

South Melbourne Structure Plan: Schedule of changes, August 2024

This document captures changes made to the South Melbourne Structure Plan from the version endorsed by Council at its 7 February 2024 Meeting.

Changes to document content

Location	Change	Rationale
Throughout document	Correct typographical, grammatical and formatting errors. Improve clarity and accuracy of graphics, including clarity of built form maps. Update images and figure numbers.	Improve document readability, legibility, consistency and presentation. Improve alignment with Council-adopted documents.
p.9	Add summary of Phase 3 stakeholder engagement undertaken in February and March 2024.	Reflect project milestone.
pp.16-18	Policy context updated.	Better reflect strategic context.
p.25	<p>Updated vision to include paragraph in red text:</p> <p><i>Uniquely South Melbourne – a flourishing, welcoming and creative community.</i></p> <p><i>Recognised as a meeting place on the traditional lands of the Kulin Nation in Naarm / Melbourne, South Melbourne continues to be one of Melbourne’s great social hubs and dynamic economies. People from all backgrounds are welcome to live, work and visit this vibrant, liveable and diverse community, located in between Melbourne’s CBD and the beaches of Port Phillip.</i></p> <p><i>South Melbourne has a crucial role in providing access to jobs, services and amenities for adjoining higher-growth neighbourhoods such as Montague and Domain. South Melbourne’s renowned Enterprise Precinct will continue to be an anchor for business growth, innovation and specialisation, especially in the creative industries.</i></p> <p><i>The network of walkable, green streets and comfortable public spaces, combined with valued heritage places and attractive buildings which are predominately mid-rise in scale, provide a variety of memorable destinations, productive businesses, creative industries and local services.</i></p> <p><i>South Melbourne is a unique blend of the past and present – and is always looking to the future.</i></p>	<p>Better reflect South Melbourne’s role as a state identified Major Activity Centre and Enterprise Precinct.</p> <p>Better reflect scale of development sought in South Melbourne.</p>
p.27	In response to EPA submission, acknowledge potential sources of air and noise pollution.	Respond to EPA (Submission 60).

Location	Change	Rationale
p.23	Insert text and diagram explaining the integrated approach to planning for South Melbourne as a settlement containing a Major Activity Centre, an Enterprise Precinct and the Kings Way Mixed Use Corridor, while ensuring that new built form controls cater to forecast demand.	More clearly articulate the approach to developing the Structure Plan and the actions that underpin it.
pp.26-45	Revising objectives in Theme 1: Activities and Uses	<p>More clearly articulate the need to:</p> <ul style="list-style-type: none"> • Support the future growth of South Melbourne as an integrated Activity Centre and Enterprise Precinct. • Support ongoing business growth and economic specialisation in South Melbourne. • Support diversification of retail, services and amenities in South Melbourne. <p>More clearly set out development capacity in South Melbourne.</p>
p.59	Update content on Floor Area Ratio and use of mandatory controls.	Clarify rationale for use.
p.68	Update to Heritage Overlay moved from Theme 1 Activities and Uses to Theme 2 Built Form	More appropriate to be located in Theme 2 with other built form content.
pp.80-81	In response to Melbourne Water submission, updates text addressing flood risk.	Respond to Melbourne Water (Submission 61).
pp.104,110	In response to DTP submission, remove reference to Park Street cycling extension.	DTP – Department of Transport (Submission 32)
pp. 113	<p>Update content and implementation strategy re tram stops to reword the following actions:</p> <p><i>3.19 Work with DTP to fast track upgrading level-access (no step) public transport stops.</i></p> <p><i>3.21 Advocate to DTP to upgrade the Route 96 South Melbourne Station tram stop to improve safety and accessibility for those visiting South Melbourne Market.</i></p> <p><i>3.22 Advocate to DTP to extend the existing Park Street line between Kings Way and Heather Street to enable future tram services to run from St Kilda Road (and the future Anzac Station) to South Melbourne and the CBD via South Melbourne.</i></p> <p><i>3.23 Advocate to and engage with DTP for tram stop upgrades which consider Council's principles.</i></p>	<p>DTP – Department of Transport (Submission 32)</p> <p>Change implementation: Medium-term to Short-term</p>
pp.136-147	Associated changes to the Implementation Strategy to reflect above	To reflect above

