Nearby Transportation

The site is located between Thompson Street and Stubbs Street with City Link in close proximity to the east. A tram route currently runs along Racecourse Road. The Upfield train line runs to the east with Macaulay Station located within a 5-minute walk to the south of the site.

Dedicated bike paths run along Stubbs street, Racecourse Road, Macaulay Road and the Moonee Ponds Creek Corridor.

Macaulay Road also offers a bus route, making the site highly accessible to public transport.

The existing services will be bolstered by the development of Melbourne Metro, a proposal to link South Kensington to South Yarra providing one underground Metro station within the precinct (at Arden).
Building Heights

The surrounding built form will evolve with the introduction of larger scale developments both within and along the fringes of the Arden-Macaulay urban renewal precinct.

Evident in the height analysis of surrounding built form is a dramatic transition from large built form of newer development and public housing to the predominantly low rise residential and industrial scale of Kensington and North Melbourne.

The site is located on the eastern edge of the Kensington grain with the predominant 1-2 storey street wall.

The existing building on the site does not reflect the envisaged character of the 6-8 storey height encouraged under DDO63.
86-96 Stubbs Street, Kensington

**Uses**

The predominant uses surrounding the site are residential, business and warehouse buildings. Existing built form surrounding the site ranges in scale from fine to coarse grain. There is also good access to public open space in the area — Options within 10 minutes walking distance.

The site is not well served by mixed use amenities in its immediate neighbourhood. New cafés, restaurants and small supermarkets are anticipated to emerge to meet the increasing resident population and in response to the directives for the Arden-Macauley urban renewal precinct.

**LEGEND**

- Subject Site
- Residential
- Business
- Community Use
- Education
- Office
- Mixed Use
- Entertainment/Recreation
- Services
- Green Space
- Unused/Other
1. Stubbs St

20 & 30 metre wide renewal street frontage must not exceed:
- 6 storeys

Setback above street wall should be:
- 45° setback above 20m

2. Thompson St

10 to 15 metre wide renewal street frontage must not exceed:
- 3 storeys

Setback above street wall should be:
- 45° setback above street wall

3. Laneways

Laneway frontage must not exceed:
- 3 storeys, 4m setback above street wall

In addition Northern side laneway frontage should be setback:
- 45° setback above preferred height of 6 storeys.
Mixed Use Zone

Purpose of Zone:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To provide for a range of residential, commercial, industrial and other uses which complement the mixed-use function of the locality.
- To provide for housing at higher densities.
- To encourage development that responds to the existing or preferred neighbourhood character of the area.
- To facilitate the use, development and redevelopment of land in accordance with the objectives specified in a schedule to this zone.

Use:

Dwellings, food & drink premises & retail are permitted uses.