

03/03/2011
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SCHEDULE 14 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO14**

NORTHCOTE MAJOR ACTIVITY CENTRE

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Design objectives

The *Northcote Activity Centre Structure Plan, April 2007* (NAC Structure Plan) identifies 10 precincts where change will occur (refer to Table 1 in this schedule). These precincts are:

- Precinct A1: Arthurton Road
- Precinct A2: Central Northcote
- Precinct A3: High Street North
- Precinct A4: Croxton
- Precinct A5: High Street South
- Precinct A6: Town Hall
- Precinct A7: Creative Communities
- Precinct A8: Northcote Railway Station
- Precinct A9: Medium Change Residential
- Precinct A10: Low Change Residential

To ensure the Northcote Major Activity Centre is developed in accordance with preferred built form outcomes set out in the *High Street Urban Design Framework 2005* and *High Street Precinct Guidelines, 2005* where applicable.

To avoid underdevelopment of sites.

To encourage buildings with flexible floor plans that can accommodate mixed living/work activity.

To encourage a range of housing types and forms.

To encourage environmentally sustainable design in the Northcote Major Activity Centre.

To protect the economic viability of businesses by designing and constructing commercial premises to prevent unreasonable off-site amenity impacts on adjoining and nearby residential uses.

To ensure new housing provides a high level of on-site amenity for residents.

To improve pedestrian access between key destination points.

To ensure public spaces including key pedestrian streets have good solar access and weather protection.

To ensure that the following valued public views and vistas are retained and protected from unreasonable encroachment by nearby buildings:

- From all Nations Park hilltop to:
 - Mount Macedon and the Macedon Ranges
 - the Melbourne Central Business District
- The sense of broad views to the horizon and openness in the All Nations Park;

- From Rucker's Hill (including the upper levels of the Northcote Town Hall) to the Central City skyline; and
- From the junction of Plenty Road, High Street and Miller Street (known as the 'Y' on High') to the Northcote Town Hall.

To ensure the dominance of the Church spire and the Northcote Town Hall as landmarks is retained.

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Design requirements

Transport and Access

- Development or redevelopment of public and private land within the centre should be designed to provide for private vehicle use and associated car parking as an additional, but not preferred form of access.
- Minimise the impact of travel on local character by:
 - Promoting pedestrian movement as the primary form of access including through infrastructure improvements.
 - Supporting public and community based transport as the secondary form of access.
 - Ensuring private vehicle access is the third and subsidiary form of access.
 - Ensuring new development improves linkages between public transport and key destinations, incorporating better transport interchanges and waiting areas where appropriate.

Urban Design and Heritage

- All infrastructure improvements in the activity centre, including street widening, paving upgrades and new buildings should have a primary focus of improving pedestrian amenity and access to and through the centre, linking key destination points.
- Formal and informal seating and resting spaces should be included as part of streetscape improvements and provision of civic spaces where key sites along High Street, Separation Street, Arthurton Road and other key destination points are developed or redeveloped.
- New landscaping of public and private spaces should incorporate indigenous and drought tolerant plants.
- Encourage the incorporation of public seating and public and community art works into major new developments and the redevelopment of existing forecourts.
- Buildings and civic/pedestrian spaces should be designed to provide access to people of all abilities.
- Surface treatments should comprise of low reflectivity materials and finishes that are of a durable type.

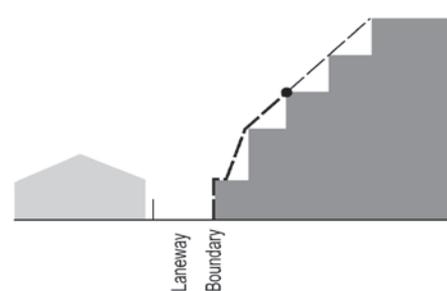
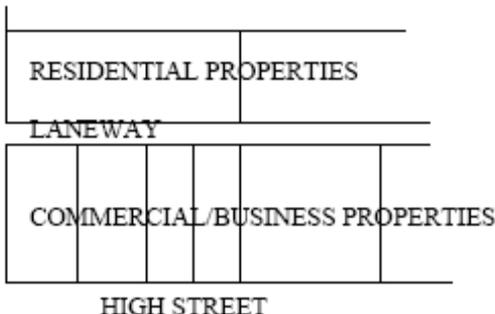
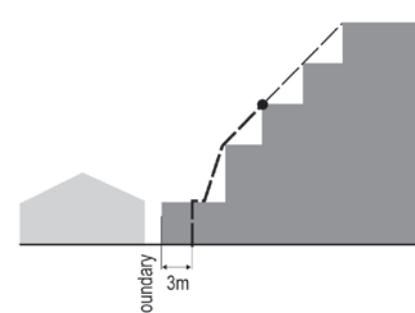
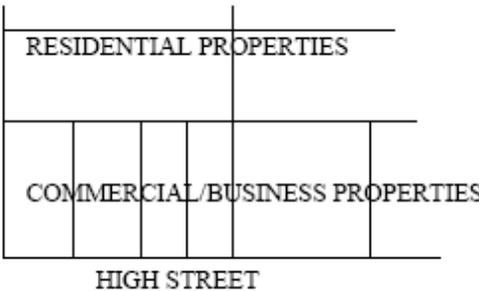
Building design

