

4.2 ESTABLISHED RESIDENTIAL PRECINCTS

As part of a balanced approach to delivering housing growth whilst maintaining liveability, Strategy 7.0 directs significant new residential development to locations within the activity centre, whilst ensuring the degree of change (extent and scale of new housing development) within established residential areas is driven by a clearly defined 'preferred neighbourhood character'.

Essentially, residential development within the activity centre will be 'growth driven' whilst further development within established residential areas will be 'character driven'.

'Preferred Neighbourhood Character' statements have been developed for each residential precinct surrounding the activity centre. (Note: Heritage Overlay precincts have been excluded due to the adequacy of existing Planning Scheme controls that apply to these areas). These character statements recognise that the capacity for residential development varies across the established areas based on the following principles:

1. Minimal Change in residential areas covered by the Heritage Overlay
2. Limited Change in areas identified as having a highly consistent neighbourhood character
3. Incremental Change in areas of varied character and along Main Roads. In these locations, further medium density 'infill' development is envisaged, but the scale and design must contribute positively to the 'Preferred Neighbourhood Character'.

Note: The capacity for further development in some incremental change areas will be constrained by small allotments and / or high levels of existing redevelopment (refer Table 1).

4. Residential Renewal – in a selected area where residential redevelopment is encourage to create an improved 'interface' with the activity centre.



The *category of change* applied to each residential precinct is shown by FIGURE 5.2.

For each precinct - TABLE 1 defines:

1. The Existing Character Type
2. The Residential Change Category

The table also articulates:

3. A Future Residential Development Statement, and
4. A Preferred Character Statement

In addition, detailed Design Guidelines have been prepared for each precinct, which articulate how new development should achieve the 'Preferred Character' (APPENDIX 1). These guidelines set out objectives and a suggested design response for each character element (eg siting, height and building form, front boundary treatment / fencing and landscaping / vegetation). These Design Guidelines will be referred to in the *Port Phillip Planning Scheme* and will be used to inform the assessment of future development proposals.

Table 1
Established Residential Precincts – Future Development and Preferred Character Statements

Precinct Reference (Refer Figure 5.2)	Existing Character Type / Future Residential Change Category:	Future Residential Development Statement	Preferred Future Character Statement
Inkerman Street / Chapel Street North Precinct - R1	Existing Character Type <i>Main Road Diverse Character</i>	<ul style="list-style-type: none"> ▪ The precinct includes a wide range of dwelling styles including Victorian, Edwardian and Interwar along-side 60's / 70's flats and new contemporary developments. ▪ The varied existing neighbourhood character and Main Road location of both Inkerman and Chapel Streets provides scope for further residential redevelopment. ▪ Site consolidation of smaller lots would need to occur to facilitate more intensive development. ▪ Post war residential (flat) developments are typically two and three levels. ▪ New multi-storey developments adjoining lower scaled period dwellings will be required to respect the height of the existing dwelling through the use of transitional scaling (recessing upper levels). 	<ul style="list-style-type: none"> ▪ Replacement of buildings in poor condition will occur in the form of new contemporary development that is a high standard of design. ▪ New single dwellings and medium density housing, will sit alongside restored and renovated original dwellings. ▪ Whilst the building scale of the precinct will be varied, new development will provide a transitional scale to adjoining buildings. ▪ Front boundaries will continue to be either open or lined with fences that allow views through or over the fence into the front garden. ▪ Garden areas will be landscaped with vegetation suited to small or limited landscaping areas.
	Future Residential Change Category <i>Incremental Change</i>		
Pakington Street Precinct - R2	Existing Character Type <i>Victorian / Edwardian / Interwar / Post War with Modern Overbuilding</i>	<ul style="list-style-type: none"> ▪ The precinct contains a range of building styles including Victorian, Edwardian and Interwar and post war dwellings with 1960's / 70's flats, some of which have been recently updated. ▪ The varied character of Pakington Street provides scope for future residential redevelopment. ▪ The degree of change will however be constrained by the extent of existing multi-unit/ flat development and the small lot size of remaining single dwelling sites many of which have been renovated. ▪ Site consolidation of smaller lots would need to occur to facilitate redevelopment, with the opportunity for change largely confined to sites on the north side of the street. 	<ul style="list-style-type: none"> ▪ Replacement or updating of existing blocks of flats, and replacement of existing dwellings in poor condition, could occur in the form of new contemporary development. ▪ New development that is located next to a period dwelling will respect the scale of the existing dwelling. ▪ New medium density housing will be surrounded by landscaping that combines with the existing street trees to add to a leafier character. ▪ New buildings will be articulated with architectural features such as balconies and variations in wall treatments. ▪ On-site car parking will be located beneath or to the rear of buildings to reduce its dominance and provide landscaping space.
	Future Residential Change Category <i>Incremental Change - (Constrained)</i>		

