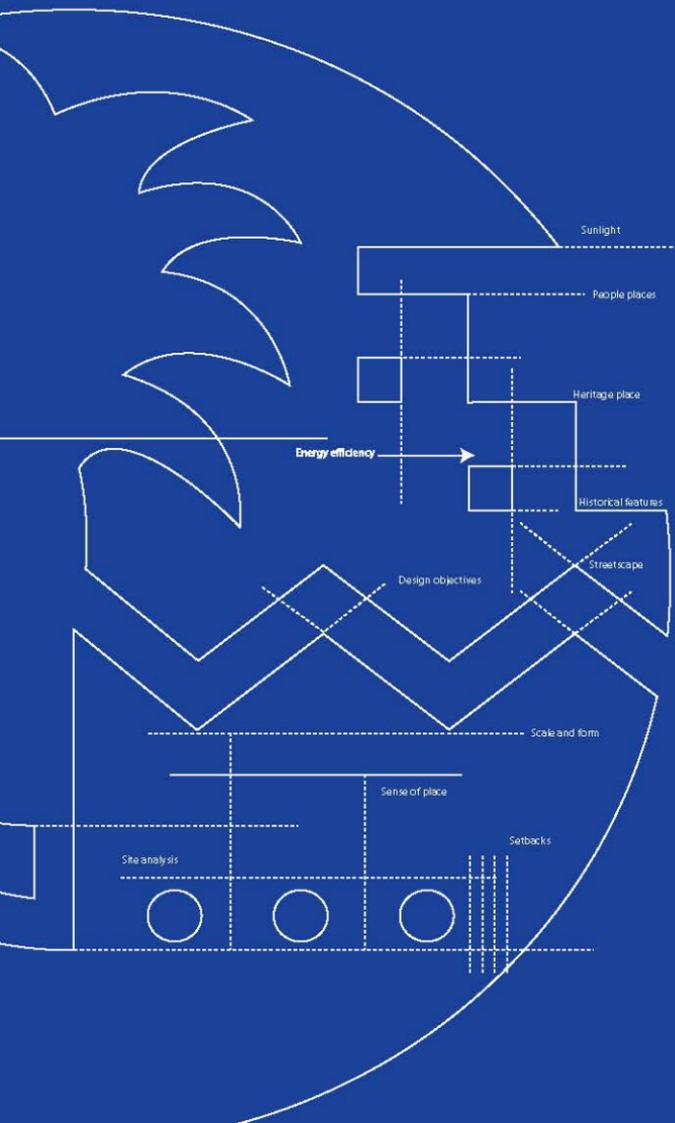


Port Phillip Design Manual



ESTABLISHED RESIDENTIAL PRECINCTS

Introduction

The residential areas to the south-east and north-west of the *Activity Centre* have a fine grain and low scale character, and are substantially affected by *Heritage Overlay 1 (HO1 – Port Melbourne)*. The structure plan aims to protect these areas, whilst providing for incremental housing growth in residential areas proximate to the activity centre that has existing diverse neighbourhood character.

There are four residential areas (*Residential Precincts 1 to 4*) that have capacity for incremental residential growth, based on a diverse neighbourhood character, which are identified on the *Established Residential Areas Housing Framework Plan*.

The following section comprises *Preferred Neighbourhood Character Statements* for these areas. Development must be in accordance with the 'Preferred Character Statement' and 'Design Response' contained in each statement.

Residential Precinct I: Garton Street



Above: north side of Garton Street.

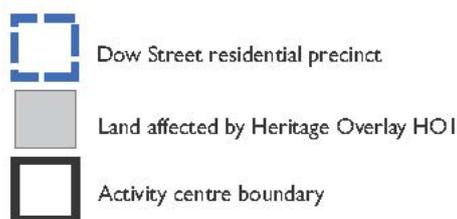


Above: south side of Garton Street.

