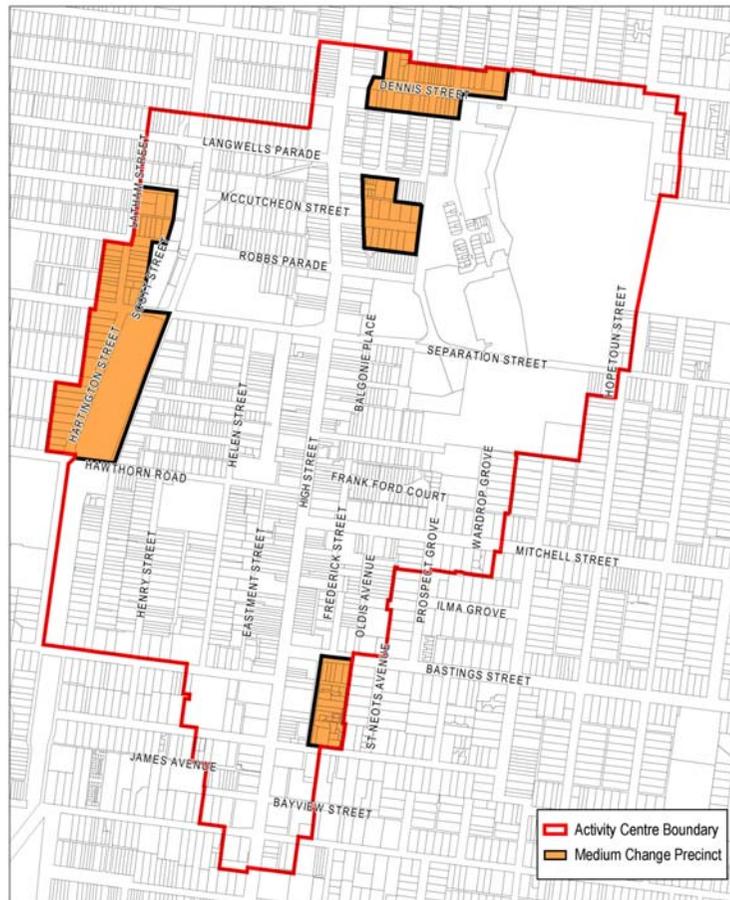


MEDIUM CHANGE RESIDENTIAL PRECINCT



Precinct Description

This Precinct comprises three areas within the Northcote Activity Centre. These areas include a range of Edwardian, Interwar and semi-commercial streetscapes, with some modern infill buildings. The Northcote Activity Centre Structure Plan designates this Precinct as an area of moderate change, as such, infill and redevelopment of the existing form is expected. The Precinct is affected by the Heritage Overlay in parts, with most streets containing compact terrace style homes in either attached or detached forms. Building heights are mixed, with larger homes extending along McCutcheon Street. Lot sizes are also mixed, ranging from small to average. Streets are formal, with concrete edges, and exotic street tree planting in some areas. Front setbacks are varied, with low maintenance exotic gardens.

Key Existing Characteristics

- Architectural style is generally dominated by Edwardian and Interwar dwellings, although modern infill has occurred in the form of occasional contemporary rendered dwellings. A small section of industrial built form exists in Langwells Street.
- Most dwellings are constructed with timber, with some brick dwellings, particularly on larger lots in McCutcheon Street. All styles, including contemporary dwellings, have a mixture of tile and iron roofing. Terrace style setbacks are dominant in Balgonie Place and Lawrie Street.
- Front setbacks are mixed, with many small setbacks of 4-5m as well as average setbacks of 6-7m. Side setbacks are around 1-2m.
- Building heights are mixed, with many extensions recessed from the ground floor of dwellings and a number of two storey infill buildings.
- Gardens are established with exotic species, shrubs, lawn and occasional canopy trees.
- Frontage treatments are mixed, with a large number of low to average height fences, and several solid and permeable high front fences.
- Street trees are formally planted exotic species, which are generally paperbark and subject to a current removal and replacement scheme.

- Roads have bluestone and concrete kerbs, with footpaths on both sides. Nature strips are the exception rather than the norm.

Community Values

- Compact building form.
- Good access to shops, transport, entertainment and parks.
- Heritage buildings as well as innovative new architecture.
- Liveable residential neighbourhoods.

