

Hon. Richard Wynne
Minister for Planning
Department of Environment, Land, Water and Planning
PO Box 500
MELBOURNE VIC 3000

Date: 18 December 2015

Re: Plan Melbourne Refresh – Planning Submission
Monash University Parkville Campus
381-399 Royal Parade, Plan PC368284 and 407-417 Royal Parade

Dear Sir/Madam,

SJB Planning Pty Ltd has been appointed by Monash University to review and make submissions on its behalf in relation to the *Plan Melbourne Refresh Discussion Paper, October 2015 (the 'Paper')*.

This submission is made in respect of the aforementioned land which comprises both the existing Monash University Parkville Campus (381-399 Royal Parade, Plan PC368284) and its proposed expansion site, located immediately north of the existing campus at 407-417 Royal Parade, Parkville.

The existing campus accommodates Monash University's Faculty of Pharmacy and Pharmaceutical Sciences. The land to the immediate north currently comprises a double storey office building with undercroft parking accessed via Mile Lane at the rear of the site.

This submission recognises that the scope of the Paper does not involve a comprehensive revision of the existing *Plan Melbourne 2014* but rather, the strengthening of a focus on housing affordability, climate change and energy efficiency. It also intends to reflect current government transport commitments and priorities, and address the implementation of *Plan Melbourne 2014* initiatives.

Accordingly, the submission considers the objectives, comments and recommendations of *Plan Melbourne 2014* and the Paper relevant to the Monash University Parkville Campus.

Plan Melbourne, May 2014

The current version of *Plan Melbourne 2014* and the *Melbourne Metropolitan Structure Plan* identifies the area of Parkville as one of three existing National Employment Clusters.

Plan Melbourne 2014 (pages 42 and 53) defines the cluster as comprising "*the Parkville bioscience area, existing hospitals, the University of Melbourne, RMIT University and various research institutions.*" Monash University's Faculty of Pharmacy and Pharmaceutical Sciences is referenced in the document as forming part of the 'critical mass of nationally leading institutions and organisations' alongside the University of Melbourne (UoM), RMIT University, global biotherapy industry leader CSL Limited, Royal Melbourne Hospital, Royal Children's Hospital, Royal Women's Hospital, the Australian Medical Association and the Bio21 Institute.

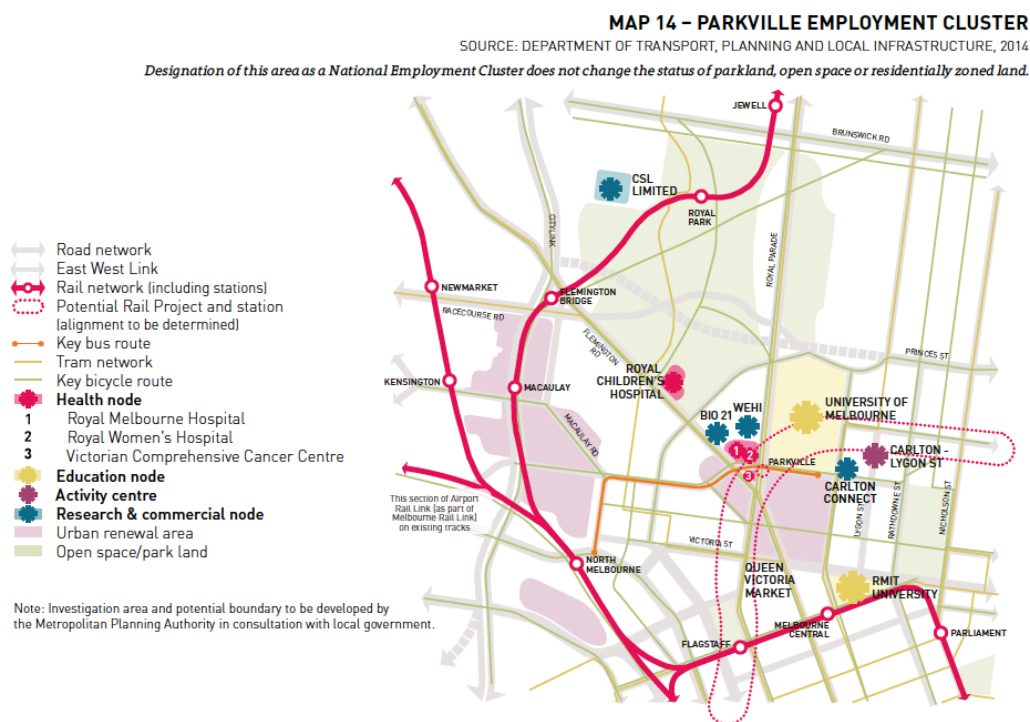
Plan Melbourne 2014 considers that the internationally acclaimed cluster has strengths in education, research, health, professional and technical industries, and significant parkland that is proximate to the

city and able to facilitate the continued supply of appropriate land for commercial, housing and knowledge-based enterprises.