Precinct Reference (Refer Figure 5.2)	Existing Character Type / Future Residential Change Category:	Future Residential Development Statement	Preferred Future Character Statement
Camden, Linton and Nelson Streets Precinct - R3	Existing Character Type <i>Victorian / Interwar / Post War Garden Suburban</i>	<ul style="list-style-type: none"> ▪ This precinct has a strong base of double fronted Victorian cottages, however significant overbuilding has occurred throughout the interwar and post war eras. ▪ The streetscapes have a prevailing small-scale, single level character, however groups of consistent era dwellings are interrupted by larger two and three storey flat developments. ▪ Pockets of moderately intact character within Camden and Linton Streets, combined with a high proportion of small lot sizes, will limit redevelopment potential within these streets. ▪ There is some opportunity for development on the west side of Camden Street, where larger single dwelling sites prevail ▪ Nelson Street acts as a key access route to the activity centre and has a more varied character. Again the degree of change will be constrained by small lot sizes. ▪ Properties on the east side of Nelson Street directly abut the rail line providing opportunity for new more intensive development to create address the amenity implications of this interface. 	<ul style="list-style-type: none"> ▪ Existing Victorian and Interwar dwellings will be maintained and restored. ▪ Post-war development will be updated or replaced with buildings that respect the predominant scale of existing buildings. ▪ The consistent character elements of this precinct, such as front and side setbacks and height and building form will be reflected in new development. ▪ Front gardens will be lined with low to medium height front fences that are suited to the era of development. ▪ Garden spaces will be enhanced with vegetation suited to small areas, and will combine with street trees to create a leafy character.
	Future Residential Change Category <i>Incremental Change (Constrained)</i>		
Alfred Street (north side) / Camden and Nelson Streets (part) Precinct - R4	Existing Character Type <i>Victorian / Edwardian / Interwar / Post War with Modern Overbuilding</i>	<ul style="list-style-type: none"> ▪ The precinct has a direct interface to the core retail area of the activity centre, facing onto car parks and the rear of businesses located on Carlisle Street. ▪ Building styles are mixed however, with a strong base of Edwardian dwellings. The varied character of the precinct and interface with the commercial car parks, provides significant scope for residential redevelopment, with a number of recent developments / approvals evident. ▪ Consolidation of small lots will be required to maximise development potential. ▪ Redevelopment within this precinct presents the opportunity to 'recreate' an improved interface with the business area to the south. An increase in building height and intensity (potentially to three levels) can be anticipated and will assist in achieving greater consistency in built form across Alfred Street recognising future redevelopment of the car parks / supermarket sites opposite is likely. 	<ul style="list-style-type: none"> ▪ The precinct will continue to be comprised of a mix of building styles. ▪ Building replacement may occur along Alfred Street, in the form of new medium density housing, and will provide a transitional scale to the existing dwellings to the north. On larger or consolidated lots, development should maintain the rhythm of the street through providing the perception of a ground floor dwelling every six to eight metres. ▪ The interface between the commercial and residential areas will appear seamless, with transitional building scales and inclusion of landscaping space. ▪ Existing Edwardian and Interwar dwellings in good condition along Camden and Nelson Streets will be retained and enhanced through restoration. Any redevelopment in these streets will respect the scale and built form of adjoining areas.
	Future Residential Change Category <i>Comprehensive Change (Redevelopment)</i>		

