

Amendment C161 - Summary of Key changes to the Design and Development Overlay, Schedule 21 presented at Panel Hearing by Council (Post exhibition).

Council presented a revised version of the Design and Development Overlay – Schedule 21(DDO21) on the day of the Panel Hearing. The revised DDO21 incorporated changes recommended by legal advice and expert Heritage and urban design evidence. In summary the revised DDO21 presented to the Panel incorporated the following changes:

Change to DDO21 presented to the panel post exhibition	Basis for the change to the DDO21
Deleted reference to “should” and replaced with “must” throughout the schedule	Wording change ensures that the provision is expressed as requirement rather than an aspiration. The wording change is based on legal advice and does not change any discretionary requirements, as exhibited.
Street wall and front setback amended to remove a staggered setbacks between second and fourth storey level to provide a uniform 4.0m setback behind valued street façade.	The amended street wall and front setback change is based on expert Urban design evidence where it was identified that as exhibited the provision will result in unnecessary stepping and a complicated building form. To this end the revised provision will result in a simplified and streamlined built form on the ground.
Introduced as a mandatory requirement, the inclusion of a side setback so that any part of the building that exceeds 4 storeys be setback 3.0m from a side boundary.	<p>The addition of the side setback requirement is primarily based on Urban Design evidence provided to Council Officers that the amended provision will:</p> <p><i>“Help retain openness to the streetscape and moderate scale as viewed from the street. It will provide spacing between the upper levels and therefore views to the sky.”</i></p> <p>Note: DDO21 presented for adoption has revised this provision further to express this requirement as a discretionary provision.</p>
Street facade form and detailing amended to clarify the meaning and intent.	Provision has been amended to provide greater certainty on the requirements and clarify of the meaning and intent on the details of the façade form.
Amended materials and finishes requirements.	Wording has been amended to provide greater clarity on the materials and finishes required and strengthen the link to heritage considerations.