

18/02/2010
C64**SCHEDULE 13 TO THE DESIGN AND DEVELOPMENT OVERLAY**Shown on the planning scheme map as **DDO13****GADD STREET, NORTHCOTE****1.0****Design objectives**18/02/2010
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- To support integrated redevelopment of the site.
- To ensure that new development makes a positive contribution to Gadd Street through appropriate siting and design of high quality contemporary architecture.
- To ensure that new development is of a scale and form which respects the identified heritage buildings and features of significance.
- To encourage the adaptive re-use of significant heritage buildings and other existing features.
- To encourage new development of a scale and form that interprets the industrial street wall character of Gadd Street.
- To ensure that new development responds appropriately to the residential amenity of Bird Avenue and Emmaline Street.
- To ensure that the siting and design of new development avoids amenity conflicts with adjoining industrial development.
- To encourage environmentally sustainable development of the site.
- To ensure the development contributes to the diversity of housing types and layout in the municipality.
- To ensure redevelopment provides a high level of on-site amenity for new residents.
- To establish Gadd Street as a high amenity pedestrian environment.
- To ensure that new development does not have an adverse impact on local traffic conditions and promotes a safe walkable environment.

2.0**Buildings and works**18/02/2010
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Buildings and works should be constructed in accordance with the following requirements:

Building Heights

- A rooftop structure, plant or equipment should be located and designed so as not to be dominant in the view from any adjoining road or residential property to the satisfaction of the responsible authority.
- Upper level form or roof structures that exceed 10 metres should be discrete and recessive in appearance and distinguishable from the host building.
- Any upper level form above 10m should be constructed of visually permeable materials
- Upper level form above 10 metres should be setback from the street edge, be no more than 60% of the building footprint below and be detached from surrounding buildings.
- A permit may not be granted for the construction of a building or any part of a building that exceeds a height of 14 metres above ground level.

Buildings Setback

- New building setbacks to all frontages and boundaries should generally comply with the requirements specified on the Gadd Street Building Envelope Plan forming part of this schedule.

Vehicular access and parking

- Vehicle access must be gained via the Gadd Street frontage or laneways.
- Pedestrian access must be gained via the Gadd Street frontage.
- Car parking must not be provided within any half basement level, must not be within the front setback to the street or designed in such a manner that it will dominate the public realm.

Transition areas

- A landscaped transition area must be provided at ground level adjacent to the existing residential interfaces in accordance with the Gadd Street Building Envelope Plan. Structures such as garages, carports and outbuildings within this transition area may be considered where it can be demonstrated that they achieve the relevant Design objectives of this Schedule.

Gadd Street facades

- Facades to Gadd Street must be modulated through the provision of regular vertical divisions (for example, at approximately 10 metre intervals) and/or other similar design techniques.

Environmentally sustainable development

- Development shall incorporate innovative design that achieves high standards of environmental sustainability. Opportunities for passive solar design, natural ventilation and cooling, natural lighting, integrated water management and water sensitive urban design principles shall be incorporated into the new development.
- The responsible authority may require an Environmentally Sustainable Development Management Plan as a means of documenting and delivering sustainability outcomes.

Noise attenuation

- Any new development that will accommodate residential or other noise sensitive uses must provide acoustic insulation for habitable rooms that may be affected by noise emanating from existing industrial uses to the satisfaction of the responsible authority.

3.0

Decision guidelines

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

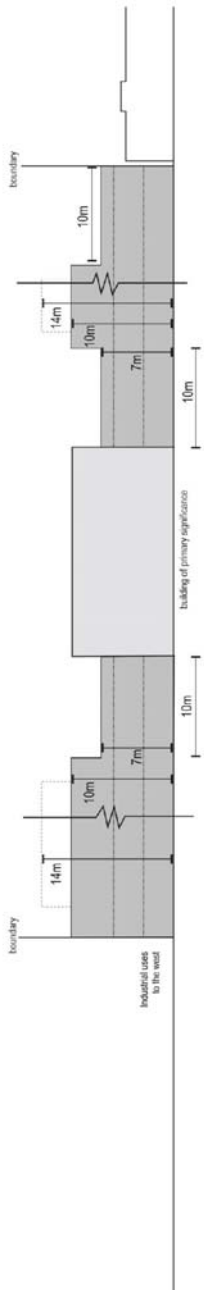
- Whether a concept plan and staging plan has been developed for the area.
- The effect of new development on the amenity of neighbouring residential properties.
- How the design of the development has regard to the operations of adjoining industrial uses.
- Whether the development provides an appropriate response that minimises impacts upon significant heritage buildings and other existing features on the site.
- The extent to which the significant heritage buildings and other existing features have been retained and integrated into the development.
- The design, height and form of the development in relation to the character of the Gadd Street streetscape.
- The design, height and form of the development in relation to the existing and anticipated character of Bird Avenue to the north and Emmaline Street to the south.
- The contribution of the proposal to enhancing the pedestrian experience along Gadd Street. In particular, whether the development:

- provides street level interest for pedestrians and opportunities for passive surveillance through the design of the building, provision of multiple entries, and the appropriate location of doors, windows, and upper level balconies and terraces.
- improves the street environment for pedestrians by minimising the number of crossovers, providing articulation along facades and avoiding blank walls at street level.
- The extent to which the development minimises the impact of traffic and parking on the local road network.
- The layout and appearance of areas set aside for car parking, vehicular access, loading and unloading, and the location of any off-street car parks.
- The amenity provided within the new development with particular regard to physical noise attenuation measures. The responsible authority may require an acoustic engineering report to be provided demonstrating the use of suitable materials and building treatment to ensure internal noise levels are satisfactory.
- Whether a suitable noise environment can be achieved by the siting and design of dwellings including habitable rooms, windows, private open space and garages.
- The environmental sustainability of the new development including the use of permeable surfaces, energy efficient design and practices, the energy rating of the buildings, water re-use, stormwater best practice and recycling. The responsible authority may require an Environmentally Sustainable Development Management Plan as a means of documenting and delivering sustainability outcomes.
- The measures employed to ensure that the residential uses will not prejudice the ongoing operation of surrounding non-residential uses.
- The extent to which the Building Heights and Setbacks in the Gadd Street Building Envelope Plan forming part of this schedule are met.

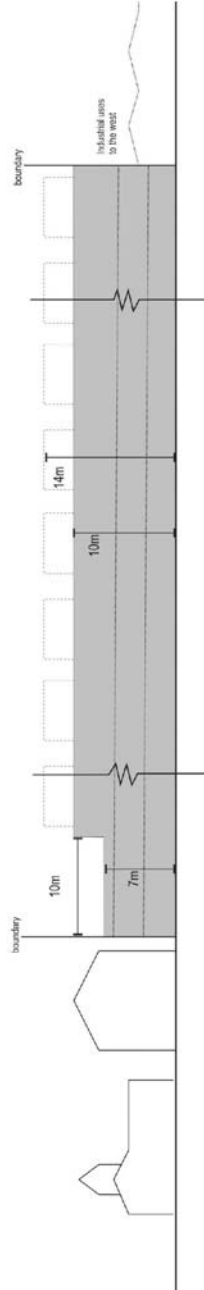
Reference Documents

Joshua Pitt's Croxton Tannery A Brief History and Assessment of Cultural Heritage Significance (Allan Willingham, 2004)

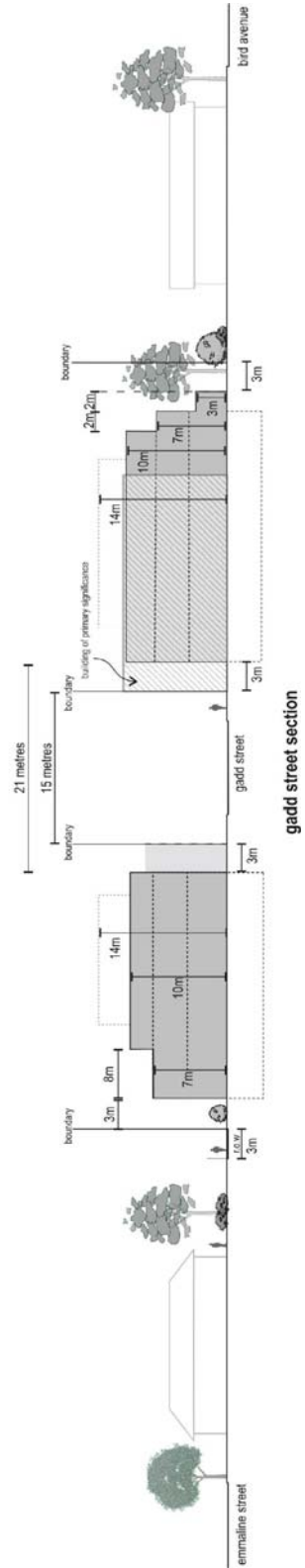
Building Heights and Setbacks



gadd street northern elevation



gadd street southern elevation



gadd street section