Precinct Reference (Refer Figure 5.2)	Existing Character Type / Future Residential Change Category:	Future Residential Development Statement	Preferred Future Character Statement
Blenheim and Westbury Streets Precinct R5	Existing Character Type <i>Victorian / Interwar / Post War Garden Suburban</i>	<ul style="list-style-type: none"> ▪ Originally this precinct would have been dominated by larger Victorian homes, however significant overbuilding occurred throughout the inter-war and post-war eras, in the form of blocks of flats, duplexes and larger single dwellings. ▪ The varied character of Blenheim and Westbury Streets, combined with larger lot sizes, offers opportunity for further residential redevelopment. ▪ The degree of change will be reduced in some areas by the existing high number of multi-unit / flat developments, and the occurrence of pockets of intact single storey period dwellings. 	<ul style="list-style-type: none"> ▪ The mixed character of this precinct will continue to attract different styles of development, including medium density housing, that sit alongside dwellings from various eras. ▪ The large lots sizes will attract medium density housing development of high architectural standard. New development will interpret feature of adjoining period buildings in a contemporary manner, and will reflect the existing pattern of setbacks. ▪ Existing post-war flats will be redeveloped or renovated in order to revitalise streetscapes. ▪ Limited garden spaces will be innovatively landscaped to soften the existing hard-edged built form.
	Future Residential Change Category <i>Incremental Change</i>		
Balston Street Precinct - R6	Existing Character Type <i>Victorian / Edwardian / Interwar Garden Suburban</i>	<ul style="list-style-type: none"> ▪ Building style is dominated by Victorian and Edwardian single dwellings. Some interwar dwellings are also present. Very limited infill (flats / contemporary development) has occurred and is generally located at the edge of the precinct. ▪ The consistent character of Balston Street (including a high prevalence of single storey dwellings and a fine grain lot size) limits the opportunity and suitability for new development. ▪ Despite the main road location and more varied streetscape character of Inkerman Street, the small lot sizes again limit the opportunity for change. (Existing large lots have already been redeveloped for multi-units / flats). 	<ul style="list-style-type: none"> ▪ The consistent character displayed by existing Victorian, Edwardian and Interwar dwellings in Balston Street will be maintained and enhanced through careful restoration and, where applicable, appropriate adaptation. ▪ Some buildings in poor condition may result in new development which respects the existing scale of the precinct and provides a contemporary interpretation of existing period dwellings. ▪ New development will continue to reflect the existing pattern of front setbacks. ▪ Gardens will become a more established feature of Balston Street, with increased plantings of medium sized canopy trees and shrubs. ▪ Front fences will be low or transparent to allow views through or over the fence into front garden areas. ▪ Along Inkerman Street, garden areas will be landscaped with vegetation suited to small areas to soften the built form.
	Future Residential Change Category <i>Limited Change</i>		

Precinct Reference (Refer Figure 5.2)	Existing Character Type / Future Residential Change Category:	Future Residential Development Statement	Preferred Future Character Statement
Hotham Street Precinct - R7	Existing Character Type <i>Victorian / Interwar / Post War Garden Suburban</i>	<ul style="list-style-type: none"> ▪ Hotham Street is a heavily trafficked Main Road with many buildings protected from the impact of the road through the use of vegetation and high front fences. ▪ There is a strong base of Victorian dwellings with examples also of immediate post-war dwellings from the late 1940's and 1950's. Larger lots have attracted 1960's / 70's blocks of flats to the precinct. ▪ Despite the varied character of Hotham Street and the main road location, most lots have already been redeveloped for multi-units / flats which are unlikely to see further change. ▪ Redevelopment potential within the precinct is also constrained by a number of lots containing large renovated period dwellings (some of Heritage significance) also unlikely to undergo redevelopment. 	<ul style="list-style-type: none"> ▪ Existing Victorian dwellings in good condition will be retained. ▪ Some larger lot sizes may attract further redevelopment including medium density housing. ▪ New development will be well articulated with variations in wall treatments, and through the composition of openings and setbacks. ▪ Where a new development adjoins an existing Victorian dwelling, it will provide an innovative design response that respects the scale, form and setbacks of the existing dwelling. ▪ The built form and dominance of hard surfaces will be lessened through landscaping suited to the size of garden spaces. ▪ High front fences will be avoided in favour of other measures, such as vegetation screening, to enhance privacy and reduce noise impacts.
	Future Residential Change Category <i>Incremental Change (Constrained)</i>		
The Avenue / Gourlay Street Precinct - R8	Existing Character Type <i>Victorian / Interwar / Post War Garden Suburban</i>	<ul style="list-style-type: none"> ▪ The precinct is dominated by Victorian dwellings and post-war 1960's / 70's buildings. More recent development has seen the introduction of duplexes and contemporary medium density housing. ▪ The varied character of both The Avenue and Gourlay Street, combined with large lot sizes, provide the propensity for further redevelopment. ▪ There is already a high prevalence of multi-unit / flats in multiple ownerships, which will limit the extent of further change within the precinct. 	<ul style="list-style-type: none"> ▪ Walk-up flats and contemporary development in the form of apartments and duplexes will become the most dominant building styles through the precinct. ▪ 1960s-70s walk up flats will be updated to revitalise streetscapes, and Victorian dwellings will be maintained and carefully restored where necessary. ▪ Where located next to a Victorian dwelling in good condition, new development will provide an innovative design response that respects the scale, form and setbacks of the existing dwelling. ▪ New development will be well articulated with variations in wall treatments, and through the composition of openings and setbacks. ▪ Landscaping will play a greater role in new development, with carefully considered garden spaces and vegetation that reduces the impact of the built form on the streetscape.
	Future Residential Change Category <i>Incremental Change</i>		