Issues / Threats

- As areas of moderate change, these areas have been identified in the Northcote Activity Centre Structure Plan as offering opportunity to provide increase housing intensity and choice.
- Increasing affordable housing choice.
- There is a need to increase pedestrian access through areas of Lawry Street and Balgonie Place.
- The location of multi-level buildings next to single storey detached dwellings resulting in inconsistent building forms and heights.
- The loss of garden spaces.
- High, solid front fencing, obstructing views of dwellings and gardens.
- Use of building materials and colours that are out of character with the existing built form and dominate the streetscape.
- Unarticulated facades and large areas of impervious surfaces in new developments.
- Car parking structures that dominate the streetscape.
- Poorly maintained nature strip planting and gardens.

Preferred Character Statement

This Precinct will retain its dominant residential use, with new development complementing and respecting existing Edwardian and Interwar cottages. The streets will undergo a moderate level of change resulting in a diverse mix of housing stock that gives more households convenient access to the commercial aspects of the activity centre. New buildings will respect the character of existing built forms, including the pitched roofs, narrow façades, heights and the setbacks of existing buildings. Front fencing will remain relatively low and transparent, to increase visibility of dwellings from the street. Private gardens and street tree planting will be encouraged throughout the Precinct.

This will be achieved by:

- Encouraging redevelopment in Lawry Street and Balgonie Place that can increase safe pedestrian movement from Frederick Street to Separation Street.
- Encouraging redevelopment in Balgonie Place that can regenerate the south side of Separation Street as an active pedestrian street as part of the commercial core of Northcote.
- Encouraging the incremental redevelopment of McCutcheon Street and south side of Langwells Parade (except for historic brickworks cottages in Landwells Street) for more intensive housing form acknowledging the central location of this area to the commercial core of the Northcote Activity Centre.
- Encouraging redevelopment between James Street and Mitchell Street to complement the commercial building and hilltop areas in the southern area of the activity centre.
- Encouraging incremental redevelopment along Dennis Street recognising the partly commercial use of dwellings along this street as the northern entry to Northcote Plaza.
- Respecting the identified heritage qualities of adjoining buildings.
- Maintaining and strengthening the garden settings of the dwellings where they are a dominant part of the streetscape, notably in Dennis Street, where a subtle transition is needed between medium change and low change residential areas.

- Minimising any dominance of car parking structures and vehicular crossovers.
- Allowing more compact dwelling types and higher scale built form in proximity to the Separation Street and High Street core convenience area.
- Acknowledging the use of higher building forms (3-4 storeys), particularly where adjacent to commercial zones in each area identified in the Northcote Activity Centre Structure Plan, and where larger sites can accommodate such form (e.g. McCutcheon Street).