It also notes that the cluster is extremely well serviced by public transport; being accessible by 12 of Melbourne’s 29 tram routes and Bus Service Route 401 (North Melbourne Station to Parkville). It furthermore notes that the cluster will continue to benefit from future upgrades associated with the Melbourne Rail Link project and improvements to local cross-town bus services that will increase the frequency, connections and capacity of current services.

The cluster currently provides approximately 32,700 jobs. Existing employment however is expected to increase in line with the Central subregion population growth forecasts (230,000 to 280,000 people by 2031) and expansion plans for leading institutions and organisations including the \$1 billion Victorian Comprehensive Cancer Centre (VCCC). It also states that the ‘two universities’ are expanding their facilities to incorporate greater collaboration and joint projects with industry.

The City of Melbourne, the University of Melbourne, RMIT University, CSIRO, Royal Melbourne Hospital, Royal Women’s Hospital and Royal Children’s Hospital are identified by the document as the key future partners in the cluster.



Source: Plan Melbourne (May 2014)

There are several Directions and Initiatives under the plan that address the Parkville National Employment Cluster (Refer to Appendix A). Of particular relevance to Monash University are, Initiatives 1.5.1 and 1.5.4, set out below.

Direction	Initiative	Comment
Direction 1.5 Plan for jobs closer to where people live	Initiative 1.5.1 Facilitate the development of National Employment Clusters	National Employment Clusters will promote employment growth outside of the central city area, reducing travel demand, improving productivity associated with agglomeration and optimising existing government assets and improved access to employment.

		<p>The clusters are focused on knowledge-based businesses that co-locate to derive productivity and economic gains, access to a deeper skilled labour pool and infrastructure, and knowledge sharing. They are expected to continue evolving into vibrant, diverse locations that are well-served by public transport.</p> <p>Each national employment cluster is anchored by specialized activity that has seeded its growth, but which over time will develop a unique profile, building on its competitive strengths.</p> <p>The Parkville cluster is recognised as being firmly established and as having significant potential to grow and diversify further.</p> <p>Initiative 1.5.1 is focused on ensuring the development of the national employment clusters to support productivity through a new city structure. It includes actions that make these locations investment-ready, and to maximise choices for the location of knowledge-intensive firms and jobs. National employment clusters will be a focus of public transport networks</p> <p>In the short term, the Initiative seeks to prepare a long-term plan and governance to guide their growth and development, and an appropriate planning framework.</p>
	<p>Initiative 1.5.4 Accelerate investment in Melbourne's outer areas to increase local access to employment</p>	<p>Development of the National Employment Clusters including Parkville will increase access to high-value knowledge jobs in the subregions.</p> <p>The Initiative's short term goals include working with government departments to identify strategic locations for health and education facilities.</p>

Plan Melbourne Refresh Discussion Paper, October 2015

The Paper is informed by the '*Plan Melbourne 2015 Review*' which was a report prepared by the Ministerial Advisory Committee in June 2015. The Committee report makes a series of observations and recommendations in line with the key objectives of *Plan Melbourne 2014*.

The Paper builds on the extensive work and consultation underpinning Plan Melbourne 2014 and the June 2015 MAC Report. Given extensive support for much of Plan Melbourne 2014, it is proposed that the refreshed *Plan Melbourne 2016* will maintain its key priorities but strengthen the focus on housing affordability, economic growth, climate change and energy efficiency.

The refresh process will result in various updates to *Plan Melbourne 2014* that are reflective of current government transport commitment and priorities; and document the progress in implementing Plan Melbourne initiatives and actions.

In relation to the Parkville National Employment Cluster, the Paper makes the following particularly relevant comments and recommendations. A summary of all comments and recommendations relevant to the Parkville Employment Cluster is included at Appendix A.