Precinct Reference (Refer Figure 5.2)	Existing Character Type / Future Residential Change Category:	Future Residential Development Statement	Preferred Future Character Statement
Carlisle Avenue Precinct - R9	Existing Character Type <i>Victorian / Edwardian / Interwar / Post War with Modern Overbuilding</i>	<ul style="list-style-type: none"> ▪ This precinct is dominated by Edwardian dwellings, with some examples of inter-war dwellings and post-war 1960's / 70's flats ▪ Although the precinct exhibits a varied character overall, the west side of Hawsleigh Avenue is particularly consistent, limiting the potential for development intensification in this area. ▪ The remainder of the precinct comprises medium sized lots, which suggests some potential for redevelopment however, this will be constrained by the number of existing multi-units / flats and the renovated condition of most remaining single dwellings. 	<ul style="list-style-type: none"> ▪ Edwardian dwellings will continue to provide a strong base for this precinct and will be well maintained and, where necessary, appropriately restored. ▪ Post-war flat development will be updated with contemporary materials and finishes that complement those of period dwellings. ▪ New development will be respectful of the scale and form of period dwellings, and will provide adequate space for landscaping to contribute to the leafy atmosphere of the precinct. ▪ Car parking and associated structures will be avoided in the front setback in order to maximise space for landscaping and enhance the spacious feel of the streetscape ▪ Front fences will be low or absent altogether in order to retain views to buildings.
	Future Residential Change Category <i>Incremental Change (Constrained)</i>		
Nightingale / Marlborough / Rosamond / Nightingale / Gibbs / Bothwell / Bowan Precinct - R10	Existing Character Type <i>Victorian / Edwardian Inner Urban</i>	<ul style="list-style-type: none"> ▪ This precinct is a particularly consistent neighbourhood character areas, which has (in part) been covered by an interim heritage controls (Heritage Overlay). ▪ The precinct is dominated by single-fronted Victorian dwellings. There are also limited examples of dwellings from other eras, including those from the Edwardian, Inter-war, post-war and contemporary periods. ▪ Most streetscapes have a fine grain character due to narrow roadways, narrow lots and correspondingly small scale buildings with limited setbacks. ▪ Despite its proximity to the retail strip of Carlisle Street, the highly consistent character and small lot sizes limits the opportunity for change in this precinct. ▪ Future development will be predominantly in the form of sensitive additions to existing dwellings. 	<ul style="list-style-type: none"> ▪ The precinct will retain the key character elements that contribute to its high level of consistency. ▪ Existing Victorian, Edwardian and Interwar dwellings will be well maintained and carefully restored where necessary. ▪ The small scale inner urban character will be retained with new development respecting the height, form and setback of existing buildings. ▪ New development will adopt simple design details that respect but do not replicate period detailing. ▪ Building materials and finishes will continue to contribute to the lightness of the streetscapes created by existing lightly coloured timber finishes. ▪ Front setbacks will be innovatively landscaped and front boundaries will be lined with low fences that suit the era of development and maintain the relationship between the street and buildings.
	Future Residential Change Category <i>Limited Change</i>		