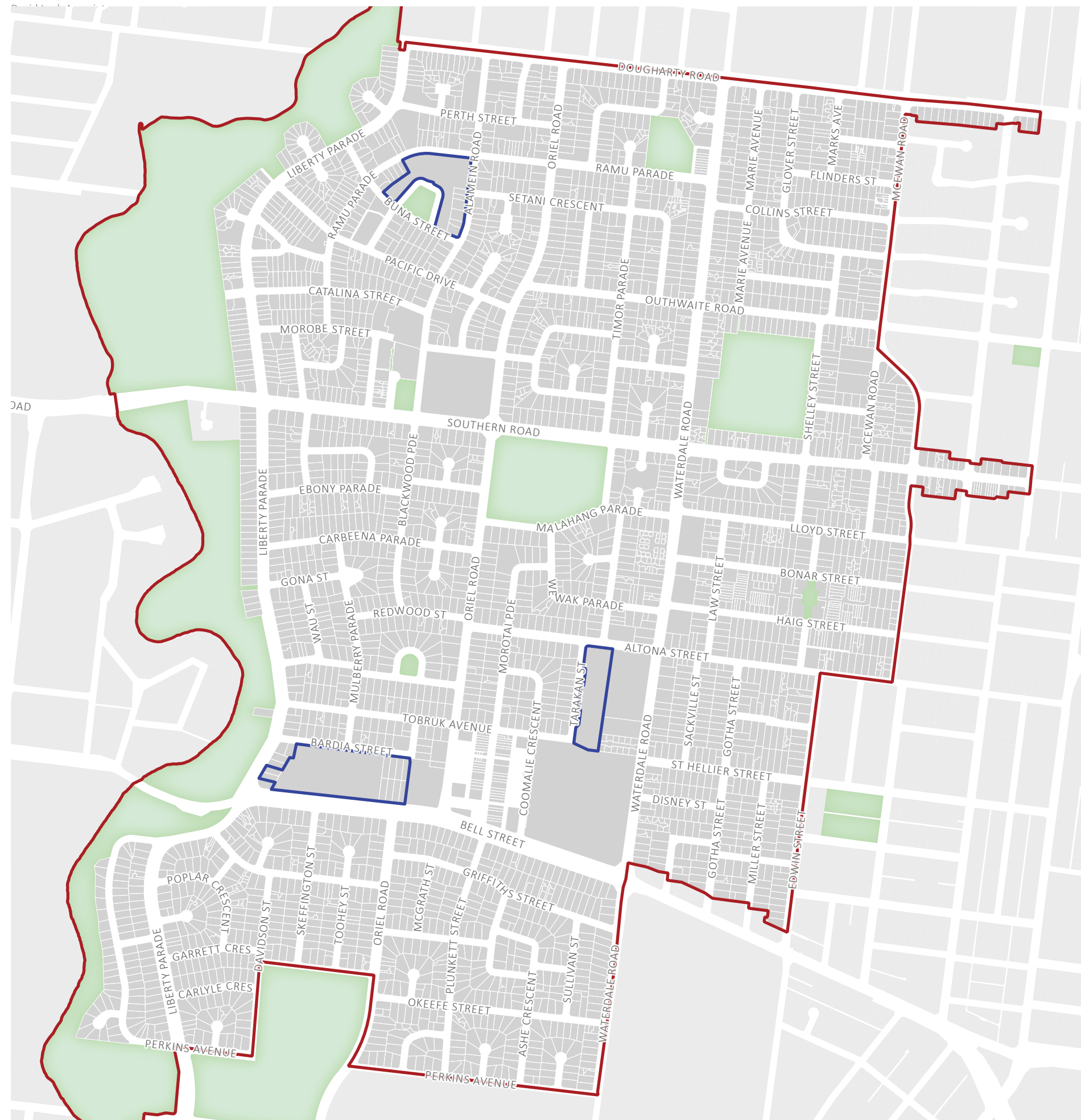




## **9.0 Key Redevelopment Sites**





As part of the process of preparing the UDF, analysis was undertaken to identify sites within the Study Area that may have greater redevelopment opportunities. These were chosen based on their land size, opportunity for consolidation, ownership clusters and accessibility.

Through this analysis, "catalyst" sites were identified, which group together pockets of DHHS ownership. The largest of these catalyst sites were determined to be Key Redevelopment Sites. These require separate site specific planning controls (such as a Development Plan Overlay) to be applied to manage their future redevelopment outcomes.

The following sites were identified as Key Redevelopment Sites:

- Bellbardia Estate;
- Tarakan Estate; and
- Buna Street Site.

Both Bellbardia and Tarakan Estates are proposed to be renewed. Planning Scheme Amendment C118 and C150 have recently been approved to rezone both sites and apply a Development Plan Overlay.

The Buna Street Site will require the application of further planning controls as an action of this UDF. Further details on Buna Street Site's development potential is elaborated overleaf.

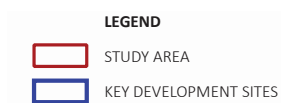


Figure 23 Key Redevelopment Sites

9.1 Buna Street Site

Vision

In response to its local context, the Vision Statement for the Buna Street Site is as follows:

*“The Buna Street Site will be a medium density housing development that capitalises on its accessibility to Buna Street Reserve whilst respecting the surrounding neighbourhood and streetscape character.”*

Design Objectives

- To protect the amenity of adjoining residential properties.
- To enhance the sense of safety and security, especially around Buna Reserve.
- To respect the existing neighbourhood, landscape and streetscape character through the use of complementary built form and materials.
- To improve pedestrian accessibility to Buna Reserve from the surrounding neighbourhood.
- To respond to the existing landscape character.

Design Guidelines

1. Building heights should not exceed 5 storeys.
2. To respond to the existing residential character (and root protection zones), development facing Buna Reserve and fronting Boyd Crescent should:
  - Be designed to address the public open space with entries, balconies and windows;
  - Include 3 metre setback from the property boundary; and
  - Include 4 storey street wall with 3 metre upper level setback.
3. To respond to the existing residential character (and root protection zones), development fronting Buna Street should:
  - Include 3 metre setback from the property boundary; and
  - Include 3 storey street wall with 4 metre upper level setback.
4. To respond to the existing residential character (and root protection zones), development fronting Ramu Parade and Alamein Road should:
  - Include 4 metre setback from the property boundary;
  - Include 3 storey street wall with 4 metre upper level setback; and
  - Include 20 metre setback from the property boundary above 4 storeys.
5. Development abutting the side of the lots facing Ramu Parade should:
  - Include 5 metre setback from the property boundary; and
  - Include 4 metre upper level setback above 3 storeys.
6. Development abutting the rear end of the lots facing Ramu Parade should:
  - Include 5 metre setback from the property boundary.
7. Development abutting the side of the lots facing Buna Street should:
  - Include 3 metre setback from the property boundary; and
  - Include 4 metre upper level setback above 3 storeys.
8. Encourage pedestrian connectivity from Ramu Parade and Alamein Road to Buna Reserve through the site.
9. Preserve existing trees and native vegetations whenever possible.
10. Building materials and colour palette should reflect the existing residential character through natural, non-reflective materials, such as brick and wood; as well as muted colours.



Figure 24 Buna Street Site Concept Plan