

24/03/2011
C131**SCHEDULE 13 TO THE DESIGN AND DEVELOPMENT OVERLAY**Shown on the planning scheme map as **DDO13****EMMA STREET PRECINCT, COLLINGWOOD****1.0 Preferred future character**24/03/2011
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An area where future development respects the scale and character of buildings in the area, particularly the heritage buildings in Smith Street.

The valued low-rise character of the heritage areas retained. The remaining non-heritage sites may be redeveloped in scale with surrounding buildings.

2.0 Design objectives24/03/2011
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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 encourage an appropriate transition between the scale and character of the traditional retail strip centre in Smith Street and lower-rise residential areas to the east.
- To encourage high quality new development.

3.0 Buildings and works24/03/2011
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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.
- 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 the scale should be subservient to contextual buildings along Smith Street.

4.0 Decision guidelines24/03/2011
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Before deciding on an application, the responsible authority must consider, as appropriate:

- The design, height and visual bulk of the development in relation to surrounding land uses and built form.
- The acoustic protections of the development in relation to surrounding land uses.
- 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.
- The Smith Street Structure Plan November 2008 and in particular the provisions of section 11.4 Buildings.