**ATTACHMENT B – SUPPORTING DOCUMENT to Walker Street - Northcote**

**Explanation of changes to be made to the exhibited DPO Schedule 13**

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| **Issue with exhibited DPO Schedule** | **What change is proposed** | **What it means** |
| Interface treatment A (Walker Street) is incorrectly identified as having a 4.5 metre setback to Walker Street up to 3 storeys in height, with a further 4.5 metre setback above 3 storeys. | Interface treatment A (Walker Street) should show 3 metre setback to Walker Street up to 3 storeys in height, with a further 3 metre setback above 3 storeys. The first 3 levels now have a 2 metre articulation zone. | This change means that development along the Walker Street frontage could be built closer to the street. |
| Interface Treatment B (High Street) is incorrectly identified as having a 3 metre setback up to 4 storeys and an additional 3 metre setback above 4 storeys. | Interface treatment B (High Street) should show a uniform 3 metre setback to Walker Street, with a 2 metre articulation zone behind, with no upper level setbacks. | This change means that development along the High Street frontage at upper levels would not have to be further setback from High Street. This will have negligible impact on the public realm as this is not considered to be a sensitive interface. |
| Interface Treatment C (Merri Creek) is incorrectly identified as having a 5 metre setback from the property boundary up to 4 storeys and an additional 3 metre setback above 4 storeys. | Interface Treatment C (Merri Creek) should show a 3 metre setback from the property boundary up to 4 storeys and an additional 3 metre setback above 4 storeys. The first 4 levels have a 2 metre articulation zone. | This change means that development along the Merri Creek could be located closer to the property boundary than identified in the exhibited DPO13. It is considered that this will have a negligible impact as there are a suite of requirements within the Built Form provisions of the DPO13 that directs new development to respond to and complement the Merri creek environs. |

Consequential changes arising from the above:

* Clause 3.0 – Requirements for Development Plan, Built Form, will be amended to provide for “Articulation Zones” to be shown, as required, on the edges of buildings, being areas for placement of balconies, open space, architectural features and the like.
* The Development Concept Plan will be updated to identify the required setback dimensions for each Interface treatment.