Existing character / Future category	Future Development Statement	Preferred Character Statement
Existing character type Victorian / Modern overbuilding	<ul style="list-style-type: none"> The two sides of Garton Street present differing residential development opportunities adjacent to the Crockford Street renewal precinct. Future development will make a transition in height down from Crockford Street (which is anticipated to be up to 5 storeys) towards the low scale established streetscapes in Bay Street (1 and 2 storeys). Lots on the southern side of the Garton Street are larger and have an interface with bulky buildings (fronting Crockford Street and also in Garton Street) and have redevelopment potential. New development on the southern side will be constructed up to 3 storeys. Townhouse type development will reflect the existing grain and setback in Garton Street. The remaining warehouse building is also a development opportunity. The small lot size and consistent low building scale on the northern side of Garton Street will limit future development to single lot development, including single dwellings and additions to existing dwellings. Development on the northern side will respond to the existing low scale and intimate residential environment made up of 'contributory' properties outside of the Heritage Overlay (as shown on the City of Port Phillip Neighbourhood Character Policy Map). 	<ul style="list-style-type: none"> Existing Victorian dwellings in good condition will be encouraged to be retained particularly on the northern side. New buildings will reflect the existing streetscape grain and provide small front setbacks. Contemporary design responds to consistent existing streetscape elements, including verandahs, fascia lines and fence heights. Development on the southern side will be transitional in scale of 3 storeys (with scope for a 4th level if recessed from view). Townhouse style buildings will be well articulated with punctuated openings and balconies to the street. Redevelopment of the existing warehouse building will reinstate a residential land use and generally match the height of the existing building on the same site. Development on the northern side will respond to the existing low building scale and front setbacks and be limited to two storeys. Development adjacent to heritage places will be transitional in height and setbacks. Garages, carports, car parking spaces and vehicle access within the front setback are strongly discouraged.
Future residential change category Incremental change		

Design Response	
<i>Frontage widths:</i>	Match existing widths (range of 4 - 6 metres.)
<i>Siting and setbacks:</i>	<u>North side:</u> Match existing front setbacks (3 metres minimum).
	<u>South side:</u> 2 metres.
<i>Building height:</i>	<u>South side:</u> 3 storeys (any 4th level must be recessed from view).
	<u>North side:</u> 2 storeys.
<i>Design detail:</i>	<p>Reflect key horizontal lines within the street.</p> <p>Discourage vehicle access within front setback.</p> <p>Surveillance of street from all levels.</p> <p>Low scale fencing (0.8 – 1.2 metres).</p>
<i>Landscaping / planting:</i>	Low scale planting within front setback.

Residential Precinct 2: Dow Street (north)



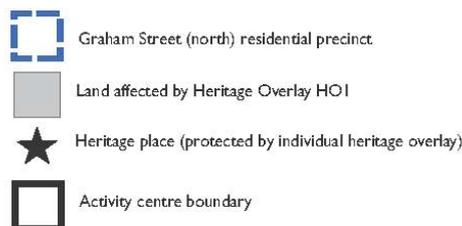
Above: Dwellings in Dow Street (west and east).

Above: Esplanade West.

Existing character / Future change category	Future Development Statement	Preferred Character Statement
Existing character type Victorian / Edwardian / Modern overbuilding	<ul style="list-style-type: none"> The varied character in the precinct provides scope for development which responds to existing identified character elements, and adjacent heritage places. New development will predominantly be in the form of new dwellings and extensions to existing dwellings. Multi-unit development will be limited and occur on the few larger remaining lots, or consolidated lots. Development will be 2 storeys in height, reference key streetscape elements, and continue predominant front setbacks. Surveillance of the street is incorporated at ground and first floor level. 	<ul style="list-style-type: none"> Further residential development to a high architectural standard responds to the existing pattern of development and nearby building styles. 'Contributory' properties outside of the Heritage Overlay (as shown on the City of Port Phillip Neighbourhood Character Policy Map) are encouraged to be retained. Development maintains consistent streetscape elements, including low scale buildings, small and medium sized front setbacks, and low fencing.
Future residential change category Incremental change	<ul style="list-style-type: none"> In Dow Street, the existing weatherboard dwellings will contribute to a visually interesting precinct, with new building forms emerging. In Esplanade West, continued modern development sits alongside characteristic original weatherboard dwellings. Dual front setbacks in response to the diagonal alignment of the street are continued, and dwellings overlook Lagoon Reserve to the east. 	<ul style="list-style-type: none"> The character of the precinct will be maintained and enhanced through respecting existing setback arrangements and tree planting. In Esplanade West, the small to medium dual setbacks are continued, and verandah and roof elements are referenced. Low fencing and planting is provided. In Dow Street, the strongly prevalent hipped roofs and horizontal lines created through verandah and fascia elements are reflected in new buildings. 3rd floor levels will be discouraged, unless substantially hidden from view. Development adjacent to heritage places will be transitional in height and setbacks.