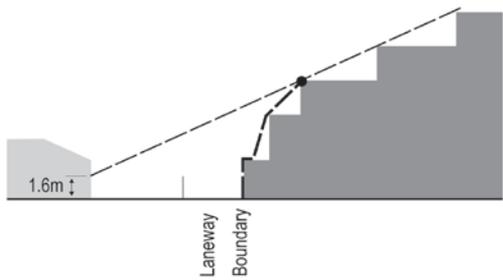
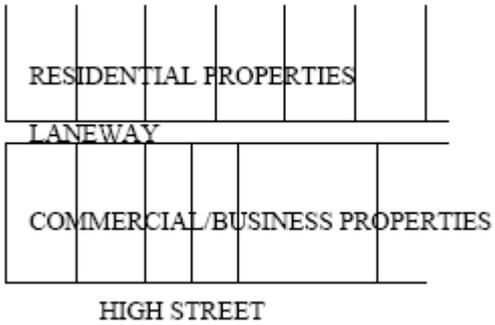
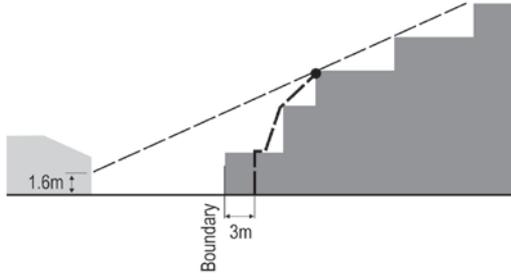
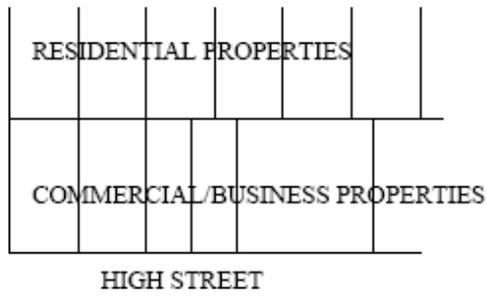
- All development should incorporate best practice environmentally sustainable design, demonstrated through the use of Sustainable Tools for Environmental Performance Strategy (STEPS), Sustainable Design Scorecard (SDS) or similar including:
 - Energy efficient design e.g. building orientation to achieve passive heating and cooling
 - Use of appropriate materials
 - Water sensitive urban design
 - Sustainable transportation

- Waste reduction and management
- Biodiversity.
- Encourage active frontages at ground level and opportunities for passive surveillance from upper levels.
- New development should reinforce the existing character of predominantly narrow shop fronts by using vertical articulation rather than horizontal.
- Development that will accommodate residential or other noise sensitive uses must provide acoustic insulation for habitable rooms that may be affected by noise from businesses, street activity, vehicular traffic and rail activities.
- Development that will accommodate entertainment and commercial uses must include noise attenuation measures to minimise amenity impacts on residential uses.

Building setbacks

DESIGN REQUIREMENT	EXPLANATORY FIGURE
<p>Front setbacks for buildings with frontage to High Street</p> <p>Buildings with a High Street frontage should be built to the front boundary up to a height of 10 metres and then set back a minimum of 1.5 metres from the front boundary per floor unless a different design requirement is set out in Table 1 to this schedule.</p>	<p>Figure 1</p>
<p>Rear setbacks for buildings with frontage to High Street</p> <p>Where new development in High Street has a rear setback adjacent to a residential property, setbacks should be designed in accordance with the Figures below unless a different design requirement is set out in Table 1 to this schedule. (Note that these rear setback requirements are based on an extrapolation of Standard B17 in clause 55.04-1 of the Darebin Planning Scheme as shown in Figure 2).</p>	<p>Figure 2</p>

DESIGN REQUIREMENT	EXPLANATORY FIGURE
<p>Rear setbacks for buildings with frontage to High Street – Side-on residential properties separated by a laneway</p> <p>Figure 3 applies where the adjoining residential property fronts at right angles to the properties fronting High Street, as shown in Figure 3A, where a laneway separates the properties.</p>	<p>Figure 3</p>  <p>Figure 3A</p> 
<p>Rear setbacks for buildings with frontage to High Street – Side-on residential properties not separated by a laneway</p> <p>Figure 4 applies where the adjoining residential property fronts at right angles to the properties fronting High Street, as shown in Figure 4A, where there is no laneway separating the properties.</p>	<p>Figure 4</p>  <p>Figure 4A</p> 

DESIGN REQUIREMENT	EXPLANATORY FIGURE
<p>Rear setbacks for buildings with frontage to High Street – End-on properties separated by a laneway</p> <p>Figure 5 applies where the adjoining residential property has frontage to a street parallel to High Street, as shown in Figure 5A, where a laneway separates the properties.</p>	<p>Figure 5</p>  <p>Figure 5A</p> 
<p>Rear setbacks for buildings with frontage to High Street – End-on residential properties not separated by a laneway</p> <p>Figure 6 applies where the adjoining residential property has frontage to a street parallel to High Street, as shown in Figure 6A, where there is no laneway separating the properties.</p>	<p>Figure 6</p>  <p>Figure 6A</p> 

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Buildings and works**Storey**

For the purposes of this schedule, 'storey' does not include a basement. The minimum height of a commercial storey (floor to floor) is 3.8m. The minimum height of a residential storey (floor to floor) is 3m.

