SCHEDULE 28 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO28.

STRATHFIELDSAYE TRANSITIONAL TOWN CENTRE

1.0 Design objectives

To support development that creates a transition area between the high activity Town Centre Precinct and the General Residential Precinct, characterised by medium density residential and mixed use office/residential development framed by native vegetation.

To support development with active frontages that contribute to the amenity, public safety and pedestrian use of adjoining public space.

To create car parking facilities that are safe, convenient and well designed and support efficient utilisation of infrastructure and sustainable transport options.

To provide protection from bushfire by requiring adequate defendable space.

2.0 Buildings and works

A permit is not required to:

- Extend an existing dwelling if the increase in floor area is less than 100 square metres.
- Construct a building or construct or carry out works for a carport, garage, pergola, verandah, deck, shed or similar structure if the floor area is less than 35 square metres and the buildings and works are associated with an existing dwelling.

A permit is required to construct a front fence.

The following buildings and works requirements apply to an application to construct a building or construct or carry out works:

General Design

- Buildings with long continuous façades exceeding 10 metres should be divided into smaller vertical sections using variation in wall articulation, openings and windows, materials, textures and/or colours.
- On corner sites, buildings should address both street frontages with either openings and/or windows at street level.
- Rooftop plant and services should be integrated with the building and not be visible from streets, public open spaces and areas of secluded private open space.
- Development that is proposed to accommodate entertainment and/or commercial uses should provide noise attenuation measures to minimise amenity impacts on residential uses.
- Development that is proposed to accommodate residential or other noise sensitive uses should provide acoustic insulation for habitable rooms that may be affected by noise from businesses, street activity and traffic.
- Mock-heritage building forms and detailing should be avoided.
- Concrete tilt panels used in building construction should be coloured or broken up with decorative cladding or other appropriate treatments.
- Facilities for the storage, collection and recycling of waste materials should be provided and screened from public view.
- No front fencing is preferred. Front fences that are required for residential purposes must not exceed 1.2 metres in height and must have a minimum permeability of 75 per cent.
- Development should protect existing mature trees where possible and have a strong focus on native tree planting.

**Building setbacks**
- New development should be setback 0-6 metres from the front boundary as per Map 1.
- New development must be setback to achieve bushfire exposure levels of no more than 12.5 kilowatts/square metre under *AS 3959-2009 Construction of Buildings in Bushfire-prone Areas* (Standards Australia, 2009).

**Building height**
- Commercial buildings should have a minimum height of 6 metres.
- New development that abuts a lower scale residential area should transition in height so as to not visually dominate, overshadow or overlook the residential area.

**Active frontages and weather protection**
- New developments should provide an active frontage to the street address at ground level and opportunities for passive surveillance from upper levels. For the purpose of this requirement, a frontage onto a public park is treated as a frontage onto a street.
- Verandahs should be provided to the active frontages of commercial buildings to provide for pleasant public spaces and weather protection.
- Where a property is on a corner of two streets, both sides should provide active frontages. Commercial buildings should provide weather protection and the Primary Active Frontage should require 80 per cent of building frontage to be activated with windows or openings at street level, the Secondary Active Frontage should require 50 per cent of building frontage to be activated.
- New lots adjoining Wellington Street, Strathfieldsaye Road, Uxbridge Street, Wellesley Street, Blucher Street, Apsley Lane and Apsley Street should have a frontage facing that street.

**Parking and access**
- Multiple vehicle access points along streets should be avoided to minimise conflict with pedestrians. Access should be provided wherever possible via side streets, rear lanes or shared access ways.
- Onsite car parking should be consolidated and well located, and designed to complement the Strathfieldsaye character by being behind buildings and providing native vegetation and lighting.
- On street parking should be supported to calm vehicle speeds and increase perception of activity for pedestrian safety.
- Shared car parking facilities should be provided, where possible.
- For single dwellings, car parking should be provided at least 1 metre behind the front facade of the dwelling.
- Pedestrian and cycling paths should be linked to the creek paths and town centre.

A permit cannot be granted to vary a requirement with the term 'must'.

An application for construction of a building or to construct or carry out works 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, where the development is generally in accordance with the design requirements of this schedule.
Subdivision

An application to subdivide land must meet the following requirements:

- Subdivision layout should be designed around native vegetation to protect established native trees where possible in road reserves, public spaces and walkways.
- Cul-de-sacs and lots backing onto roads should be avoided.
- Each lot must be of a sufficient size to ensure that the future development of land can achieve bushfire exposure levels of no more than 12.5 kilowatts/square metre under AS 3959-2009 Construction of Buildings in Bushfire-prone Areas (Standards Australia, 2009).

A permit cannot be granted to vary a requirement with the term ‘must’.

Signs

None specified.

Application requirements

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A statement addressing the design objectives and requirements as set out in this schedule.
- An urban context and design response that shows how the development will achieve the design objectives of this schedule.
- Where an application is to vary the requirements of the schedule it must:
  - Identify the design objectives and design requirements that will be achieved by the proposal.
  - Provide an assessment of how the variation assists the proposal to achieve the design objectives and requirements of this schedule.
  - Identify whether the site has any particular characteristics or features that warrant the variation and an alternative design.
- A landscaping plan that shows how existing native vegetation is to be retained and native replanting will occur in the front setback.

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the proposal achieves excellence in architecture and urban design.
- Whether the proposal protects the development potential of nearby sites.
- Whether the proposal provides adequate weather protection and active frontage.
- Whether the development provides medium density residential or office/residential development.
- Whether car parking has been well designed.
- Whether sufficient defendable space can be provided to protect development against bushfire risk.
Map 1 to Schedule 28 to Clause 43.02

Setbacks Transitional Town Centre

![Map of Setbacks Transitional Town Centre](image-url)

Legend
- Setback 0 - 2m
- Setback 4 - 6m

Strathfieldsaye Transitional Town Centre Setbacks

Source: Strathfieldsaye Urban Design Framework, 2017