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## SCHEDULE 21 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO21**.

### BRIDGE ROAD ACTIVITY CENTRE

#### 1.0 Design objectives

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- To support a mid rise scale built form character (3 to 8 storeys) with lower built form at the interfaces with streets and the adjoining low rise residential areas.
- To ensure that new development respects the values of heritage buildings and maintains the prominence of the heritage streetscape, heritage buildings and landmark buildings in the streetscape.
- To maintain a prominent street wall character along Bridge Road with new development at upper levels setback, visually recessive and clearly distinct.
- To provide a comfortable level of street enclosure, maintain solar access to key footpaths, and ensure a high quality built form interface to all streets and public spaces.
- To minimise amenity impacts on residential properties adjoining the Bridge Road Activity Centre including overlooking, overshadowing and visual bulk impacts.

#### 2.0 Buildings and works

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A permit is required to construct a building or construct or carry out works.

#### 2.1 Definitions

**Street wall** is the façade of a building at the street boundary. Street wall height is measured at the vertical distance between the footpath at the centre of the frontage and the highest point of the building, parapet, balustrade or eaves at the street edge, with the exception of architectural features and building services.

**Building height** does not include non structural elements that project above the building height and service equipment including plant rooms, lift overruns, structures associated with green roof areas, screens to service areas or other such equipment provided that all of the following criteria are met:

- the total roof area occupied by the service equipment (other than solar panels) is minimised;
- the service equipment is located in a position on the roof so as to minimise its visibility;
- the non structural elements and service equipment do not cause additional overshadowing of secluded private open space of neighbouring residential zoned properties and public spaces;
- the non structural elements and service equipment do not extend higher than 3.6 metres above the maximum building height; and
- the non structural elements and service equipment are integrated into the design of the building to the satisfaction of the responsible authority.

**Parapet height** does not include features such as brackets, pediments, urns, finials or other decorative elements.

**Setback** is the shortest horizontal distance from a building, including projections such as balconies, building services and architectural features, to the property boundary.

**Upper level** is development above the height of the street wall.

## 2.2 General design requirements

The following requirements apply to an application to construct a building or construct or carry out works and must be read in conjunction with the relevant precinct design requirements:

### Building heights and street wall height requirements

The mandatory and the preferred building height and street wall requirements are set out in the relevant precinct Building Heights and Setbacks Plans. Buildings or works must not exceed the maximum building height and street wall height shown in the relevant precinct Building Heights and Setbacks Plans.

- A permit cannot be granted to vary a building height shown as a mandatory building height in the relevant precinct Building Heights and Setbacks Plan.
- A permit cannot be granted to vary a building height shown as a preferred building height in the relevant precinct Building Heights and Setbacks Plan unless all of the following requirements are met:
  - the built form outcome as a result of the proposed variation satisfies the Design Objectives in Clause 1.0, the Heritage Building Design Requirements and the relevant Precinct Design Requirements specified in this schedule;
  - the proposed building height achieves the preferred future mid-rise character for the Bridge Road Activity Centre; and
  - the proposal will achieve each of the following:
    - greater building separation than the minimum requirement in this schedule;
    - housing for diverse households types, including people with disability, older persons, and families, through the inclusion of varying dwelling sizes and configurations;
    - universal access, and communal and / or private open space provision that exceeds the minimum standards in Clauses 55.07 and 58;
    - excellence for environmental sustainable design measured as a minimum BESS project score of 70%;
    - no additional amenity impacts to residentially zoned properties, beyond that which would be generated by a proposal that complies with the preferred building height.
- A permit cannot be granted to vary a street wall height shown as a mandatory street wall height in the relevant precinct Building Heights and Setbacks Plan.
- A permit cannot be granted to vary a street wall height shown as preferred in the relevant precinct Building Heights and Setbacks Plan unless the proposal meets the Design Objectives in Clause 1.0, the Heritage Building Design Requirements and the relevant Precinct Design Requirements specified in this schedule.
- The street wall height of development in a heritage overlay or immediately adjoining a heritage overlay must match the parapet height of the adjoining taller heritage building.

### Setback requirements

The mandatory and the preferred setback requirements are set out in the relevant precinct Building Heights and Setbacks Plans. A development must meet the setback requirements shown in the relevant precinct Building Heights and Setbacks Plan.

