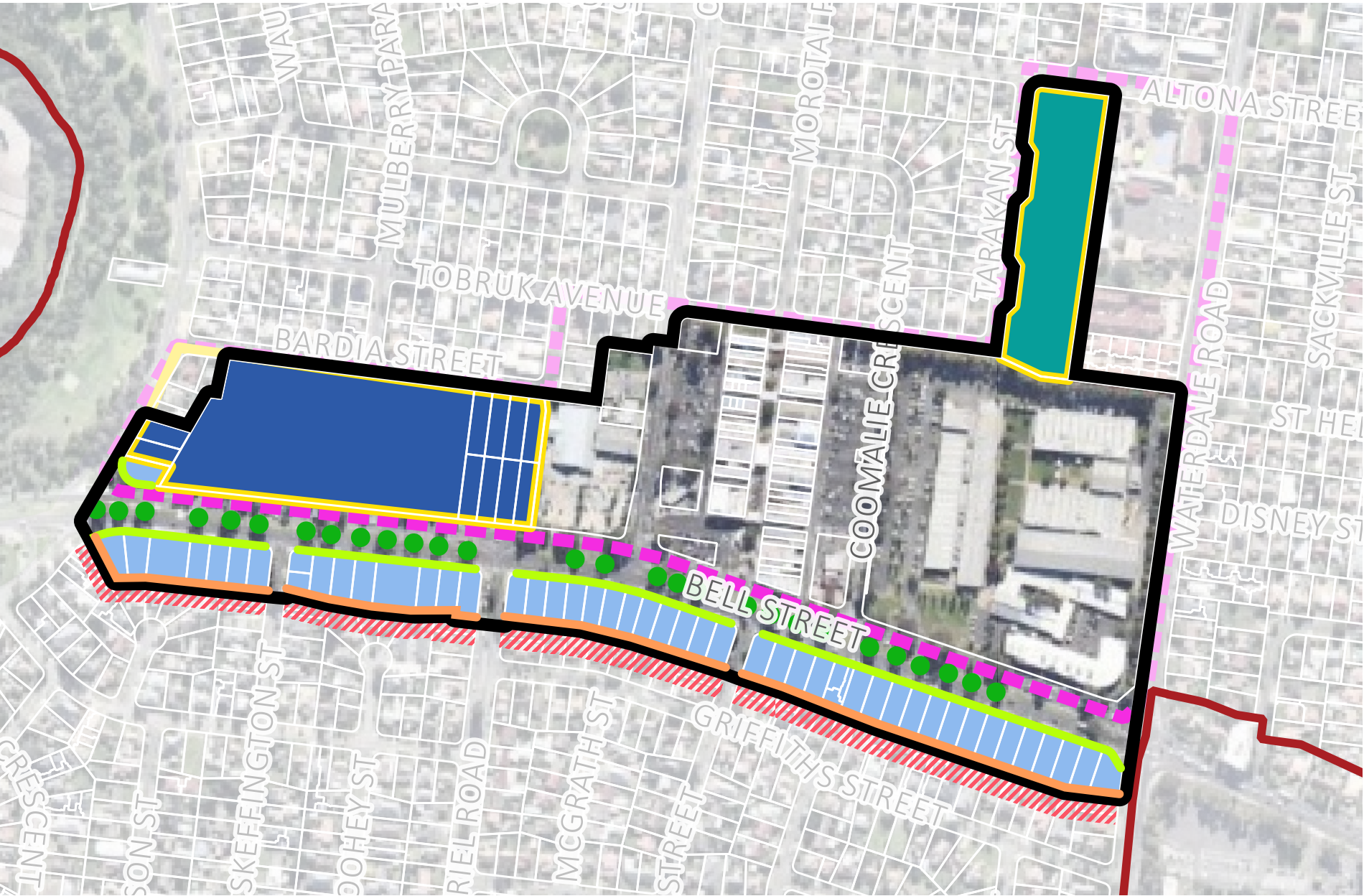


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LEGEND

STUDY AREA

AREA 1 - BELL STREET

KEY REDEVELOPMENT SITES

BELLBARDIA ESTATE

TARAKAN ESTATE

HEIGHT MUST NOT EXCEED 5 STOREYS
(18M)

EMERGING ACTIVITY CENTRE

BOULEVARD CHARACTER

3M LANDSCAPED FRONT SETBACK

SETBACKS IN ACCORDANCE WITH CLAUSE
55.04-1, -3, -4, -5 AND -6

SENSITIVE RESIDENTIAL INTERFACE TO THE
SOUTH

Area 1: Bell Street

Design Objectives

- To encourage development within the Bell Street Emerging Activity Centre.
- To encourage higher density mixed use development that responds to the boulevard character of Bell Street and its access to public transport, shops and services.
- To ensure that institutional development contributes positively to the public realm
- To mark the entry to Postcode 3081.
- To improve the streetscape environment of Bell Street.
- To protect the amenity of adjacent residential properties.
- To provide equitable development opportunities for every property.
- To manage the built form character transition.

