

07/07/2016
C103**SCHEDULE 25 TO THE DESIGN AND DEVELOPMENT OVERLAY**Shown on the planning scheme map as **DDO25**.**CROCKFORD STREET PRECINCT****1.0**07/07/2016
C103**Preferred character**

The preferred character for the Crockford Street precinct is:

- A built form of moderate scale of development up to 5 storeys in height.
- A hard edge character to Crockford Street and Bay Street, with street facade heights of 3 storeys and recessed upper floors.
- Buildings connected to the public realm to support an improved pedestrian environment, with active ground floor levels, including entrances, windows and openings in the principal facade.
- High quality design outcomes that recognises the precinct's important gateway role.
- A sensitive interface with residential properties.
- Maximise northern orientation.

2.007/07/2016
C103**Design objectives**

- To ensure new development contributes to a more coherent edge to Crockford Street.
- To ensure that new development reflects and emphasises the importance of the Crockford Street precinct as a gateway to the Bay Street Activity Centre.
- To create a transition down in scale to the adjoining low-rise residential area to the north.
- To minimise overshadowing of adjoining residential properties.
- To recess upper level development to minimise the visual impact of levels above the street facade and protect solar access to the footpath on the southern side of Crockford Street.
- To maximise the northern orientation of potential development sites and achieve high quality design outcomes.
- To enhance the pedestrian experience along Crockford Street, through encouraging street life and activity, and passive surveillance of the public realm.
- To discourage vehicle access from Crockford Street.

3.007/07/2016
C103**Buildings and works**

- Buildings must have a zero setback to the Ingles, Crockford and Boundary Street street frontages at ground floor level.
- Walls along street frontages must be built to the side property boundaries.
- The height of a wall along a street frontage must not exceed 11 metres.
- Where a site is located on a street corner:
 - The height of a wall along a street frontage may exceed 11 metres in height but must not exceed 14.5 metres for a maximum length of 5 metres along each street frontage measured from the corner of the site at the street intersection. The height of the remaining length of wall must not exceed 11 metres.
 - Buildings must address both street frontages with entrances, windows or openings at ground floor level.
- The overall height of buildings and works must not exceed 18 metres.

- The height of buildings and works within 5 metres of the street frontage must not exceed 11 metres (except as provided for corner sites)
- Buildings and works adjacent to residential development or land zoned for residential purposes must provide a transition down in scale and minimise off-site amenity impacts.
- Buildings and works at ground, first and second levels, adjacent to areas of secluded private open space of dwellings within the Residential 1 Zone:
 - Must meet the objectives and should meet the standards of:
 - Clause 55.04-1 Side and rear setbacks objective and Standard B17.
 - Clause 55.04-5 Overshadowing open space objective and Standard B21.
 - Should not exceed 9 metres in height.
- Buildings and works at third and fourth levels, adjacent to areas of secluded private open space of dwellings within the Residential 1 Zone, should be setback at least 10 metres from the northern property boundary to minimise the visual impact to existing dwellings.
- Buildings and works must meet the objective and should meet the standard of Clause 55.04-6 Overlooking objective and Standard B22.
- Ground floor facades should be designed to facilitate visual interaction between the interior of buildings and the street, through pedestrian entries and clear glazing. Upper floors windows and balconies should be orientated to overlook the street.
- Building facades on sites with a street frontage width greater than 10 metres are to be well articulated through variations in forms, materials, openings and the inclusion of vertical design elements.
- Floor-to-floor levels at ground floor level should be a minimum of 4.5 metres in height.
- The ground floor should be level with the footpath.
- Vehicle access should be provided from the side or rear of lots. New vehicle crossovers along the Crockford Street frontage are not encouraged.

A permit may be granted to vary the above requirements.

4.0

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Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the Responsible Authority must consider, as appropriate:

The Local Planning Policy Framework, including the Municipal Strategic Statement and the Urban Design Policy for Non Residential Development and Multi Unit Residential Development