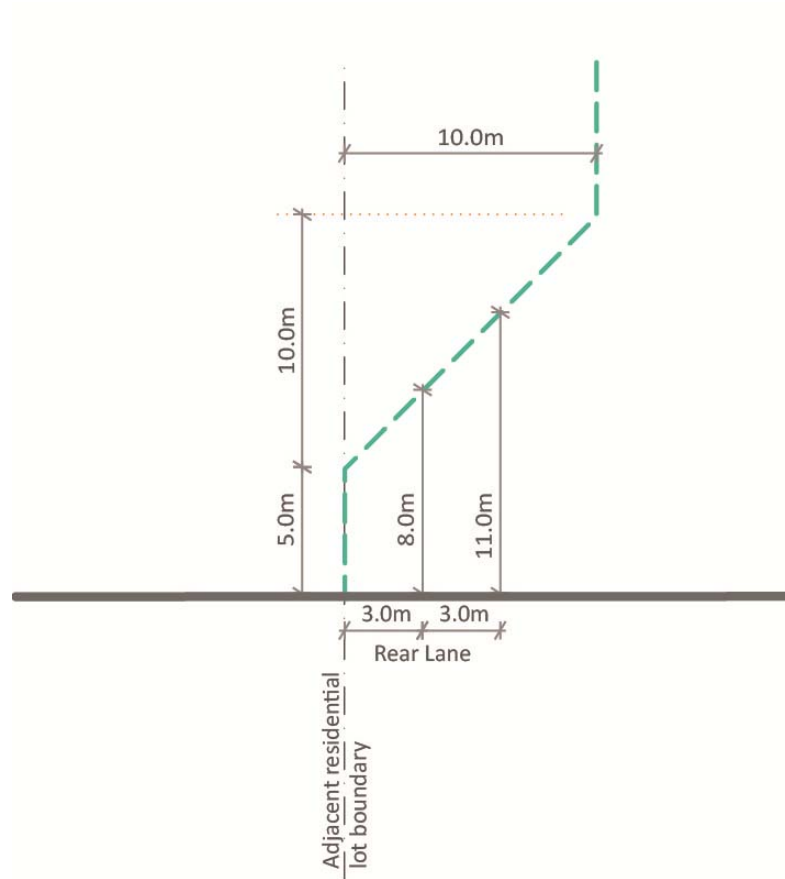
- A permit cannot be granted to vary a setback shown as a mandatory setback in the relevant precinct Building Heights and Setbacks Plan.
- A permit cannot be granted to vary a setback shown as a preferred setback in the relevant precinct Building Heights and Setbacks Plan unless the proposal meets the Design Objectives in Clause 1.0, the Heritage Building Design Requirements and the relevant Precinct Design Requirements specified in this schedule.

In addition to the setbacks in the relevant precinct Building Heights and Setbacks Plan, the following setback requirements apply for any part of a building above the (retained) front street wall of a building:

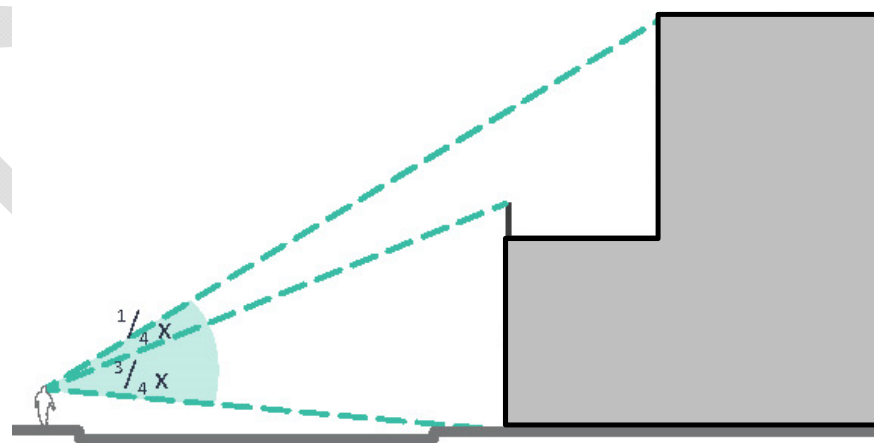
<b>Requirement for any part of a building above the (retained) front street wall of a building</b>	
Development on Bridge Road in Precinct 1 (except development west of Moorhouse Street)	Must occupy no more than one quarter of the vertical angle defined by the whole building in the view from a sight line at a height of 1.7 metres above the footpath (on the opposite side of the street) - see Figure 2.
Development on Bridge Road in Precinct 2, 3 and 4	Must occupy no more than one third of the vertical angle defined by the whole building in the view from a sight line at a height of 1.7 metres above the footpath (on the opposite side of the street) – see Figure 3.
Development on Church Street	<p>Development within a heritage overlay: Must occupy no more than one quarter of the vertical angle defined by the whole building in the view from a sight line at a height of 1.7 metres above the footpath (on the opposite side of the street) – see Figure 2.</p> <p>Development outside a heritage overlay: Must occupy no more than one third of the vertical angle defined by the whole building in the view from a sight line at a height of 1.7 metres above the footpath (on the opposite side of the street) – see Figure 3.</p>
Development in Precinct 5	<p>Development within a heritage overlay: Must occupy no more than one third of the vertical angle defined by the whole building in the view from a sight line at a height of 1.7 metres above the footpath (on the opposite side of the street) – see Figure 3.</p> <p>Development outside a heritage overlay: Must not encroach within a 45 degree plane from the opposite side of the street – see Figure 4.</p>
All development	Must adopt the same setback for at least 75% of the height of the proposed built form above the front street wall to avoid repetitive stepped form.

