

DRAFT PLANNING SCHEME AMENDMENT C179

NEW RESIDENTIAL ZONES

THE CITY OF MELBOURNE HAS DRAFTED A PLANNING SCHEME AMENDMENT TO GUIDE THE INTRODUCTION OF THE NEW RESIDENTIAL ZONES.

From Monday 4 August to Friday 29 August 2014 you can have your say on the draft amendment.

Residential zones guide decisions about planning, determining what kind of development is allowed on or near your property.

The new zones have been introduced by the State Government and all municipalities are implementing them.

The proposed zoning in the City of Melbourne is based on the community's feedback in March and April 2014.

The new zones are the Neighbourhood Residential Zone (NRZ), the General Residential Zone (GRZ) and the Residential Growth Zone (RGZ).

The proposed changes only relate to residentially zoned areas which make up 14 per cent of the municipality. This includes parts of Kensington, Parkville, Carlton, South Yarra, North, East and West Melbourne and Jolimont.

These areas are not expected to experience much change, given a vast majority of the City of Melbourne's population growth and residential development will take place in key urban renewal areas such as Southbank, City North and Arden Macaulay, and in mixed use and commercial zone areas.

As a resident, we would like you to view our proposed implementation of the new residential zones by visiting the City of Melbourne's online engagement portal Participate Melbourne at melbourne.vic.gov.au/participate/reszones

MAKING A SUBMISSION

Make a written submission by 5pm on Friday 29 August 2014. Submissions can be made online at dtpli.vic.gov.au/residential-zones-advisory-committee. You must complete the online submission coversheet.

Parties wishing to post a written submission will need to contact Ms Jessica Cutting at Planning Panels Victoria on 8392 6383 to obtain a hard copy of the submission coversheet. Please note that submissions must be directed to the Committee through Planning Panels Victoria.

The City of Melbourne cannot accept submissions.

HOW DOES THE CITY OF MELBOURNE PLAN TO APPLY THE ZONES?

The City of Melbourne’s proposed approach to the new residential zones is to:

- apply the Neighbourhood Residential Zone to increase controls on development in specific areas
- continue to allow limited change through the application of the General Residential Zone

General Residential Zone:

On 13 June 2014, the Minister for Planning applied the General Residential Zone (GRZ) to all land previously zoned Residential 1 and Residential 2. This zone includes a discretionary 9 metre building height control. The City of Melbourne is not proposing to vary any of the requirements in this zone.

Residential Growth Zone:

The Residential Growth Zone is proposed to be applied to the Queen Elizabeth Hospital site and the housing estates in Carlton and to part of the Parkville Gardens Estate. This land was previously zoned Residential 2. The purpose and requirements of the Residential Growth Zone are very similar to the Residential 2 Zone. This zone includes a discretionary 13.5 metre building height control. The City of Melbourne is not proposing to vary any of the requirements included within this zone.

- allow the continued redevelopment of the housing estates and the Queen Elizabeth Hospital site in Carlton and to part of the Parkville Gardens Estate through the application of the Residential Growth Zone

Neighbourhood Residential Zone:

The Neighbourhood Residential Zone (NRZ) is proposed to be applied to areas:

- identified as ‘stable residential areas’ in the City of Melbourne’s Municipal Strategic Statement (MSS)
- within a precinct Heritage Overlay; and
- with streetscapes (street corner to street corner) comprising almost entirely (at least 80 per cent) of lots with one or two dwellings.

The proposed mandatory maximum building heights for Neighbourhood Residential Zone areas are either:

