

## **22.05 HIGH STREET CORRIDOR LAND USE AND URBAN DESIGN**

15/10/2015  
C138

This policy applies to land located along the High Street corridor from Merri Creek, Westgarth to Wild and Mason Streets, Regent, as shown on Maps 1A, 1B and 1C. It excludes the Northcote Activity Centre Local Policy Area.

### **22.05-1 Policy Basis**

15/10/2015  
C138

This policy implements the High Street land use and urban design objectives and strategies set out in the Municipal Strategic Statement and the recommendations of the High Street Urban Design Framework and Precinct Guidelines.

### **22.05-2 Objectives**

15/10/2015  
C138

- To protect key public views and vistas (1) from All Nations Park, (2) to the Northcote Town Hall from 'Y on High' and (3) the central city skyline from Ruckers Hill.
- To strengthen the core retail function of the designated activity centres along High Street.
- To promote redevelopment of the internodal areas in High Street.
- To protect the amenity of residential land adjacent to commercial land.
- To improve the accessibility and amenity of High Street properties by progressively widening rear laneways.

### **22.05-3 Policy**

15/10/2015  
C138

It is policy that the following precinct policies and design guidelines be considered in all planning applications in the relevant precinct (refer to Maps 1A, 1B and 1C for precinct boundaries) in order to protect residential amenity and strengthen the role of activity centres.

#### **Design Guidelines – All Precincts**

- Where vehicular access to the site is obtained by a laneway, the laneway is to be widened to 6 metres.
- New development is required to have rear setbacks adjacent to residential properties in accordance with the Diagrams below. (Note that these rear setback requirements are based on an extrapolation of Standard B17 in clause 55.04-1 of the Darebin Planning Scheme.)
- Buildings with street frontage are to maintain a street wall height of 8-10 metres with upper levels set back.
- Where preferred building height is expressed as a number of storeys, the ground floor storey is expected to be up to 4 metres high and storeys above ground floor to be 3 metres high.

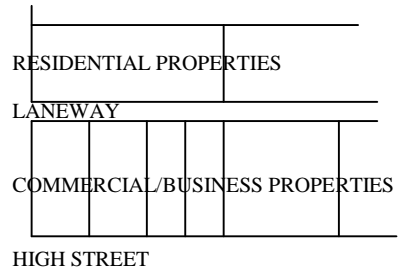
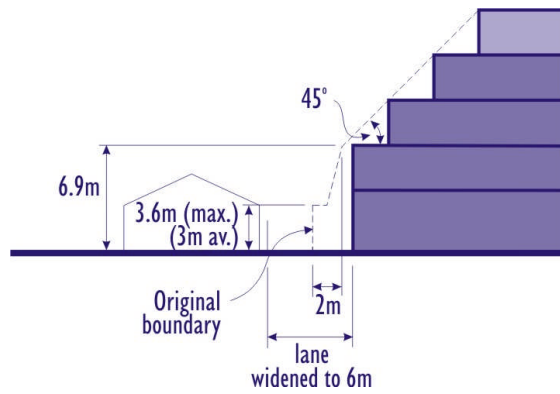


DIAGRAM 1A

Diagram 1 – Side-on Residential Properties Separated by a Laneway

Diagram 1 applies where the adjoining residential property fronts at right angles to the properties fronting High Street, as shown above in Diagram 1A, where a laneway separates the properties. Where laneways are widened, the rear setbacks apply to the original boundary.

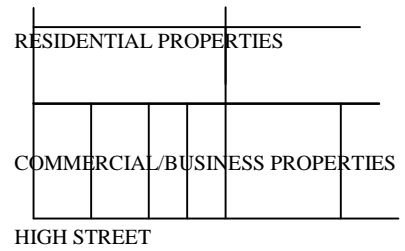
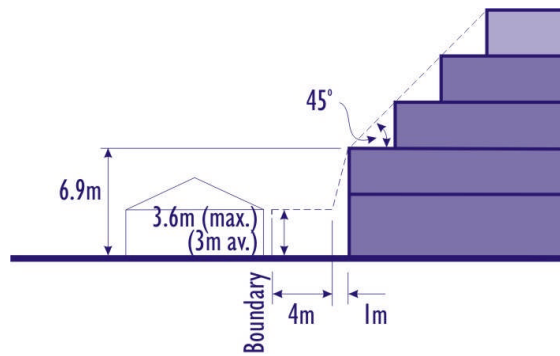