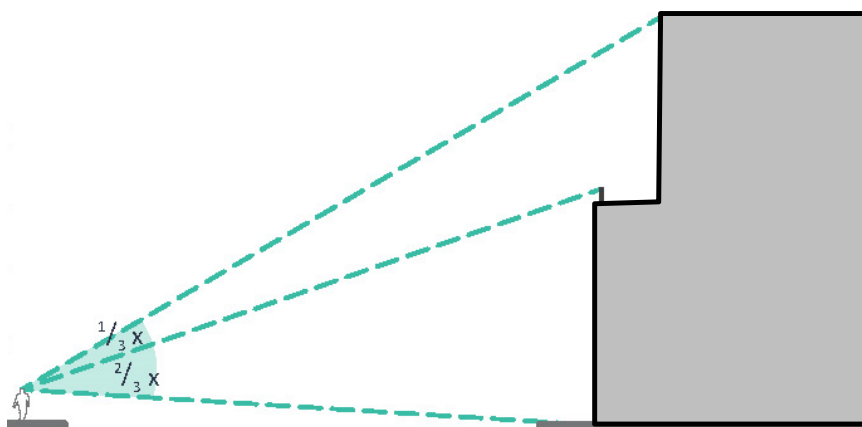
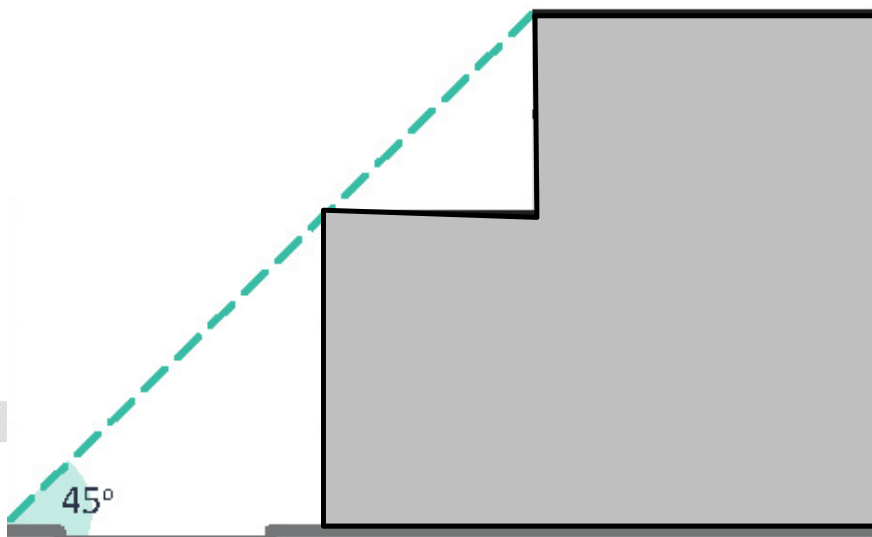
- Development adjoining a heritage building must match the upper level setback of the adjoining heritage building.
- Buildings must be set back from residentially zoned land (excluding Mixed Use Zone) as shown in Figure 1.

**Figure 1 – Setback for Interface with Residential Zoned Land**



**Figure 2 – Setback for Upper Level Development**



**Figure 3 – Setback for Upper Level Development****Figure 4 – Setback for Upper Level Development**

### Building separation requirements

- An application for development must provide a design response that considers the future development opportunities of adjacent properties in terms of outlook, daylight and solar access to windows, as well as managing visual bulk.
- Where development shares a common boundary, upper level development must:
  - be setback a minimum of 4.5m from the common boundary, where a habitable window or balcony is proposed;
  - be setback a minimum of 3.0m from the common boundary where a commercial or non habitable window is proposed.

Where the common boundary is a laneway, the setback is measured from the centre of the laneway.

- In addition to the above, a building that exceeds a height of 21 metres must be setback at least one-sixth of the width of the lot to maintain views to the sky between buildings. Where the boundary is a laneway, the setback is measured from the centre of the laneway.

### Views to landmarks requirements

- Development must maintain existing views to:
  - the Pelaco sign when viewed from:
    - the footpath on the north west corner of Wellington Parade; and
    - the Tram Stop 13 on Wellington Street immediately west of Simpson Street.
  - the tower belfry and spire of St Ignatius Cathedral when viewed from:
    - the tram stop at the intersection of Victoria Street and Church Street;
    - the north east corner of the Bridge Road and Church Street intersection; and
    - Citizens Park at the entrance from Highett and Gleadell Street intersection and the central entry from Highett Street.
  - the cornice and iron balustrade, clock stage, pyramidal roof and flag pole of the Richmond Town Hall when viewed from:
    - South West Corner of Lennox Street and Bridge Road Intersection;
    - South East Corner of Burnley Street and Bridge Road Intersection; and
    - Citizens Park at the entrance from Highett and Gleadell Street intersection and the central entry from Highett Street.

