The North Geelong Station IHDA is located adjacent to the North Geelong Railway Station across the Princess Highway in Rippleside. There is a commercial strip along the Highway with a small corner grocery store and post office for local convenience. Around half the area is covered by a heritage overlay which protects a significant concentration of Edwardian with some earlier Victorians and later Bungalow timber houses. The area also has good access to the western beach foreshore reserve.

**Statistical Data**

- GL Household Size 2.1 persons
- Family households 59.7% (GL)
- Single Person Households 34.7%
- Separate housing stock 74.6%
- Semi-detached, townhouses housing stock 15.8%
- Units or apartments housing stock 9.6%
- Median House Price $292,500 (EIB 2012)
- Weekly Rental Value (3BR House) $305.00 (EIB 2012)

**Previous Residential Character Study Findings (2001)**

The Precinct of Rippleside is distinctive due to its heritage qualities combined with infill development from a variety of predominantly pre-war eras and cottage styles. While some of the recent development is distinctly different from the predominant forms and styles in the area, these should be viewed as isolated anomalies rather than precedents. The streetscapes generally have a distinctive heritage quality that is valued by the community, dominated by consistent roof forms, front setbacks and side setback patterns. The scale of development along the bay edge is quite distinct in some respects from that in the remainder of the Precinct, and requires particular 'waterfront guidelines' to ensure development is compatible with the surrounding area.

- Architectural styles are generally Victorian, Edwardian and Interwar with pockets of recent grand seaside style and new urban architecture.
- Dwellings are generally single storey in height, however some pockets exist where double storeys dominate.
- Gardens are predominantly established with a pocket of establishing vegetation.
- Front and side setbacks are moderate to generous in size.
- Building materials are a mixture of timber or brick/masonry.
- Front fence styles are generally mixed but pockets of high fences exist.
- Standard road and kerb treatments.

**Preferred Future Character - Key Design Recommendations**

- Retain the identified heritage buildings and Drumcondra and Rippleside Heritage Area ensuring adjacent dwellings respect the form, scale and materials of the buildings and streetscapes;
- Encourage the use of lighter looking building materials and finishes (i.e. particularly timber and other non-masonry cladding);
- Encourage recessive elements for buildings three storeys or more;
- Encourage the planting of trees where possible;
- Encourage open style front fencing; and
- Retain the bluestone lanes and traditional garden settings.
North Geelong Station IHDA

Site Context

Key Data
IHDA Size: 7 ha
No. of Dwellings: 106
Population (UPR) (ABS 2011): 170 persons

Legend
- Winter sun path
- Summer sun path
- 2.5 m contours
- Long range view
- Activity centre core

Above: Activity area landmarks and views
North Geelong Station IHDA
Lot Size & Density

Key Data
No. of Lots: 109
Average Lot Size (max. value removed): 427 sqm
Gross Residential Density: 24.9 du/ha
Net Residential Density: 35.5 du/ha
Gross Lots/ha: 23.4
Net Lots/ha: 16.4

Legend
Lot size (sqm)
- 0 - 150
- 151 - 300
- 301 - 400
- 401 - 500
- 501 - 600
- 601 - 750
- 751 - 900
- 901 - 1500
- 1501 - 3000
- 3001 - 10000
Activity centre core

Above: Typical housing stock throughout IHDA
Above: Dwelling Density Cohorts 2012 (m2)
Source: Spatial Economics, Housing Development Data
North Geelong Station IHDA

Building Heights

Key Data

Housing stock is predominately single storey with dispersed two storey development

Legend

IHDA
Activity centre core
Roof Height

<5
5-8.5m
>8.5m

Above: Typical built form throughout IHDA
North Geelong Station IHDA

Key Data
Average Setback Distance: 5.1 m

Legend
- IHDA boundary
- Zero
- 1 - 3.9
- 4 - 5.9
- 6 - 7.9
- > 8

Above: Close-up of various blocks within the IHDA
North Geelong Station IHDA

Site Coverage

Key Data
Mean Site Coverage: 39 %
Median Site Coverage: 37 %

Legend

Above: Close-up of various blocks within the IHDA
New Residential Construction

Number of New Residential Construction Projects by Dwelling Yield Range (2005-2012):

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Source: Spatial Economics, Housing Development Data

Residential Dwelling Stock


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</tbody>
</table>

Source: Spatial Economics, Housing Development Data

Key Data

Total Net Dwelling Count Change (2005-2012): 2
Average Annual Change (2005-2012): 0 (or 0.3% p.a.)
North Geelong Station IHDA
Public Realm Quality

Legend
- IHDA - 400m walkable catchment
- Street Trees
- Bicycle routes
  - Off road path existing
  - Off road path proposed
  - On road path existing
  - On road path proposed
  - Activity centre core

Above: Typical public realm throughout IHDA
Relevant Design Objectives

HO1630: Drumcondra and Rippleside Heritage Area

- Retain the bluestone lanes, street tree planting (excluding Margaret Street), and traditional garden settings.
- Retain the intact examples of Victorian, Edwardian and Californian Bungalow styles.
- Retain the uniformity of scale of the area including single storey height, regular front and side setbacks, side or rear driveways, building separation and subdivision pattern.
- Encourage the contemporary interpretation of traditional building design within the area.
- Encourage the use of traditional construction materials in the area.
- Encourage the appropriate development, form and scale of garages and/or carports.
North Geelong Station IHDA

Opportunities

1. Heritage sites
2. Sites in heritage precincts

Legend
- Business zones
- Heritage Overlay
- Development Constraints
- Design Considerations
- High Opportunity Area
- Interfaces Considered
North Geelong Station IHDA
Opportunities

1. Sites extending from Business 1 Zone along major road
2. Large sites off major road
3. Sites immediately behind Business 1 Zone on major road
4. Large sites with high amenity
5. Sites in areas experiencing change
6. Sites on short blocks
7. Sites immediately behind Business 4 Zone on major road
8. Sites at intersection with high amenity

Legend
- Business zones
- 2.5 m contours
- High Opportunity Area