DIAGRAM 2A

Diagram 2 – Side-on Residential Properties Not Separated by a Laneway

Diagram 2 applies where the adjoining residential property fronts at right angles to the properties fronting High Street, as shown above in Diagram 2A, where there is no laneway separating the properties.

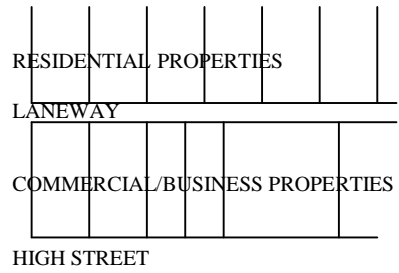
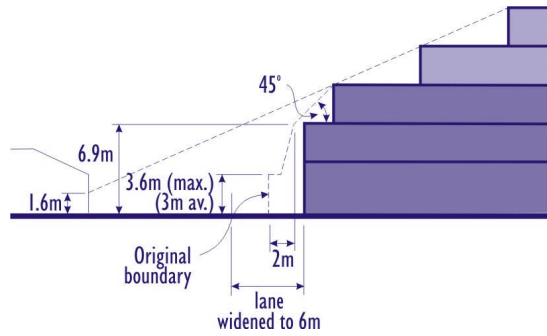


DIAGRAM 3A

Diagram 3 – End-on Residential Properties Separated by a Laneway

Diagram 3 applies where the adjoining residential property has frontage to a street parallel to High Street, as shown above in Diagram 3A, where a laneway separates the properties. Where laneways are widened, the rear setbacks apply to the original boundary.

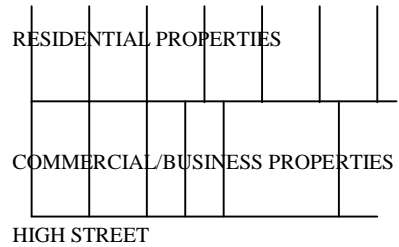
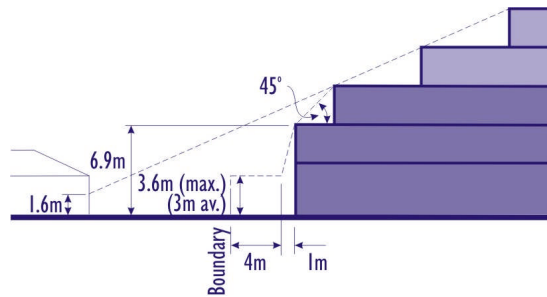


DIAGRAM 4A

Diagram 4 – End-on Residential Properties Not Separated by a Laneway

Diagram 4 applies where the adjoining residential property has frontage to a street parallel to High Street, as shown above in Diagram 4A, where there is no laneway separating the properties.

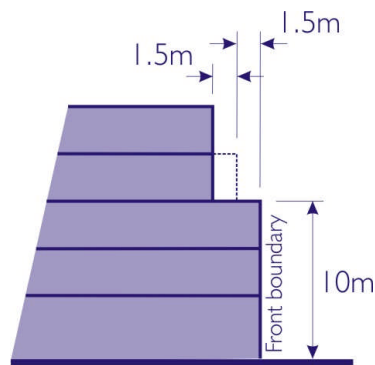


Diagram 5 – Setbacks from the front boundary

Diagram 5 illustrates the requirement for buildings to be built to the front boundary up to a height of between 8 and 10 metres above ground level and then set back a minimum of 1.5 metres from the front boundary per floor.