A permit cannot be granted to vary this requirement.

Where a landmark is currently viewed from the above viewing points with a “clear sky” backdrop, development must maintain views to some clear sky between the landmark and the proposed development.

### Overshadowing requirements

- Development must not overshadow any part of the southern footpath of Bridge Road to a distance of 3.0 metres from the kerb between 11am and 2pm at 22<sup>nd</sup> September. A permit cannot be granted to vary this requirement.
- Development must not overshadow any part of the following:
  - the opposite footpath of Lennox Street to a distance of 2.0 metres from the kerb between 11am and 2pm at 22<sup>nd</sup> September;
  - the opposite footpath of Church Street to a distance of 3.0 metres from the kerb between 11am and 2pm at 22<sup>nd</sup> September;
  - the opposite footpath of Burnley Street to a distance of 2.0 metres from the kerb between 11am and 2pm at 22<sup>nd</sup> September.

### Vehicular access requirements

- Development must provide safe vehicular access from rear lanes or from side streets.
- Development with redundant vehicle access points must reinstate the kerb, linemark parking bays, and relocate any parking signs.
- Pedestrian access to buildings, including upper level apartments, must be from a street or a shared zone. Where pedestrian access can only be provided from a laneway, the pedestrian entrance must be setback from the rear laneway and well lit to enable safe access.
- Development must provide a widened laneway of 6.0m in the following locations to ensure safe vehicular access to new development:
  - development at 30-36, 40-46, and 52-56 Bridge Road in Precinct 1;
  - development at 132 to 144 Bridge Road in Precinct 1;
  - development at 372 to 382 Bridge Road in Precinct 2.

## Building design requirements

- Development must:
  - incorporate vertical articulation in the street wall that reflects the prevailing pattern of subdivision and buildings;
  - allow for commercial activity at the ground and first floor (as a minimum) incorporating commercial floor to floor heights of at least 4m, where heritage elements are not a constraint;
  - incorporate awnings over the footpath on commercial zoned land for the full width of the lot, continuous with any adjoining awning;
  - be expressed in the round and provide detail on facades when viewed from all directions;
  - incorporate an architectural expression at upper levels that is distinct from but complimentary to the street wall.

## Heritage building design requirements

In addition to the General Design Requirements and relevant Precinct Design Requirements, the following requirements apply to an application to construct a building or carry out works on land affected by a Heritage Overlay or on land immediately adjacent to a Heritage Overlay.

Design Element	Design Requirement
Building facades and street frontages	<p><b>Infill Buildings and Development Adjoining a Heritage Building</b></p> <p>Facade treatments and the articulation of infill buildings on land affected by a heritage overlay and of new buildings on land immediately adjoining a heritage building must:</p> <ul style="list-style-type: none"> <li>▪ ensure the facade treatments and the articulation of new development are simple and do not compete with the more elaborate detailing of the adjoining heritage building(s);</li> <li>▪ respect the vertical proportions of the nineteenth and early twentieth century facades of the heritage streetscape and/or adjoining heritage building(s);</li> <li>▪ avoid large expanses of glazing with a horizontal emphasis except to ground floor shopfronts;</li> <li>▪ maintain the existing canopy/verandah height of the heritage streetscape and/or adjoining heritage building;</li> <li>▪ be articulated to reflect the fine grained character of the streetscape.</li> </ul> <p><b>Contributory or Individually Significant Buildings</b></p> <p>Adaptation of contributory or individually significant buildings must:</p> <ul style="list-style-type: none"> <li>▪ avoid highly reflective glazing in historic openings;</li> <li>▪ encourage the retention of solid built form behind retained facades and avoid balconies behind existing openings;</li> <li>▪ maintain the inter-floor height of the existing building and avoid new floor plates and walls cutting through historic openings.</li> </ul>

Upper Levels (above street wall height)	<p><b>Upper level development on land within a heritage overlay and on land immediately adjoining a heritage building must:</b></p> <ul style="list-style-type: none"> <li>▪ be visually recessive and not visually dominate the heritage building and the heritage streetscape;</li> <li>▪ retain the primacy of the three-dimensional form of the heritage building as viewed from the public realm to avoid 'facadism';</li> <li>▪ utilise visually lightweight materials and finishes that are recessive in texture and colour and provide a juxtaposition with the heavier masonry of the heritage facades;</li> <li>▪ incorporate simple architectural detailing that does not detract from significant elements of the heritage building and the heritage streetscape;</li> <li>▪ be articulated to reflect the fine grained character of the streetscape.</li> </ul>
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### 2.3 Precinct design requirements

The following specific Precinct Design Requirements apply in addition to the General Design Requirements.

