

19/01/2006
VC37

SCHEDULE 4 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO4**

2 –2A HIGH STREET, NORTHCOTE

1.0

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Design Objectives

To ensure that any development incorporates an active and open interface to the Merri Creek and its environs.

To facilitate the improvement of the amenity of public areas surrounding the site, especially along the creek frontage.

To minimise the negative amenity impacts of the adjacent elevated railway.

To ensure that a high level of environmental efficiency is achieved through any redevelopment of the site.

To ensure diversity of housing types and layout.

To minimise the impact of any development through the use of natural tones in building materials, finishes and colours.

2.0

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Buildings and Works

No permit will be issued until the Responsible Authority is satisfied that the Design Objectives of this Schedule have been met.

2.1

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Interface with Merri Creek

The southern side of any building should incorporate features that encourage an active interface with the creek, for example:

- Provision of pedestrian access from the building to Creek Parade
- Provision of open spaces with direct access to Creek Parade at or close to the Creek Parade level.

Development should be designed to ensure that it does not overwhelm, nor unreasonably overshadow the adjacent PPRZ land.

2.2

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Interface with Rail Line

The eastern side of any building should take account of the elevated railway.

Any application must be accompanied by a report from an acoustic engineer demonstrating that appropriate consideration has been given to the use of proper sound attenuation devices to ensure the objectives of this Design and Development Overlay are met.

2.3

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Interface with Urquhart Street

The northern side of any building should adequately address the street by means of variation of materials and articulation.

With regard to the materials used, natural tones and finishes are encouraged.

Development facing Urquhart Street should not dominate the tree canopy, nor overwhelm the existing streetscape.

2.4

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Energy Efficiency

Development on the site must achieve a five (5) star energy rating assessed in accordance with the Sustainable Energy Authority of Victoria 'First Rate' system or equivalent.

3.0

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Subdivision

Subdivision must be in accordance with an approved concept plan.

4.0

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Decision guidelines

Before deciding on an application, the Responsible Authority must consider:

- *Development Guidelines for the Merri Creek*, Merri Creek Management Committee Incorporated, Adopted 19th August 1999.
- The interface with the creek frontage.
- The quality of the building design and materials to be used and encouraging natural tones and finishes.
- The innovative design-response of any building to ensure the design addresses the opportunities and constraints of the site.
- The treatment of the building with regard to noise attenuation from the railway.
- The energy rating of the building.
- The impact of the development on the neighbouring public open space including consideration of overshadowing, passive surveillance and intrusiveness.
- The contribution the development makes to the streetscape.
- The design and location of pedestrian and vehicular access and egress from the site.
- Any approved concept plan.