

City North Structure Plan

2012

PLANNING FOR FUTURE GROWTH

Issue1**City North Structure Plan****February 2012****Disclaimer**

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Contents

o	Executive summary	4
1	Introduction	10
2	Activities and land use	16
3	Urban structure and built form	28
4	Transport and access	46
5	Public realm	60
6	Community infrastructure	80
7	Sustainable infrastructure	92
8	Implementation	116
a	Appendix A: Indicative street sections	

4 Melbourne today is an attractive and liveable place to live and work. It is an international hub for business, retail, education, medicine, arts and industry. Our city has emerged as a popular destination for local, interstate and international visitors, boasting world class events and attractions. Planning is essential to ensure our city maintains its high standards of liveability and that it remains welcoming and accessible for people of all walks of life as it continues to expand.

There is strong evidence that Melbourne will continue to experience sustained growth over the next 20 years, building upon a strong economy and increasing population. The City of Melbourne's draft *Municipal Strategic Statement* identified City North as an urban renewal area that would accommodate a significant part of this growth (see Figure 0.1). Urban renewal is the transition of an existing underutilised area into a sustainable living and working environment. City North is underutilised considering its excellent proximity to the economic, social and cultural amenity of the Central City.

City North displays strong characteristics of a Central City environment, with a diverse mix of uses, including well-established industrial, commercial, retail and residential uses dispersed throughout the area, alongside major health, education and research institutions. The Queen Victoria Market is a major tourist destination and Melbourne icon. These factors further its status within the Central City.

A large proportion of the area is underutilised and exhibits relatively low levels of activity between the existing Central City and the world renowned knowledge precinct in South Parkville.



Figure 0.1: aerial view of study area

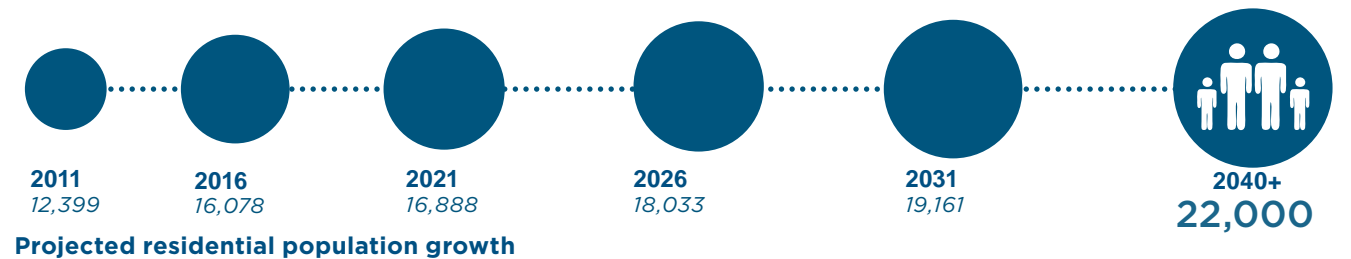
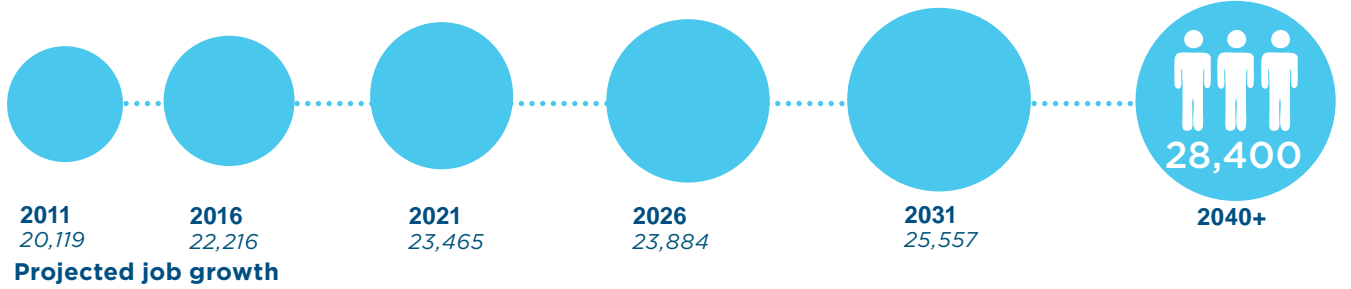
However, significant change is underway. The University of Melbourne, RMIT University, hospitals and research institutions are investing in significant expansion and renewal of their facilities and the major redevelopment of the former Carlton United Brewery site has begun.