Permit requirement

A permit is required to construct a building or carry out works.

This does not apply to:

- Construction or carrying out the following within a ~~Business-Commercial~~ Zone:
 - The installation of an automatic teller machine.
 - An alteration to an existing building facade provided:
 - The alteration does not include the installation of an external roller shutter or security grill.
 - At least 80 per cent of the building facade at ground level is maintained as an entry or window with clear glazing.
 - Works carried out for the purpose of site remediation.
 - An awning that projects over a road if it is authorised by the relevant public land manager.
- Construction or extension of the following within a Residential Zone:
 - A single dwelling on a site greater than 300 sq.m.
 - Works normal to a dwelling.

New development should address the above design objectives and design requirements for the centre as well as any design outcomes and design requirements specified for individual precincts in Table 1 to this schedule.

Table 1 should be read in conjunction with the Northcote Activity Centre Structure Plan.

A permit may be granted for buildings and works that do not accord with the design requirements and design outcomes of this schedule except for the height requirements for the Australian Horizons sites (Figure 11) provided the design objectives are met.

Information to be submitted with an application

In addition to other information required to be submitted with an application for a planning permit, applications must be accompanied by the following plans and reports to the satisfaction of the responsible authority:

- A comprehensive planning and urban design analysis addressing the following matters, as appropriate:
 - details of how the proposed development responds to the design objectives, design requirements and design outcomes of this schedule
 - three dimensional views of the proposal within the context of surrounding buildings
 - material finishes

- an assessment of any existing buildings on the site of heritage, architectural or cultural significance
 - a description of the predominant neighbourhood and streetscape character and an explanation of how this character has influenced the siting, form, massing and design of the proposed building
 - an assessment of off-site impacts of the proposed building, such as overshadowing and/or overlooking, in particular overshadowing of important public spaces and main streets
 - identification of any opportunities for new landmark structures and how such structures relate to any existing landmarks and important views
 - details of the overall site yield/floor space and an assessment of the effects on services, traffic generation and parking demand
 - how the proposed building and land use engages with and contributes to the activity of the street.
- Three dimensional representations of the proposal within the context of the surrounding buildings.
 - A constructed perspective representation accurately showing the proposed building(s) as viewed from the high point of the All Nations Park and the junction of Plenty Road, High Street and Miller Street (known as the ‘Y’ on High) for land with frontage to High Street in the High Street North and Croxton Precincts and Central Northcote Precinct, north of Arthurton Road and Separation Street and west of the All Nations Park.
 - An Environmentally Sustainable Development (ESD) Management Plan prepared by a suitably qualified environmental engineer. The management plan should address among other things:
 - Energy efficiency
 - Opportunities for a reduction of impervious surfaces
 - Opportunities for stormwater reduction and management including collection and re-use
 - Re-use of grey water
 - Orientation and layout
 - Waste management and reduction
 - Noise attenuation.

The Responsible Authority may waive the requirement for an ESD Management Plan for minor buildings and works.

- An assessment of access to and circulation through/around the site for vehicles, pedestrians and cyclists.
- Where a precinct or sub-precinct has particular solar access requirements, applications for new buildings or additions / alterations that will increase the height and / or decrease the setback of the street facade of a building must be accompanied by a shadow assessment demonstrating that the solar access objectives for the precinct will be met.
- In the case of new residential development located within or adjacent to a business or mixed use zone, a report prepared by a suitably qualified acoustic specialist outlining appropriate measures to provide acoustic protection for future residents.

Where a site is within more than one precinct each street frontage must conform to the requirements of the relevant precinct provisions. Where part of a site is within another precinct, but does not have any street frontage, this part may be considered as part of the

main precinct as long as it does not adversely impact on the design outcomes for both precincts.

Exemption from notice and review

An application to construct a building or construct or carry out works on land other than within a Residential 1 Zone which conforms with the requirements of this schedule and is generally in accordance with the *Northcote Activity Centre Structure Plan, April 2007* and the *High Street Urban Design Framework* and *High Street Precinct Guidelines, 2005* is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

This does not exempt any application from notification and review requirements under any other clause, zone or overlay.

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Subdivision

Applications for subdivision of existing sites that are not associated with a development proposal that supports the objectives promoted by this Scheme for the Northcote Activity Centre are discouraged.

Consolidation of land to facilitate the creation of viable development sites is encouraged.

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Decision guidelines

Before deciding on an application, the responsible authority must consider:

- Whether the proposed development achieves the design objectives, design requirements and design outcomes of this schedule.
- The architectural quality and innovative response of the building design.
- The impact of the building on any identified viewlines.
- The contribution the development makes to urban design and the streetscapes of the area, including pedestrian and public spaces and car parking areas.
- Use of environmentally sustainable design principles and techniques.

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Reference

Northcote Activity Centre Structure Plan, April 2007

High Street Urban Design Framework, 2005 and *High Street Precinct Guidelines, 2005*

Northcote Activity Centre Structure Plan Neighbourhood Character Guidelines – Low Change Residential Precinct

Northcote Activity Centre Structure Plan Neighbourhood Character Guidelines – Medium Change Residential Precinct

Guidelines for Higher Density Residential Development DSE, 2004

Table 1 to Schedule 14

Precinct A1 Arthurton Road

New development should provide an integrated public, pedestrian and street-based continuous retail and commercial edge along Arthurton Road between High Street and Herbert Street.