#### Precinct 1 – Bridge Road West

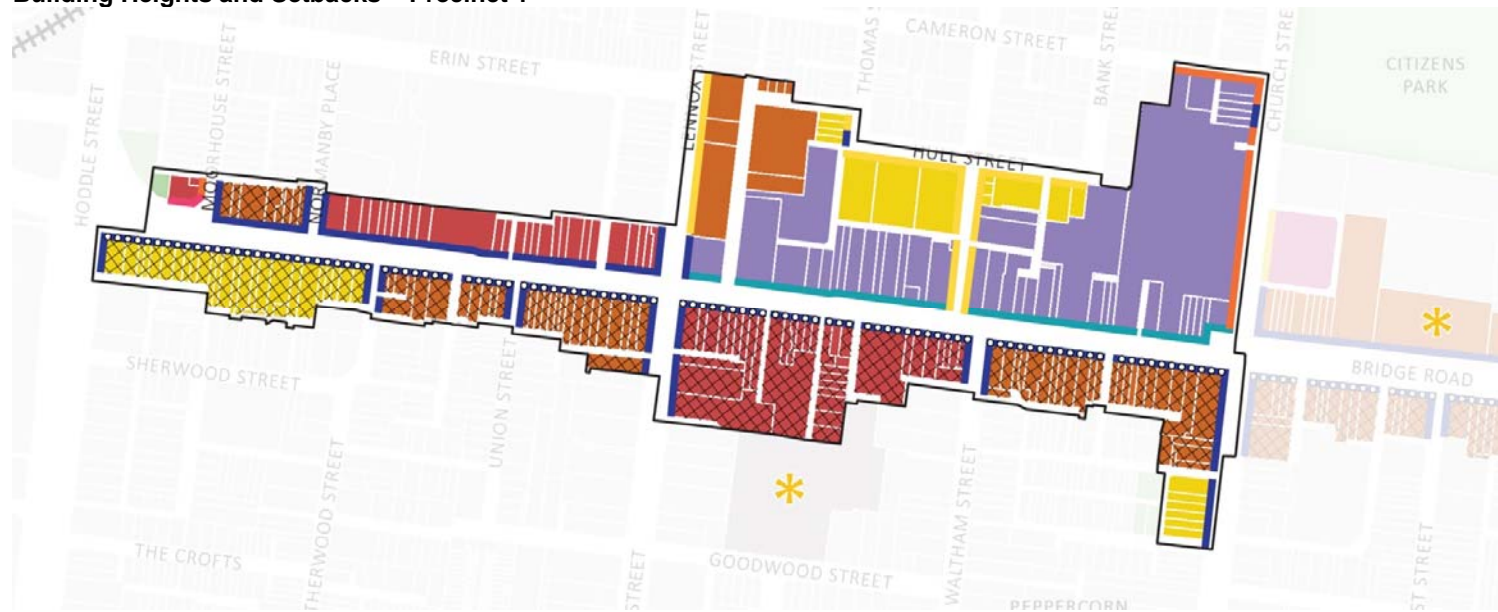
The precinct design requirements for Precinct 1 are as follows:

Development must:






- retain the visual prominence of heritage buildings in the streetscape and the significant 'High Street' streetscape in the vista along Bridge Road;
- retain the visual prominence of the return facades of corner buildings;
- be consistent in form, massing and façade treatment as existing upper level development (where this exists) for any upper level development behind rows of identical or similar residences;
- maintain and reinforce the prominence of the street wall character of Bridge Road and Church Street;
- maintain a sense of openness along Bridge Road and Church Street;
- respect the low scale existing development adjoining the activity centre;
- provide a transition in height along Lennox Street and Church Street from the taller forms on Bridge Road to the adjacent low rise residential neighbourhoods.








## Building Heights and Setbacks – Precinct 1





### MAXIMUM STREET WALL HEIGHTS & MINIMUM UPPER LEVEL STREET SETBACKS (ALL PREFERRED EXCEPT WHERE NOTED)

-  RETAIN HERITAGE FRONTAGE OR 11m STREET WALL (WHERE THERE IS NO HERITAGE FRONTAGE) WITH A 6m SETBACK ABOVE. (MANDATORY FOR INDIVIDUALLY SIGNIFICANT BUILDINGS AND SIGNIFICANT HERITAGE STREETSCAPES)
-  RETAIN HERITAGE FRONTAGE OR 11m STREET WALL (WHERE THERE IS NO HERITAGE FRONTAGE) 13m SETBACK ABOVE
-  11m STREET WALL WITH 3m SETBACK ABOVE (EXCEPT WITHIN 5m OF A HERITAGE PROPERTY, WHERE A 6m PREFERRED SETBACK IS REQUIRED)
-  11m STREET WALL WITH 5m SETBACK ABOVE (EXCEPT WITHIN 5m OF A HERITAGE PROPERTY, WHERE A 6m PREFERRED SETBACK IS REQUIRED)
-  15m STREET WALL WITH 5m SETBACK ABOVE (EXCEPT WITHIN 5m OF A HERITAGE PROPERTY, WHERE A 6m PREFERRED SETBACK IS REQUIRED)

