

4.11 North Melbourne



Figure 71: Residential 1 Zone (light pink)

4.11.1 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.
- 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.

Part of this residentially zoned area (west of Melrose Street and south of Alfred Street) falls within the Arden-Macaulay Area for which Clause 21.14-2 states the following:

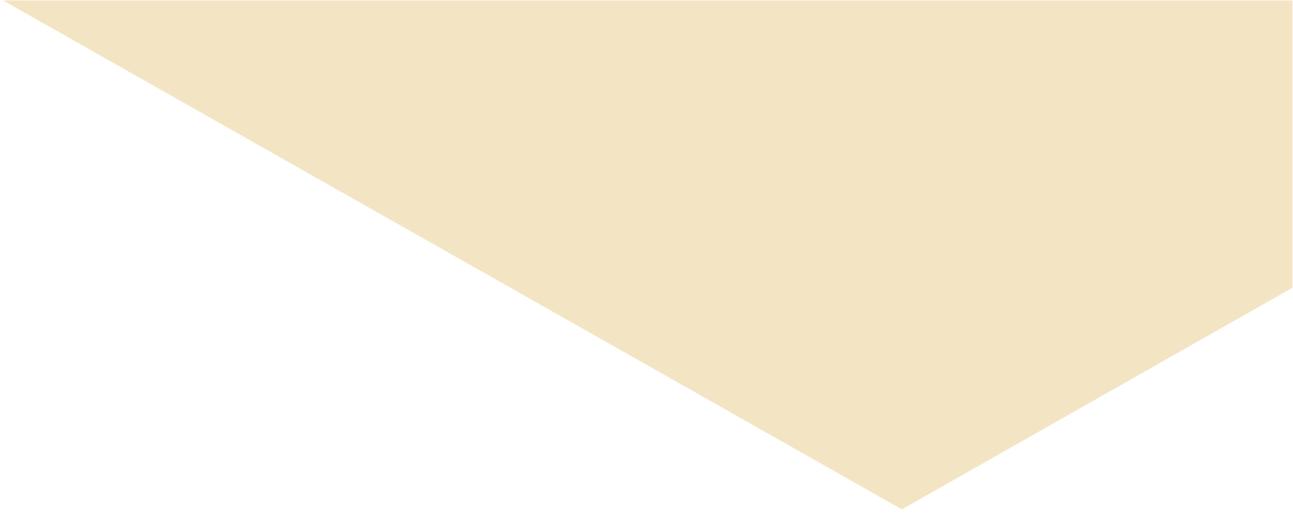
Arden-Macaulay is an area in transition. Since the 1880's, Arden-Macaulay has been primarily an industrial area supporting the city's economy through manufacturing and production. The profile of business activity in the area has been changing with some degree of land under utilisation given its potential in relation to its proximity to the central City.

The Melbourne Metro station project to be located between Citylink and Laurens Street will lead to major change east of the Moonee Ponds Creek.

The Arden-Macaulay Structure Plan 2012 has been prepared and adopted by the City of Melbourne and will be implemented into the planning scheme via a planning scheme amendment. The directions of this plan for this local area are still to be inserted into the planning scheme.

Planning controls will address the interface between on-going industrial and residential areas, and the interface between new development and existing residential areas and large manufacturing industry will be protected from sensitive uses by a land use buffer of non-residential development and/ or non-sensitive land uses (depicted within Figure 10 as "Commercial and Industrial Buffer"). The new planning controls will be introduced in two stages.

Amendment C190 proposes to rezone part of the land in this residentially zoned area of North Melbourne to Mixed Use Zone and Business Zone and to introduce built form controls through a new Design and Development Overlay.



Heritage Overlays (HO)

The North and West Melbourne Precinct Overlay (HO3) covers parts of the area. Some properties are covered by individual heritage overlays (HO284, HO289, HO296 and HO953).

Development Plan Overlays (DPO)

The Development Plan Overlay for the 52-76 Buncle Street, Pearl Street and 91-117 Melrose Street, North Melbourne Medium Density Housing Site (DPO9) applies to Residential 1 Zoned land in North Melbourne and includes preferred maximum heights of 3 and 4 storeys. Redevelopment, in accordance with the Development Plan has been completed.

4.11.2 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 average to above average and expected to be very good to excellent by 2030 (Appendix 4). North Melbourne as a whole is a very walkable suburb with a Walk Score of 87 out of 100¹¹.</p>
<p>Is it a heritage area?</p>	<p>Many properties in this area are ungraded. Of the graded properties, although some are B graded, the majority are C and D graded. Although there are a few category 1 streetscapes, the majority are category 2 and 3 streetscapes.</p>
<p>Is it an area of consistent fine grain typology?</p>	<p>Property sizes vary greatly in the area and many include apartment buildings or multiple dwellings.</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>

4.11.3 Proposed new zones

General Residential Zone – To be applied to the whole area. It is noted that Amendment C190 is currently underway and it is recommended that, with regard to the land in this part of North Melbourne affected by it, the General Residential Zone be applied until such time as Amendment C190 is approved.