Design Response	
<i>Frontage widths:</i> Match existing, as follows:	<u>Esplanade West:</u> minimum 6 metres.
	<u>Dow Street:</u> range of 5 – 7 metres.
<i>Siting and setbacks:</i> Match existing, as follows:	<u>Esplanade West:</u> 4 metres; or 2 metre and 5 metre dual setbacks for properties fronting the diagonally aligned section of Esplanade West.
	<u>Dow Street:</u> approximately 3 metres.
<i>Building height:</i>	Two storeys.
<i>Design detail:</i>	<u>Esplanade West:</u> Incorporate verandahs and street surveillance, brick and weatherboard materials, low fences with low planting behind.
	<u>Dow Street:</u> Reflect horizontal elements (eg: verandahs and fascia lines) and hipped roofs, and incorporate brick and weatherboard materials and low / medium fences of open design.
<i>Landscaping / planting:</i>	Low / medium scale planting in the front setback.

Residential Precinct 3: Graham Street (north)



Above: Princes Street



Stokes Street



Graham Street

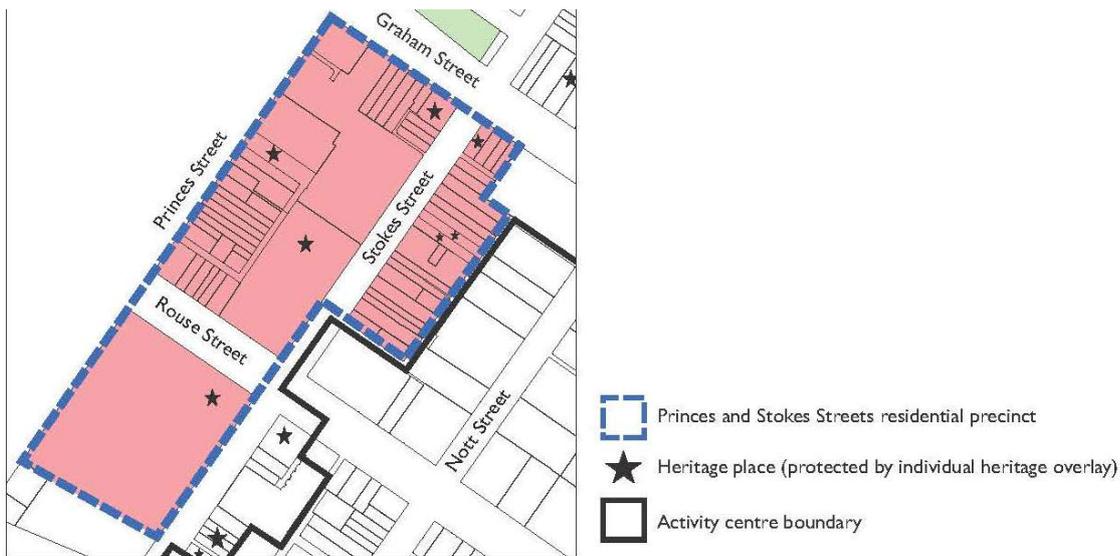


Nott Street.

Existing type / Future change category	Future Development Statement	Preferred Character Statement
<p>Existing character type</p> <p>Victorian / Edwardian / Modern overbuilding</p>	<ul style="list-style-type: none"> Each street in this precinct has differing established and emerging character attributes which will set the context for future development. Development will respond to the identified character elements of each street, as well as heritage places. The precinct is well located in proximity to the light rail and also the core retail area, which will support incremental intensification. There is scope for further well designed infill development of up to two storeys on remaining larger lots, particularly in Princes Street where townhouse style development is predominant, and also in Nott Street. Properties in Graham Street have generous proportions and can accommodate some development that respects heritage and 'contributory' properties outside of the Heritage Overlay (as shown on the City of Port Phillip Neighbourhood Character Policy Map). Streets with fine grain subdivision elements and small lots, such as Stokes Street, will experience limited development unless lot consolidation occurs. There are atypical taller built form elements of 3 and 4 storeys which act as poor references for future development. 	<ul style="list-style-type: none"> Contemporary development will continue to occur which is respectful of the scale, form and siting of period dwellings. Period dwellings will be encouraged to be retained. New development will respond to the established scale and setbacks of the precinct, and incorporate front setbacks to allow for planting that contributes to the streetscape and rear yard environs. Princes Street will accommodate further townhouse development, with small front setbacks and windows and balconies that overlook the street. Graham Street will accommodate sensitive new development, such as at the rear of period dwellings. Development in Stokes Street will reflect existing character elements, including front and side setbacks, verandahs and low fences. Turville Place and Nott Street will continue to accommodate further low scale multi-unit residential development. New residential development will appear as 2 storeys. A recessed 3rd level can be accommodated in new development fronting Princes and Turville Streets. The housing estate will be updated with contemporary materials and finishes. Any redevelopment will not result in additional height beyond that of the existing buildings.
<p>Future residential change category</p> <p>Incremental change</p>		