### **Precinct 1: Westgarth South**

It is policy:

- To retain the predominantly low-rise residential, historically significant built form character and streetscape.
- To encourage the redevelopment of the industrial sites on the eastern side of High Street between Walker and Cunningham Streets (Nos. 18-36 High Street, Westgarth) for a mix of commercial and residential uses, within the existing buildings or in new buildings of a similar form.
- To encourage the redevelopment of the industrial site on the south side of Urquhart Street for a residential apartment building that takes advantage of the sloping topography, while minimising its impact on adjoining land uses including the Merri Creek open space corridor.

#### **Design Guidelines**

On the eastern side of High Street between Cunningham and Walker Streets (Nos.18-36 High Street, Westgarth):

- Buildings are to be built to the front boundary.
- Undercroft parking is not to be provided at the front of the building.
- Redeveloped or new buildings can exceed the height of the existing building by up to 7 metres, provided the additional storeys are set back from the ground floor frontage and use techniques (such as contrasting external wall materials) to make them visually recessive.

### **Precinct 2: Westgarth Central**

It is policy:

- To retain and enhance the relatively intact, valued and historically significant Victorian and Edwardian streetscape.
- To retain and enhance the mix of small scale cinemas, local convenience retail, restaurants and specialty retail uses in narrow fronted premises.
- To encourage the development of small scale residential development above or behind business premises.
- To ensure that the visual impact of development behind or above existing buildings is minimised by appropriate setbacks and height.
- To encourage low-rise development on larger lots north of Candy Street and at the corner of High Street and Westgarth Street, that provides new anchor attractions and residential accommodation, in buildings that respect the low scale heritage context, but express the entry to the centre.

#### **Design Guidelines**

The façade of any replacement building that extends across two or more lots to be designed to appear as multiple buildings of typical frontage width.

New buildings or extensions (other than sites identified below) are not to exceed one level above existing building floor levels, and any part of the building above the existing front façade height is to be set back behind the façade 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.

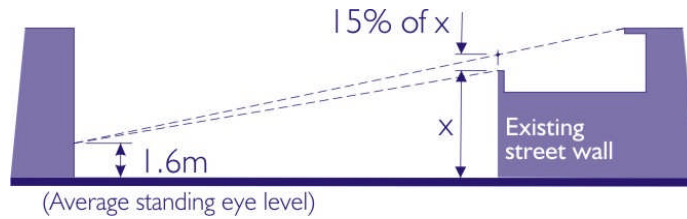


Diagram 6 – Front setback to shoptop development above 1-storey street wall

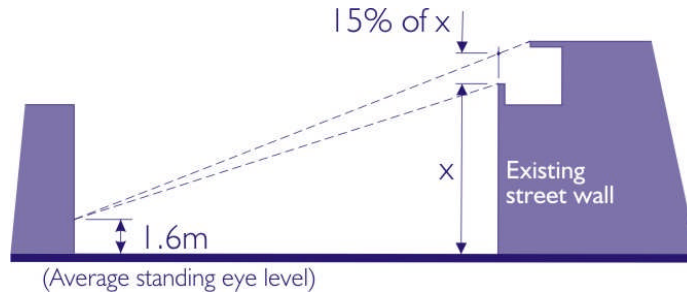


Diagram 7 – Front setback to shoptop development above 2-storey street wall

Primary pedestrian access to new development is to be from High Street.

New buildings on land north of Candy Street or at the corner of High and Westgarth Streets (Nos. 54 and 106-118 High Street, Westgarth) are not to exceed 3 storeys, except that non-habitable architectural elements may extend by up to a further 3.5 metres.

Buildings over 8 metres in height:

- are to be built to the front and side boundaries up to a height of between 8 and 10 metres above ground level, and then set back a minimum of 1.5 metres from the front boundary per floor
- are to 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 3: Westgarth North

It is policy:

To retain and enhance the prominence of the historic cable tram ramp landscape including the drinking fountain, western brick parapet, tramway overhead stanchions and rows of elms and peppercorn trees.

