of the site, so that it can be used in a more effective manner, allowing for the growth of a land use that supports both local employment and the local community.

#### *Response to Ministerial Direction No. 11*

The amendment complies with Ministerial Direction No. 11 (Strategic Assessment of

Amendments) under section 12 of the *Planning and Environment Act 1987*. The amendment is consistent with this direction which ensures a comprehensive strategic evaluation of a planning scheme amendment and the outcomes it produces.

#### *Response to Ministerial Direction No. 12*

The matters set out in The Ministerial Direction No.12 are not of relevance to this amendment.

#### *Response to Ministerial Direction No. 19*

The proposed amendment will not give rise to any impacts relating to human health or pollution. The rezoning will simply ensure that the appropriate land use applies to the site.

### **How does the amendment support or implement the Planning Policy Framework and any adopted State policy?**

The amendment does not make any changes to the existing PPF and is consistent with the specific objectives of the PPF at Clause 11.03-6L-10 North Melbourne to support small to medium enterprises and businesses that provide professional and business support services in the Mixed Use Zone and to ensure that development is sympathetic to the architecture, scale and heritage character in the precinct.

The amendment also supports the following objectives of Clause 11 (Settlement), Clause 15 (Built Environment and Heritage), Clause 17 (Economic Development) and Clause 18 (Transport) in the Planning Policy Framework:

- Clause 11.01-1S (Settlement) seeks to promote the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements by enabling appropriate growth at the site, in line with the aspirations for the wider Arden Precinct.
- Clause 11.02-1S (Supply of urban land) ensures a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses. This amendment will ensure that the site can continue to be operated and used by the ETU and will give certainty for future development outcomes which will bring significant community benefit.
- Clause 15.01-1S (Urban design) aims to create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity, by ensuring built form outcomes appropriately respond to the urban design context, and key features of the wider site area.
- Clause 15.01-2S (Building design) recognises the need to achieve building design outcomes that contribute positively to the local context and enhance the public realm. This amendment ensures that future building design and outcomes are appropriate and will positively contribute, through the controls incorporated within the DDO.
- Clause 15.01-2S (Heritage) seeks to ensure the conservation of places of heritage significance. The policy acknowledges the need to encourage appropriate development that respects places identified as having heritage value.

- Clause 17.01-1S (Diversified economy) aims to strengthen and diversify the economy. The amendment will enable ETU to continue to provide its services, which include activities relating to employment and job support. This amendment will allow ETU to expand their support offer, which in turn will bring significant benefits to the local and wider economy.
- Clause 17.02-1S (Business) – to encourage development that meets the community’s needs for retail, entertainment, office and other commercial services.
- Clause 18.02-2S (Public transport) – to facilitate greater use of public transport and promote increased development close to high-quality public transport routes. The amendment will encourage the use of public transport given its proximity to existing and emerging strategic transport linkages.

## **How does the amendment support or implement the Municipal Planning Strategy?**

**Clause 02.02 Vision** sets out six strategic goals for the City of Melbourne, which are to be: *a city for people, a creative city and a prosperous city, a city of knowledge, an eco-city and a connected city.*

Through the rezoning of the land to the Mixed Use Zone Schedule (MUZ) and the inclusion of Design and Development Overlay Schedule 84 (DDO84), the amendment supports the Strategic Directions in the following ways:

**Clause 02.03-3 Environment risks and amenity** acknowledges the importance of ensuring development gives due regard to climate change matters. It also recognises the importance of managing interfaces between sensitive land uses, to ensure that safeguard against amenity impacts. MUZ and DDO84 provide specific guidance relating to amenity and will ensure that such matters are considered through any planning decisions relating to the site. The framework for decision-making ensures that amenity considerations are appropriately assessed.

**Clause 02.03-4 Built Environment and Heritage** recognises the importance of retaining Melbourne’s distinctive urban structure, and significant heritage buildings. It goes on to outline that where built form character of an area is valued, new development must respect such character and add to the overall quality of the environment. This amendment provides detailed built-form guidelines through the application of the MUZ, and DDO84 and the ongoing application of HO3. This provides a robust framework for decision making which will ensure that built-form outcomes enhance the character and heritage features of the site and surrounding area.

