

**INCORPORATED PLAN  
IPO4**

**North West Corner of  
Mark and Melrose  
Street,  
North Melbourne**

**RESIDENTIAL  
PLANNING & DESIGN  
GUIDELINES**

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**NORTH WEST CORNER OF MARK STREET  
AND MELROSE STREET  
NORTH MELBOURNE**

Prepared by

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**26 MAY 1997**

*AS* Adrian Salmon *Consent Amendment Services*  
Office of Planning and Heritage  
Department of Infrastructure

May 1996

## What Are These Guidelines For?

These guidelines have been prepared to guide residential development on land at the north-west corner of Melrose and Mark Streets, North Melbourne (refer Figure 1). The guidelines enable the land to be subdivided and developed for attached housing without a planning permit and ensure that high standards of residential amenity are achieved.

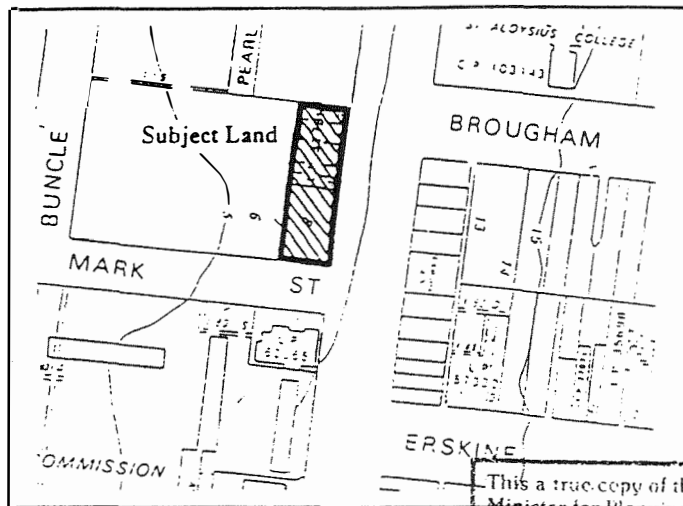


Figure 1 - Location Plan

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The land is rectangular in shape with frontages to Melrose and Mark Streets and comprises an area of approximately 1353 square metres. It is proposed to create ten (10) lots on the land, each having access from a newly created road (a 5 metre wide right-of-way) off Mark Street.

The lots offer an opportunity to create innovative, affordable, medium density housing with excellent access to a wide range of residential services and facilities. With this aim in mind, the land has been zoned Melbourne Residential IR2 under the Moonee Valley Planning Scheme.

## What are the Objectives of the Guidelines?

The guidelines are based on some key planning objectives. Most importantly, they aim to achieve a high degree of co-ordination necessary for a comprehensive medium-density housing development. Other objectives are:

- To achieve a development which is visually and functionally compatible with the residential character of the area

- To encourage a variation in dwelling design.
- To achieve acceptable standards of private open space, day lighting and visual and acoustic privacy for residents.
- To provide a safe environment for residents and other people.
- To minimise the visual impact of car parking and other site facilities on the Melrose Street streetscape.
- To ensure suitable landscaping of public and private open spaces
- To incorporate a high level of energy and infrastructure efficiency.

### ***Requirement for Development Plans***

A development plan must be prepared and approved for each site. Plans conforming with the guidelines will not require a planning permit but will be assessed by the Council for compliance.

The development plan must be drawn at a scale of 1:100 and contain similar detail to that normally provided for town planning application drawings.

Specifically, the development plan should comprise:

- a dimensioned site layout plan;
- a landscaping plan and planting schedule;
- details of any external lighting;
- a dimensioned plan showing all building floor plans and elevations;
- a description of the proposed external building materials, finishes and colours; and
- diagrams showing the shadow cast by proposed buildings and works at both 10:00am and 2:00pm on 23 September

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Plans submitted to the Council for approval will be decided upon without a public consultation process. If the plans are judged by the Council not to comply with the guidelines, they may be referred to the Administrative Appeals Tribunal for its consideration.

Proposals not in compliance with the development guidelines will be subject to the provisions of the IR2 zone.

## ***Other Planning Requirements***

Prior to the occupation of dwellings on any of the proposed lots, Willow Ware Australia Pty Ltd must complete noise attenuation works to the satisfaction of the responsible authority. Noise attenuation works will generally be in accordance with recommendations of Watson Moss Growcott Acoustics Pty Ltd and must ensure that noise levels emitted from the factory are in compliance with State Environment Protection Policy N-1 "Control of Noise from Commerce Industry and Trade"

## ***The Guidelines***

The guidelines which follow have been divided into two broad categories:

- A. ***Statutory Guidelines*** which reflect the requirements of the Planning Scheme and planning permit.
- B. ***Design Guidelines*** which address a range of issues relevant to the planning and design objectives already referred to. The design guidelines are consistent with the performance criteria set out in The Good Design Guide for Medium Density Housing (1995).

