

## **LOCAL DEVELOPMENT SCHEMES**

**Actions the Councils are expected to take through Local Development Schemes.**

- 2.1 Provide for a variety of housing opportunities in terms of tenure, cost, type and increased density.
- 2.2 Provide for desirable residential mix within residential development.
- 2.3 Identify and plan for residential areas in need of environmental improvement or historic conservation.
- 2.4 Identify suitable locations and provide for multi-unit residential development of suitable residential land within 1 km of suburban rail stations, tram routes and public transport nodes and district centres.
- 2.5 Provide for residential development of upper floors of commercial buildings.
- 2.6 Modify standards in subdivisions in accordance with the principles set down in the Model Cluster Code.

## **SUPPORTING MEASURES**

**Actions the Board and Councils can take.**

- 3.1 Prepare an outline development plan manual for new residential areas and a manual for rural-residential subdivision and development.
- 3.2 Continue preparation and review of outline development plans indicating the intended development of new residential areas for residential and associated community purposes.
- 3.3 Monitor and provide information on housing preferences and housing market supply and demand data for the community and developers.
- 3.4 Promote the review of public land holdings as opportunities for medium density housing.
- 3.5 Continue designation of Preferred Development Areas that allow a variety of housing tenure, cost and type and increased dwelling density within access to public transport.

## **ADVOCACY**

**Actions which the Board will urge other authorities to take.**

- 4.1 Encourage the Federal and State Governments to lower or subsidise housing interest rates for the disadvantaged.
- 4.2 Encourage the Federal and State Governments and lending institutions to allow portability of mortgages.
- 4.3 Encourage the State Government to allow deferred payments or abolish stamp duty on housing transfer costs.
- 4.4 Encourage the Ministry of Housing to continue spot buying of a variety of housing types and promote urban homesteading where appropriate.
- 4.5 Encourage councils to provide public housing under the Local Government Act.
- 4.6 Develop further co-operation and co-ordination between housing authorities and planning authorities.
- 4.7 Encourage the revision of mortgage schemes to include low start mortgages, more flexibility and the abandonment of penalty clauses for early payments.
- 4.8 Encourage amendments to the Uniform Building Regulations to allow infill development, reduced site sizes, and a review of discretionary controls over site areas.
- 4.9 Encourage urban renewal programmes to facilitate the restoration and rehabilitation of housing and provide for infill housing development.
- 4.10 Encourage the Ministry of Housing and councils to provide medium density housing within 1 km of public transport nodes and activity centres.



**STRATEGIC OBJECTIVES****Central Melbourne**

**5B (8) The activity centre strategic objectives are:**

(a) To encourage, facilitate and reinforce the function of Central Melbourne as the dominant administrative, political, legal, financial, commercial, cultural, recreational, tourist and entertainment centre of the metropolitan area;

(e) To encourage development of activity centres (in this case Central Melbourne) that is consistent with their function described in these objectives in such a manner that:

(i) there is effective use of land and buildings having potential for redevelopment;

(ii) access to the centre by public transport is improved;

(iii) pedestrian accessibility within the centre is not unduly hampered by natural or man-made barriers, in particular, railways and major roads;

(iv) walking distances between retail and other facilities are minimised;

(v) the design of adjacent roads, the circulation and diversion of vehicular traffic and access to parking stations and areas accord with the physical constraints of the centre;

(vi) open or quiet areas are integrated with the overall development of the centre;

(vii) the environment of the centre is enhanced by the integration of natural physical features, buildings or features of architectural, historic or visual significance;

(viii) adequate daylighting, privacy and open areas are provided for dwelling units;

(ix) multi-level development is designed in sympathy with its surroundings;

(x) the centre provides goods and services appropriate to:

(a) its residential catchment;

(b) its industrial, commercial and recreational base;

(c) its visitor or tourist appeal.

(Numbers are clause numbers in Amendment 150)

**HOW OBJECTIVES CAN BE ACHIEVED**

*In Amendment 150:*

- 1.1 New zones are introduced in Central Melbourne to reflect the objectives for various areas.
- 1.2 'Office Category I' is defined, having a floor area greater than 4 000 square metres. No planning permit is required for this use in Central Melbourne 1, 2 and 3 Zone, while in other Central Melbourne Zones a permit issued by the Board would be required.
- 1.3 A greater range of land uses in some zones is allowed without a permit subject to the endorsement of plans, including office developments up to 4 000 square metres in floor area.
- 1.4 Provision is made for a mixture of residential and non-residential uses within buildings in the central business district and adjacent areas.
- 1.5 Provision is made for car parking requirements to take account of land use/building density and proximity to public transport.
- 1.6 Melbourne central business district is declared as a parking limitation area.

*Ongoing Programme:*

- 1.7 Review opportunity for provision of reservations to ensure improved access.
- 1.8 Review planning controls with a view to providing increased certainty for development.



## LOCAL DEVELOPMENT SCHEMES

Actions the Councils are expected to take through Local Development Schemes.

- 2.1 Provide for the distribution of different types of commercial, cultural, tourist and entertainment facilities appropriate to Central Melbourne.
- 2.2 Clarify and minimise control over uses in Central Melbourne.
- 2.3 Apply criteria for multi-purpose occupancy of buildings and for associated open space area/pedestrian precincts.
- 2.4 Provide for the pedestrianisation of areas with concentration of administrative, financial, commercial, cultural, tourist and entertainment activities in particular in relation to metro-station location and to other fixed-rail services.
- 2.5 Provide for the conservation of designated buildings and their environs and selected streetscapes.
- 2.6 Provide for intensive housing in selected areas of Central Melbourne.

## SUPPORTING MEASURES

Actions the Board and Councils can take.

- 3.1 Prepare guidelines for commercial, retail, cultural, tourist, entertainment, light industrial and residential uses, having regard to the basic identity of the area.
- 3.2 Set aside a sum annually to enable the expeditious provision of any new service normally provided by the Board or the council in order to overcome delays which otherwise could occur in the augmentation of services.
- 3.3 Examine the granting of a reduction of up to 50 percent of the present area contributions in respect of development or redevelopment.
- 3.4 Examine the provision of a rate 'holiday' of not more than two years to apply during the construction or renovation period of any new development or redevelopment, provided that where any part of a development or redevelopment is sold or leased during that period of time then those parts sold or leased would then be subject to normal rates.
- 3.5 Investigate the provision of funds for the purchase of lands for the purpose of amalgamating sites, facilitating resubdivision or for such other purpose required to implement a redevelopment scheme, any land so acquired thereafter being placed on the market to enable private enterprise to implement the redevelopment scheme.
- 3.6 Investigate the provision of funds for temporary finance to councils (where councils accept responsibility for development or redevelopment and such development or redevelopment proposals will be in accordance with the Metropolitan Planning Scheme) for the purchase and/or development of the land.

## ADVOCACY

Actions which the Board will urge other authorities to take.

- 4.1 Amendment to regulations to allow for shared easements (common trenching) for electricity, telephone, gas and other services where appropriate.
- 4.2 Encourage and promote plans for the rehabilitation and improvement of selected areas within Central Melbourne.
- 4.3 Development of a central area by-pass system.
- 4.4 Encourage the provision of special funding to expedite development in Central Melbourne.