### MAXIMUM BUILDING HEIGHTS

-  15.0m
-  18.0m
-  21.0m
-  28.0m
-  MANDATORY HEIGHTS

ALL HEIGHTS ARE PREFERRED  
MAXIMUM BUILDING HEIGHTS  
EXCEPT WHERE MANDATORY  
MAXIMUM BUILDING HEIGHTS  
ARE SHOWN

-  KEY PRECINCT LANDMARK
-  SIGNIFICANT HERITAGE STREETSCAPES

THE MAXIMUM BUILDING HEIGHT MAY NOT BE ACHIEVABLE ON ALL SITES. BUILDING HEIGHTS MUST ADDRESS SETBACK REQUIREMENTS.

## **Precinct 2 – Bridge Road South**

The precinct design requirements for Precinct 2 are as follows:



Development must:

- retain the visual prominence of heritage buildings in the streetscape and the significant 'High Street' streetscape in the vista along the Bridge Road;
- retain the visual prominence of the return facades of corner buildings;
- be consistent in form, massing and façade treatment as existing upper level development (where this exists) for any upper level development behind rows of identical or similar residences;
- maintain and reinforce the prominence of the street wall character of Bridge Road and Church Street;
- maintain a sense of openness along Bridge Road and Church Street.

Building Heights and Setbacks – Precinct 2





**MAXIMUM STREET WALL HEIGHTS & MINIMUM UPPER LEVEL STREET SETBACKS (ALL PREFERRED EXCEPT WHERE NOTED)**

-  RETAIN HERITAGE FRONTAGE OR 11m STREET WALL (WHERE THERE IS NO HERITAGE FRONTAGE) WITH A 6m SETBACK ABOVE. (MANDATORY FOR INDIVIDUALLY SIGNIFICANT BUILDINGS AND SIGNIFICANT HERITAGE STREETS CAPES)
-  11m STREET WALL WITH 5m SETBACK ABOVE (EXCEPT WITHIN 5M OF A HERITAGE PROPERTY, WHERE A 6m PREFERRED SETBACK IS REQUIRED)

**MAXIMUM BUILDING HEIGHTS**

-  18.0m
-  MANDATORY HEIGHTS

**ALL HEIGHTS ARE PREFERRED  
MAXIMUM BUILDING HEIGHTS  
EXCEPT WHERE MANDATORY  
MAXIMUM BUILDING HEIGHTS  
ARE SHOWN**

-  KEY PRECINCT LANDMARK
-  SIGNIFICANT HERITAGE STREETS CAPES

THE MAXIMUM BUILDING HEIGHT MAY NOT BE ACHIEVABLE ON ALL SITES. BUILDING HEIGHTS MUST ADDRESS SETBACK REQUIREMENTS.

### **Precinct 3 – Bridge Road Central**

The precinct design requirements for Precinct 3 are as follows:





Development must:

- retain the visual prominence of heritage buildings in the streetscape, including the row of heritage buildings at 289-307 Bridge Road and the return façade of corner heritage buildings;
- retain the visual prominence of the Richmond Town Hall in the vista along Bridge Road;
- be consistent in form, massing and façade treatment as existing upper level development (where this exists) for any upper level development behind rows of identical or similar residences;
- retain the visual separation and openness between the Richmond Town Hall and other buildings within the precinct;
- provide a respectful transition along Bridge Road to heritage buildings;
- maintain a sense of openness along Bridge Road and Church Street.






## Building Heights and Setbacks – Precinct 3



### MAXIMUM STREET WALL HEIGHTS & MINIMUM UPPER LEVEL STREET SETBACKS (ALL PREFERRED EXCEPT WHERE NOTED)

-  RETAIN HERITAGE FRONTAGE OR 11m STREET WALL (WHERE THERE IS NO HERITAGE FRONTAGE) WITH A 6m SETBACK ABOVE. (MANDATORY FOR INDIVIDUALLY SIGNIFICANT BUILDINGS AND SIGNIFICANT HERITAGE STREETSAPES)
-  RETAIN HERITAGE FRONTAGE OR 11m STREET WALL (WHERE THERE IS NO HERITAGE FRONTAGE) WITH 13m SETBACK ABOVE
-  11m STREET WALL WITH 3m SETBACK ABOVE (EXCEPT WITHIN 5m OF A HERITAGE PROPERTY, WHERE A 6m PREFERRED SETBACK IS REQUIRED)
-  11m STREET WALL WITH 5m SETBACK ABOVE (EXCEPT WITHIN 5m OF A HERITAGE PROPERTY, WHERE A 6m PREFERRED SETBACK IS REQUIRED)