**Clause 02.03-7 Transport** identifies that a priority for the City is to maximise the use of sustainable modes of travel, in particular public transport. The location of the site ensures that public transport is accessible, and multiple modes of travel to and from the site are within a walkable catchment. This amendment will ensure the aspiration of increasing public transport accessibility, and encouraging sustainable travel is achieved.

The application of the MUZ and DDO84 is consistent with the direction provided by

the PPF for the established areas of Arden Street.

## **Does the amendment make proper use of the Victoria Planning Provisions?**

The amendment makes proper use of the Victoria Planning Provisions (VPP) to the proposal by applying the Mixed Use Zone and introducing a new Design and Development Overlay Schedule.

### Mixed Use Zone

A Mixed Use Zone (MUZ) is the most appropriate zoning for the site as it provides a greater suite of land uses that are still considered suitable in a residential context. The MUZ is the most appropriate zone given that it:

- Aligns with much of the surrounding context, noting that the adjacent site is largely within the MUZ.
- Only allows up to 250sqm of office-floorspace without a permit. Anything above 250sqm would trigger the requirement for a permit. This safeguards residential amenities and ensures that the building cannot be occupied by a more intensive occupier until an appropriate assessment has been made.
- While the MUZ has a greater suite of land uses identified within Category 2 when compared with the GRZ, this is acceptable as Category 2 uses require a permit. Council would be able to ensure that any potential conflict with existing residential uses could be appropriately assessed. This suitably manages the planning risk associated with potential amenity impacts from future uses.

In comparison, the Commercial Zone 1 or 2 would be not be the preferred option as:

- The suite of land uses considered acceptable in a Commercial Zone, when compared to the MUZ, are of more potential detriment to residential land uses. Commercial Zones 1 and 2 have lesser restrictions in relation to maximum floor space restrictions, and a wider range of potential use classes that could occupy the site, without the need for a permit.
- Office uses are allowed within Commercial Zone 1 and 2, without any restrictions or conditions relating to their occupation. This could allow land uses that could use the site far more intensely by a future owner/occupier (without the requirement for a permit) which could be of potential detriment.
- The Commercial Zone 2 allows a number of land uses a Section 1 use, which do not require a permit subject to compliance with the conditions and could be of detriment to the adjoining residential land uses.

### Design and Development Overlay – Schedule 84

The Design and Development Overlay (DDO) is proposed to ensure that the built-form outcomes are consistent with the desired outcomes for Council and is an appropriate use of the Victorian Planning Provisions.

DDO84 will provide controls that will ensure that future development is an appropriate response to the surrounding context.

**How does the amendment address the views of any relevant agency?**

Any relevant agency will have an opportunity to comment on this planning scheme amendment through the exhibition process under Section 19 of the Planning and Environment Act 1987.

**Does the amendment address relevant requirements of the Transport Integration Act 2010?**

The amendment has no effect on the relevant requirements of the Transport Integration Act 2010.

**Resource and administrative costs**

**What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

The amendment is not expected to have an impact on the resource and administrative costs of the responsible authority.

*Planning and Environment Act 1987*

## **Melbourne Planning Scheme**

### **Amendment C447**

#### **Instruction sheet**

The planning authority for this amendment is the City of Melbourne.

The Melbourne Planning Scheme is amended as follows:

#### **Planning Scheme Maps**

The Planning Scheme Maps are amended by a total of 2 attached map sheets.

##### **Zoning Maps**

1. Amend Planning Scheme Map No 4 in the manner shown on the attached map marked "Melbourne Planning Scheme, Amendment C477".

##### **Overlay Maps**

2. Insert new Planning Scheme Map No 4DD0 in the manner shown on attached map marked "Melbourne Planning Scheme, Amendment C447".

