

4.8 North Melbourne (north of Victoria Street)



Figure 52: Residential 1 Zone (light pink)

4.8.1 Relevant existing controls that will be maintained

MSS Local Area Section

Of particular relevance to residentially zoned land in this part of North Melbourne are the following policy directions in Clause 21.16-5 North and West Melbourne:

Housing

- *Promote the retention and refurbishment of existing public housing estates.*
- *Support limited residential development that maintains the low scale nature of heritage buildings and streetscapes in the Residential Zone (stable residential areas).*

Built Environment and Heritage

- *Maintain the predominantly low scale of residential areas and the Mixed Use Zone in North Melbourne.*
- *Maintain lower scale streetscapes in other parts of West Melbourne and North Melbourne. Ensure that development is sympathetic to the architecture, scale and heritage character of the lower scale areas.*
- *Encourage the re-use of existing warehouse and industrial buildings with efficient recycling potential where these contribute to the traditional mixed use character of the area.*

- *Ensure infill redevelopment and extensions complement the architecture, scale and heritage values of the residential area, especially where it is in a Heritage Overlay.*

Heritage Overlays (HO)

The North and West Melbourne Precinct Overlay (HO3) covers the whole area, except for the Former Presbyterian Union Memorial Church Complex on the corner of Elm, Curzon and Queensberry Streets (HO292) and the Cable Tram Track Formation on Abbotsford Street (HO283) which have their own individual heritage overlay.

4.8.2 Assessment against guiding principles for selecting a new zone

<p>Access to transport & services:</p>	<p>Residentially zoned land in this part of North Melbourne has good access to tram stops and train stations (see Appendix 2) and to both local (Errol Street and Victoria Street Shopping Strips) and higher order shops & services (the Hoddle Grid). For this part of North Melbourne, access to the multimodal transport system is currently classified as good and expected to be excellent by 2030 (Appendix 4). North Melbourne as a whole is a very walkable suburb with a Walk Score of 87 out of 100⁸.</p>
<p>Is it a heritage area?</p>	<p>The area does not present a significantly intact and high level streetscape. Indeed, all streetscapes are category 3 in the area. Additionally, not all properties are graded and, with the exception of a few C graded and two B graded properties, properties are predominantly D graded.</p>
<p>Is it an area of consistent fine grain typology?</p>	<p>This area includes mostly single dwelling properties.</p>
<p>Are the current controls achieving the expected outcomes?</p>	<p>The R1Z zone in conjunction with the other existing planning controls (Heritage Policy, Urban Design Policy, Heritage Overlays, Design and Development Overlays, Clauses 54 and 55 etc.) has worked well in enabling the protection of the heritage character while also allowing for an adaptive upgrade of buildings in heritage areas to promote the ongoing longevity of historic building stock. As with the R1Z, the General Residential Zone will provide an opportunity for incremental redevelopment on larger sites, including three storey forms and/or more than two dwellings on a lot, which may be acceptable on a case by case basis having regard to the existing established character.</p>

4.8.3 Proposed new zones

General Residential Zone – To be applied to the whole area

⁸ Walk Score measures walkability based on distances to nearby restaurants, grocery stores and other amenities, plus other analysis of pedestrian friendliness. A location with a score of 70 to 89 is considered to be 'very walkable' and where most errands can be accomplished on foot. http://www.walkscore.com/AU-VIC/Melbourne/North_Melbourne

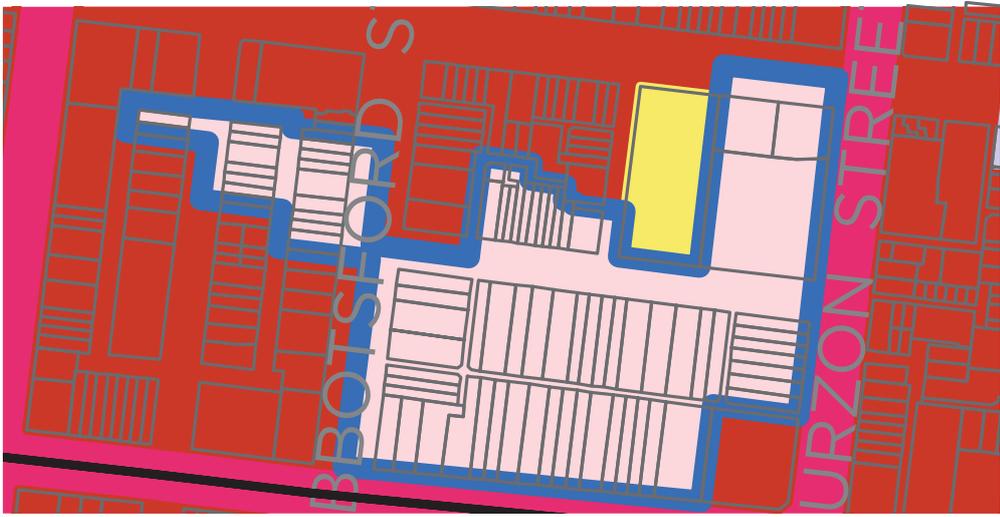


Figure 53: Zoning map. North Melbourne (north of Victoria Street) R1Z land shown in blue outline



Figure 54: Housing typology map. Housing typology within the North Melbourne (north of Victoria Street) R1Z land (blue outline)



Figure 55: Heritage Precinct map. North & West Melbourne Heritage Precinct Overlay (HO3) covering the North Melbourne (north of Victoria Street) R1Z land (blue outline) and surrounds



Figure 57: Heritage grading map. Individual heritage gradings of properties within and around the North Melbourne (north of Victoria Street) R1Z land (blue outline)

- A
- B
- C
- D
- E

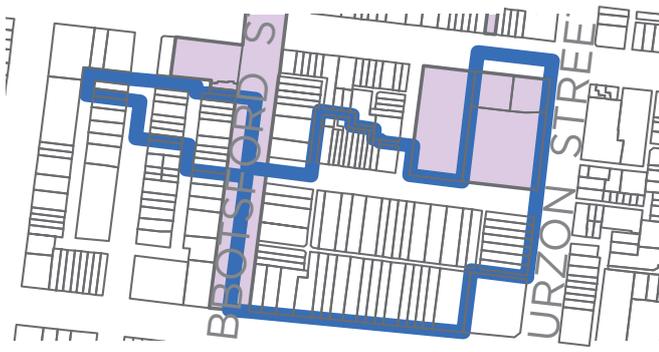


Figure 56: Individual Heritage Places Overlays covering North Melbourne (north of Victoria Street) R1Z land (blue outline) and surrounds.



Figure 58: Streetscape grading map. Streetscape gradings within and around the North Melbourne (north of Victoria Street) R1Z land (blue outline)

- 1
- 2
- 3