

Three areas have been included in the Central Melbourne 6 Zone, replacing Special Use Zones. These areas are in Drummond Street, Carlton; Albert Street and Jolimont. Office, retail and residential development which is in keeping with the character of the area is encouraged. Provisions allow a wide range of uses for historic buildings in order to assist their continued maintenance and effective use.

The Central Melbourne Residential and Service Zone replaces the Commercial and Industrial, Light and General Industrial Zones north of the central business district. The new zone provides for a mixture of commercial, industrial and residential uses which support the functions of Central Melbourne. In particular, the development and retention of housing is encouraged.

The Central Melbourne Commercial and Industrial Zone extends south from the river Yarra to the F9 (West Gate) Freeway and replaces the Commercial and Industrial Zone. It provides a mixture of commercial, light industrial and residential uses to support the functions of Central Melbourne. The open character of the river Yarra frontage should be enhanced. A unique opportunity for high density housing exists in the vicinity. Detailed design which will improve the urban environment and character of the area is required.

Portion of the Special Use 10 Zone adjacent to the Domain and Albert Road is renamed Special Use 10A and is intended to ensure that the development of the area is of appropriate scale and character.

4.2 District Centre Zone

The District Centre Zone replaces the District Business Zone and is used for all designated suburban centres. The new zone expresses the intention for district centres to be more than just business centres.

Provisions for the District Centre Zone are modified from those for the District Business Zone. Control of buildings and works has been replaced by a condition requiring building layout for certain uses to be to the satisfaction of the responsible authority. This removes the need for a permit under the Metropolitan Scheme for these uses. It is intended that local development schemes will provide positive requirements for layout, parking, landscaping and access without need for further consent. The objectives for the zone reflect this intent.

It is intended that the District Centre Zone will not be delegated to councils until a local development scheme providing for the detailed development of each centre has been certified and approved.

4.3 Office Development

Office development will be encouraged to locate according to a hierarchy comprising Central Melbourne, district centres, other commercial centres and industrial zones.

In the Central Melbourne 1, 2 and 3 Zones there is no floor area limitation of office development in Amendment 150. In district centres and other parts of Central Melbourne office development having a floor area of up to 4 000 square metres can locate without a planning permit subject to approval of layout plans. Office development greater than this floor area requires a permit.

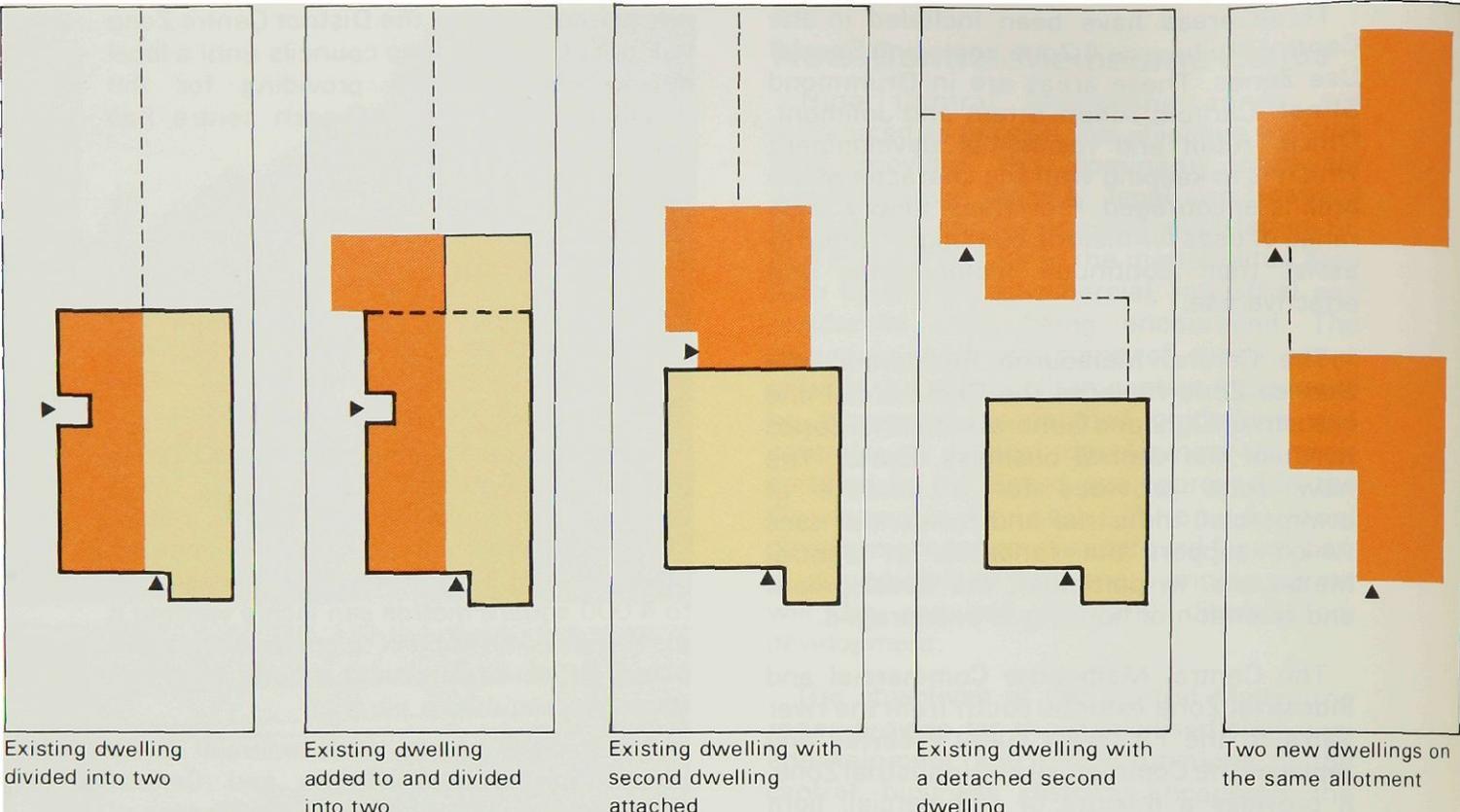
Office development in commercial areas other than district centres and Central Melbourne will be limited to a floor area of 2 500 square metres. A permit is required from the council for office development having a floor area of between 1 000 and 2 500 square metres in these centres. The present provisions of the Scheme will continue to apply to office development having a floor area of up to 1 000 square metres.