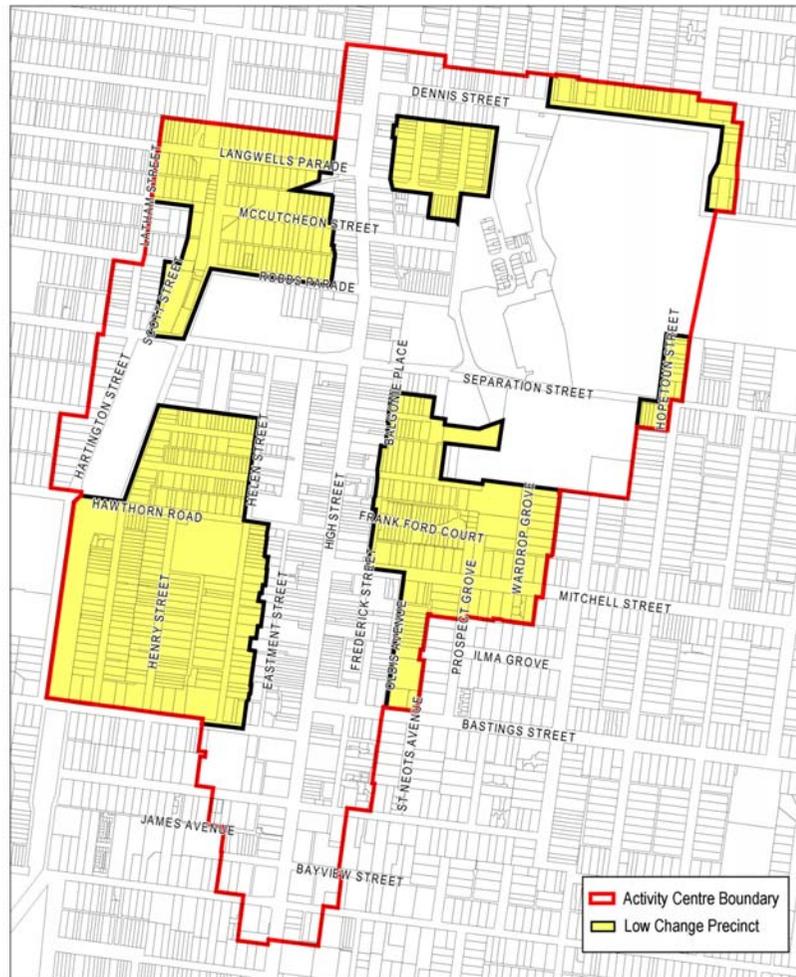
CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
Buildings of Heritage Significance*	To encourage consideration of the retention of heritage dwellings that contribute to the valued character of the area in the design of development proposals.	Consider the possibility of retaining intact and good condition dwellings in areas of heritage overlay or identified for heritage overlay, particularly at the front, wherever possible in designing new development.	Demolition of intact and visible parts of older dwellings affected by heritage overlay or identified as warranting heritage overlay protection.
	To respect the identified heritage qualities of adjoining buildings.	Where adjoining an identified heritage building, respect the height, building form, siting and materials of the building/s in the new building design	Buildings that dominate heritage buildings by height, siting or massing. Reproduction heritage styles
Height and building form	To allow more compact dwelling types in proximity to the core convenience retail area of Northcote Activity Centre.	Buildings may exceed the predominant building height in the street by up to two storeys, provided all other siting, design and landscaping requirements are met.	Buildings that are unduly bulky or boxy.
	To provide a transition of built form between Medium Change areas and Low Change areas.	On sites adjacent to buildings in Low Change areas step building heights down towards the boundary adjoining the Low Change area.	Buildings that appear to dominate or overshadow dwellings in Low Change areas.
Vegetation	To maintain and strengthen the small garden settings of the dwellings and the presence of trees in the streetscape.	Applications for new development should be accompanied by a landscape concept plan that includes a planting scheme suitable for small garden spaces or communal spaces as appropriate.	Lack of landscaping and substantial vegetation.
		Retain large, established trees and provide for the planting of new trees and substantial vegetation wherever possible.	Large areas of impervious surfaces. Removal of large, established, healthy trees.
Siting	To reflect the existing rhythm and spacing of dwellings.	Set back buildings from side boundaries to reflect the predominant pattern of building spacing in the street.	Buildings that appear to reflect boundary to boundary development in streetscapes where a detached style predominates.
		Where terrace housing dominates, comparable terrace form is acceptable. On consolidated lots consider setting back parts of the building behind the line of the front façade at regular intervals to reflect the rhythm of spacing evident in the street.	

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
	To minimise the loss of front garden space and the dominance of car parking structures and vehicular crossovers.	<p>Where garages and carports are needed locate these structures behind the line of the dwelling.</p> <p>Minimise hard paving in front yards including driveways and crossovers.</p> <p>Provide vehicular access from a rear laneway if available.</p> <p>Where rear access is not available and crossovers are common, one crossover per site may be provided.</p> <p>Underground car parking accessed from the front of the site should only be provided where other options are not possible due to site constraints, the garage doors do not dominate the façade, the garage is below ground level and the front setback area is retained as predominantly garden space.</p>	<p>Car parking structures that dominate the façade or view of the dwelling.</p> <p>Creation of new crossovers in streets that do not have crossovers.</p> <p>Creation of wide driveways or crossovers.</p> <p>Front setbacks dominated by impervious surfaces, except where a commercial form may be appropriate, e.g. Separation Street.</p>
Materials and design detail	To ensure that the use of materials and design detail in new development complements that of the predominant building styles in the street.	<p>In streets with many Victorian or Edwardian dwellings, new development should interpret the defining elements of these styles in a contemporary way.</p> <p>In predominantly timber or weatherboard streetscapes, new dwellings should incorporate timber or other non-masonry materials.</p> <p>Use subdued colours on external finishes.</p>	<p>Large expanses of poorly articulated wall surfaces of one material only.</p> <p>Reproduction styles and detailing in Heritage Overlay areas.</p> <p>Heavy design detailing such as masonry columns or piers.</p>
	To encourage buildings that contribute positively to the streetscape through the use of innovative architectural responses and by presenting visually interesting facades to the street.	<p>Articulate the form and façades of buildings through the use of different colours and materials, through the composition of openings and setbacks and through variations in wall surfaces.</p> <p>Outside Heritage Overlay areas, cultural expression through colour, building details and architectural reinterpretation could be included in a design.</p>	<p>Large, bulky buildings with unarticulated wall surfaces.</p>

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
Front boundary treatment	To maintain the openness of the streetscape and views into front gardens.	Provide low height front fences, constructed of permeable materials. In streets where heritage overlays exist or significant heritage features remain in the street provide a front fence appropriate to the building era.	High, solid front fencing that blocks views to front gardens and buildings.