Design outcomes

General

Design new development to:

- Maximise opportunities for multi-storey development and avoid underdevelopment.
- Provide an appropriate built form transition at identified interface areas within and between precincts.
- Respect the key views from the All Nations Park hilltop to the west.
- Facilitate active frontage to public and private streets, car parks and pathways.
- Incorporate additional or improved walkways or streets to improve access within the precinct and between the precinct and key destination points within the activity centre.

The height of new development on the Australian Horizons sites must not exceed the heights shown in Figure 11.

A permit may not be granted to construct a building or construct or carry out works which are not in accordance with this requirement.

Permeability and access

- Adequate and appropriately located and designed pedestrian walkways or streets will be provided to improve access throughout the precinct.
- The street network within the precinct will be designed to provide for safety, efficiency and a high level of amenity for pedestrians and vehicles, including bicycles.
- Development will be sited and designed to activate any new streets and walkways created as a result of adjoining development.
- New development should provide for at least one north-south shared accessway connection between Arthurton Road and Elm Street with a pedestrian focus, approximately midway between Herbert Street and High Street.
- The Arthurton Road reservation should be widened by 5.0 metres to the north.
- Any new off-street car parking areas should be located and designed to minimise:
 - visibility from adjoining streets
 - the number of vehicle crossovers.
- Redevelopment adjoining the Arthurton Road car park should be reorientated to address and provide surveillance of the car park and any adjoining pedestrian walkways.

Redevelopment fronting Arthurton Road (north side)

- The lower 3 storeys of development must provide zero lot alignment to a widened road reservation.
- Buildings above 3 storeys should be setback from the street to enable sunlight at 12.00pm on 21 June (winter solstice) to reach the southern edge of the footpath on the south side of Arthurton Road.

Elm Street interface

- Development opposite or adjacent to established residential areas will:
 - provide an appropriate built form transition at the interface with these areas.
 - be sited and designed to minimise adverse impacts on the amenity of the neighbouring residential properties.
- Development should be set back a minimum of 3.5 metres from the street frontage.
- Verandahs should not encroach any more than 2 metres within the setback.

Helen Street residential properties interface

- Development adjacent to established residential areas will be sited and designed to minimise adverse amenity impacts.
- Development adjacent to Helen Street residential properties should be:
 - of a height no greater than 2 storeys
 - comply with ResCode provisions adjacent to the north-facing rear yards of these properties.

Precinct A2 Central Northcote

New development should provide an integrated public, pedestrian and street-based continuous retail edge along Separation Street between High Street and Northcote Plaza (on the north side) and the Northcote library (on the south side).

Design outcomes**General:**

- The individual components of the precinct including Northcote Plaza, Northcote Central, community facilities and High Street retail areas will be better integrated by a network of pedestrian friendly streets.
- The relatively intact, valued and historically significant Victorian and Edwardian streetscape will be retained and enhanced.
- Redevelopment should lead to outwardly-focussed development facing Separation Street, Arthurton Road, Robbs Parade and the entry to Northcote Plaza.
- Links between Northcote Plaza and All Nations Park should be strengthened to establish a safe, functional public realm that is attractive to users.
- The access and operational requirements of the Northcote Police Station complex will be protected.

Permeability and access:

- Improved pedestrian amenity along Separation Street and Robbs Parade through improved streetscapes and active retail or business frontage to these streets.
- Improved public transport interchange/waiting areas.
- Active pedestrian links between High Street, the railway station and residential areas will be created by integrating development with rear parking and local access ways.
- New development and redevelopment should be designed to allow for passive surveillance of any adjoining pedestrian thoroughfares.
- Redevelopment of sites fronting the east side of High Street, and south of Separation Street should include integrated and publicly-available off-street car parking, pedestrian links through to High Street and better pedestrian and service vehicle access.

Building forms:

- Existing heritage elements of significance will be conserved through facilitating better use of existing or extended buildings.
- Redevelopment along the north side of Separation Street should be constructed to the street frontage to provide an attractive, active and safe streetscape.
- Development at ground floor should provide retail or business frontage that activates the Arthurton Road car park and supports safe pedestrian access through the area.

- The facade of any replacement building that extends across two or more lots should be designed to appear as multiple buildings of typical frontage width.
- Multi-storey developments should incorporate vertically articulated building forms, within the context of the High Street Urban Design Framework. Finer grain smaller frontages should also be a feature of development, particularly to Separation Street and Robbs Parade (refer Figure 7 below).