Specific changes to properties

Address	Change	Rationale
120-142 Clarendon Street, Southbank	Rezone from part Commercial 1 Zone, part Commercial 2 Zone to Commercial 1 Zone.	Correct zoning anomaly.
102-106 Park Street, South Melbourne	Rezone from part Mixed Use Zone, part Neighbourhood Residential Zone Schedule 1 to Mixed Use Zone Apply a DDO reflecting: FAR 4:1 and discretionary height of 5 storeys, street wall height of 5 storeys Include in Enterprise Precinct East	Correct zoning anomaly See Response Submission 49
77 Park Street and 286-294 Kings Way, South Melbourne	Rezone site from GRZ to MUZ. Apply a FAR 4:1 and discretionary height of 6 storeys Include in the Enterprise Precinct East	Correct zoning anomaly. Submission 7, 10, 49
130 Bank Street South Melbourne	Remove site from proposed Heritage Overlay.	Included in error, not recommended to be included in Heritage Overlay.
128 Bank Street, South Melbourne	Update mapping to show site as not to be included in HO.	Included in error, not recommended to be included in Heritage Overlay.
264-276 Kings Way	Apply FAR 4:1 Apply discretionary height of 5 storeys, street wall height of 5 storeys To be included in Enterprise Precinct East	Initial mapping error, not included in the original recommendations
278-282 Kings Way	Apply FAR 4:1 Apply discretionary height of 5 storeys, street wall height of 5 storeys To be included in Enterprise Precinct East	Initial mapping error, not included in the original recommendations
113-127 York St, South Melbourne 121 Cecil Street	Increase the FAR from 4:1 to 4.5:1 Increase the discretionary building height from 8 to 8-12 storeys	See Response to Submission 5,22,33,57 further built form testing and analysis has been undertaken.
7-13 Union Street, South Melbourne.	Increase building height from 5 storeys to 6 storeys	See Response to Submission 6, further built form testing and analysis has been undertaken.
286 Kings Way & 77 Park Street	Rezone site from GRZ to MUZ. Apply a FAR 4:1 and discretionary height of 6 storeys Include in the Enterprise Precinct East	See Response to Submission 7 and 10,
345-353 Clarendon Street, South Melbourne	Increase mandatory building height from 3 to 4 storeys	See Response to Submission 8
163-171 Clarendon Street, Southbank	Increase the FAR from 4:1 to 4.5:1	See Response to Submission 21
31 Market Street, South Melbourne	Increase the FAR from 5:1 to 5.5:1	See Response to Submission 23
18-28 Chessell Street, South Melbourne	Increase the FAR from 5:1 to 6:1	See Response to Submission 24
162-172, 174 and 176-180 Clarendon Street & 63-69 Market Street, South Melbourne	Increase the FAR from 5:1 to 5.5:1	See Response to Submission 26

Address	Change	Rationale
119-121 Cecil Street, 129 & 143 York Street, South Melbourne	Increase the FAR from 4:1 to 4.5:1 For 143 York apply an FAR of 3.5:1	See Response to Submission 28,51
214-226 Park Street, South Melbourne	Increase the FAR from 4:1 to 4.5:1 Increase discretionary building height from 6 storeys to 8 storeys	See Response to Submission 29
68-72 York Street	Increase the FAR from 4:1 to 4.5:1	See Response to Submission 30
33-53 Tope Street & 16-18 Tichborne Place, South Melbourne	Increase the FAR from 4:1 to 5.5:1 Increase building height from 6 storeys to 7 storeys *subject to incorporation of laneway	See Response to Submission 37
439 City Road, South Melbourne	Increase the FAR from 4:1 to 5:1	See Response to Submission 42
River lee Group – Various land holdings within the City Road Wedge	Increase the FAR from 4:1 and 5:1 to 5.5:1	See Response to Submission 44,
Clarendon Centre – Freehold D	To Freehold D: apply an FAR of 5:1, apply discretionary 3 story street wall.	See Response to Submission 46
100 Market Street	Increase the FAR from 4:1 to 4.5:1	See Response to Submission 47
111 Cecil Street	Increase the FAR from 4.5 to 6:1	See Response to Submission 48
182-200 Clarendon Street, 90-94 York Street and 1 & 6 Ross Place, South Melbourne	Increase the FAR from 5:1 to 5.5:1 Apply a uniform height of 7 storeys	See Response to Submission 52
178 York Street	Apply 3 story street wall height	To address winter sunlight control

Overall changes to properties

Address	Change	Rationale
Clarendon Street Precinct	The majority of FARs in this precinct have been increased by 0.5:1 to 1:1.	Through the review of submissions, we have identified the potential to increase the FARs within a similar range to what was recommended through the specific responses. The FAR has been calibrated to 'fit' within the envelope controls and provide for design diversity while meeting the preferred building heights and requirements for setbacks, building separation and overshadowing controls The updates will accommodate some more floor space while continuing to deliver good design. This is a process of calibration only to the FARs.
Market Precinct	The majority of FARs in this precinct have been increased by 0.5:1 to 1:1. 111 Cecil Street has been increased by 1.5:1 (FAR 6:1)	
Enterprise Precinct West	The majority of FARs in this precinct have been increased by 0.5:1 to 1:1. A small number of sites have been increased by 1.5:1 Several updates have been made to street wall heights to better reflect the turning of corners onto more narrow streets and to meet the proposed winter sunlight controls to Clarke Street (refer to street wall markup). No further changes are proposed to street wall heights.	

Enterprise Precinct East	<p>The majority of FARs in this precinct have been increased by 0.5:1 to 1:1.</p> <p>A small number of sites have been increased by 1.5:1. FARs of 3.5:1 have been maintained or nominated for properties on the north side of York Street to ensure winter sunlight controls to the southern footpath (abutting South Melbourne Market) are met.</p>	<p>Except for a very small number of sites (refer to above table), building and street wall heights remain the same.</p> <p>The overall design strategy remains the same and the proposed changes will continue to meet the design objectives and outcomes.</p>
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