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SCHEDULE 10 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO10**

JOHNSTON STREET PRECINCT – WEST OF SMITH STREET

1.0 Preferred future character

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A more consistent streetscape with the street-frontage 'façade wall' at the predominant two to three storey height of 20th and 19th Century buildings.

Vibrant street life and increased pedestrian activity due to an increasing amount of street oriented development particularly on Johnston Street.

2.0 Design objectives

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- 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 develop streets with a human scale and vibrant street life.
- To improve the pedestrian environment in Johnston Street.
- To encourage high quality new development.

3.0 Buildings and works

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Built form should address the following design principles:

- Buildings should be built to the street frontage and side boundaries of the site.
- Taller buildings should be setback and spaced to create new interest and variety in building forms.
- 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 not exceed four to six storeys. Setbacks should meet the following view line and amenity setback criteria:
  - Avoid increased overshadowing of street and public space between 10am and 2pm at the equinox (22 September);
  - Where sites adjoin fine grained, low rise residential development, provide a stepped transition in height at the sensitive interface to minimise amenity impacts;
  - Minimise the visual intrusion of the upper levels when viewed from footpaths or public spaces.
- In the area north of Johnston Street and east of Napier Street, new development must respect the height of the former MacRobertson complex and avoid dominating these buildings.

4.0 Decision guidelines

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Before deciding on an application, the responsible authority must consider, as appropriate:

- The contribution of the ground level frontages in providing an active, physically and visually connected street interface, especially to Johnston Street.
- The design, height and visual bulk and acoustic protections of the development in relation to surrounding land uses and built form.
- 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.

5.0 Policy References

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The Smith Street Structure Plan, November 2008.