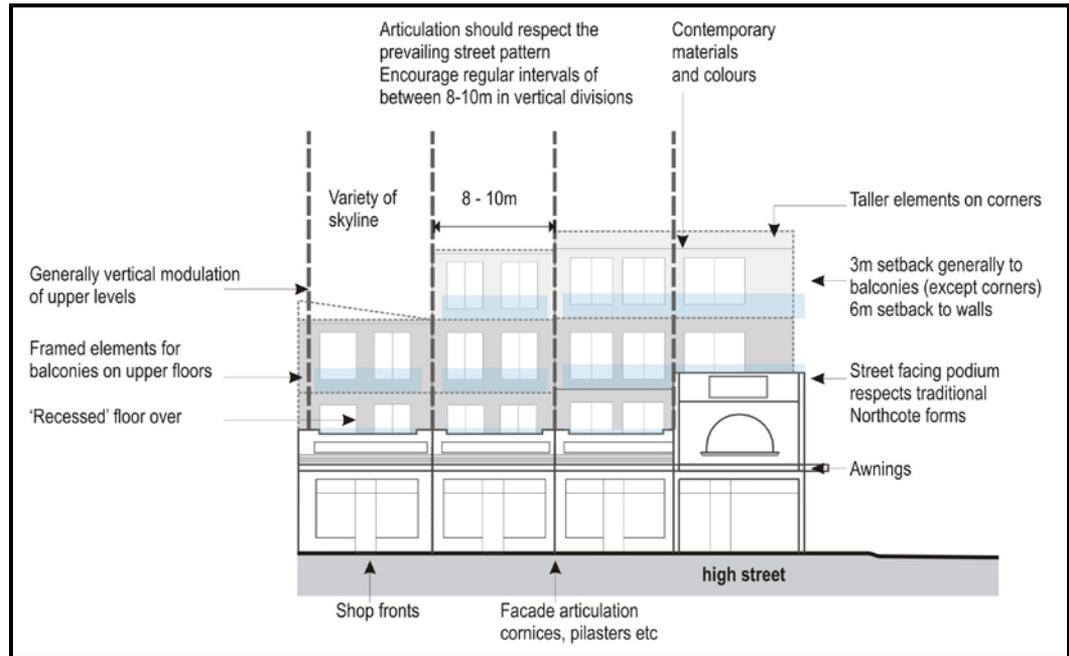


Figure 7 – High Street building articulation

Buildings on land with frontage to High Street, south of Arthurton Road and Separation Street

Buildings on land with a frontage of 15 metres or less to High Street are not to exceed one level above existing building floor levels and any part of the building above the existing front facade height is to be set back behind the facade so that it does not extend more than 15% above the apparent front wall height when viewed from the footpath opposite the site (as indicated in Figures 8 and 9 below).

Buildings on land with a frontage greater than 15 metres to High Street should not exceed 4 storeys or the height of any existing building on the site (whichever is greater).

Buildings on land with frontage to High Street, north of Arthurton Road and Separation Street (except the Northcote Central site)

Buildings should not exceed 5 storeys or the height of any existing building on the site (whichever is greater) with the maximum height determined by the protection of key views from All Nations hilltop.

Buildings on land with frontage to Separation Street (except the Northcote Central & Northcote Plaza sites)

Buildings should not exceed 4 storeys.

Buildings on the Northcote Central & Northcote Plaza sites

Buildings adjacent to the western boundary of All Nations Park should not exceed 4 storeys.

Buildings on the Northcote Central and Northcote Plaza sites that exceed 4 storeys should ensure that:

- building height and bulk does not create an overwhelming presence in the All Nations Park
- the design quality of the buildings makes a positive contribution to the built environment
- amenity in adjoining public spaces is not unreasonably affected
- solar access to the southern footpath in Separation Street is maintained.

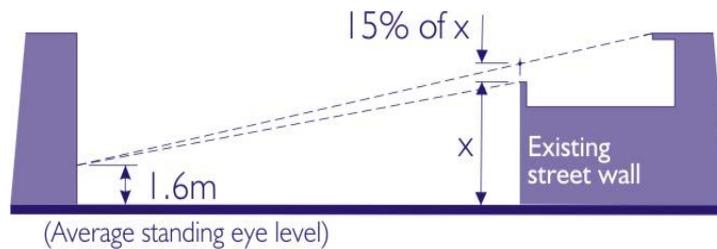


Figure 8 – Front setback to shop top development above 1-storey street wall

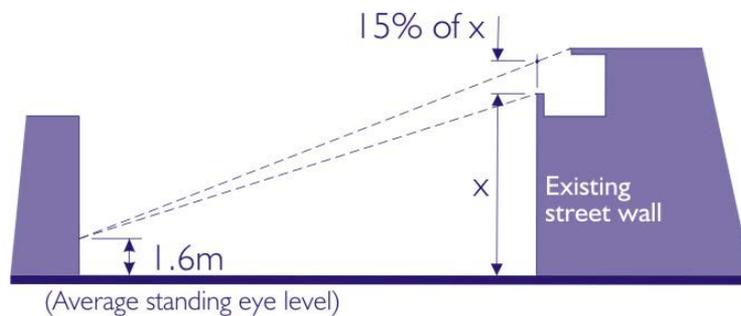


Figure 9 – Front setback to shop top development above 2-storey street wall

Precinct A3 High Street North

This precinct supports the main convenience retail area in the Central Northcote Precinct.

