

21/07/2022
G263yara

SCHEDULE 13 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO13**.

EMMA STREET PRECINCT, COLLINGWOOD

1.0

Preferred future character

An area where future development respects the scale and character of buildings in the area, particularly the heritage buildings in Smith Street.

The valued low-rise character of the heritage areas retained. The remaining non-heritage sites may be redeveloped in scale with surrounding buildings.

2.0

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Design objectives

To retain the valued features which contribute to the preferred future character and heritage of the area.

To ensure development fits with its context and the preferred future character.

To encourage an appropriate transition between the scale and character of the traditional retail strip centre in Smith Street and lower-rise residential areas to the east.

To encourage high quality new development.

3.0

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Buildings and works

Built form should address the following design principles:

- Buildings should be built to the street frontage and side boundaries of the site.
- The form, massing, materials, finishes and detailed design of buildings respond to the preferred character of the area.
- Ensure active ground level frontages and designs, which facilitate street level activity.
- The street frontage façade of infill development should complement the predominant street frontage height of nearby and abutting properties. The street façade height should not exceed three storeys or 12 metres.
- Development above street façade height should be set back and the scale should be subservient to contextual buildings along Smith Street.

4.0

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Subdivision

None specified.

5.0

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Signs

None specified.

6.0

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Application requirements

None specified.

7.0

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Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The design, height and visual bulk of the development in relation to surrounding land uses and built form.
- The acoustic protections of the development in relation to surrounding land uses.
- The impact of the proposal on the street environment for pedestrians along street frontages.
- The effect of the development on any building of architectural or heritage significance.
- The Smith Street Structure Plan (November 2008) and in particular the provisions of section 11.4 Buildings.