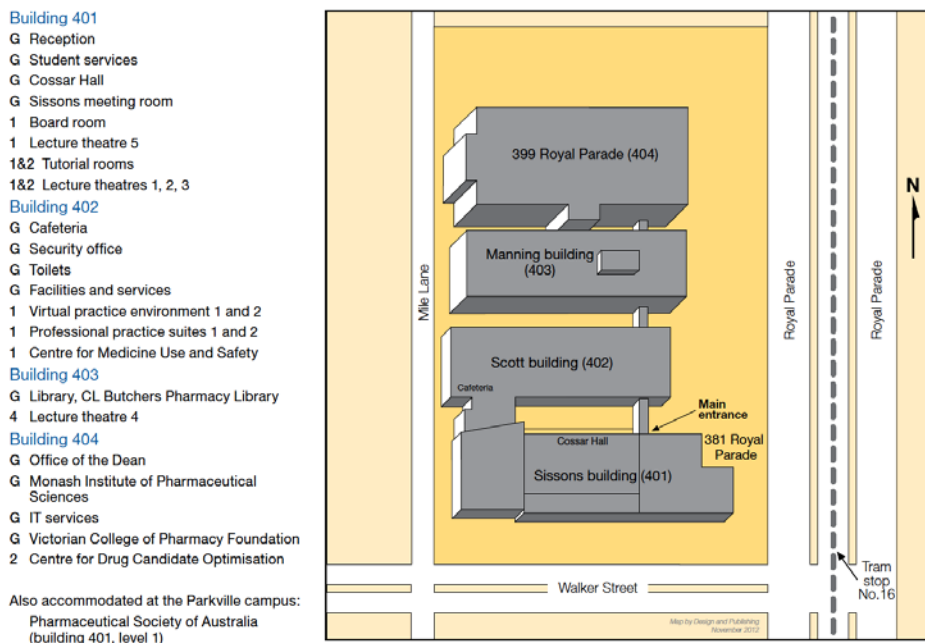
Paragraph	Comment
Key Points Summary (Page 4)	<p>National Employment Clusters may benefit from being renamed National Employment and Innovation Clusters (NEICs) to distinguish their significance in the metropolitan context and the term used consistently throughout Plan Melbourne 2016.</p> <p>Revise the <i>Delivering Jobs and Investment</i> chapter to ensure the significance and roles of the National Employment Clusters as places of innovation and knowledge-based employment are clear.</p>
3.1 National Employment Clusters and Innovation	<p>The MAC Report (June 2015) identifies a need to strengthen the reference to innovation at National Employment Clusters.</p> <p>The MAC Report also identifies opportunity to better explain the intent and significance of National Employment Clusters so they can support innovation and grow knowledge-based jobs in suburban locations.</p> <p>The Paper foresees benefit in reviewing the <i>Delivering Jobs and Investment</i> chapter in Plan Melbourne 2014 to give greater prominence to the importance of innovation in these locations and their role in the context of the broader metropolitan area.</p>
	<p>The Paper recognises that whilst the focus of National Employment Clusters is on knowledge-based jobs, with the exception of Dandenong South, they are also intended to develop as mixed use centres and include residential, retail and commercial development.</p>
	<p>The MAC Report suggests that because <i>Plan Melbourne 2014</i> “has not well articulated the nature and significance of the clusters, implementation as described to the MAC is proceeding using ‘conventional’ town planning approaches”.</p> <p>It recommends an additional initiative to more tightly define the planning boundaries for each National Employment Cluster, focusing on the core knowledge and innovation institutions and businesses.</p> <p>The Paper considers a more tightly defined boundary could enable planning for the areas to focus more on the planning arrangements to facilitate jobs and investment around the core institutions and businesses rather than the wider catchment.</p> <p>Alternately, tightly defining boundaries at an early stage may cut off options and make it harder to plan for possible required growth.</p> <p>A broader approach to early planning for the areas would simply signify the area under investigation and not necessarily areas subject to significant change.</p> <p>This could be refined in conjunction with local governments and used for further engagement.</p>
New Planning Tools	<p>The MAC Report recommends new planning scheme tools to:</p> <ul style="list-style-type: none"> • Support, enhance and facilitate growth of National Employment and Innovation Clusters (Recommendation 7). The MAC indicates that