### MAXIMUM BUILDING HEIGHTS

-  11.0m
-  18.0m
-  24.0m
-  28.0m
-  MANDATORY HEIGHTS

**ALL HEIGHTS ARE PREFERRED  
MAXIMUM BUILDING HEIGHTS  
EXCEPT WHERE MANDATORY  
MAXIMUM BUILDING HEIGHTS  
ARE SHOWN**



KEY PRECINCT LANDMARK



SIGNIFICANT HERITAGE STREETSAPES

THE MAXIMUM BUILDING HEIGHT MAY NOT BE ACHIEVABLE ON ALL SITES. BUILDING HEIGHTS MUST ADDRESS SETBACK REQUIREMENTS.

#### **Precinct 4 – Bridge Road East South**

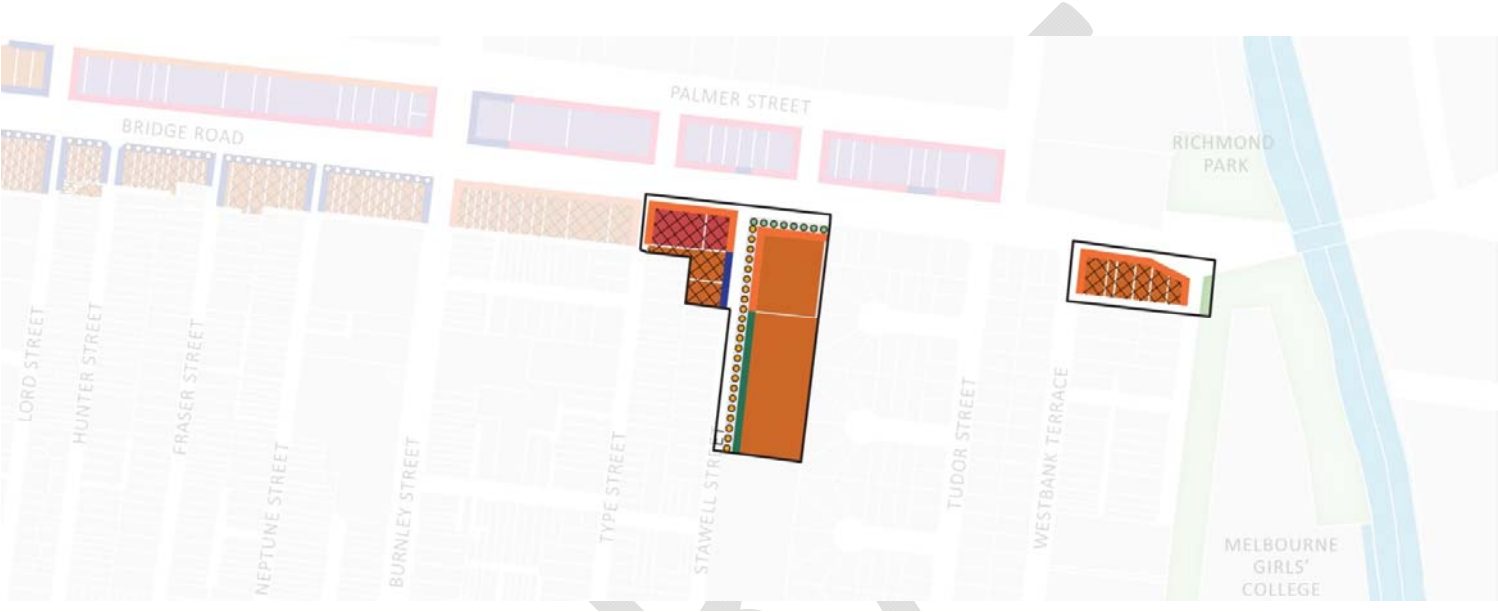
The precinct design requirements for Precinct 4 are as follows:

Development must:




- maintain and reinforce the prominence of the street wall character of Bridge Road;
- maintain the prominence of corner heritage buildings in the streetscape, including the return facades;
- provide a transition in street wall height along Bridge Road to the low scale residential properties of 618 to 640 Bridge Road;
- maintain a sense of openness along Bridge Road;
- respect the low scale existing development adjoining the activity centre.