¹¹Walk 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

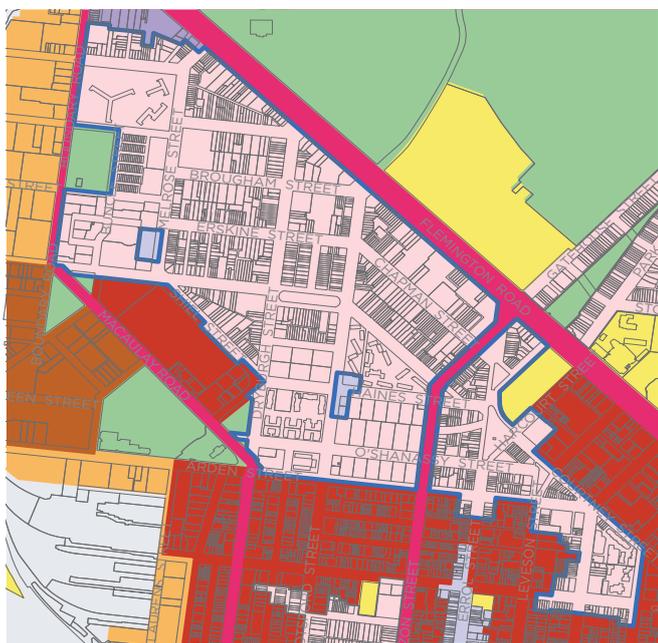


Figure 72: Heritage Precinct map. North Melbourne RIZ land shown in blue outline



Housing typology

- One dwelling
- Two dwellings
- Multiple dwellings (not apartments)
- Apartments

Figure 74: Housing typology map. Housing typology within and around the North Melbourne RIZ land (blue outline)

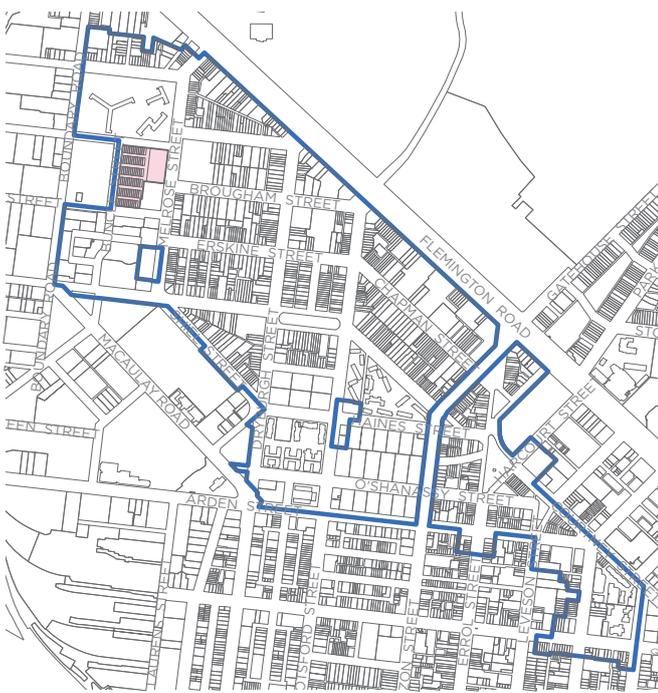


Figure 73: DPO map. RIZ land (blue outline) covered by Schedule 9 to the Development Plan Overlay (DDO9)

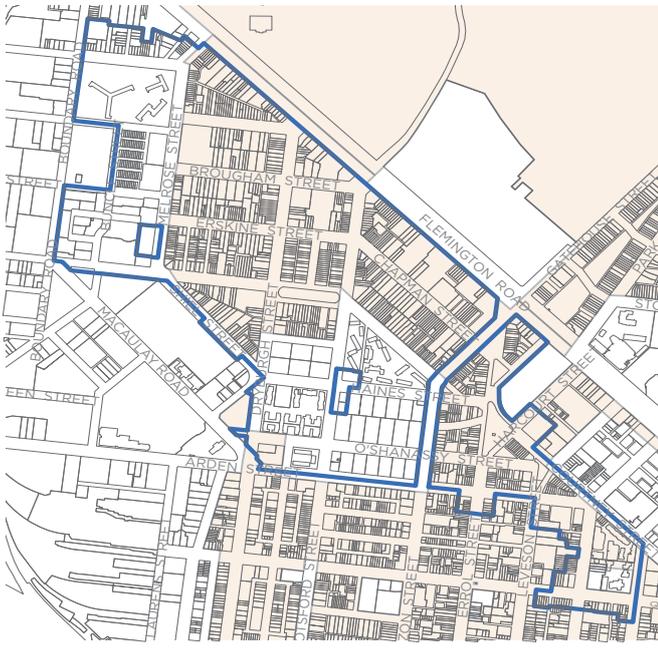


Figure 75: Heritage Precinct map. North & West Melbourne Heritage Precinct Overlay (HO3) covering the North Melbourne R1Z land (blue outline) and surrounds