Design Response	
<i>Frontage widths:</i>	<u>Princes and Stokes Streets:</u> 5 – 7 metres.
	<u>Nott Street:</u> 6 – 9 metres.
	<u>Graham Street:</u> 6 metres.
<i>Siting and setbacks:</i>	<u>Princes Street:</u> 1 metre front setback.
	<u>Stokes and Nott Streets:</u> 1 - 4 metre front setback.
	<u>Stokes Street:</u> A 0.5 metre side setback.
	<u>Graham Street:</u> 3 – 4 metre front setback.
<i>Building height:</i>	2 storeys (unless specified).
	<u>Graham Street:</u> 3 storeys
<i>Design detail:</i>	<u>Princes Street:</u> Modern design; punctuated facades with openings to both floor levels.
	<u>Stokes Street:</u> Reflect existing elements including gable roof ends, verandahs, low fences.
	<u>Nott Street:</u> Low – medium height fencing.
<i>Landscaping / planting:</i>	<u>Princes Street:</u> Minor decorative planting.
	<u>Stokes & Nott Streets:</u> Low –medium height planting.
	<u>Graham Street:</u> Medium height trees.

Residential Precinct 4: Princes and Stokes Streets



Above: (from L to R) dwellings in Stokes Street, Princes Street, Rouse Street, Graham Street.

Existing type / Future change category	Future Development Statement	Preferred Character Statement
Existing character type Victorian / Edwardian / Interwar Modern overbuilding	<ul style="list-style-type: none"> The precinct is on the edge of a former industrial area that has made a transition to high density residential development. Some medium density development has occurred within the precinct. The precinct has little capacity for further medium density development. Residential lots are typically small in size and will limit further development in the precinct. Stokes and Princes Streets will retain a low scale and fine grain of development, supported by low fences and low planting that contributes to an intimate residential environment. 	<ul style="list-style-type: none"> Period dwellings, including 'contributory' properties outside of the Heritage Overlay (as shown on the City of Port Phillip Neighbourhood Character Policy Map), are encouraged to be retained, to protect the low scale, fine grain character of the precinct. Significant and contributory heritage places are retained. The existing rhythm of development is reinforced through new development. A consistent building scale is achieved for each street section, and changes in scale part or mid-way are strongly discouraged.
Future residential change category Incremental change	<ul style="list-style-type: none"> Future development will predominantly be in the form of sensitive additions to existing dwellings, new dwellings on individual lots as they become available, and well-designed low scale medium density development on larger single or consolidated lots. Rouse and Graham Street have some further propensity for change, comprising larger lots and short street sections that have disparate character elements. Heritage places will continue to play a key role in underpinning the unique fabric of the precinct. Intensive development of small individual lots is not envisaged as part of the future character of the precinct. Any further development of the Swallow and Ariel warehouse is set well back from the façade, is limited in height, and visually recessive. 	<ul style="list-style-type: none"> New development responds to the existing characteristics of the precinct, and responds to low scale adjoining properties. New development responds to the setbacks of adjoining properties, and responds to key character elements including the fine grain and characteristic street interface of development, such as setbacks, verandahs, and low fencing. Crossovers, car parking and associated structures will be avoided in the front setback. First and second floor levels are setback from the frontage to limit their visibility. Building scale does not exceed two storeys in Princes Street, and does not exceed three storeys in Stokes Street.

Design Response	
<i>Frontage widths: Match existing, being:</i>	<u>Princes & Stokes Streets:</u> 5 – 9 metres.
	<u>Rouse & Graham Streets:</u> 6 – 7 metres.
<i>Siting and setbacks:</i>	<u>Princes Street:</u> 3 – 6 metres.
	<u>Stokes Street:</u> 1 – 4 metres.
	<u>Graham Street:</u> 6 metres.
<i>Building height:</i>	<u>Princes Street:</u> 2 storeys.
	<u>Stokes Street:</u> 3 storeys.
	<u>Graham Street:</u> 3 storeys
<i>Design detail:</i>	<u>Precinct wide:</u> Respond to fine grain streetscape rhythm, low building scale, planted front setback areas.
	<u>Princes Street:</u> Single storey elements, verandahs, low – medium fencing.
	<u>Stokes Street:</u> Verandahs and balconies, low fencing, brick and weatherboard materials.
<i>Landscaping / planting:</i>	Low to medium size planted front setbacks.