#### **Planning Scheme Ordinance**

The Planning Scheme Ordinance is amended as follows:

3. In **Overlays** - Clause 43.02, insert a new Schedule 84 in the form of the attached document.
4. In **Operational Provisions** – Clause 72.03, replace the Schedule with a new Schedule in the form of the attached document.

**End of document**



XX/XX/20XX  
C447**SCHEDULE 84 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as DDO84.

**200 ARDEN STREET, NORTH MELBOURNE****1.0 Design Objectives**

- To ensure that development responds sensitively to the heritage fabric of the Melbourne Mills heritage building and the wider North & West Melbourne (HO3) Precinct.
- To ensure that development appropriately protects the amenity of the residential buildings along O'Shanassy Street, to the north of the site.
- To ensure that development is compatible with the scale and character of the Melbourne Mills heritage building, and the buildings located along Arden Street.
- To ensure that development appropriately responds to the slope of the site and the visual impact of development to Macaulay Road and Arden Street through a stepped building form and a strong urban edge to the corner element.
- To ensure that development achieves design excellence.

**2.0 Buildings and works****2.1 Requirements**

The Built Form Requirements in Table 1 apply to an application to construct a building or carry out works:

A permit may be granted to vary a built form requirement expressed in Table 1.

An application for buildings and works that does not meet a built form requirement in Table 1 must demonstrate how the development will meet the relevant design objectives and the relevant built form outcomes.

**Table 1: Built Form**

<b>Area identified in Map 1</b>	<b>Preferred Setback from Dryburgh Street</b>	<b>Preferred Minimum Setback from Northern Boundary</b>	<b>Preferred Maximum Building Height</b>	<b>Built Form Outcomes</b>
<b>A</b>	0 metres	0 metres	3.4 metres	Built form that: <ul style="list-style-type: none"> <li>• reflects the existing street setback and street wall along Dryburgh Street</li> <li>• ensures limited visibility from the adjoining site to the north at 139-153 O'Shanassy Street, North Melbourne.</li> </ul>
<b>B</b>	0 metres	9 metres	7 metres	Built form that: <ul style="list-style-type: none"> <li>• contributes to a pedestrian scale street interface.</li> </ul>

				<ul style="list-style-type: none"> <li>ensures an appropriate interface and avoids unreasonable visual bulk to the adjoining site at 139-153 O’Shannasy Street North Melbourne</li> </ul>
C	6.5 metres	9 metres	16.5 metres	<p>Built form that:</p> <ul style="list-style-type: none"> <li>contributes to a stepped down building form from the Melbourne Mills building down to the western boundary along Dryburgh Stret and Macaulay Road.</li> <li>ensures an appropriate interface and avoids unreasonable visual bulk to the adjoining site at 139-153 O’Shannasy Street North Melbourne</li> </ul>
D	12 metres	9 metres	20 metres	<p>Built form that:</p> <ul style="list-style-type: none"> <li>respects the heritage character and scale of the adjoining Melbourne Mills building.</li> <li>ensures an appropriate interface and avoids unreasonable visual bulk to the adjoining site at 139-153 O’Shannasy Street North Melbourne</li> </ul>

Map 1: Sub-Areas



### 3.0 Subdivision

None specified.

### 4.0 Signs

None specified.

### 5.0 Application requirements

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

**A site analysis and urban context report** which demonstrates:

how the proposed building or works achieve each of the Design Objectives and Built Form Outcomes of this schedule, and any local planning policy requirements.

- how the proposed buildings and works relate to and respond to the built form character of adjacent and nearby buildings.
- how the proposed buildings and works relate to and respond to the heritage character of adjacent and nearby heritage places.
- how the development references the industrial history of the precinct, and how it encourages the contemporary use of contextual industrial materials.

**A design excellence report** which demonstrates:

- how the development provides high quality architecture and urban design which demonstrates function, liveability, sustainability, and public contribution to buildings and urban spaces.
- how the development addresses and provides high quality public realm outcomes and ameliorates solar and wind effects to the public realm.

**A complete set of plans**, including:

- street elevations demonstrating how the development proposal sits within and contributes to its context.