	<p>existing zones (such as the Capital City Zone) do not provide an effective planning framework for these areas to preserve growth opportunities in health, education, research and innovation over and above other competing uses.</p> <ul style="list-style-type: none"> • Apply a new zone (and policy) to designated urban renewal precincts of metropolitan significance (Recommendation 20) <p>The Paper considers that the right planning tools for National Employment Clusters (NEC) and strategic urban renewal areas will depend on the area's size, location, history of use, urban context and the complexity of development to be facilitated.</p> <p>The form of new zones would require careful consideration to serve the intended purpose. A new zone(s) for NECs and strategic urban renewal areas that establishes structure planning as the foundation for use and development could be considered.</p> <p>While the creation of new zones for NECs and urban renewal areas might enable appropriate planning frameworks, the Paper suggests that existing planning scheme tools may achieve the same result.</p> <p>It lists a range of existing zones and overlays could be used, including:</p> <ul style="list-style-type: none"> • Special purpose zones that apply to or can be tailored to specific areas. These include the Comprehensive Development Zone, the Special Use Zone, the Priority Development Zone, the Activity Centre Zone, Capital City Zone and the Docklands Zone • Generic zones such the Mixed Used and Residential Growth Zones • The Development Plan, Incorporated Plan and Design and Development Overlays can provide complementary planning tools to guide development, including urban design parameters and other planning provisions to improve overall liveability.
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Monash University Parkville Campus

The Monash University Parkville Campus maintains both teaching and research functions, housed in four (4) buildings referred to as Buildings 401 to 404 by Monash University.

The Campus accommodates the Faculty of Pharmacy and Pharmaceutical Sciences, Monash Pharmacy research arms: the Monash Institute of Pharmaceutical Sciences and Centre for Medicine Use and Safety, as well as the Victorian College of Pharmacy Foundation, Centre for Drug Candidate Optimisation and the Pharmaceutical Society of Australia.



Source: Monash University (https://www.monash.edu/data/assets/pdf_file/0003/175089/5-parkvillecolour.pdf)

The faculty has a long history of industry collaboration, education and research, despite recent name and location changes. The faculty was created in 1992 when The Victorian College of Pharmacy amalgamated with Monash University. At the time, the faculty was known as the Victorian College of Pharmacy and it was the first standalone Faculty of Pharmacy headed by its own Dean in Australia.

The Victorian College of Pharmacy was originally established as the Melbourne College of Pharmacy in 1882 in the old County Court building located at 360 Swanston Street. It was renamed the Victorian College of Pharmacy in 1921.

The original college building also accommodated the offices of the Pharmaceutical Society of Victoria and the Pharmacy Board of Victoria and aside from being a dedicated institution for pharmacy education, the College's scope included teaching medical students and others working with chemicals.

In 1958, the college relocated to the current Parkville premises after The Pharmaceutical Society purchased the site. Construction of the current premises commenced in 1958.

Following the amalgamation of the college with Monash University in 1992, study and research into Pharmaceutical Sciences became increasingly important activities on campus.

The *Bachelor of Formulation Science* and the *Bachelor of Medicinal Chemistry* began reinforcing the crucial links with industry. The Postgraduate Studies and Professional Development Unit was also formed to consolidate and develop the existing courses.

In 2008, *The Monash Institute of Pharmaceutical Sciences (MIPS)* was established to design and develop better drugs. With strong connections to industry, MIPS drew pre-eminent pharmaceutical scientists together in Australia. Subsequently, *The Centre for Medicine Use and Safety* was also formed and undertakes increasingly important research into medication management and patient safety.

Overtime, the campus has also undergone a gradual expansion process to support growing local and international demands.

Demand for faculty services has increased in recent years. There has been a growth in student enrolments and staff in the five years from 2010 to 2014, with student enrolments (Equivalent Full Time

Student Load - EFTSL) and Full time Equivalent (FTE) staff increasing by approximately 8% to 1,816/2008 students and 30% to 168 staff respectively. In particular, the number of Research and Research Professional FTE staff has increased by almost 13% and 150% p.a. respectively over the five year period. By 2030, the University anticipates the campus will provide for 1,422 FTE student enrolments, 405 FTE Researchers and 535 FTE Office employees.

In order to continue to meet demand for education and research services, Monash University is planning to further expand its campus facilities and in turn, size to approximately 41,000sqm GFA by 2030. It plans to increase the floor area capacity of existing Buildings 1, 2 and 3 and significantly, develop Building 5 (to a total of 7,510sqm) which is to be located to the north of the existing campus buildings at 407-417 Royal Parade. Future expansion plans are expected to realise an additional 15,084sqm of Gross Floor Area, taking the total campus floor space to the required 41,000sqm.

It is anticipated that the new Building 5 may accommodate a range of not of university related activities including but not limited to teaching space, office space for teaching staff, research and administrative staff, or laboratory space for teaching and/or research.