Design outcomes

General:

- A range of commercial and residential developments will be constructed north of Elm Street/Robbs Parade to support the core convenience retail area.
- Buildings should not exceed 5 storeys or the height of the existing building on the site (whichever is greater) with the maximum height determined by the maintenance of the view corridor to the horizon from All Nations Park hilltop.
- Buildings over 8 metres in height should:
 - be built to the front and side boundaries up to a height of between 8 and 10 metres above ground level, and set back a minimum of 1.5 metres from the front building face per floor;

- include measures (such as contrasting external wall materials) to ensure any part of the building above, and set back from, the front wall is visually recessive.

Precinct A4 Croxton

The precinct includes large sites which provide the opportunity for multi-level mixed use development that can support both the Thornbury and Northcote Activity Centres.

Design outcomes

General:

- A greener streetscape will be created on the east side of High Street, through wider setbacks in which significant landscaping is to be established.
- Rear access for service vehicles and staff car parking will be improved to support existing ground floor commercial development west of High Street.
- Built form on the east side of High Street between the Northcote RSL and Northcote Baptist Church (518-538 High Street, Northcote) should be set back 7.5 metres from the front boundary and incorporate tree planting in the setback area. The setback requirements for buildings over 8 metres in height apply as if the 7.5 metre setback was the front boundary.
- Buildings should not exceed 5 storeys or the height of the existing building on the site (whichever is greater) with the maximum height determined by the maintenance of the view corridor to the horizon from All Nations Park hilltop.
- Buildings over 8 metres in height should:
 - be built to the front and side boundaries up to a height of between 8 and 10 metres above ground level, and set back a minimum of 1.5 metres from the front building face per floor;
 - include measures (such as contrasting external wall materials) to ensure any part of the building above, and set back from, the front wall is visually recessive.
 - Building form on the west side of High Street should maintain the existing pattern of small scale commercial and retail uses.

Precinct A5 High Street South

Design outcomes

General:

- Mixed use development should support existing heritage values.
- Upper storey development should be designed for housing or business uses.
- Development and redevelopment of commercial premises fronting High Street should be designed to incorporate public access through to rear parking areas to improve pedestrian links and economic viability of businesses. This should include the link to the south of 250 High Street and the link through the Uniting Church to Eastment Street.
- Consistent building setbacks along High Street should be retained, with occasional interruption through additional setbacks to provide interest to the street.
- Setback areas should be used as a means of providing additional pedestrian and civic meeting spaces.

- A range of building heights and articulation in building form (including breaks between buildings) should be utilised to create a fine grain of architectural form and interest that works its way up the hill of Northcote. This should include an emphasis on vertical articulation and alignment of windows rather than horizontal, recognising the existing proportions of narrow shopfronts and terrace style development (refer Figure 7).
- Buildings on land with a frontage greater than 15 metres to High Street should not exceed an overall height of 4 storeys or the height of any existing building on the site (whichever is greater).
- Buildings on land with frontage to High Street of 15 metres or less should not exceed one level above existing building floor levels and any part of the building above the existing front facade height should be set back behind the facade so that it does not extend more than 15% above the apparent front wall height when viewed from the footpath opposite the site in High Street as indicated in Figures 11 and 12.

Precinct A6 Town Hall

This precinct centres on the cultural and community function of the Town Hall and Civic Square. The precinct is one of the gateways to the Activity Centre. Significant views are available to and from this hilltop location.

Design outcomes

General:

- The town hall and civic square will be promoted as key destination points in the Activity Centre.
- The town hall and civic square will be framed with built form.
- Any development on the car park west of the town hall civic square will incorporate an active interface to the former police station at 43 James Street.
- A variety of clear and safe access links will be provided to the town hall and civic square to draw people to the precinct.
- The southern entry to the Activity Centre will be improved through redevelopment of currently underutilised or unattractive properties.
- The former police station building will be retained.
- Development of land in High Street east of the town hall and civic square should, where possible, consolidate properties and redevelop buildings to multi-level mixed use activities.
- Development of land on the south side of James Street and to the rear of High Street properties on its western side should, where possible, consolidate properties and redevelop single and double storey buildings to create a greater sense of enclosure and 'framing' of the civic square.
- Buildings at 44, 46 or 48 James Street should not exceed 71.4 AHD.
- Building heights on the west side of High Street between James Street and Clarke Street (153-183 High Street) should not exceed an overall height of 2 storeys, or the height of the existing building on the site (whichever is the greater) but not exceeding 12 metres.
- Building heights on the south west corner of High Street and Clarke Street (149 High Street), the adjoining property at 174 Clarke Street and 147 High Street should not exceed 12 metres.

- Buildings on land on the east side of High Street, between the northern end of the precinct and James Street and with a frontage of 15 metres or less, should not exceed one level above the existing building floor levels.
- Buildings on land on the east side of High Street, between the northern end of the precinct and James Street and with a frontage greater than 15 metres, should not exceed an overall height of 4 storeys or the height of any existing building on the site (whichever is greater).
- Any redevelopment of the medium density housing development located at the south east corner of James Street and High Street should be designed to create a more active and attractive facade to High Street.
- Any redevelopment of land forming part of the church site at the north east corner of Bayview and High Street (164 High Street) should include active frontage to the street, maintain view lines to the church spire and incorporate a minimum of 5% land as open space at the Bayview Street/High Street corner for civic and landscape space purposes.
- Building heights on the east side of High Street between James Street and Clarke Street (154-170 High Street) should not exceed an overall height of 4 storeys or the height of the existing building on the site (whichever is greater).
- Building heights on the east side of High Street, south of Clarke Street (136-148 High Street) should not exceed an overall height of 3 storeys or the height of the existing building on the site (whichever is the greater).

