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Proposed
C167

SCHEDULE 22 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO22**.

SHOWERS STREET – RESIDENTIAL GROWTH AREA

1.0 Design objectives

--/20--
Proposed
C167

- To encourage lot amalgamation as a precursor to development of four or more storeys;
- To enhance the quality of public realm within and adjacent to the Showers Street Residential Growth Area;
- To encourage high quality residential architecture, in a manner that complements existing dwellings as the street undergoes transition; ; and
- To ensure that redevelopment does not jeopardise the equitable development potential of adjoining future development sites.

2.0 Buildings and works

--/20--
Proposed
C167

Permit requirement

- A permit is required to construct or extend a front fence in excess of 1.2m in height.

Application requirements

- The following buildings and works requirements apply to an application to construct a building or construct or carry out works:

General Design Requirements

- Orientate the primary outlook of dwelling living areas either northward or southward, or to laneway sideages (where available) provided doing so does not jeopardise the equitable development potential of opposing development sites;
- Make use of side or rear laneways for primary vehicle access (wherever possible);
- Provide for well-modulated building forms, including to rear elevations. A residential design approach is required, including recognisably domestic materials and finishes, fenestration proportions, and architectural details;
- Provide a modulated frontage to Showers Street that responds to streetscape rhythm, particularly where development sites have been created by lot amalgamation;
- Incorporate landscaping within all ground level setback areas.

Building height and setbacks

- Lots should be amalgamated to enable higher densities and create favourable conditions for high quality development outcomes.
- To accommodate development greater than 3 storeys, sites must have a minimum width of 15m, as measured between the easternmost and westernmost points of the title boundaries.
- Where a site does not achieve this minimum width, development may not be eligible to exceed 3 storeys.

Built form outcomes for all development

- Minimum street setback of 4m;
- Maximum street façade height of 7m (2 storeys);

- Any development above the street wall to be set back from Showers Street in accordance with Fig. 1;
- Minimum rear setback of 2m.

Side setbacks for development up to 4 storeys

- Minimum side setback as specified in Clause 54.04-1 (single dwellings) or 55.04-1 (two or more dwellings). Distance measured from the centre line of an adjoining laneway where applicable;
- Any on-boundary construction to be in accordance with 54.04-2 or 55.04-2 with the added requirement of a 4m minimum setback behind street façade.

Side setbacks for development greater than 4 storeys

- As specified in Clause 58.04-1 (apartment developments);
- Any on-boundary construction to be in accordance with 58.04-1, with the added requirement of a 4m minimum setback behind street façade.

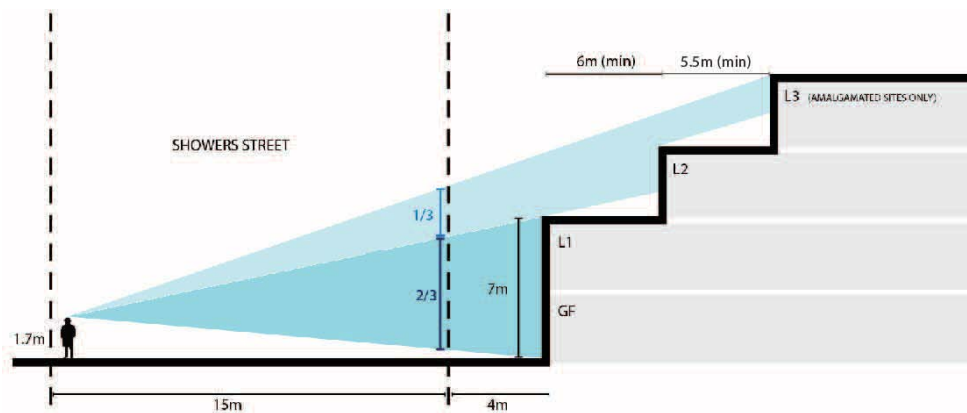


Figure 1 – Upper Level Setback Requirements

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Proposed
C167

3.0 Subdivision

None specified

4.0 Advertising signs

None specified

5.0 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 extent to which the development achieves the design objectives at Subclause 1.0 and requirements at Subclause 2.0 of this schedule.
- Whether the development is consistent with the *Showers Street Design Guidelines – Background Report (June 2018) David Lock Associates Pty. Ltd* and any other policy or planning provision applying to the area.
- Whether the development is of high architectural quality and makes a positive contribution to the streetscape as prescribed in this schedule.
- Whether the front fence less than 50% transparent and no higher than 1.2m.