Figure 11 Area 1: Bell Street

Design Guidelines

(These guidelines are designed to encourage consolidation of 2 or more lots to facilitate higher quality development and more efficient use of land)

1. Building heights must not exceed 5 storeys (18m).

2. Buildings should be:
 - Setback in accordance with Clause 55.04-1 from a direct inteface with residentially-zoned properties and Clauses 55.04-4 and 55.04-5 from the rear boundary of lots on the south side of Bell Street (see Figure 12).

3. Balconies may encroach into the upper level setbacks provided they are lightweight and discontinuous.

4. Development should incorporate a front setback of 3 metres.

5. Side setbacks should be designed to allow for the equitable development
- of the adjacent property by:
 - A setback of 4.5 metres from the common boundary; or
 - Providing a blank party wall.

6. Rear loading and vehicle access other than from Bell Street should be considered and prioritised. Bell Street should only be used as a vehicle access point in case other alternatives are not feasible.

7. 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.

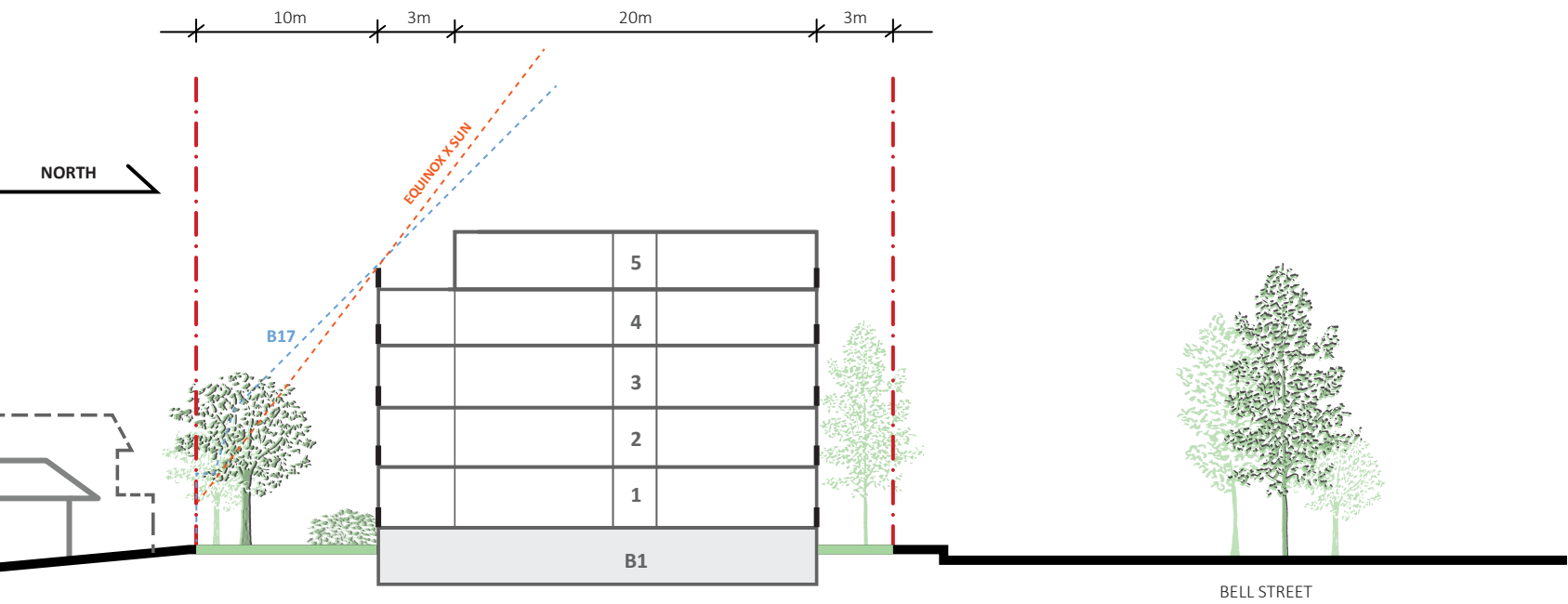


Figure 12 Section - Bell Street (South)