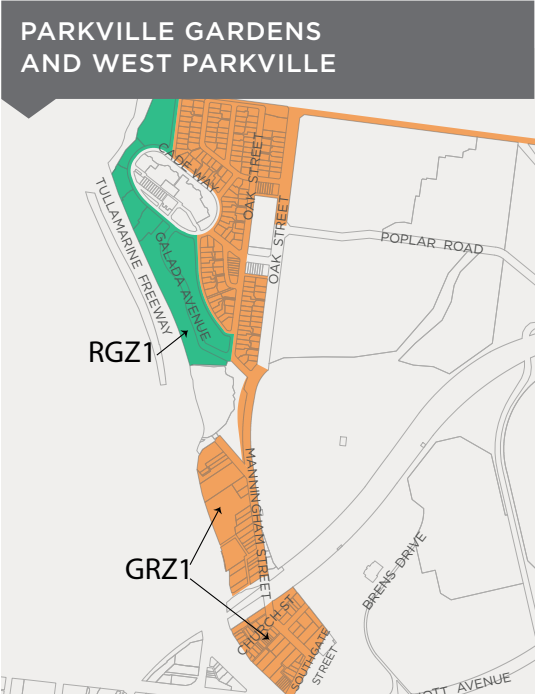
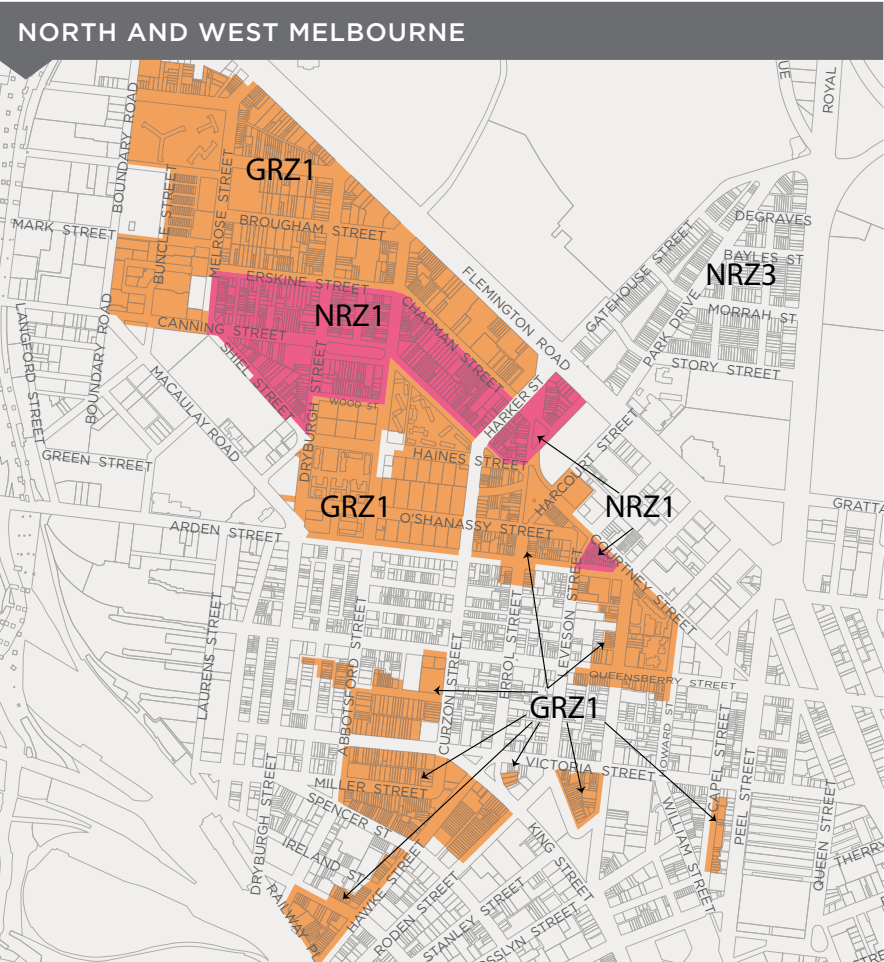
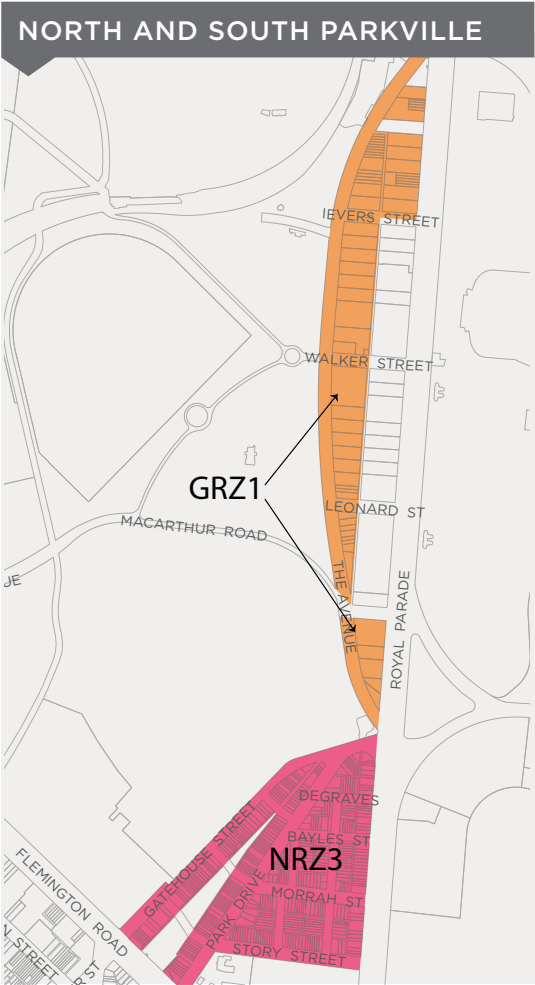
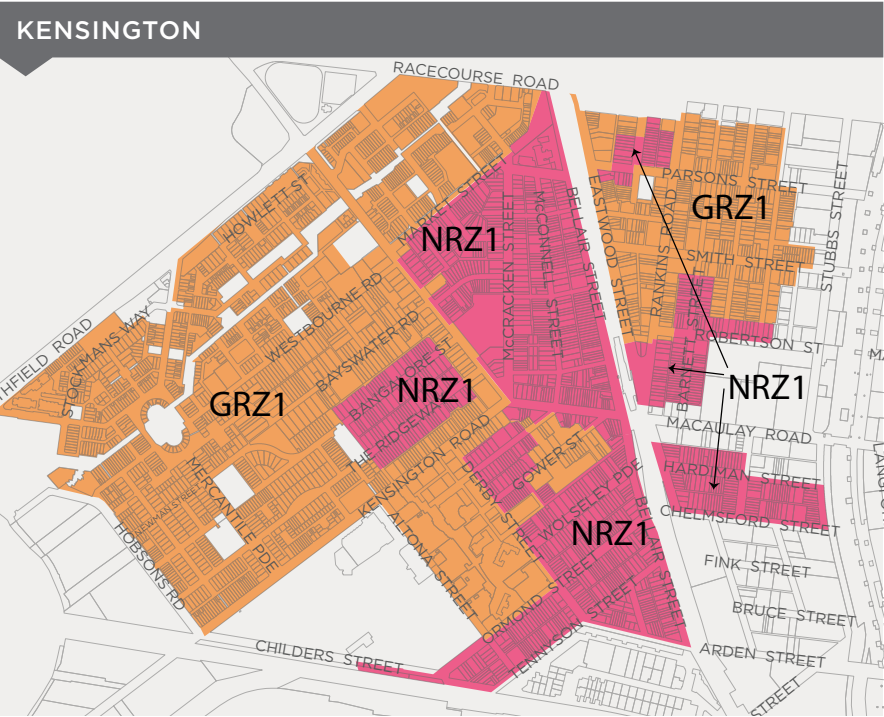
- in line with existing height controls - applied through Design and Development Overlays (DDOs); or
- the NRZ’s default eight metres height control (exemptions are included to take into account the height of existing buildings, ground level and architectural features).

