

**Precinct A Main Street – Design Requirements**

Building appearance	The development incorporates high level of pedestrian activity in providing five commercial tenancies at ground level. Further an internal pedestrian footpath will provide connectivity between Main and Hardy Street in addition to the onsite car park and upper storey tenancies.
Setbacks	Not applicable. The site is not affected by any specific design requirements for setbacks.
Public private interface	The proposal provides active frontages to Main Street in accordance with the building frontage and weather protection map.
Access and parking	The proposal provides pedestrian linkages between Main and Hardy Street in line with the design requirements. The site avoids vehicle access off Main Street by rear loading access arrangements and car parking to be provided off Hardy Street.

## **Precinct H John and Hardy Street - Design Requirements**

Building appearance	The development is orientated to Main Street with no shop fronts to Hardy Street. Despite this, such design provisions are required under Precinct A requirements as abovementioned. It is recognised that the objectives and outcomes are still achieved as the development reinforces and strengthens the Main Street retail area with four (4) individual shop fronts the street.
Building height	The development complies with this providing a height of three (3) storeys and maximum building height of 6.5 metres which is also consistent with the building heights map under DDO4.
Setbacks	The proposal provides a zero metre front setback on Hardy Street consistent with the design requirements.
Public/ private interface	Pedestrian entry points are provided from both street frontages and to the rear basement car park.
Access and parking	There are no existing laneways the site can connect to. As required under Precinct A design requirements, the proposal provides a single vehicle accessway via Hardy Street. Underground car parking is provided for the site to maximise usable commercial floor space.