*The Heritage Overlay will take precedence in the determination of any application.

LOW CHANGE RESIDENTIAL PRECINCT



Precinct Description

This Precinct comprises typical Edwardian and Interwar streetscapes with some modern infill buildings. Helen and Henry Streets also include limited Victorian housing. The Precinct is substantially affected by the Heritage Overlay, with most streets containing compact terrace style homes in either attached or detached form. Larger homes extend along Mitchell Street, Wardrop Grove and Westbourne Grove. Lot sizes are generally smaller than average, with predominantly low scale built form and small front setbacks. There are some two to three storey infill buildings on larger lots located throughout the precinct. Front fences are predominantly low to average in height, providing views into well established gardens and houses. Streets vary in width, with formally planted verges, consisting of exotic trees and shrubs. A key feature of the Precinct is the views and vistas of parkland and trees, due to the low scale form and topography of the streets. The Precinct includes one area of public housing constructed in the 1980s in Frank Ford Court.

Key Existing Characteristics

- Architectural style is generally dominated by Edwardian and Interwar dwellings, although modern infill has occurred in the form of occasional contemporary rendered dwellings and 1980s public housing.
- Most dwellings are constructed with timber, with some brick dwellings particularly on larger lots in Mitchell Street, Helen Street and Henry Street. All styles including contemporary dwellings have a mixture of tile and iron roofing.
- Front setbacks are mixed, with many small setbacks of 4-5m. Side setbacks are around 1-2m, or zero in areas of terrace development (e.g., in Bent Street and Beavers Road). Terrace style setbacks are also dominant in Turnbull Grove and Clause Street.
- Despite being a generally low-scale area, building heights are mixed, with many extensions recessed from the ground floor of dwellings and a number of two or three story infill buildings.
- Gardens are established with exotic species, shrubs, lawn and occasional canopy trees. Some native vegetation is also planted throughout the area.

- Frontage treatments are mixed, with a number low-average height fences and several solid and permeable high front fences.
- Street trees are formally planted exotic species, which are generally paperbark and subject to a current removal and replacement scheme.
- Roads have bluestone and concrete kerbs, with footpaths on both sides. Nature strips are the exception rather than the norm.
- Frank Ford Court has a notably in tact 1980s form.

Community Values

- Compact building form.
- 'Cottage' modest form to much of the housing.
- Good access to shops, transport, entertainment and parks.
- Heritage buildings as well as innovative new architecture.
- Liveable residential neighbourhoods.
- Green spaces in compact form and rear yards.

Issues / Threats

- Loss of period style dwellings.
- Large scale developments that exceeds the existing low scale of streetscapes.
- Use of building materials and colours that are out of character with the existing built form and dominate the streetscape.
- Unarticulated facades.
- Large areas of impervious surfaces.
- Car parking structures that dominate the streetscape.
- High fencing obstructing views into dwellings and gardens.
- Poorly maintained nature strip planting and gardens.

Preferred Character Statement

This precinct will retain its dominant Edwardian and Interwar character, with compact cottages and minimal scatterings of larger dwellings. The streetscapes will remain well planted, with low front fences allowing views of dwellings and gardens, creating pedestrian friendly streets. New dwellings will respect the existing built form, roof pitch, setbacks and building materials with articulated facades. Smaller, more compact dwelling types in locations closer to the Separation Street and High Street core convenience retail area will allow more households access to commercial services. Front setbacks will be adequate enough to allow established gardens and planting, behind low or transparent fence styles.

This will be achieved by:

- Encouraging consideration of the retention of older dwellings that contribute to the valued character of the area in the design of development proposals.
- Respecting the identified heritage qualities of adjoining buildings.
- Maintaining and strengthening the garden settings of the dwellings where they are a dominant part of the streetscape.
- Providing space for front and rear gardens where they form a dominant part of the streetscape.
- Encouraging additional planting in all gardens across the precinct. Smaller gardens should have selected species that are appropriate to small planting areas.
- Maintaining the rhythm of spacing between buildings and allow for side and rear planting where such setbacks form part of the dominant form of the streetscape.
- Minimising the loss of front garden space from the dominance of car parking structures and vehicular crossovers.
- Ensuring that buildings and extensions respect the dominant building scale and form through the use of innovative architectural responses.
- Ensuring front gardens are not dominated by car parking spaces or structures.