Precinct A7 Creative Communities

These precincts have a history of being used for a mix of living and working. Development that supports the arts and design industries will be encouraged.

Design outcomes

General:

- A mix of business and living will be facilitated throughout the precinct in appropriately designed development, particularly in Frederick Street, Eastment Street and areas that directly abut the rear of High Street (including the Arthurton Road car park), while acknowledging the service function these areas provide to businesses in High Street.
- The heritage of the following streets and areas will be conserved:
 - Eastment Street as a working street.
 - The Wimble and Frederick Street area as a mix of living and working spaces.
 - The frontage to Helen Street as a residential street.
- Development of Helen Street properties that abut the Arthurton Road car park should promote surveillance of the car park. An appropriate design response may include buildings up to a height of three storeys as indicated in Figure 10.
- New development should incorporate a mix of living/studio floor plans with buildings designed to enable flexibility in use over time.
- Any redevelopment of properties at the north end of Eastment Street should be designed and constructed to overlook the adjacent Helen Street Park and car parking areas north of Hawthorn Road to improve surveillance of these areas.
- Development on the east side of Eastment Street should integrate with former industrial sites on the west side of the street by incorporating live/work spaces.
- Redevelopment of sites abutting existing laneways should be designed to provide adequate surveillance of the laneway(s).

- Front boundary setbacks in Eastment Street should be staggered (i.e. some buildings should be built on the front boundary and some should be set back to provide landscaped spaces).
- Buildings should be built:
 - to the rear boundary of properties in High Street.
 - to the frontage of the Arthurton Road car park.

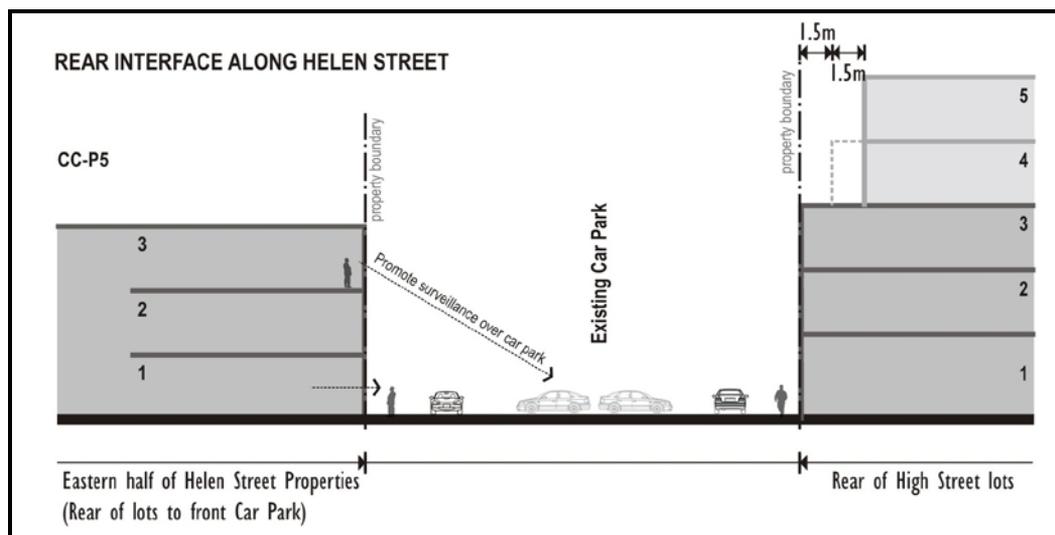


Figure 10 – Helen Street interface

Permeability & access

- Safer and more direct east-west pedestrian links will be provided from High Street to:
 - the Northcote Railway Station;
 - Helen Street to the west; and
 - Frederick and Balgonie Streets to the east.
- Opportunities for shared pedestrian and vehicle space to enhance the precinct as a pedestrian-orientated environment will be identified and developed.
- Service vehicle access to properties in Eastment, Frederick and Wimble Streets and to the Arthurton Road car park should continue to be provided without dominating street frontages.

Precinct A8 Northcote Railway Station

This precinct centres on the Northcote Railway Station and surrounding green space within the rail corridor. Increased patronage of the rail service and passive surveillance of the area is encouraged.

Design outcomes

General:

- The role of the railway station as a community resource will be reinforced through improving the station's visual connection and address to Arthurton Road.
- Pedestrian access between the station and High Street and Arthurton Road will be improved.

- The station buildings will be conserved as elements of community value and significance.

Precinct A9 Medium Change Residential

Design outcomes

General:

- The heritage value of existing residential housing stock will be acknowledged in new development.
- Building forms of 3-4 storeys will be allowed where off-site amenity impacts can be minimised, particularly adjacent to commercial zones and where larger sites can accommodate such form.
- Development should be designed to accord with Clause 55 of the planning scheme, *the Northcote Activity Centre Structure Plan Neighbourhood Character Guidelines – Medium Change Residential Precinct* and the *Guidelines for Higher Density Residential Development DSE, 2004* where applicable.