In industrial zones office development can establish without a planning permit provided the office is directly associated with an industrial operation. Where the office provides services to industries in the area a permit will be required. All other office development is prohibited.

4.4 Residential Zones

In the past, Residential 'A' and 'B' and 'C' Zones reflected varying site densities of flat development. Various amendments have removed the essential differences, and provisions for the three zones are now largely the same. Residential 'A' and 'B' Zones are therefore deleted from the Scheme and replaced with Residential 'C' Zone.

Strategic objectives indicate the broad intent within residential areas. The Board will further clarify its intent with respect to particular areas in consultation with each council and will take account of the combined emphasis plan in Chapter 5. Where necessary it will provide a lead by amendment of the Metropolitan Scheme. Local detail will generally be reflected in a local development scheme.



Existing dwelling
 New dwelling
 Fence
 Entrance

Examples of Dual Occupancy

4.5 Dual Occupancy

Building new houses or converting existing houses to provide two dwellings on a single lot could satisfy a need in the community for rental accommodation, for extended family units and for smaller dwellings. It would also allow a more intensive use of otherwise under-used buildings and space.

Single lots of adequate size may be developed with two self-contained dwellings. These can take various forms including:

- division of an existing house into two dwellings
- division of a house with building additions
- construction of a new dwelling attached to a house
- construction of a new detached dwelling on the same lot as the existing dwelling
- construction of a pair of attached or detached dwellings on a vacant lot.

To ensure that dual occupancy results in a pleasing and functional layout for both occupiers and neighbours there are requirements as to the open area available to each dwelling, privacy for residents and a limitation of two storeys for any new building.

No planning permit is needed where these requirements are met but where variations are necessary a permit can be sought.



4.6

Home Business

New electronic technology together with a general contraction of job opportunity mean that home based work will continue as an important aspect of economic activity and help to meet the demand for part-time work.

A great many work tasks can be done conveniently and unobtrusively at home. A more flexible approach to such activity in residential areas should be possible, provided it is suitable to the area and will not adversely affect the neighbourhood.

This work pattern will foster economies in use of the transport system, particularly by road vehicles.

4.7

Four New Zones in the Metropolitan Countryside

Amendment 150 to the Metropolitan Scheme includes certain changes to refine existing Board policies for the metropolitan countryside.

These changes include the creation of four new zones, in which the allowable minimum new lot size is larger than now applies; they affect areas mainly to the north and west of Melbourne. These changes are needed to discourage subdivision into lots below a size suited to broad-scale farming. Changes are also made near Clyde to recognise areas where soils are suitable for large-scale market gardening.