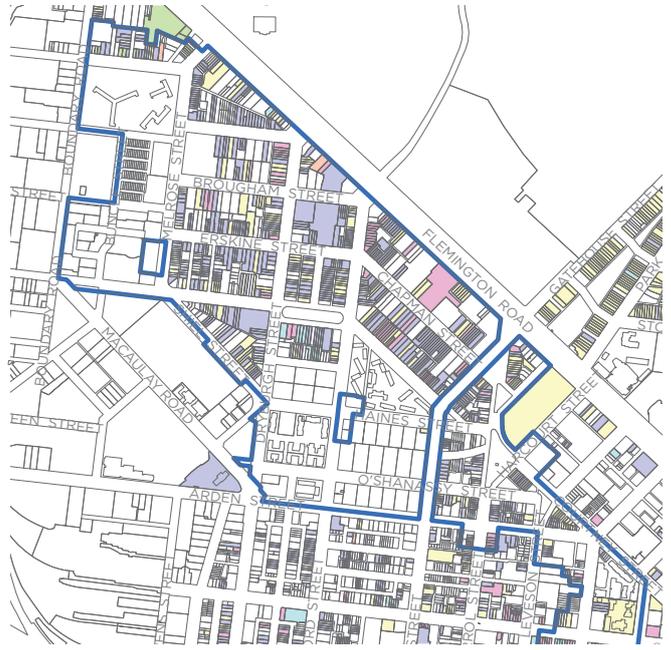


Figure 77: Heritage grading map. Individual heritage gradings of properties within and around the North Melbourne R1Z land (blue outline)

Light Blue	A
Pink	B
Yellow	C
Purple	D
Green	E

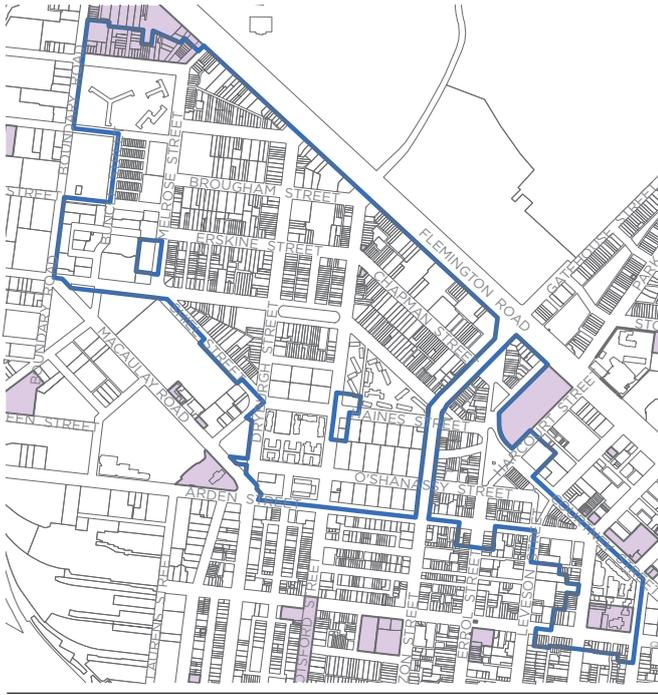


Figure 76: Individual Heritage Places Overlays covering North Melbourne R1Z land (blue outline) and surrounds.

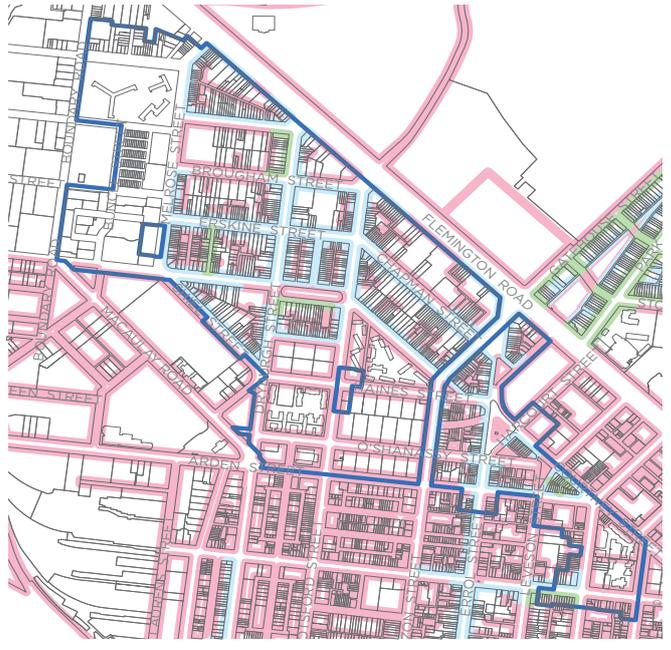


Figure 78: Streetscape grading map. Streetscape gradings within and around the North Melbourne R1Z land (blue outline)

Green	1
Light Blue	2
Pink	3