Key Submission Issues

In light of the history, current practices and planned expansion of the Monash University Parkville Campus, and having regard to *Plan Melbourne 2014*, the Paper, and the forthcoming *Plan Melbourne 2016* document, the following submissions are made on behalf of Monash University:

- *Formal identification of Monash University Parkville Campus within the Parkville Employment (and Innovation) Cluster*

As noted above, whilst the Monash University Parkville Campus is referenced on page 53 of *Plan Melbourne 2014* as being part of the critical mass of nationally leading institutions and organisations, it is not, unlike The University of Melbourne and RMIT, specifically identified as an Education Node on Map 14 “Parkville Employment Cluster.”

It is unclear why the Monash University Parkville Campus has been omitted from Map 14, particularly where the document acknowledges its existence and contribution to the cluster.

The omission would appear to be an error in *Plan Melbourne 2014* and it is consequently requested it be rectified by specifically referencing Monash University as an Education Node on Map 14 “Parkville Employment Cluster” in the forthcoming edition of Plan Melbourne in 2016.

- *Formal acknowledgement of Monash University's as a knowledge /innovation employer and its expansion plans*

Page 53 of *Plan Melbourne 2014* provides information on current and projected job growth in the cluster. It also refers to The University of Melbourne and RMIT plans to expanding their facilities to incorporate greater collaboration and joint projects with industry.

It is requested that Monash University's contribution to the cluster's employment, and its expansion plans and role as a knowledge and innovation education and research provider be incorporated into the forthcoming edition of Plan Melbourne in 2016, i.e. it refer to the '*three universities*'.

- *Formal identification of Monash University as a key future partner to developing the cluster*

Page 53 of *Plan Melbourne 2014* makes specific references to those existing operators who are considered key future partners of the cluster. In this regard, both The University of Melbourne

and RMIT University are mentioned. It is unclear why Monash University has been omitted from the list of future key partners given the nature of the education and research functions and the extensive industry collaboration undertaken by the university.

It would appear that the omission in *Plan Melbourne 2014* has been made in error. Consequently, it is requested that the error be rectified in forthcoming edition of *Plan Melbourne in 2016* by specifically referencing Monash University as a future key partner in the development of the cluster.

Moreover, it is requested that Monash University be specifically consulted in the creation of any long term plan for the Parkville Employment Cluster, in line with existing Initiative 1.5.1 of *Plan Melbourne 2014*.

- *Support for a general cluster boundary*

Section 3.1 of the Paper refers to observations made in the June 2015 MAC report that *Plan Melbourne 2014* “has not well articulated the nature and significance of the clusters, implementation as described to the MAC is proceeding using ‘conventional’ town planning approaches”.

It references the MAC (2015) report recommendation for an additional initiative to more tightly define the planning boundaries for each National Employment Cluster, focusing on the core knowledge and innovation institutions and businesses.

The Paper identifies advantages and disadvantages of a more tightly defined boundary and the possibility of a broader approach that identifies an area ‘under investigation,’ subject to further refinement with input from local government.

It is submitted that in the event *Plan Melbourne 2016* adopts either a defined boundary for the Parkville Employment Cluster or broader designation of an ‘under investigation’ area, both the boundary or area must include the Monash University Parkville Campus.

As identified above, the university is an important contributor to the current and future success of the Parkville Employment Cluster. Its anticipated growth in the provision of education and research services and its collaboration and interaction with industry partners make the university an important future partner, which should be appropriately recognised in Plan Melbourne 2016. Not only should the university campus be specifically identified as an ‘Education Node’ but it should be included in any cluster boundary or designated investigation area.

Monash University supports the identification of a cluster boundary that includes the Parkville Campus in order to help achieve the future expansion of its existing education and research facilities and consolidate the overall success of the cluster.

- *Support for specific planning scheme provisions relating to the Parkville National Employment Cluster*

The ‘New Planning Tools’ section of the Paper refers to Recommendation 7 of the June 2015 MAC report for the introduction of new planning scheme tools to support, enhance and facilitate growth of National Employment and Innovation Clusters.

The MAC Report suggests that existing zones do not provide an effective planning framework for these areas to preserve growth opportunities in health, education, research and innovation over and above other competing uses.

The Paper indicates that new zones would require careful consideration but considers the possibility of a new zone(s) for NECs that establishes structure planning as the foundation for use and development. It also notes that the existing planning framework could achieve the same results, through the application of Special Purpose Zones or Overlays (Development Plan, Mixed Use, Incorporated plan and Design and Development Overlays).

Monash University supports the renaming of the cluster to reference innovation and the application of either a new zone or special purpose zone or overlay specifically targeted towards facilitating growth opportunities in health, education, research and innovation over and above other competing uses.