The four new zones are:

- General Farming B Zone, with a minimum lot size of 80 hectares
- Corridor B Zone, with a minimum lot size of 40 hectares
- Corridor C Zone, with a minimum lot size of 80 hectares
- Intensive Agricultural B Zone, with a minimum lot size of 40 hectares and suitable for market gardening.

Among localities affected by the changes are:

- Merri Corridor and the Corridor west of Werribee are included in the Corridor C Zone, minimum lot size 80 hectares
- Point Cook Corridor is included in the General Farming A Zone, minimum lot size 40 hectares
- Sunbury, where the existing Corridor Zone outside the designated township area is included in General Farming B Zone, minimum lot size 80 hectares

- Melton and Keilor, between which the existing Corridor Zone is included in the General Farming B Zone, minimum lot size 80 hectares
- Whittlesea, around which the existing Corridor Zone is included in the Corridor B Zone, minimum lot size 40 hectares.

These changes to General Farming and Corridor Zones necessitate changes to some adjoining areas where the remaining large holdings are also used for broad-scale farming. These are:

- the existing Woodstock/Wollert Landscape Interest Zone is included in the General Farming B Zone, minimum lot size 80 hectares
- north and west of Whittlesea, the existing Landscape Interest Zone is included in the General Farming A Zone, minimum lot size 40 hectares.

Land at Clyde is part of the Intensive Agriculture B Zone, minimum lot size 40 hectares, which recognises land suitable for large-scale market gardening. The minimum lot size here could be reduced to say 30 hectares when an assured source of irrigation water is available.

As well as these changes to zoning and minimum allowable new lot sizes, Amendment 150 also sets out statements of specific objectives for all existing and proposed non-urban zones. For existing zones, these objectives are largely statements of the intent of the zones and have previously been published in reports by the Board but not previously written into the Scheme.

The amendment also updates and clarifies the criteria to be used in deciding development applications.

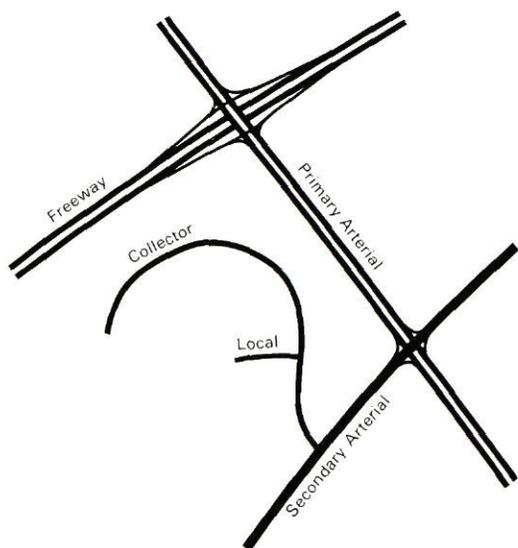


4.8 Changes to Designation of Roads

The maps that form part of Amendment 150 to the Melbourne Metropolitan Planning Scheme change the designation of a number of roads.

These changes bring the designations into line with the way the road system functions. The changes are limited to existing roads. No road widenings or new road routes are included in the maps and no additional privately-owned land is reserved. The changes are based on knowledge gained in the Hierarchy of Roads Study.

The terms 'main' and 'secondary' are retained for the present. It is intended that 'main' will later be replaced by 'freeway' and 'primary arterial' road classifications in the Hierarchy of Roads Study, and 'secondary' by 'secondary arterial'. It is not intended that the Metropolitan Planning Scheme maps should designate collector roads or local access streets.



4.9 Parking Provisions

Amendment 150 contains major revisions to car parking clauses. These provide for parking limitation areas, changes to parking requirements and designation of the central business district as a limitation area. They are made in response to the findings of the Metropolitan Parking Study.

The Board commissioned reports into metropolitan parking after criticisms, largely from councils, that the requirements of the Metropolitan Planning Scheme were inadequate and that certain land uses were omitted from the relevant Scheme clause.

The study by Nicholas Clark and Associates developed a framework which included two separate conditions in each of which a different method of calculating parking requirements should apply. These are:

- limitation areas, in which the level of locally generated traffic is approaching or exceeds some critical value, or where the Board wishes to influence the nature and extent of development for strategic reasons
- generation areas, where there is no major traffic problem caused by parking, and where the proposed development has adequate provision for vehicle movements.

Wilbur Smith & Associates developed the requirements to be included in the Scheme from a combination of field surveys and a review of studies done by others. Variation in parking demand revealed by these figures determined the upper and lower limits specified in the generation area tables. These are expanded to include a wider selection of purposes than previously specified in the parking provisions of the Metropolitan Planning Scheme.