The table below provides a summary of the localised mandatory maximum residential building height requirements included in the schedules to the Neighbourhood Residential Zone.

NRZ1	Mandatory 8m
NRZ2	Mandatory 12m, with the exception of architectural features and building services.
NRZ3	- Mandatory 9m height control within 10m from Gatehouse Street and Royal Parade - Mandatory 10m elsewhere With the exception of architectural features and building services
NRZ4	Mandatory 12m, with the exception of architectural features and building services
NRZ5	Mandatory 9m

A maximum of two dwellings on a lot will apply except where sites already contain more than two dwellings, in which case existing development rights are maintained.

PROPOSED NEW RESIDENTIAL ZONES BY SUBURB



WHAT ARE THE
NEW ZONES?

Neighbourhood Residential Zone

The Neighbourhood Residential Zone limits housing growth and density. It allows for mainly single dwellings with some dual-occupancies. It includes a mandatory maximum building height for residential buildings of eight metres, although a higher or lower mandatory maximum building height can be set by Council.

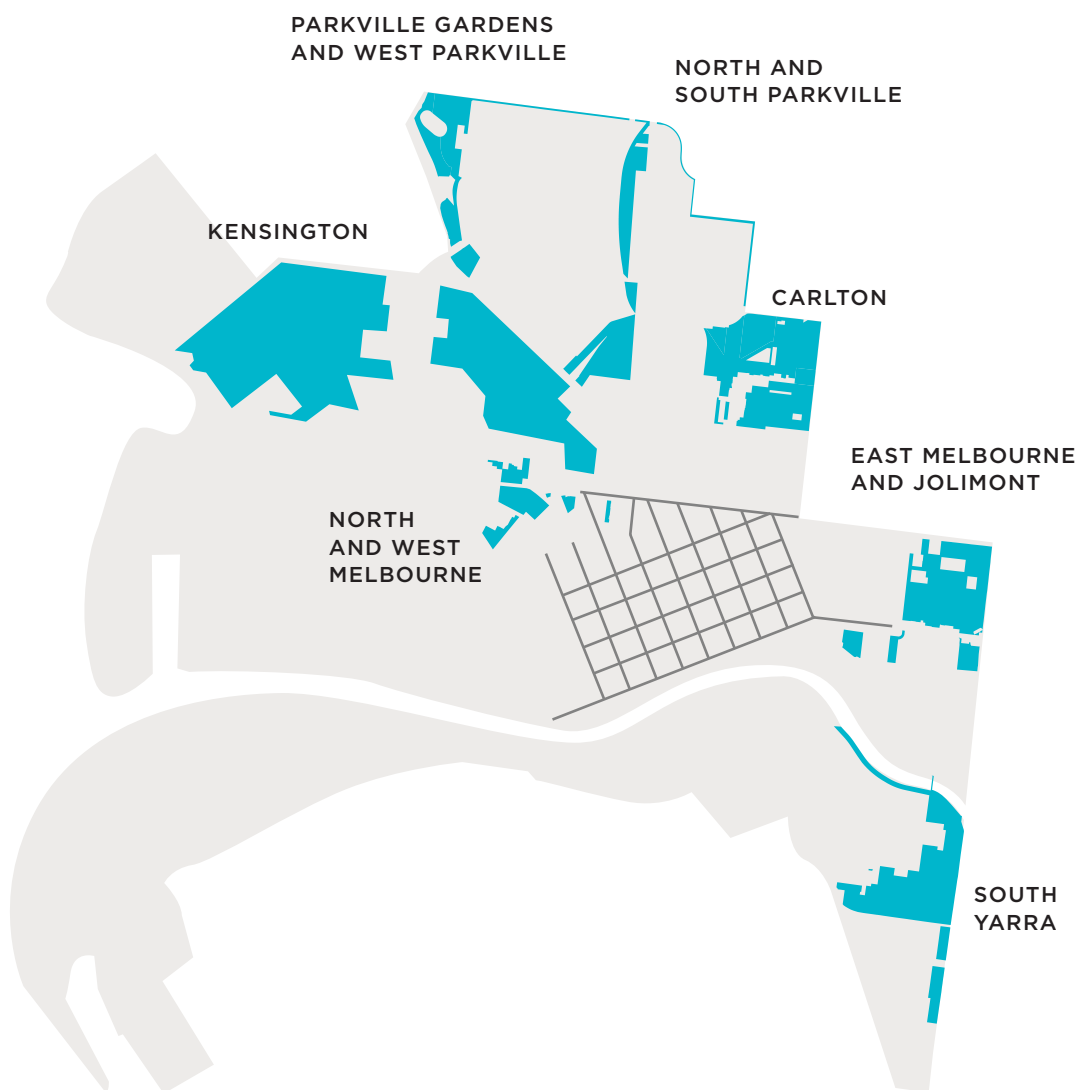
WHICH AREAS OF THE CITY OF MELBOURNE ARE IMPACTED BY THE NEW ZONES?