### Precinct 4: Croxton

It is policy:

- To encourage the redevelopment of this area for ground floor showroom uses and residential uses primarily above and behind.
- To provide for office uses at ground floor level.
- To discourage small scale retail uses from locating in this area, other than to accommodate future demand for expansion of the Thornbury shopping centre, or to provide small scale convenience shops that serve the immediate locality.
- To preserve the existing views to the horizon from the All Nations Park hilltop to the northwest.
- To protect the view of the Northcote Town Hall from 'Y on High' (the junction of High Street, Plenty Road, Miller Street and Dundas Street.)

- To ensure new development is designed to protect the amenity of adjoining residential properties.

#### **Design guidelines**

Buildings not to 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:

- are to be built to the front and side boundaries up to a height of between 8 and 10 metres above ground level, and then set back a minimum of 1.5 metres from the front building face per floor
- to 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 5: Thornbury Village**

It is policy:

- To enhance and support the role and viability of the centre in providing local convenience and comparison retailing, service and office uses.
- To retain and enhance the low scale Victorian and Edwardian buildings on traditional narrow fronted lots on the west side and north of Normanby Avenue.
- To encourage the development of small scale residential development above or behind business premises.
- To ensure that the visual impact of development behind or above existing buildings is minimised by appropriate setbacks and height.
- To encourage the redevelopment of sites south of Clarendon Street and immediately north of Clarendon Street on the east side of High Street (Nos. 630-656 and 658-668 High Street and 6 Clarendon Street, Thornbury) for new anchor attractions or residential development in mid to high rise buildings.
- To encourage the sensitive reuse of the heritage 'Browns Motors' building (No.626-628 High Street, Thornbury).
- To ensure new development is designed to protect the amenity of adjoining residential properties.

#### **Design guidelines**

New buildings or extensions (other than sites identified below) are not to exceed two levels above existing building floor levels, and are to be built to the front and side boundaries up to a height of between 8 and 10 metres above ground level, and then set back a minimum of 1.5 metres from the front boundary per floor.

In the area of the Precinct on the east side of High Street south of Clarendon Street and immediately north of Clarendon Street (Nos. 630-656 and 658-668 High Street and 6 Clarendon Street, Thornbury), new development is:

- to be graduated in height from a maximum of 3 storeys at the eastern boundary to a maximum of 5 storeys along High Street or 6 storeys within 18 metres of the corner of High Street and Clarendon Street along both street frontages
- to be built to the front and side boundaries up to a height of between 8 and 10 metres above ground level along the High Street and Clarendon Street frontages, and then set back a minimum of 1.5 metres from the front boundary per floor
- to 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 6: Thornbury Central**

It is policy:

- To encourage the redevelopment of this area for ground floor showroom uses and residential uses primarily above and behind.
- To provide for office uses at ground floor level.
- To discourage small scale retail uses from locating in this area, other than to provide small scale convenience shops that serve the immediate locality.
- To ensure new development is designed to protect the amenity of adjoining residential properties.

#### **Design guidelines**

Buildings are not to exceed 5 storeys.

Buildings over 8 metres in height are:

- to be built to the front and side boundaries up to a height of between 8 and 10 metres above ground level, and then set back a minimum of 1.5 metres from the front boundary per floor
- to 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 7: Thornbury Junction**

It is policy:

- To encourage offices and showrooms at ground floor level, particularly in the area between Flinders Street and Pender Street on the west side of High Street.
- To encourage residential development above and behind commercial premises.
- To ensure new development is designed to protect the amenity of adjoining residential properties.

#### **Design guidelines**

New buildings or extensions on narrow allotments are not to exceed two levels above existing building floor levels, and are to be built to the front and side boundaries up to a height of between 8 and 10 metres above ground level, and then set back a minimum of 1.5 metres from the front boundary per floor.

Buildings on land with a frontage to High Street greater than 15 metres are:

- not to exceed the 4 storeys or that of the existing building on the site (whichever is greater)
- to be built to the front and side boundaries up to a height of between 8 and 10 metres above ground level, and then set back a minimum of 1.5 metres from the front boundary per floor
- to 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 8: Preston South**

It is policy:

- To encourage the substantial development of this area as a major business and community centre for Darebin and the northern region of Melbourne.