- Allowing more compact dwelling types and higher scale built form in proximity to the Separation Street and High Street core convenience retail area.
- Maintaining the openness of the streetscape and views into from garden, particularly in Wardrop Grove and Mitchell Street where this is a dominant feature.

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
Buildings of Heritage Significance*	To encourage consideration of the retention of heritage dwellings that contribute to the valued character of the area in the design of development proposals.	Consider the possibility of retaining intact and good condition dwellings in areas of heritage overlay or identified for heritage overlay, particularly at the front, wherever possible in designing new development.	Demolition of intact and visible parts of older dwellings affected by heritage overlay or identified as warranting heritage overlay protection.
	To respect the identified heritage qualities of adjoining buildings.	Where adjoining an identified heritage building, respect the height, building form, siting and materials of the building/s in the new building design	Buildings that dominate heritage buildings by height, siting or massing Reproduction heritage styles
Height and building form	To ensure that buildings and extensions respect the dominant building scale and forms, through the use of innovative architectural responses.	Respect the predominant building height and roof forms in the street and nearby properties. In streets with mostly single storey buildings, upper levels should be set back a substantial distance from the front façade (e.g. the distance of one room) or accommodated within roof spaces. Articulate the form of buildings and elevations, particularly front facades.	Buildings that exceed by more than one storey the predominant building height in the street and nearby properties.
		To allow more compact dwelling types in proximity to the core convenience retail area of Northcote Activity Centre.	Buildings may exceed the predominant building height in the street by up to one storey, provided all other siting, design and landscaping requirements are met.
Vegetation	To maintain and strengthen the small garden settings of the dwellings and the presence of trees in the streetscape.	Applications for new development should be accompanied by a landscape concept plan that includes a planting scheme suitable for small garden spaces or communal spaces as appropriate. Retain large, established trees and provide for the planting of new trees and substantial vegetation wherever possible.	Lack of landscaping and substantial vegetation. Large areas of impervious surfaces. Removal of large, established, healthy trees.

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
Siting	To provide space for front gardens.	Buildings should be set back from the front boundary a sufficient distance to accommodate a front garden including trees and shrubs to an extent that is compatible with the dominant landscape setback and form of the street.	Loss of existing front garden space.
	To maintain the rhythm and spacing of buildings.	Set back buildings from side boundaries to reflect the predominant pattern of building spacing in the street. Where terrace housing dominates, comparable terrace form is acceptable.	Buildings that appear to reflect boundary to boundary development in streetscapes where a detached style predominates.
	To minimise the loss of front garden space from the dominance of car parking structures and vehicular crossovers.	Where garages and carports are needed locate these structures behind the line of the dwelling. Minimise hard paving in front yards including driveways and crossovers. Provide vehicular access from a rear laneway if available. Where rear access is not available and crossovers are common, one crossover per site may be provided. Underground car parking accessed from the front of the site should only be provided where other options are not possible due to site constraints, the garage doors do not dominate the façade, the garage is below ground level and the front setback area is retained as predominantly garden space.	Car parking structures that dominate the façade or view of the dwelling. Creation of new crossovers in streets that do not have crossovers. Creation of wide driveways or crossovers. Front setbacks dominated by impervious surfaces, except where a commercial form may be appropriate, e.g. Separation Street.
Materials and design detail	To ensure that the use of materials and design detail in new development complements that of the predominant building styles in the street.	In streets with many Victorian or Edwardian dwellings, new development should interpret the defining elements of these styles in a contemporary way.	Large expanses of poorly articulated wall surfaces of one material only.
		In predominantly timber or weatherboard streetscapes, new dwellings should incorporate timber or other non-masonry materials.	Reproduction styles and detailing in Heritage Overlay areas.
		Use subdued colours on external finishes.	Heavy design detailing such as masonry columns or piers.

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
	<p>To encourage buildings that contribute positively to the streetscape through the use of innovative architectural responses and by presenting visually interesting facades to the street.</p>	<p>Articulate the form and façades of buildings through the use of different colours and materials, through the composition of openings and setbacks and through variations in wall surfaces.</p> <p>Outside Heritage Overlay areas, cultural expression through colour, building details and architectural reinterpretation could be included in a design.</p>	<p>Large, bulky buildings with unarticulated wall surfaces.</p>
<p>Front boundary treatment</p>	<p>To maintain the openness of the streetscape and views to established gardens and dwellings.</p>	<p>Front fences should be appropriate to the building era (e.g. picket, low brick or wire), or reflect the typical fencing height and style of the street.</p> <p>Provide a front fence that allows views through or over the fence into the front garden and to the building.</p>	<p>High, solid front fencing.</p>