

13/12/2007
C72**SCHEDULE 8 TO THE DESIGN AND DEVELOPMENT OVERLAY**Shown on the planning scheme map as **DDO8****STATION STREET, CHELSEA****1.0****Design objectives**13/12/2007
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- To ensure that new development has proper regard to heritage values and local character, including the former movie theatre on the corner of Station Street and Chelsea Road, in Chelsea.
- To ensure the design of development is responsive to the environment, landform, site conditions and amenity of the surrounding area.
- To ensure that buildings are designed and sited to avoid being visually obtrusive, particularly in terms of creating a silhouette above the skyline when viewed from surrounding streets and properties.
- To achieve architectural and urban design outcomes that contribute positively to a revitalised urban form and character that enhances the public realm while minimising detrimental impact on neighbouring properties.
- To ensure that building height of new development responds to the existing urban context and neighbourhood character of the surrounding area.
- To ensure new development is appropriate to the scale of nearby streets, public spaces, and other buildings within the Chelsea activity centre and surrounding area.
- To ensure buildings are designed and developed to complement the role of Chelsea as a major activity centre
- To ensure new development is not visually obtrusive and imposing when viewed from the street or neighbouring properties
- To ensure that the number and location of vehicle crossovers is limited to maintain the integrity and continuity of the commercial streetscape fronting Station Street.
- To achieve an active and accessible frontage to the ground level onto Station Street, and to enable upper levels to engage with the street through the use of balconies.
- To facilitate enhanced pedestrian activity by ensuring that building designs contribute to the creation of a sense of place.
- To encourage graduated built form to deliver an appealing built outcome.
- To encourage buildings of a high architectural quality and which integrate materials and finishes as an integral component of the design response.
- To achieve developments that provide for articulated roof forms and modulated street facades through the use of terraces, balconies, porches and verandahs.

2.0**Buildings and Works**13/12/2007
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Buildings and works must be constructed in accordance with the requirements in the Table to this Schedule.

A permit cannot be granted to vary the maximum building height requirements in the Table to this Schedule.

An application must be accompanied by a site analysis and urban context report, which demonstrates how the proposed buildings and works achieve the design objectives of this Schedule.

For the purposes of this Schedule, overall building height limits shall be inclusive of an attic, mezzanine, roof top deck and built over car parking area.

Setbacks

Buildings and works must be constructed in accordance with the requirements in the Table to this Schedule.

A permit cannot be granted to vary the setback requirements in the Table to this Schedule.

An application must be accompanied by a site analysis and urban context report, which demonstrates how the proposed buildings and works achieve the design objectives of this Schedule.

Table to Schedule 8

Height Control Area	Maximum Building Height	Design Standard	Performance Criteria
<p>DDO8</p> <p>318 and 324 Station Street, Chelsea</p>	<p>A maximum building height of 7 metres applies to any side street or rear laneway where a zero lot setback is applicable. Buildings and works may be increased in height beyond 7 metres along the Station Street frontage but be no greater than 11 metres provided they satisfy the Design Standard.</p>	<p>The third and where proposed fourth level of any development (excluding balconies from the Station Street façade) must be setback 5 meters from the Station Street and rear laneway facades.</p> <p>Where balconies are proposed on the third and where proposed fourth level, these must be setback 3 metres from the Station Street façade.</p> <p>A zero lot setback shall apply to all front, rear and side boundaries.</p>	<p>Active commercial uses must be located at ground floor.</p>
<p>328 to 338 Station Street, Chelsea.</p>	<p>A maximum building height of 7 metres applies to any side street or rear laneway where a zero lot setback is applicable.</p>	<p>Third storeys (excluding balconies) must be setback 4 metres from the Station Street façade and 2 metres from the rear laneway.</p> <p>A zero lot setback shall apply to all front and side boundaries.</p> <p>Where balconies are</p>	

Height Control Area	Maximum Building Height	Design Standard	Performance Criteria
	Buildings and works may be increased in height beyond 7 metres along the Station Street frontage but be no greater than 9 metres provided they satisfy the Design Standard.	proposed on the upper level, these must be setback 2 metres from the Station Street façade.	
340 and 342 Station Street, Chelsea	<p>A maximum building height of 7 metres applies to any side street or rear laneway where a zero lot setback is applicable.</p> <p>Buildings and works may be increased in height beyond 7 metres along the Station Street frontage but be no greater than 9 metres provided they satisfy the Design Standard</p>	<p>·</p> <p>Non Residential Uses at Ground Level fronting Station Street</p> <p>A zero lot setback shall apply to all front and side boundaries.</p> <p>Third storeys (excluding balconies) must be setback 4 metres from the Station Street façade and 2 metres from the rear laneway.</p> <p>Where balconies are proposed on the upper level, these must be setback 2 metres from the façade to Station Street.</p> <p><u>Residential Use at Ground Level fronting Station Street</u></p> <p>Development must be setback 3 metres from the boundary to Station Street where residential uses are proposed at the ground floor level.</p> <p>Third storeys (excluding balconies) must be setback 4 metres from the Station Street façade and 2 metres from the rear laneway.</p> <p>Where balconies are proposed on the upper level, these must be setback 2 metres from the</p>	

Height Control Area	Maximum Building Height	Design Standard	Performance Criteria
		façade to Station Street. <u>General</u> All development must be setback 1.5 metres on the southern boundary at Catherine Avenue	

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Decision guidelines

- The design objectives of this schedule.
- The neighbourhood and site description.
- The design response.
- The effect of the building height and scale on neighbouring properties and the surrounding area.
- The suitability of balconies must be suitably screened to remove the potential for overlooking adjacent residential dwellings.
- Whether opportunities exist to avoid a building being visually obtrusive by the use of innovative building designs, including split level, articulated roof forms, staggered, and modulated building forms and street facades and which avoids a repetition of elements and forms.
- Whether when sought third and where permitted fourth storeys are proposed are setback to deliver a suitable transition between the upper levels and the ground and second levels to avoid being visually obtrusive when viewed from the street or neighbouring properties.
- Whether upper storey articulation has achieved a suitable transition from the building’s facades.
- Whether the scale of development has a comfortable relationship with the low scale built form character of the surrounding residential area.
- Whether the development achieves a human scale at the street level and contributes to a sense of place.
- Whether the use of rear lane and side street access has been maximised to provide for vehicular access and car parking to service the developments.