

19/01/2006
VC37

SCHEDULE 7 TO THE DESIGN AND DEVELOPMENT OVERLAY

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

5-9 BURWOOD ROAD, HAWTHORN

1.0

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Design objectives

- To protect surrounding residential areas and abutting residential properties from traffic and parking and any adverse amenity impacts associated with any development on the site.
- To recognise and protect the amenity of St James Park and the West Hawthorn Precinct heritage area.
- To recognise the site as an important gateway site to the West Hawthorn activity centre and to the City of Boroondara generally.
- To encourage development on the site that complements the established built scale of the Burwood Road office precinct.

2.0

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Buildings and works

A permit cannot be granted to construct a building or construct or carry out works above natural ground level which is not in accordance with the following requirements:

Building height, mass and setbacks

- No buildings (with the exception of parapets, balustrades or architectural features) are to be constructed outside the Building Envelope Plan, as shown on Building Envelope Plan - Plan View 1 and Building Envelope Plan - Plan View 2 to this Schedule.

Vehicular access

- There is to be no vehicular access for any commercial use from Lennox Street.
- The development must provide adequate off-street parking provision for the tenants of the building. In this respect, the development must provide a minimum of 3.5 spaces to each 100 square metres of leasable office floor area.

Decision guidelines

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

- Whether the development's interface responds to adjoining commercial, residential and public open space (St James Park) areas.
- Whether the development reinforces the gateway to the West Hawthorn activity centre and to the City of Boroondara generally.
- Whether the bulk, location and external appearances of any proposed buildings and works and/or subdivision are in keeping with the character and appearance of adjacent buildings, the streetscape and the area.
- The effect of the development on the amenity of neighbouring residential properties.
- Whether the design, form, layout, proportions and scale of any proposed buildings and works are compatible with the period, style, form, proportions and scale of any identified heritage places surrounding the site.
- The impact of the development's detailed design and form on the historic character of St James Park to the west.
- Whether proposed landscaping or the removal of vegetation is in keeping with the character and appearance of the streetscape and adjoining areas.

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- The layout and appearance of areas set aside for car parking, vehicular access, loading and unloading, and the location of any proposed off-street car parking.
- The views of Melbourne Water in relation to any application for buildings and/or works.
- Whether the interface of the development to adjoining streets incorporates appropriate design forms, such as fenestrated walls and entrance definition.
- Whether the location, design and overall appearance of plant and equipment (including lift shafts and ventilation mechanisms and associated screening) are designed and sited to ensure they are not visible from the surrounding areas (including the opposite side of adjoining streets and surrounding residential properties which are likely to be significantly affected) so as not to detract from the overall appearance of the building.
- If the provision of weather protection along Burwood Road improves pedestrian amenity and protection.
- Whether the use of colours, materials and building form and setback articulate and moderate building mass.
- Whether the landscape treatment to Lennox Street contributes to the residential character of the street.
- Whether the landscape treatment to Barton Street reflects the vegetated nature of St James Park opposite, providing both a soft and hard landscaped interface to reinforce and complement the landscape character of this part of Barton Street in contrast to the Burwood Road frontage.
- Whether the Burwood Road landscape treatment contributes to the improvement of the Burwood Road streetscape.
- Whether the proposed signage minimises the amenity impacts on:
 - Adjoining residential areas.
 - St James Park.
 - The visual appearance of the gateway.
 - Adjoining streetscapes.

