

01/08/2013
C25**SCHEDULE 2 TO THE DESIGN AND DEVELOPMENT OVERLAY**Shown on the planning scheme map as **DDO2****COX STREET ENTRY PRECINCT****1.0**01/08/2013
C25**Design objectives**

To create a landmark entry into the central business district area and a strong, active urban edge to Cox Street.

To promote opportunities for large format retail/bulky goods development along Cox Street and promote infill development in the blocks immediately behind Cox Street.

To consolidate lots on Cox Street north of Gray Street, providing a key location for a Discount Department Store development

To establish through block laneways, creating a permeable pedestrian framework and connecting car parks behind.

To improve active frontages and retail potential along French Street and Station Street.

To promote mixed use development along the eastern side of Cox Street.

To promote mixed use infill development in the street block between Sedgewick Street and Finders Street.

To manage urban form on Cox Street to protect views to the Hamilton College tower to the north and Mt Pierrepoint to the south by maintaining heights and setbacks to preserve the view corridor.

To implement the *Cox Street Masterplan, 2011*.

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C25**Buildings and works**

Buildings and works should be constructed to meet the following requirements:

Height and scale

- Buildings should not exceed a maximum building height of 3 storeys.
- The scale of buildings should relate to abutting development, wherever possible.

Building setbacks and form

- All new buildings should have a zero front setback from Cox Street.
- Buildings should be built to side boundaries, unless a side setback is required as a display area for outdoor trading.
- Active frontages should be provided along all street edges.
- Development at the Ballarat/French/Cox street intersection should be visually interesting and addresses the gateway location and existing important views.

Building façade and frontage treatments

- Buildings with a frontage to Cox Street should incorporate large glazed openings for access and egress and display areas. If a large format store is proposed, at least 50% of the street frontage should be transparent.

- Bulky goods developments should be designed to include a skin of active frontage, and fenestration and openings to any upper levels or mezzanines.
- Cantilevered awnings should be provided along Cox Street to mitigate the appearance of large shed forms.

Building materials

- Traditional building materials, including masonry, render, metallic sheeting and large areas of glazing should be used in an innovative manner.
- Building material colours should complement those found in the local landscape and/or streetscape.
- Highly reflective textures or colours should be avoided.

Car parking and access

- Vehicle access to development on Cox Street should be provided by rear laneways.
- Car parking should be located to the rear of buildings or in underground basement car parks.

Exemption from notice and review

An application to construct a building or construct or carry out works is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

3.0

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Subdivision

Subdivision of land should meet the following requirements:

- The provision of an appropriate range of lot types and size, including consideration of the need to consolidate existing lots to provide for strategic redevelopment potential of sites and centrally located parking areas.
- Road networks and accessways designed to ensure development will front onto roads by providing direct access and car parking to the rear or in consolidated centrally located sites.

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Advertising signs

In addition to the requirements at Clause 52.05 advertising signs should meet the following requirements.

- Signs should be coordinated and compatible with the building design.
- Signs should be consolidated into a single under awning sign and a fascia panel located below the parapet.
- Above verandah signs should be avoided.

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Decision guideline

Before deciding on an application the responsible authority must consider:

- Whether subdivision provides the potential for large format development in a preferred location.
- Whether buildings and works establish an active frontage to Cox Street.

- Whether the buildings and works are of a contemporary design that draws inspiration from traditional building forms in Hamilton.
- Whether buildings and works are consistent with the Cox Street Masterplan (2011) and Hamilton City Centre Urban Design Framework and Design Guidelines (2011).
- Whether through block laneways are provided and enhanced by development.
- The selection of building materials, colours and finishes.
- Whether the design considers energy efficiency and sustainable design principles.
- Whether the proposed advertising sign/s are a recessive element in the streetscape.

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Reference documents

Cox Street Masterplan (2011)

Hamilton City Centre Urban Design Framework and Design Guidelines (2011)

7.0 Cox Street Masterplan

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