Currently, the Parkville Campus and proposed expansion site are affected by two different Development and Design Overlays (DDO36 and DDO37), which not only fail to support the integrated expansion of the university campus, but provide little recognition of the education and research services undertaken on site and overall contribution to the strength and success of the Parkville Employment Cluster.

Further Matters for Discussion

Monash University contacted James Mant, Principal Policy Advisor, Planning Implementation at the Department of Environment, Land, Water and Planning in September 2015 to discuss the perceived shortcomings of the existing *Plan Melbourne 2014* and its potential submissions on the Paper and future *Plan Melbourne 2016*. An offer was extended by the Department to meet and discuss potential issues upon the release of the Paper.

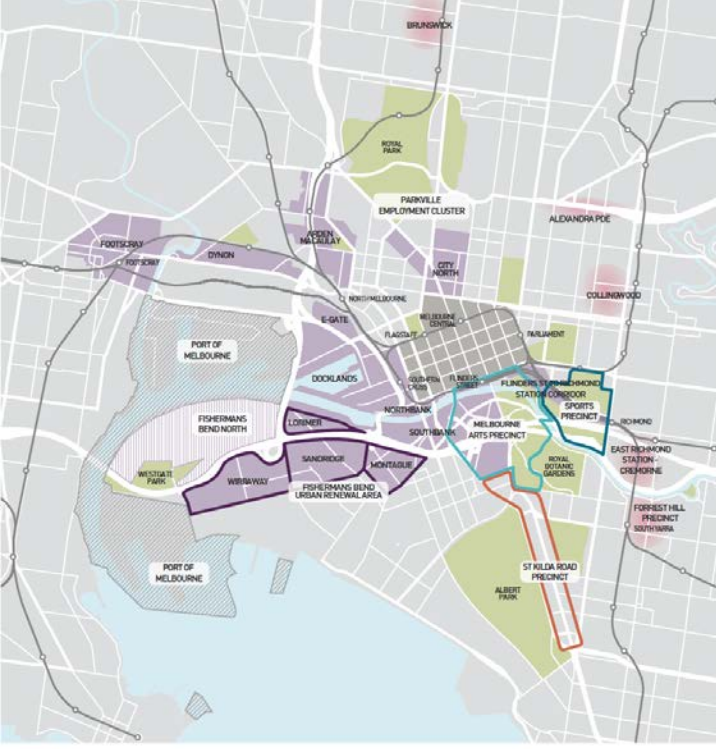
Following the Paper's release and the preparation of this submission, it is now requested that a meeting between Monash University and relevant officers of the Department be arranged as a priority in January 2016 to discuss the issues raised in this submission.

In the meantime, we look forward to the Minister's consideration of the matters raised in this submission.

Yours sincerely

Appendix A

Plan Melbourne 2014

Direction	Initiative	Comment
<p>1.4 Plan for the expanded central city to become Australia's largest commercial and residential centre by 2040</p>	<p>1.4.1 Expand the central city to retain competitive advantages and attract diverse value-adding businesses</p>	<p>In order to maximise the opportunities from growth in the knowledge economy, the central city will need to retain its competitive advantages, including the continual supply of well-located land for commercial activity. This necessitates the expansion of the central city area to provide new opportunities and choices for knowledge-intensive and high-skilled firms.</p> <p>Parkville Employment Cluster, sitting to the immediate north of the new 'City North' expansion area will have enhanced transport connections to North Melbourne, the Central City and other rail stations.</p> <p>In the short term, the Initiative seeks to expand the central city to ensure the supply of well-located land for commercial activity including office, hotel, retail space and residential.</p> <p>The Parkville Employment Cluster is also identified as a central city urban-renewal precinct.</p>  <p>MAP 10 - AN EXPANDED CENTRAL CITY SOURCE: DEPARTMENT OF TRANSPORT, PLANNING AND LOCAL INFRASTRUCTURE, 2014</p>
<p>Direction 1.5 Plan for jobs closer to where people live</p>	<p>Initiative 1.5.1 Facilitate the development of National</p>	<p>National Employment Clusters will promote employment growth outside of the central city area, reducing travel demand, improving productivity associated with agglomeration and optimising existing government assets</p>

