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CHANGES TO ZONING AND LAND USE CONTROLS

To help give effect to some of the objectives, certain changes to zoning and land use controls are needed, and these are covered in Amendment 150. Major changes are:

- nine new Central Melbourne zones replace existing zones to underline and facilitate the significant functions of Central Melbourne.
- District Centre Zone replaces District Business Zone, and applies to designated suburban centres.
- office development will be encouraged to locate according to a hierarchy comprising Central Melbourne, district centres, other commercial centres and industrial areas.
- Residential 'C' Zone replaces Residential 'A' and Residential 'B' Zones, which are deleted.
- two new defined uses allow more intensive housing development and widen the scope for home based employment. The uses are 'dual occupancy' and 'home business'.
- four new zones in some areas of the metropolitan countryside increase the minimum allowable lot size in subdivision. One of the new zones identifies significant large-scale market garden areas.
- designation of some existing roads is changed in line with knowledge gained from the Hierarchy of Roads Study.
- various provisions incorporate the recommendations of the Metropolitan Parking Study.





4.1 New Central Melbourne Zones

Nine Central Melbourne zones are introduced to support the objective that the area provides the dominant focus for administrative, political, legal and financial institutions, and for retailing, entertainment, and cultural activity in the metropolitan area with supporting commercial, industrial and residential uses being encouraged. The objectives and provisions of these zones provide the metropolitan context and should be supported by detailed guidelines and controls in a local development scheme certified by the Board and approved by the Governor-in-Council. When a local development scheme is approved for any part of a municipality only one planning permit will be required for any discretionary development.



The objectives of the Central Melbourne zones provide for the specialised shopping, entertainment and office functions of the central business district, encourage the recycling of under-utilised large buildings, encourage high density housing and multi-use of buildings, and encourage employment in offices, services and industry which support the primary functions. In addition, the objectives seek improvement of the urban landscape and facilities for enjoyment of the area and the retention of buildings and areas of special significance.

The Central Business Zone is replaced with the Central Melbourne 1, 2 and 3 Zones. The Central Melbourne 1 Zone is primarily for retailing, particularly specialist shopping. The Central Melbourne 2 Zone is for entertainment uses and the Central Melbourne 3 Zone is for office development, particularly in the vicinity of 'loop' stations. Overall the number of uses which do not require planning permits under the Metropolitan Scheme have been increased to encourage development, particularly for business and residential purposes.



Central Melbourne 4 Zone applies to the southern edge of the central business district over the Jolimont railway yards and seeks to encourage development which will complement the cultural, entertainment and tourist functions of Central Melbourne, while recognising the proximity of the river Yarra and the appearance of the central business district from its southern approaches. The Central Melbourne 5 Zone replaces the Special Use Zone 6 in the vicinity of the Arts Centre and is to encourage development which will complement and take advantage of the unique setting of the Centre, the Yarra and nearby parkland.

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.