

17/01/2008
C120**SCHEDULE 7 TO THE DESIGN AND DEVELOPMENT OVERLAY**Shown on the planning scheme map as **DDO7****BURNLEY STREET WEST PRECINCT****1.0**17/01/2008
C120**Design objectives**

To encourage built form which responds to heights in Victoria Gardens Shopping Centre to the east and the scale of established residential development to the west.

To respond to the opportunity for medium density residential buildings along Burnley Street, while recognising the potential for amenity impacts at ground level attributed to the main road location and traffic.

To encourage built form which activates the ground floor and provides active pedestrian frontages to Burnley Street.

To improve the quality of the streetscape and the pedestrian experience along Burnley Street.

To ensure an appropriate ground level interface and upper level setbacks are provided to protect the amenity and character of established residential area to the west of the precinct.

To ensure built form contributes to the activation, amenity and safety of Williams Reserve, and rear laneways (Coles Terrace and Davison Street lane).

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C120**Buildings and works**

Building heights should not exceed the preferred maximum heights shown in the Burnley Street West Precinct Building Envelope Diagram.

Built form should address the design principles set out below:

Burnley Street frontage

- Built form along the Burnley Street frontage is articulated with recessed elements, varied setbacks, architectural projections and balconies
- Building massing provides variations in height along the Burnley Street frontage, with higher elements oriented perpendicular to Burnley Street to reduce their actual and apparent width, and well separated to provide a varied skyline.
- Higher elements are located at the Burnley Street frontage and largely obscured from view by lower intermediate built form located at the rear of the site.
- At ground level, recesses and varied setbacks provide interest to the streetscape and opportunity for widening of the footpath.
- Built form provides for prominent residential entries at ground level interspersed with non-residential spaces.
- Development at the corner of Burnley Street and Victoria Street is designed to define the street corner and may be linked to buildings to the south via a pedestrian bridge above Coles Terrace or underground car park or basement link.

Laneway interface (Coles Terrace and Davison Street lane)

- A two storey residential podium addresses the rear laneway. Dwellings are provided with direct entries to the laneway to generate pedestrian activity.

- Any wall treatments to the laneway are designed to create a safe pedestrian environment and where appropriate broken up or supplemented by ground level landscaping and appropriate materials or treatments.
- The principal outlook of upper level built form is to the north. Setbacks, carefully integrated screen treatments and planting is used along the western (or other relevant) faces of built form to protect nearby residences from overlooking.
- At the equinox, new development will not significantly overshadow existing secluded private open space areas of nearby residences.
- Windows and balconies are oriented to the laneway to provide surveillance, while protecting nearby residences from overlooking through appropriate design and screening.

Williams Reserve interface

- Development at the southern and eastern interface of the reserve addresses the park at ground level and provides opportunities for upper level views to the park
- Development is of a scale that enables adequate solar access to the park.

Access and parking

- Principle vehicle access is from Burnley Street. The number of vehicle crossing and access points is minimised by, where possible, utilising existing signalised intersections/access points to the Victoria Gardens development opposite.
- Car parking is provided at basement level or if constructed above ground is designed to present an attractive building interface.
- Use of the rear laneway for any vehicle access is minimised. Service vehicle access is provided from Burnley Street and provision for service vehicle movement is accommodated within the site.

A permit may be granted to construct or carry out works which are not in accordance with the specified preferred maximum heights.

A permit application is not exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64 (1), (2) and (3) and the review rights of Section 82 (1) of the Act.

3.0

Subdivision

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None specified.

4.0

Advertising signs

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None specified.

5.0

Decision guidelines

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Before deciding on an application to construct a building or construct or carry out works, in addition to the decision guidelines set out at Clause 65, the responsible authority must consider, as appropriate:

- The provision made for activating the ground floor and encouraging pedestrian movement along the Burnley Street frontage and the interface with Victoria Gardens, opposite.
- The protection of the amenity and character of nearby residences to the south and west.

BURNLEY STREET WEST PRECINCT BUILDING ENVELOPE DIAGRAM