	<p>Employment Clusters</p>	<p>and improved access to employment.</p> <p>The clusters are focused on knowledge-based businesses that co-locate to derive productivity and economic gains, access to a deeper skilled labour pool and infrastructure, and knowledge sharing. They are expected to continue evolving into vibrant, diverse locations that are well-served by public transport.</p> <p>Each national employment cluster is anchored by specialized activity that has seeded its growth, but which over time will develop a unique profile, building on its competitive strengths.</p> <p>The Parkville cluster is recognized as being firmly established and as having significant potential to grow and diversify further.</p> <p>Initiative 1.5.1 is focused on ensuring the development of the national employment clusters to support productivity through a new city structure. It includes actions that make these locations investment-ready, and to maximise choices for the location of knowledge-intensive firms and jobs. National employment clusters will be a focus of public transport networks</p> <p>In the short term, the Initiative seeks to prepare a long-term plan and governance to guide their growth and development, and an appropriate planning framework.</p>
	<p>Initiative 1.5.4 Accelerate investment in Melbourne's outer areas to increase local access to employment</p>	<p>Development of the National Employment Clusters including Parkville will increase access to high-value knowledge jobs in the subregions.</p> <p>The Initiative's short term goals include working with government departments to identify strategic locations for health and education facilities.</p>
<p>Direction 3.1 Transform the transport system to support a more productive central city</p>	<p>Initiative 3.1.1 Build the East-West Link as an integrated transport and land use project</p>	<p>The Initiative notes the East West Link – Eastern Section will link the Eastern Freeway at Hoddle Street via a tunnel to CityLink at Parkville, reducing traffic congestion and improving connectivity to the M1, Port of Melbourne, Melbourne Airport and Western Ring Road/Hume Freeway.</p> <p>In the short term, the Initiative seeks to commence construction of the Melbourne Rail Link, including a public transport upgrade package to support the Parkville Employment Cluster. In the medium term, the Initiative involves complete planning for a metro system, including the feasibility of a second rail tunnel from Clifton Hill via Parkville to the Fishermans Bend Urban Renewal Area.</p>

		<p>MAP 20 - EXPANDED CENTRAL CITY - TRANSPORT 2050 SOURCE: DEPARTMENT OF TRANSPORT, PLANNING AND LOCAL INFRASTRUCTURE, 2014</p> <ul style="list-style-type: none"> Rail network Existing rail station Melbourne Rail Link (final alignment not yet determined) Airport Rail Link (as part of Melbourne Rail Link) Cranbourne-Pakenham Rail Corridor Project Potential Rail Projects (alignment not yet determined) Potential future station (final location not yet determined) Tram network Potential future light rail Potential ferry route Freeway network Road network East West Link CityLink, Tulla widening St Kilda Road precinct Melbourne Central Business District Expanded central city urban renewal area Industry and employment area Other urban renewal area Port of Melbourne Open space Waterway Key bus route
	<p>Initiative 3.1.3 Improve tram travel times capacity and reliability and extend tram networks into key urban renewal precincts</p>	<p>This Initiative seeks to improve public transport connections to urban-renewal precincts – particularly those of the expanded central city in order to increase the choice of investors and employees and improve business-to-business and business-to-consumer transactions.</p> <p>Works will include re-aligning and enhancing Melbourne’s tram network to increase capacity and improve connections between Parkville, the CBD and the south-eastern suburbs. It also includes improvements to local cross-town bus services to boost access to the precinct. The frequency and capacity of Bus Service 401 bus will also be improved increasing the capacity of people accessing Parkville via North Melbourne Station.</p>

Plan Melbourne Refresh Discussion Paper, October 2015

Paragraph	Comment
<p>Key Points Summary (Page 4)</p>	<p>National Employment Clusters should be renamed National Employment and Innovation Clusters (NEICs) to distinguish their significance in the metropolitan context and the term used consistently throughout Plan Melbourne 2016.</p> <p>Revise the <i>Delivering Jobs and Investment</i> chapter to ensure the significance and roles of the National Employment Clusters as places of innovation and knowledge-based employment are clear.</p> <p>Planning for National Employment Clusters could focus on core institutions</p>