Precinct A10 Low Change Residential

The future role and character of these areas will continue to reflect Northcote's signature small-scale relatively dense, conventional housing, minor infill development and larger family dwellings in the eastern parts of the Activity Centre.

Design outcomes

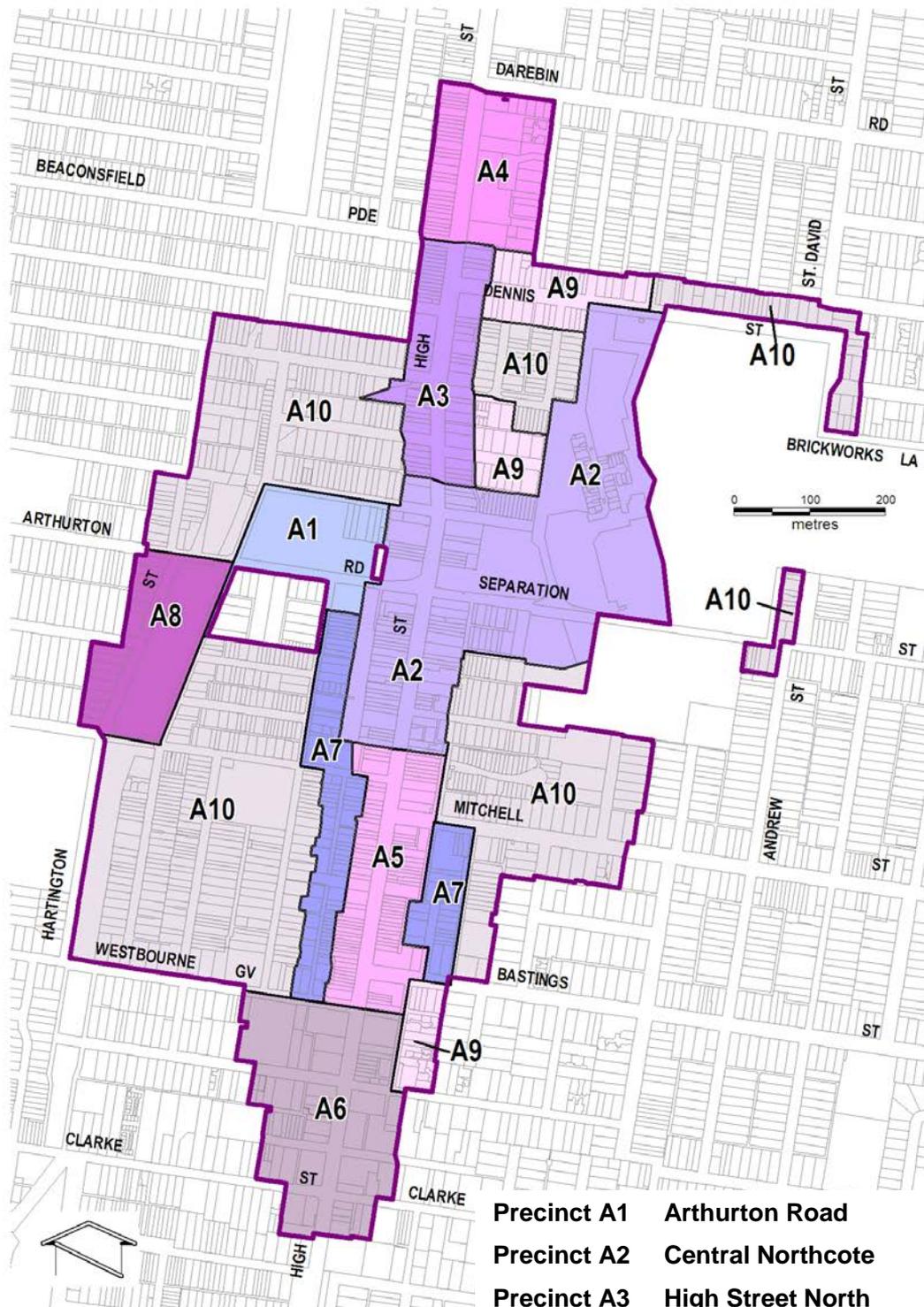
General:

- Development will reflect the need to maintain rear yards and streetscape elements as part of the character of these areas.
- Dwellings of heritage significance and/or that contribute to the valued character of the area should be retained and incorporated in new development.
- Development will recognise the sustainability benefits of maintaining areas of terrace housing stock.
- Buildings on properties described as 1, 2, 3, 4 & 6 Kellett Street and 3, 3A and 5 Brickworks Lane should not exceed 8 metres.
- Development should be designed to accord with Clause 55 of the planning scheme, and the *Northcote Activity Centre Structure Plan Neighbourhood Character Guidelines – Low Change Residential Precinct*.



Figure 11 – Australian Horizons site building heights and setbacks plan

Figure 12 – Northcote Major Activity Centre precinct plan



- Precinct A1 Arthurton Road
- Precinct A2 Central Northcote
- Precinct A3 High Street North
- Precinct A4 Croxton
- Precinct A5 High Street South
- Precinct A6 Town Hall
- Precinct A7 Creative Communities
- Precinct A8 Northcote Railway Station Area
- Precinct A9 Medium Change Residential
- Precinct A10 Low Change Residential