### ***A. Statutory Guidelines***

- A1. Only one dwelling is to be constructed on each lot.
- A2. Dwellings must be set back from Melrose Street a distance of 2 metres. The following building features may protrude to within 1 metre of the site frontage

- ground level entry porticos and verandahs.
- bay windows, and
- first floor open balconies

- A3. Buildings may be constructed to side site boundaries (that is, zero lot lines)
- A4. The maximum allowable building height is 8 metres or two storeys whichever is less. This height is measured from ground level (at the centre of the lot frontage) to the highest point of the building, which includes the pitch of a roof

Chimneys and other building appurtenances may exceed this height

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Street a distance of 2 metres.

- A5 Each dwelling must provide for at least two (2) on-site car parking spaces, having minimum dimensions of 2.6m x 4.9m, and accessible from the rear laneway. No car parking is permitted in the frontage setback to Melrose Street.

## ***B. Design Guidelines***

### ***Building Envelopes***

- B1. Each dwelling must be contained within the building envelope defined on the Building Envelope Plan (refer Figure 2). For each lot the building envelope plan shows:
- A no building zone at the front of each lot, except as allowed under Guideline A2.
  - A zone at the rear of each lot for the construction of balconies at Level 2 and Level 3.
  - A zone in the central portion of each lot at Levels 1, 2 and 3 which allows for maximum building height of eight (8) metres or two storeys.

### ***Party Walls***

- B2 The use of party walls between dwellings and garage structures has advantages in both efficient use of available space and in minimising building costs. Designers are encouraged to consider these benefits. Designers are encouraged to consult with the owners of adjoining lots to explore their willingness to co-operate in the creation and use of party wall easements for dwellings.

Party wall easements have not been placed on titles initially due to problems which can arise if such easements are utilised by one party without consideration of the design requirements of the other party. They can, however, be created with little difficulty, cost or delay.

Where two adjacent owners agree, a party wall easement can be created on a title in two ways: by either granting an easement under the Transfer of Land Act or by applying for a planning permit for an easement together with certification of the plan under the Subdivision Act. The plan showing the easement is then lodged at the Titles Office. Surveyors fees, solicitor fees and planning certification and lodgement fees apply. These costs could total around \$1,000 for each boundary which would be

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shared between the two owners and the process may take around six weeks.

Application for creation of a party wall easement should be made prior to or concurrently with submission of a development plan and should have the adjoining owners consent.

### ***Streetscape***

B3 The building rhythm, massing and proportions of new development should be designed to be compatible with the existing streetscape character of the eastern side of Melrose Street.

B4. Building facades should be designed to complement the prevailing streetscape character with reference to:

- inclusion of windows and doors with suitable proportions;
- compatible building heights and transitions;
- visual differentiation between buildings;
- second floor rooms accommodated with the roof space
- facade articulation;
- building materials, finishes and colours. High reflective building materials should be avoided.

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Architectural details should be technically competent and ensure resolution of all potential problems (drainage etc) within each individual site.

B5 Transitions in building height between adjacent dwellings should not be greater than 3.5 metres.

B6 Any fence within 2 metres of the site frontage should be no more than 1.2 metres high if solid, or 1.5 metres high if not.

B7 Front gates, meter and mail boxes should be compatible with an overall building design and should be included on plans.

B8 The rear laneway and vehicular crossover at Mark Street should be sealed predominantly in bitumen

### ***Open Space***

B9 Apart from the front setback, private open space having a minimum area of 20 square metres and a minimum dimension of 2.4 metres is to be provided adjacent to a living area either at ground level or in the form of an upper level balcony or terrace

### *Residential Amenity*

- B10. Buildings should be designed to provide adequate security for residents and opportunities for passive surveillance of the street.
- B11. Private open spaces and living areas should be protected from direct overlooking from adjacent properties by use of appropriate design and screening techniques.
- B12. The potential for noise intrusion into dwellings should be minimised by careful site planning and use of noise resistant building materials.
- B13. Buildings should be sited so that visual impact and overshadowing of habitable rooms and private open space of adjacent dwellings is minimised.
- B14. Rear fences (if applicable) and garage doors should have a minimum height of 2.4 metres to provide security for residents.

### *Landscaping*

- B15. Landscaping in frontage setbacks should not include the use of large or medium sized trees.
- B16. The landscaping of other areas on each site should be designed to ensure that overshadowing of adjoining properties is minimal and structural damage to buildings and fences does not occur.

### *Enquiries*

Any enquiries about the guidelines or how they should be interpreted should be directed to the Town Planning Department. **City of Moonee Valley on 9243 8888.**

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