- To encourage the development of 'landmark' high-rise buildings at the Bell Street intersection.
- To encourage provision of an active frontage to High Street with ground floor office and large-format showroom and retail uses, and smaller retail shops as new development demands.
- To encourage upper floors to accommodate office, service business, educational and residential uses.
- To encourage the development of Mary Street properties for complementary office or service business uses, with some residential uses above ground level, and discourage at grade car parking facilities along frontages to Mary Street and Bruce Street.
- To ensure new development is designed to protect the amenity of adjoining residential properties.

### **Design guidelines**

Buildings located at the intersection of High Street and Bell Street (Nos. 225-243 and 196-204 High Street, Preston) are not to exceed 8 storeys in height.

Buildings elsewhere in the Precinct are:

- not to exceed 5 storeys or that of the existing building on the site (whichever is greater)
- to be built to the front and side boundaries up to a height of between 8 and 10 metres above ground level, and then set back a minimum of 1.5 metres from the front boundary per floor
- to 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 9: Preston Central**

It is policy:

- To enhance and consolidate the role of Preston Central Activity Centre, providing a sub-regional retail, service, office, business, entertainment, community service and residential role.
- To encourage development that respects the pattern of development and enhances public realm amenity.
- To encourage residential development above and behind commercial premises.
- To ensure new development is designed to protect the amenity of adjoining residential properties.

### **Precinct Policies**

New buildings or extensions on narrow allotments are not to exceed two levels above existing building floor levels, and are to be built to the front and side boundaries up to a height of between 8 and 10 metres above ground level, and then set back a minimum of 1.5 metres from the front boundary per floor;

Buildings on land with a frontage to High Street greater than 15 metres are:

- not to exceed 4 storeys or that of the existing building on the site (whichever is greater)
- to be built to the front and side boundaries up to a height of between 8 and 10 metres above ground level, and then set back a minimum of 1.5 metres from the front boundary per floor
- to 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 10: Preston North**

It is policy:

- To encourage the provision of complementary employment generating activities to support the role of Preston Central, including showrooms at ground floor and residential uses.
- To provide for office uses at ground floor level to support the role of Preston Central.
- To ensure new development is designed to protect the amenity of adjoining residential properties.

#### **Design guidelines**

Buildings over 8 metres in height are:

- to be built to the front and side boundaries up to a height of between 8 and 10 metres above ground level, and then set back a minimum of 1.5 metres from the front boundary per floor
- to 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 11: Preston “Auto Alley”**

It is policy:

- To encourage a mix of car sales and related uses, showrooms, offices and service industry uses.
- To ensure new development is designed to protect the amenity of adjoining residential properties.
- To encourage new development of sites at the southern part of the Precinct to include front setbacks to enhance the appearance and separation of the Precinct from the Preston North Precinct to the south.

#### **Design guidelines**

Buildings over 8 metres in height are to be built to the front and side boundaries up to a height of between 8 and 10 metres above ground level, and then set back a minimum of 1.5 metres from the front boundary per floor.

Buildings proposed at 573-603 High Street, Preston are to be set back 6 metres from the front and incorporate tree planting in the setback area.

### **Precinct 12: Regent**

It is policy:

- To encourage a mix of showrooms, offices and service industry uses in the area south of Regent Street and 626 High Street, Preston.
- To provide for a mixture of residential and commercial uses in the northern part of the Precinct.
- To ensure new development is designed to protect the amenity of adjoining residential properties.