This structure plan provides a framework to guide the renewal of City North and to fulfill the precinct's potential as an extension of the Central City. The strategies and recommendations of the structure plan build on the existing

strengths of the precinct, to ensure that as City North grows, it remains a great place to live, work, do business and visit.

A snapshot of the proposed outcomes of urban renewal for City North is illustrated in figure 0.2.

2011 2040



2016-2031 estimated rate of population growth shown. 2040 estimate based on development capacity.



Population densities



Urban Forest (Canopy Cover % and Trees)

Figure 0.2: snapshot of the proposed outcomes of urban renewal in City North

Principles of urban renewal in City North

Ten principles have been established to guide the urban renewal of City North.

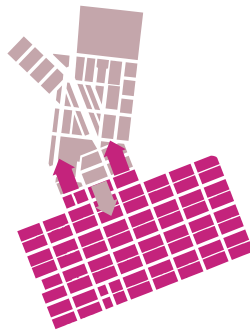
These principles have been prepared through consultation with the community, with key stakeholders and through the application of good urban design and planning practice.

The principles that are relevant to each chapter are addressed in the plan.

1

Cultivate a vibrant and distinct precinct connected to the Central City

City North has its own distinct character and appeal, while accommodating an expansion of Central City activity.



2

Create a liveable local neighbourhood

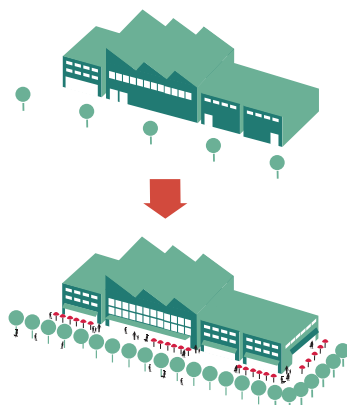
City North demonstrates the capacity for Melbourne Central City to accommodate population growth in liveable and sustainable environments.



6

Regenerate the area's public realm

The streets and open spaces are welcoming and attractive and provide places for people to meet each other and connect with nature.



7

Develop liveable dwellings that house a diverse and inclusive community

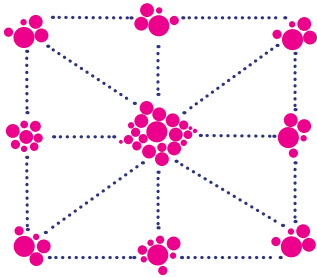
Develop liveable dwellings that house a diverse and inclusive community.



3

Strengthen the knowledge economies to cultivate prosperity and creativity

The existing knowledge institutions - the hospitals, universities and research facilities - expand their global reputation and bring the benefits of a knowledge and creative economy of the Central City.



4

Retain the intimate precinct layered with charm

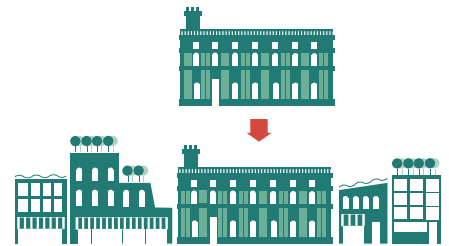
The intimate, intricate, charming and layered character of City North flourishes as the area grows.



5

Integrate the area's heritage into urban renewal

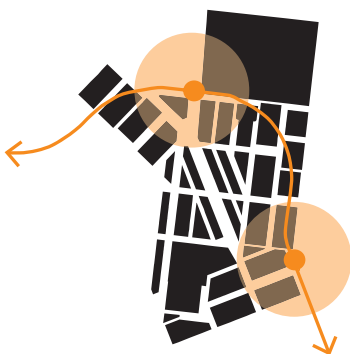
New development respects and integrates with the existing urban heritage fabric and celebrates the stories of City North.



8

Create a connected and accessible place

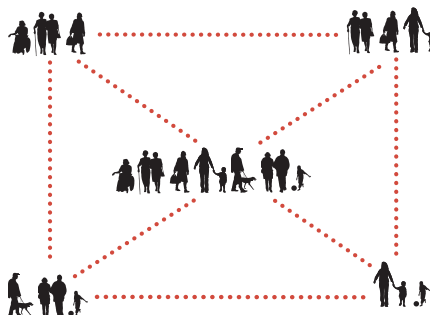
A compact walking environment that is well serviced by public transport ensures City North is accessible to all.



