

19/01/2006
VC37

SCHEDULE 3 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO3

65 Nelson Place, Williamstown

1.0

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Design objectives

To provide design and development guidelines for 65 Nelson Place.

To encourage well designed medium density residential development.

To encourage development that complements the character of the heritage precinct, including form, mass and elevation treatment of the development.

To ensure that new development does not adversely affect the significance of a heritage place.

2.0

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Buildings and works

- Car parking should be provided at a rate of at least one parking space per 1 bedroom apartment and 2 parking spaces per 2/3 bedroom apartment.
- The development should provide a well controlled single entry/access for vehicles on Ann Street.
- The development should provide safe pedestrian access from each street frontage. Safe access is to be provided to the car parking area.
- The development should be suitably articulated to emphasise vertical elements and separate dwellings.
- The development should ensure that overlooking is managed (both within and without the site) through careful design treatment.
- The development must ensure there is adequate management and treatment of waste disposal and pick up for each unit on site.
- Before a revised development plan is approved, a Section 173 agreement should be executed whereby the owner of the land agrees to undertake an archaeological survey and photographic record of significant relics and structures prior to commencement of the buildings and works.
- Before a revised development plan is approved, a Section 173 agreement should be executed whereby the owner of the land agrees to a specific apportionment of development contribution costs.

3.0

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Decision guidelines

Before deciding on an application, the Responsible Authority must consider:-

- The compliance with the permit requirements.
- Any applicable heritage study and any applicable conservation policy.
- Whether the location, bulk, form or appearance of the proposal will adversely affect the significance of the former Royal Hotel, the Nelson Place Conservation Precinct and any heritage place.

- Whether the location, bulk, form and appearance of the proposed building is in keeping with the character and appearance of adjacent buildings and the former Royal Hotel.
- Whether the proposed works will adversely affect the significance, character or appearance of the former Royal Hotel.
- Whether proposed signage will adversely affect the significance, character or appearance of the heritage place.