#### **Design guidelines**

Buildings over 8 metres in height are:

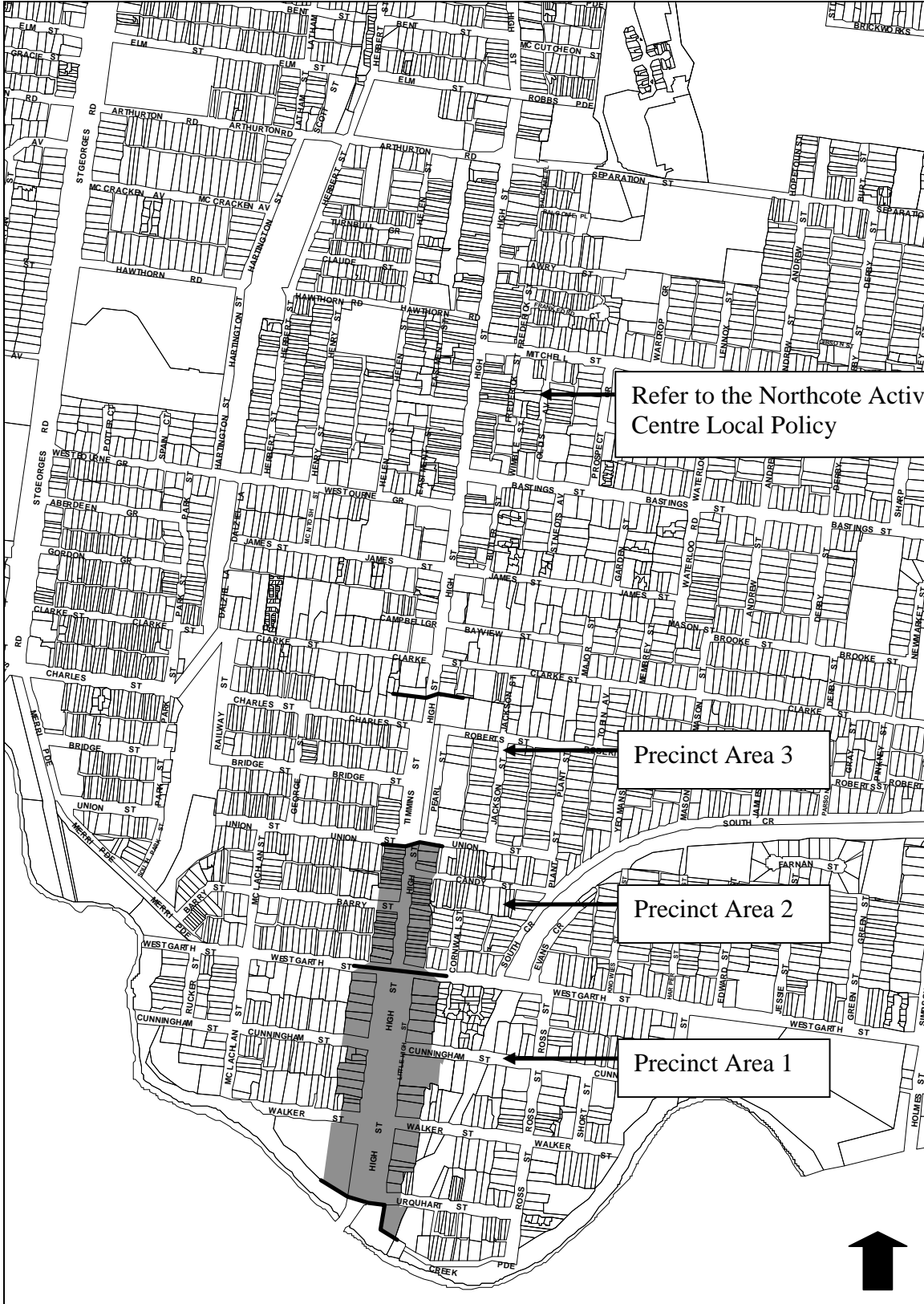
- to be built to the front and side boundaries up to a height of between 8 and 10 metres above ground level, and then set back a minimum of 1.5 metres from the front boundary per floor
- to include measures (such as contrasting external wall materials) to ensure any part of the building above and set back from the front wall is visually recessive.