9

Support a culturally and socially engaged community

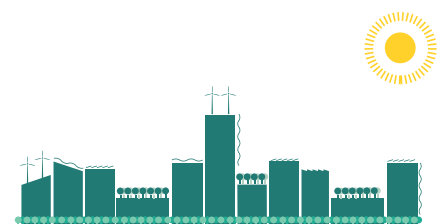
People are connected to each other and supported by the services and facilities they need to live a healthy and full life.



10

Grow a city that prospers within the earth's ecological limit

Urban renewal brings opportunities to mitigate climate change, reduce the urban heat island effect and reduce the impact on the environment.



8 Key directions

Five key directions have been identified for the long term renewal of City North. These provide the overarching future direction for development and set out how its evolution is envisaged.



1

Integrate the knowledge cluster into the Central City

The success of the renewal of City North will be visible through the integration and prosperity of knowledge-based enterprises, set within a dense, vibrant urban culture. It will be a liveable precinct, distinct in its character, and underpinned by a mix of commerce, retail, residential and recreational activities.

City North contributes greatly to Melbourne's reputation as one of the world's great student cities. The thriving campus lives of the University of Melbourne and RMIT University have expanded and merged into one of the most vibrant and cosmopolitan Central City precincts.

Two new Melbourne Metro rail stations at either end of the precinct will provide high speed connection to the wider metropolitan knowledge network, particularly to the Alfred medical research and education precinct.



2

Boost transport infrastructure

The growth and development of City North as an extension of the Central City requires a boost in the mobility infrastructure. This includes high capacity public transport, accessible and reliable ways of moving within and around the central and inner city, and high connectivity to the surrounding metropolitan regions.

Two new Melbourne Metro rail stations at either end of the precinct will be central to this mobility. Rail will be integrated with new and upgraded tram and bus services throughout the area. There will be high quality, safe, pedestrian connections at all public transport interchanges.

The huge potential for bicycle use in this precinct (to meet the particular mobility needs of students) will be realised by a comprehensive network of safe and effective on- and off-road cycle-ways.



3

Create a compact, liveable precinct that builds on the existing urban heritage qualities

City North has a unique and distinct urban character. Wide streetscapes, simple architectural forms, a consistent and fine grained built form, an existing laneway network, charming parks and a number of heritage buildings distinguish the precinct. These characteristics are a valuable asset for City North, providing a platform for its renewal. They are to be preserved, protected and activated.

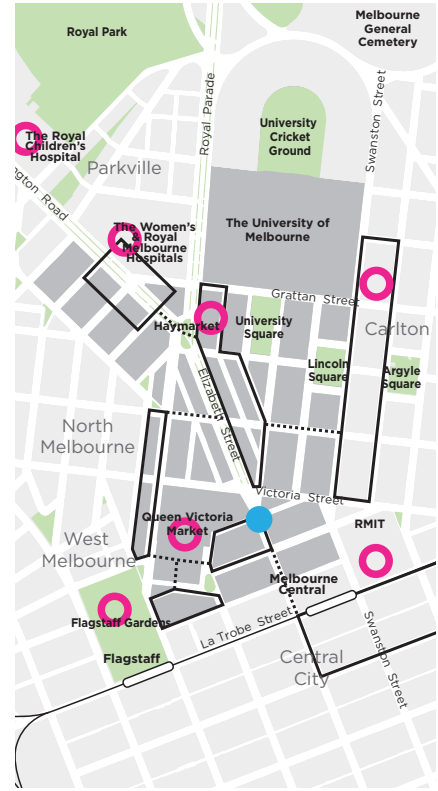
These neighbourhoods provide a quieter setting and opportunities for smaller, boutique retail and commercial uses which will underpin the precinct's liveability. Organisations associated with design, information technology and bio-medicine may also locate in City North, adding to the prosperity of the knowledge precinct.



4

Develop four new major civic places

Extending the Central City into City North together with the boost to the quality of mobility in the precinct will be accompanied by a significant transformation of the public realm. This will be concentrated in four major civic places.



5

Make City North an energy, water and waste efficient precinct

City North will promote sustainability within the built form, open spaces, transport services and networks and in the delivery of utilities.

All new buildings within City North will respond to the challenges associated with a sustainable future. Buildings will be energy efficient, mitigate greenhouse gas emissions and be less resource intensive. The existing building stock will be retrofitted to ensure all buildings, new and old, within City North contribute to a sustainable future.