	<p>and businesses or take a broader approach that looks beyond them.</p> <p>Update the designation of some activity centres and review the planning area boundary for some National Employment Clusters.</p>
3.1 National Employment Clusters and Innovation	<p>The MAC Report (June 2015) identifies a need to strengthen the reference to innovation at National Employment Clusters.</p> <p>The MAC Report also identifies opportunity to better explain the intent and significance of National Employment Clusters so they can support innovation and grow knowledge-based jobs in suburban locations.</p> <p>The Paper foresees benefit in reviewing the <i>Delivering Jobs and Investment</i> chapter in Plan Melbourne 2014 to give greater prominence to the importance of innovation in these locations and their role in the context of the broader metropolitan area.</p>
	<p>The Paper recognises that whilst the focus of National Employment Clusters is on knowledge-based jobs, with the exception of Dandenong South, they are also intended to develop as mixed use centres and include residential, retail and commercial development.</p>
	<p>The MAC Report suggests that because <i>Plan Melbourne 2014</i> “has not well articulated the nature and significance of the clusters, implementation as described to the MAC is proceeding using ‘conventional’ town planning approaches”.</p> <p>It recommends an additional initiative to more tightly define the planning boundaries for each National Employment Cluster, focusing on the core knowledge and innovation institutions and businesses.</p> <p>The Paper considers a more tightly defined boundary could enable planning for the areas to focus more on the planning arrangements to facilitate jobs and investment around the core institutions and businesses rather than the wider catchment.</p> <p>Alternately, tightly defining boundaries at an early stage may cut off options and make it harder to plan for possible required growth.</p> <p>A broader approach to early planning for the areas would simply signify the area under investigation and not necessarily areas subject to significant change.</p> <p>This could be refined in conjunction with local governments and used for further engagement.</p>
4.1 Updating transport commitments	<p>The Victorian Government has a plan to transform our road and rail network. Plan Melbourne 2016 will reflect these changes.</p> <p>Plan Melbourne 2014 will be updated to reflect key new rail projects announced since Plan Melbourne 2014 was published including:</p> <ul style="list-style-type: none"> ▪ The Melbourne Metro Rail Project, which returns to the vision of the draft Plan Melbourne 2014 alignment and includes new stations to generate new land use and interchange opportunities, particularly around Arden and Parkville.

<p>5.2 Population Growth and Housing</p>	<p>The Reformed Residential Zones process highlighted a need for more spatially-specific information on housing needs that can be used to test planning frameworks and ensure they support local and metropolitan objectives.</p> <p>The MAC (2015) report recommends the development of a metropolitan Housing Strategy that includes a Housing Plan. As an alternative to targets, a Housing Strategy might provide detailed housing information and include preferred housing scenarios for sub-regions and for the sub-region’s activity centres and National Employment Clusters.</p>
<p>New Planning Tools</p>	<p>The MAC (2015) report recommends new planning scheme tools to:</p> <ul style="list-style-type: none"> ▪ Support, enhance and facilitate growth of National Employment and Innovation Clusters (Recommendation 7). The MAC indicates that existing zones (such as the Capital City Zone) do not provide an effective planning framework for these areas to preserve growth opportunities in health, education, research and innovation over and above other competing uses ▪ Apply a new zone (and policy) to designated urban renewal precincts of metropolitan significance (Recommendation 20) <p>The right planning tools for National Employment Clusters (NEC) and strategic urban renewal areas will depend on the area’s size, location, history of use, urban context and the complexity of development to be facilitated.</p> <p>The form of new zones would require careful consideration to serve the intended purpose. A new zone(s) for NECs and strategic urban renewal areas that establishes structure planning as the foundation for use and development could be considered.</p> <p>While the creation of new zones for NECs and urban renewal areas might enable appropriate planning frameworks, existing planning scheme tools may achieve the same result.</p> <p>A range of existing zones and overlays could be used, including:</p> <ul style="list-style-type: none"> ▪ Special purpose zones that apply to or can be tailored to specific areas. These include the Comprehensive Development Zone, the Special Use Zone, the Priority Development Zone, the Activity Centre Zone, Capital City Zone and the Docklands Zone ▪ Generic zones such the Mixed Used and Residential Growth Zones ▪ The Development Plan, Incorporated Plan and Design and Development Overlays can provide complementary planning tools to guide development, including urban design parameters and other planning provisions to improve overall liveability. <p>If existing special purpose zones are used, the preparation of schedule templates for urban renewal or NECs could facilitate a consistent approach to their use. The templates could provide for standard provisions to be ‘turned on’ or ‘turned off’ based on the circumstances that apply.</p> <p>A practice note could guide how to craft the zone provisions, promote consistency and avoid provisions that are unnecessarily complex.</p>
<p>Appendix A – How the MAC</p>	<p>Recommendation 40</p>

Recommendations are being addressed	<p>Retain <i>Plan Melbourne 2014</i> action 3.1.3-1 but replace actions 3.1.3-2 to 3.1.3-8 with the following initiatives that could be implemented in the first ten years of Plan Melbourne Refresh:</p> <p>3.1.3-6: Upgrade tram corridors in the Cities of Melbourne, Port Phillip and Yarra to light rail standard in accordance with the Road Use Strategy and improve services and connections to the Parkville NEIC and the new metro rail station.</p>
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