Where an application proposes to exceed the maximum building heights or preferred setbacks specified in Table 1, a report which demonstrates how the development will continue to achieve the design objectives and built-form outcomes of this schedule and any local planning policy requirements must be provided.

### 6.0 Decision guidelines

Before deciding on a permit application under this schedule the responsible authority must consider the following, as appropriate:

- the extent to which the development addresses the Design Objectives, Built Form Outcomes and Built Form Requirements in this schedule.
- whether the development provides a high level of amenity for building occupants.
- whether the proposed setbacks are sufficient to allow for equitable access to privacy, sunlight, daylight and outlook, appropriately managing visual bulk impacts to adjoining sites.
- whether the development supports high levels of pedestrian amenity related to access to sunlight and sky views and a pedestrian-friendly scale.

MELBOURNE PLANNING SCHEME

30/04/2021  
C378melb

**SCHEDULE TO CLAUSE 72.03**  
**WHAT DOES THIS PLANNING SCHEME CONSIST OF?**

**1.0**  
05/10/2023  
C434melb

**Maps comprising part of this planning scheme:**



- 1, 1HO, 1SBO, 1PO.
- 2, 2CLPO, 2DDOPT3, 2 ESO, 2HO, 2SBO, 2PAO, 2SCO, 2SLO
- 3, 3HO, 3LSIO, 3PAO, 3PO, 3ESO, 3SLO
- 4, 4BAO, 4CLPO, 4DCPO, [4DDO](#), 4DDOPT1, 4DDOPT3, 4DPO, 4EAO, 4ESO, 4HO, 4IPO, 4LSIO, 4PAO, 4SBO, 4PO, 4SCO, 4SLO
- 5, 5DDOPT1, 5DDOPT3, 5EAO, 5ESO, 5HO, 5IPO, 5PAO, 5RXO, 5SBO, 5SCO, 5DPO, 5PO.
- 6, 6DDOPT1, 6ESO, 6LSIO, 6SLO
- 7, 7CLPO, 7DDOPT1, 7DDOPT3, 7DPO, 7EAO, 7ESO, 7HO, 7ICO, 7LSIO, 7PAO, 7SBO, 7SCO, 7PO, 7SLO
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- 9, 9CLPO, 9DDOPT1, 9ESO, 9HO, 9LSIO, 9PAO, 9SBO, 9PO, 9SCO
- 10, 10DDOPT1, 10ESO, 10PAO.
- 11, 11DDO1, 11DDOPT1, 11DDOPT2, 11DDOPT3, 11DDOPT7, 11EAO, 11ESO, 11HO, 11LSIO, 11SCO, 11RXO, 11PO.

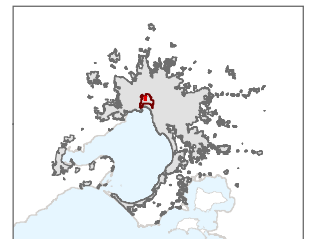


MELBOURNE PLANNING SCHEME - LOCAL PROVISION  
**AMENDMENT C447melb**



**LEGEND**

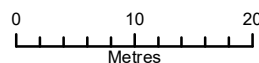
-  MUZ - Mixed Use Zone
-  Local Government Area



Part of Planning Scheme Map 4

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Planning Group  
 Print Date: 12/04/2023  
 Amendment Version: 1





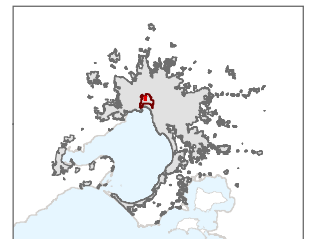
Department of Transport and Planning

MELBOURNE PLANNING SCHEME - LOCAL PROVISION  
**AMENDMENT C447melb**



**LEGEND**

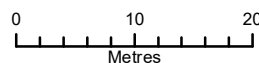
-  DDO - Design and Development Overlay
-  Local Government Area



Part of Planning Scheme Map 4DDO

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Planning Group  
 Print Date: 21/04/2023  
 Amendment Version: 1



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