

FACT FILE: BUILT FORM CONTROLS

AMENDMENT C309: WEST MELBOURNE STRUCTURE PLAN

	EXISTING CONTROL	PROPOSED floor area ratio* AND HEIGHT CONTROLS
		All floor area ratio controls are proposed to be mandatory and all height controls are proposed to be preferred maximum (discretionary) in the planning scheme amendment.
DDO28 (Station Precinct)	<ul style="list-style-type: none"> Maximum building height 5 storeys (preferred maximum) 	<ul style="list-style-type: none"> Maximum floor area ratio of 5:1 Preferred maximum building height 8 storeys
New DDO (Spencer)	<ul style="list-style-type: none"> Maximum building height 4 storeys (preferred maximum) 	<ul style="list-style-type: none"> Maximum floor area ratio of 4:1 Preferred maximum building height of 10 storeys fronting Dudley Street Preferred maximum building height of 8 storeys fronting Spencer Street and King Street Preferred maximum building height of 6 storeys elsewhere
DDO29 (Adderley)	<ul style="list-style-type: none"> Maximum building height 4 storeys (preferred maximum) 	<ul style="list-style-type: none"> Maximum floor area ratio of 3:1 Preferred maximum building height of 4 storeys Preferred maximum building height of 6 storeys fronting Adderley Street between Hawke Street and Dudley Street
DDO32 (parts of Station Precinct, Adderley and Historic Hilltop)	<ul style="list-style-type: none"> Maximum building height 14 metres (mandatory) 	<ul style="list-style-type: none"> No change from existing
DDO33 (Flagstaff)	<ul style="list-style-type: none"> Maximum building height 40 metres (around 12 storeys) (preferred maximum) 	<ul style="list-style-type: none"> Maximum floor area ratio of 6:1 Preferred maximum building height 16 storeys Minimum front, side and rear setbacks above podiums of 6 metres (mandatory)
DDO31/34 (parts of Historic Hilltop)	<ul style="list-style-type: none"> Maximum building height 10.5 metres (mandatory) 	<ul style="list-style-type: none"> No change from existing
General Residential Zone (parts of Historic Hilltop and Adderley)	<ul style="list-style-type: none"> Maximum building height 11 metres (mandatory)** 	<ul style="list-style-type: none"> No change from existing

* Floor area ratio means the gross floor area above ground of all buildings on a site, including all enclosed areas, services, lifts, car stackers and covered balconies, divided by the site area. Voids associated with lifts, car stackers and similar service elements should be considered as multiple floors of the same height as adjacent floors or 3.0 metres if there is no adjacent floor. Gross Floor Area is 'The total floor area of a building, measured from the outside of external walls' as defined as a General Term in the planning scheme. The floor area ratio control in Spencer, Flagstaff, Adderley and Station Precinct includes a specific requirement for a proportion of development for retail/commercial uses (see Objective 4 on page 52).

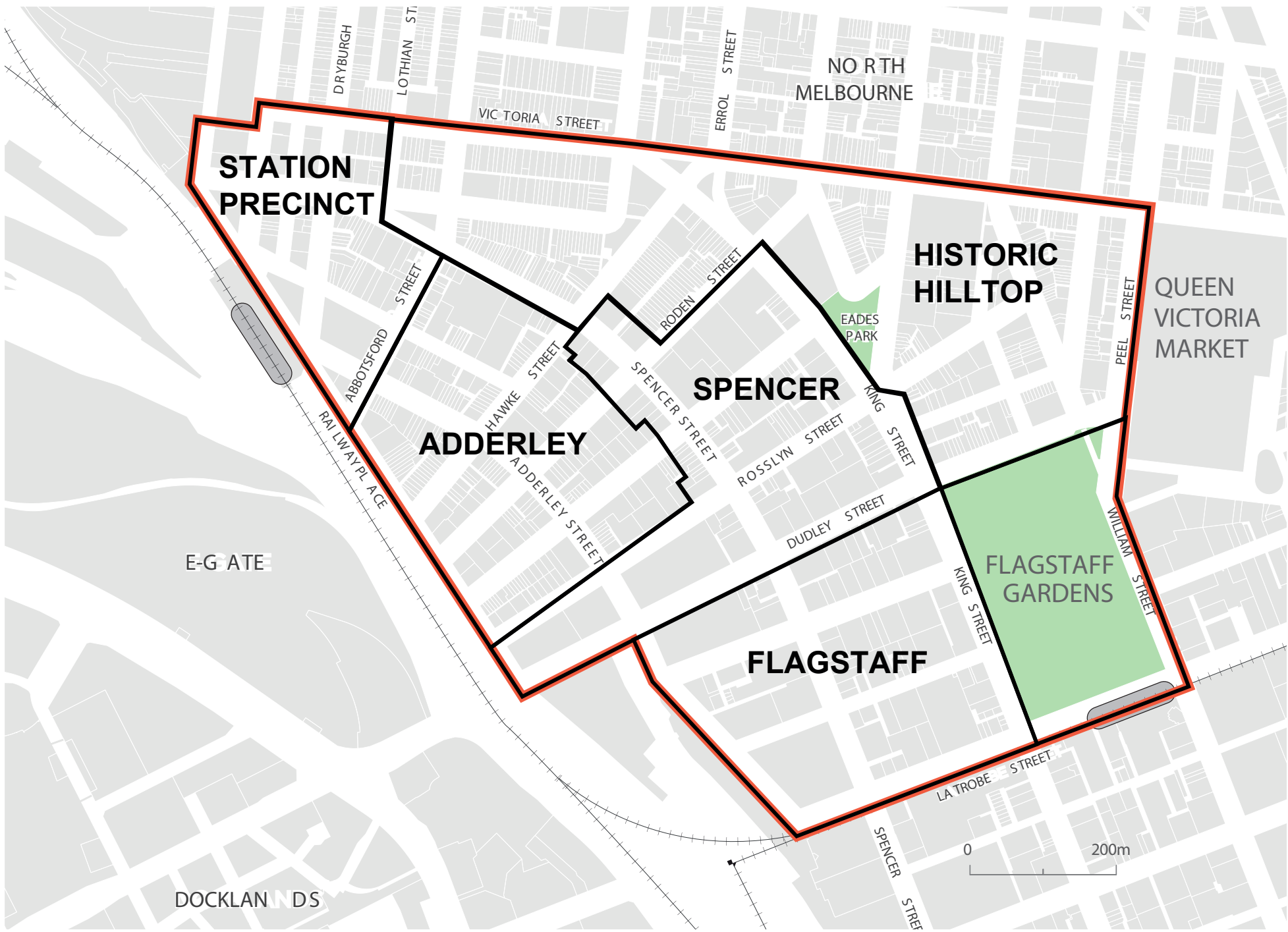
** The maximum building height in the General Residential Zone was introduced by the Victorian Government when the reformed residential zones were introduced to the Victoria Planning Provisions and all planning schemes by Amendment VC110 on 27 March 2017.

Figure 2.5: Proposed changes to the Design and Development Overlays in West Melbourne.

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West Melbourne Structure Plan Area and Precincts



Proposed Design and Development Overlays

