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SCHEDULE 7 TO THE DESIGN AND DEVELOPMENT OVERLAY

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

BUILT FORM IN THE BEAUMARIS CONCOURSE ACTIVITY CENTRE

1.0

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Design objectives

Built form

- To create a quality public environment
- To reinforce the distinct Beaumaris style of contemporary architecture.
- To ensure buildings scale and height is appropriate in the neighbourhood context.
- To preserve sun penetration to the footpaths.

Street edges

- To design and plan street edges to enhance the pedestrian environment.
- To encourage outdoor activity and street-life in a way that ensures ease of movement for pedestrians.
- To ensure active visual engagement between those in the street and the ground floor of buildings

New frontages

- To encourage creation of ‘frontages’ to Edith Street and the central car park

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Buildings and works

- A permit is required to construct a fence.

Discretionary and mandatory requirements

- A permit may be granted to construct a building or carry out works that do not meet a requirement expressed using the verb ‘should’, provided the design objectives for this schedule are met.
- A permit cannot be issued where a requirement expressed using the verb ‘must’ is not met.

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Built form

All applications must be accompanied by a neighbourhood and site description and design response that demonstrates how the proposed building achieves the design objectives.

Buildings and works must be constructed in accordance with the following requirements:

Maximum Building Height	Maximum Number of storeys	Minimum setbacks
Building height should seek to achieve an overall building height of 9 metres. Building	Preferably 2 with a maximum of 3.	<i>Rear:</i> Third Storey: 4m

<p>height must not exceed 11 metres unless the slope of natural ground level at any cross section wider than eight metres of the building is 2.5 degrees or more, in which case the maximum building height must not exceed 12 metres.</p>		<p>from boundary. <i>Front:</i> Third Storey: 4m from frontage.</p>
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- Plant and equipment must be screened from view.
- Any setback area at the rear of properties must be screened to prevent the overlooking of the secluded open space of nearby residential properties
- Weather protection must be provided over the footpath in the form of verandahs

A permit is required to construct a roof deck above the third storey of a building.

(For the purposes of this schedule a ‘roof deck’ means an area designed and used as private open space that is located above the upper storey of a building.)

A roof deck must:

- Be designed and constructed of materials that integrate with the architectural style and form of the building.
- Be set back at least two metres from the wall of the storey below which faces the front or the rear of the site to minimise the visual impact on the street, coastal environs and adjoining properties.
- Be designed to limit views into secluded private open space and habitable room windows of adjacent dwellings.
- Not include any structures or elements that exceed a height of 1.7 metres, apart from an access structure.
- Be accessed by a structure that is designed and located to have minimal impact on the street and adjoining properties, does not enclose any useable floor space and does not exceed 2.4 metres in height (measured from floor level at the point of access onto the roof deck).

A balcony must:

- Be set back at least two metres from the wall of the storey below which faces the front or the rear of the site to minimise the visual impact on the street, coastal environs and adjoining properties.

2.2

Shop fronts in core retail areas

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Buildings with ground-level street frontages on streets marked as ‘Active frontages required’ on a plan forming part of this schedule must contribute to the appearance and retail function of the area to the satisfaction of the responsible authority.

Frontages marked as ‘Active frontages required’ should provide:

- At least five metres or 80 per cent of the street frontage (whichever is the greater) as:
 - an entry or display window to a shop and/or a food and drink premises; or
 - customer service areas and activities that provide pedestrian interest and interaction.
- Built scale appropriate to the street and pedestrians.
- Clear glazing and window covering that do not obscure views into the premises.
- Transparent security grilles.

2.3 New frontages

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Buildings with ground level street frontages on streets or areas marked as 'Create new frontages' must contribute to the safety, visual interest and vitality of the street or area to the satisfaction of the responsible authority, by minimising the extent and visual impact of blank walls, vehicle entrances and utilities such as air conditioning vents and fire escapes.

Ground level street frontages should incorporate:

- Window and door openings, displays, artwork or architectural detailing
- Scale appropriate to the street and proximity to pedestrians
- Any fences at a ground level street frontage should be less than 1.5 metres high.

3.0 Exemption from notice and appeal

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An application to construct a building or construct or carry out works that relates solely to the ground floor frontage of the premises is 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.

4.0 Decision guidelines

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Before deciding on an application the responsible authority must consider, as appropriate:

- The character of the Beaumaris Concourse activity centre.
- The need for active street frontages.
- The vitality of the retail core of the centre.
- Pedestrian comfort and safety.
- The need to provide access to upper floor uses.

Reference documents

Beaumaris Concourse Structure Plan, February 2005



-  Retail core
-  Active frontages required
-  Create new frontages to streets incorporating off-street parking