

30/09/2010  
C114

## SCHEDULE 7 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO7**.

### 85, 101–109 BURWOOD HIGHWAY AND 3 EDWARDS STREET, BURWOOD

#### 1.0

#### Design objectives

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To encourage a transition between larger scale developments on Burwood Highway and residential buildings to the north.

To ensure development responds appropriately to the opportunities and constraints of the slope and cross-fall of the land.

To encourage development forms which reinforce the Burwood Highway corridor and the Burwood Village Neighbourhood Activity Centre.

To encourage active frontages and opportunities for passive surveillance along Burwood Highway.

To take advantage of the northern aspect of the site for orientation of any residential development.

To contribute to the diversity of the urban character of the area by encouraging high quality and visually stimulating new development.

To introduce a high quality landscape treatment to the site which contributes positively to the street edges and to the setting of any building on the site.

#### 2.0

#### Buildings and works

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Buildings and works are considered to meet the design objectives for height and setbacks if:

- They do not exceed the preferred maximum height and if they satisfy the preferred minimum building setbacks specified in the table and plans to this schedule.

Minor buildings and works such as verandas, architectural features, balconies, sunshades, screens, artworks and street furniture may be constructed within the specified setbacks provided they are designed and located to the satisfaction of the responsible authority.

**Table to Schedule 7**

PREFERRED MAXIMUM BUILDING HEIGHT *	PREFERRED NUMBER OF STOREYS	PREFERRED MINIMUM BUILDING SETBACK	BUILT FORM OUTCOME
8-11 metres within 7.5 metres of a residential lot	2	3 metres from adjoining residential properties at ground floor	Provides a transition to residential properties to the north.
11 metres along the Burwood Highway frontage	3	4 metres from adjoining residential properties at first floor	Promotes a more cohesive and consistent built form fronting Burwood Highway in terms of

PREFERRED MAXIMUM BUILDING HEIGHT *	PREFERRED NUMBER OF STOREYS	PREFERRED MINIMUM BUILDING SETBACK	BUILT FORM OUTCOME
15 metres (excluding basement) towards the centre of the site, provided taller elements are substantially recessed or obscured from views from existing residential properties to the north of the site.	4	3 metres from Burwood Highway  3 metres from Edwards Street for a distance of 19 metres taken from the northern boundary of the site.	layout, massing and scale.  Maintains and reinforces the Burwood Highway urban corridor.  Improves the pedestrian environment

\* above natural ground level

### 3.0

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#### Subdivision

A permit is not required to subdivide land.