### **References**

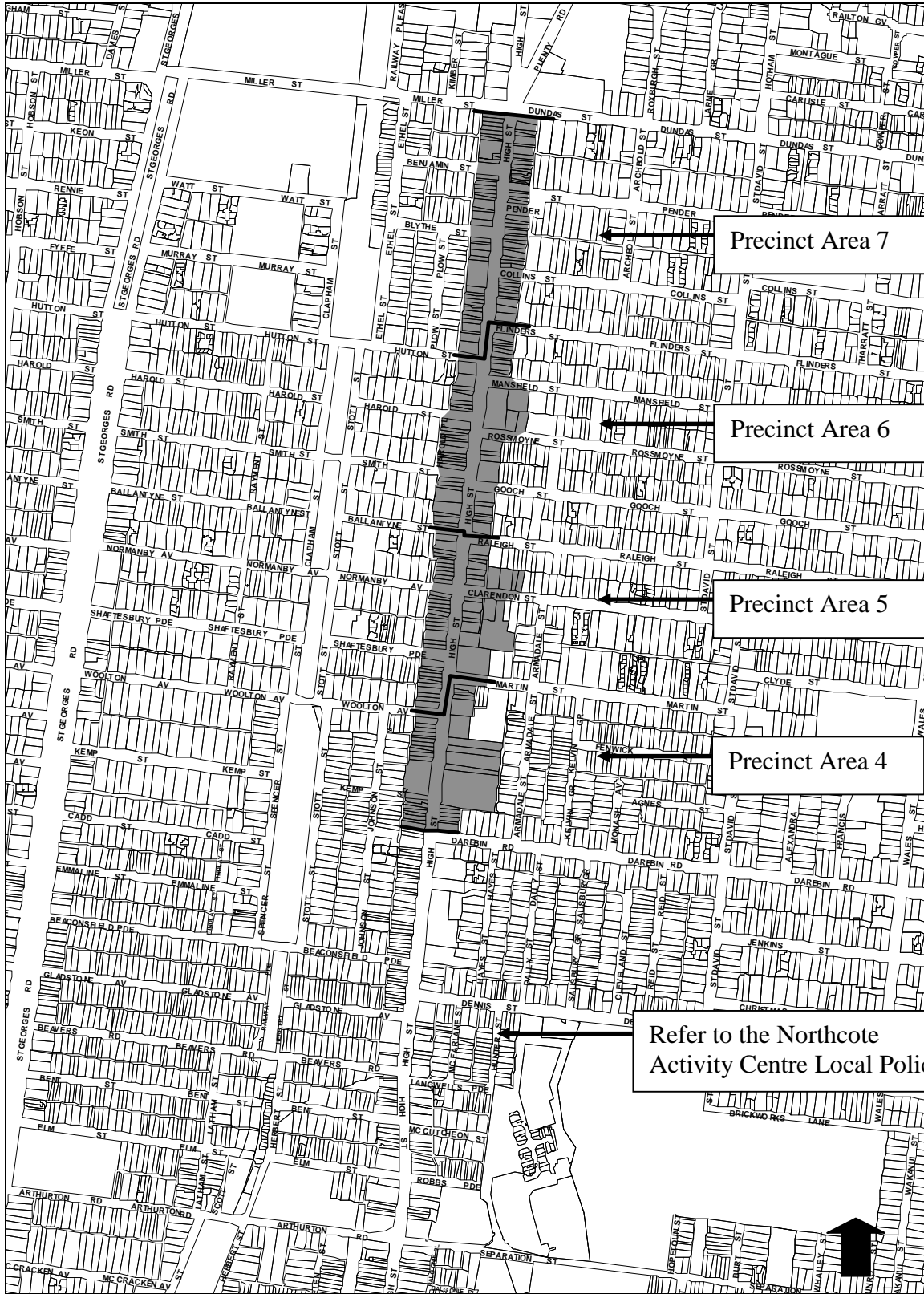
High Street Study Urban Design Framework and High Street Study Precinct Guidelines, David Lock Associates & Planisphere, March 2005.

*Industrial Land Use Strategy*, City of Darebin, November 2001.

**Map 1A**  
**Precincts 1 to 3**  
**Creek Parade to Separation Street**



**Map 1B**  
**Precincts 4 to 7**  
**Separation Street to Miller Street**



**Map 1C**  
**Precincts 8 to 12**  
**Bell Street to Wild Street**