The proposed changes only relate to residentially zoned areas of the City of Melbourne. This includes: parts of Kensington, Parkville, Carlton, South Yarra, North, East and West Melbourne and Jolimont.

These areas are not expected to experience much change, given that the vast majority of the City of Melbourne's population growth and residential

development will take place in urban renewal areas such as Southbank, City North and Arden Macaulay, and in mixed use and commercial zone areas.

In addition to residential zones, all existing provisions in the Melbourne Planning Scheme such as heritage protection, building heights and design standards will continue to apply.



An interactive map of the new residential zones can also be viewed online at melbourne.vic.gov.au/participate/reszones

General Residential Zone

The General Residential Zone allows modest housing growth and diversity that respects the neighbourhood character. It allows a mixture of single dwellings, dual occupancies with some villa units and in limited circumstances town houses, where appropriate. It includes a discretionary maximum building height for residential buildings of nine metres; although a higher or lower maximum mandatory building height can be set by Council.



Residential Growth Zone

The Residential Growth Zone supports housing growth and diversity. It allows a diverse mix of dwellings including town houses and apartments. It includes a discretionary maximum building height for residential buildings of 13.5 metres; although a higher or lower maximum mandatory building height can be set. It allows for a slightly wider range of non-residential uses to serve local community needs in appropriate locations.

WHAT IS THE PROCESS FOR THE IMPLEMENTATION OF NEW ZONES?

1 JULY 2013

State Government releases new residential zones

Minister announces new residential zones - the Neighbourhood Residential Zone (NRZ), the General Residential Zone (GRZ) and the Residential Growth Zone (RGZ).

MARCH - APRIL 2014

Preliminary community consultation

The City of Melbourne consulted with the community about its proposed implementation of zones.

MAY 2014

Community feedback considered

The City of Melbourne reviewed community feedback and revised its recommendations for the implementation of the new zones.

JUNE 2014

Council consideration of options

At Council's Future Melbourne Committee, Councillors resolved that a draft planning scheme amendment be prepared.

AUGUST 2014

Draft planning scheme amendment on public exhibition

From Monday 4 August to Friday 29 August the community can make a submission on the draft planning scheme amendment.

SEPTEMBER 2014

Public hearing

From Monday 15 September 2014 the Residential Zones Standing Advisory Committee will hear submissions.

YOU CAN COMMENT ON THE DRAFT PLANNING SCHEME AMENDMENT FROM MONDAY 4 AUGUST TO FRIDAY 29 AUGUST 2014.

How can I find out more?

Visit melbourne.vic.gov.au/participate/reszones to find out more about the draft amendment and how it applies to your street or area.

Questions about these zones can be directed to Dianna Siomos, Strategic Planner at the City of Melbourne on **9658 8404** or diasio@melbourne.vic.gov.au.

How can I make a submission?

Written submissions must be lodged by 5pm on Friday 29 August 2014. Submissions can be made online at dtpli.vic.gov.au/residential-zones-advisory-committee. You must complete the online submission coversheet.

Parties wishing to post a written submission will need to contact Ms Jessica Cutting at Planning Panels Victoria on **8392 6383** to obtain a hard copy of the submission coversheet.

A Residential Zones Standing Advisory Committee will review public submissions and advise on the application of the zones.

The City of Melbourne cannot accept submissions.

NEXT STEPS

All submissions will be considered by the Residential Zones Standing Advisory Committee. Anyone who makes a submission will also have an opportunity to be heard by the Residential Zones Standing Advisory Committee. A public hearing is scheduled for the week of Monday 15 September 2014. If you wish to present at the hearing, please complete the relevant section of the submission coversheet.

Questions about the advisory committee, making a submission, or the public hearing, can be directed to Ms Jessica Cutting, Senior Project Manager at Planning Panels Victoria on **8392 6383** or jessica.cutting@dtpli.vic.gov.au.

The advisory Committee will provide its advice on the method and proposed application of the zones into the Melbourne Planning Scheme to the Minister for Planning within 20 business days after completion of the hearing.