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
Building Heights and Setbacks – Precinct 4



**MAXIMUM STREET WALL HEIGHTS & MINIMUM UPPER LEVEL STREET SETBACKS (ALL PREFERRED EXCEPT WHERE NOTED)**

-  RETAIN HERITAGE FRONTAGE OR 11m STREET WALL (WHERE THERE IS NO HERITAGE FRONTAGE) WITH A 6m SETBACK ABOVE. (MANDATORY FOR INDIVIDUALLY SIGNIFICANT BUILDINGS AND SIGNIFICANT HERITAGE STREETS CAPES)
-  8m STREET WALL WITH 5m SETBACK ABOVE
-  11m STREET WALL WITH 5m SETBACK ABOVE (EXCEPT WITHIN 5M OF A HERITAGE PROPERTY, WHERE A 6m PREFERRED SETBACK IS REQUIRED)

**MAXIMUM BUILDING HEIGHTS**

-  18.0m
-  21.0m
-  MANDATORY HEIGHTS

**ALL HEIGHTS ARE PREFERRED  
MAXIMUM BUILDING HEIGHTS  
EXCEPT WHERE MANDATORY  
MAXIMUM BUILDING HEIGHTS  
ARE SHOWN**

**PREFERRED FRONT SETBACKS**

-  2m
-  5m

THE MAXIMUM BUILDING HEIGHT MAY NOT BE ACHIEVABLE ON ALL SITES. BUILDING HEIGHTS MUST ADDRESS SETBACK REQUIREMENTS.

### **Precinct 5 – Bridge Road East North**

The precinct design requirements for Precinct 5 are as follows:

Development must:



- provide a respectful transition to heritage buildings along Bridge Road;
- maintain the prominence of corner heritage buildings in the streetscape, including the return facades;
- maintain a sense of openness along Bridge Road;
- maintain and reinforce the prominence of the street wall character of Bridge Road;
- address and contribute to an engaging streetscape along Palmer Street and along side streets connecting to Bridge Road;
- break up the building mass and provide views to the sky between the upper levels of buildings when viewed from the northern footpath of Palmer Street and/or the southern footpath of Bridge Road.



Building Heights and Setbacks – Precinct 5



MAXIMUM STREET WALL HEIGHTS & MINIMUM UPPER LEVEL STREET SETBACKS (ALL PREFERRED EXCEPT WHERE NOTED)

-  RETAIN HERITAGE FRONTAGE OR 11m STREET WALL (WHERE THERE IS NO HERITAGE FRONTAGE) WITH A 6m SETBACK ABOVE. (MANDATORY FOR INDIVIDUALLY SIGNIFICANT BUILDINGS AND SIGNIFICANT HERITAGE STREETSAPES)
-  11m STREET WALL WITH 5m SETBACK ABOVE (EXCEPT WITHIN 5m OF A HERITAGE PROPERTY, WHERE A 6m PREFERRED SETBACK IS REQUIRED)
-  15m STREET WALL WITH 5m SETBACK ABOVE (EXCEPT WITHIN 5m OF A HERITAGE PROPERTY, WHERE A 6m PREFERRED SETBACK IS REQUIRED)

MAXIMUM BUILDING HEIGHTS

-  28.0m
-  MANDATORY HEIGHTS

ALL HEIGHTS ARE PREFERRED  
MAXIMUM BUILDING HEIGHTS  
EXCEPT WHERE MANDATORY  
MAXIMUM BUILDING HEIGHTS  
ARE SHOWN



KEY PRECINCT LANDMARK



SIGNIFICANT HERITAGE STREETSAPES

THE MAXIMUM BUILDING HEIGHT MAY NOT BE ACHIEVABLE ON ALL SITES. BUILDING HEIGHTS MUST ADDRESS SETBACK REQUIREMENTS.

**3.0 Subdivision**

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None specified.

**4.0 Advertising signs**

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None specified.

**5.0 Decision guidelines**

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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 General Design Requirements and Precinct Design Requirements in Clause 2.0 are met.
- Whether the Heritage Building Design Requirements in Clause 2.0 are met (where the land is affected by a Heritage Overlay or immediately adjacent to a Heritage Overlay).
- If roof decks are proposed above the street wall, whether they are set back and are recessive in appearance.
- The profile and impact of development on the vista along Bridge Road and Church Street.
- The profile and impact of development along Palmer Street when viewed from the north side of Palmer Street and the south side of Bridge Road.
- The impact of the development on view lines to:
  - the Pelaco sign;
  - the cornice and iron balustrade, clock stage, pyramidal roof and flag pole of the Richmond Town Hall;
  - the tower belfry and spire of the Ignatius' Cathedral.
- The design response at the interface with existing, low scale residential properties.
- Whether heritage buildings retain their three-dimensional form when viewed from the public realm.
- Whether upper level development above the heritage street wall is visually recessive and does not dominate or visually overwhelm the heritage buildings.
- Whether the proposal contributes to and improves the pedestrian environment and other areas of the public realm.
- The design of the streetscape interface along the primary street frontage and its contribution to an active street environment.
- The wind effects created by the development.
- The suitability of vehicle access arrangements and the location, layout and appearance of areas used for car parking.
- The impact of vehicular access arrangements on the operation of the tram routes along Bridge Road and Church Street.

**Expiry**

The requirements of this schedule cease to have effect after [insert date – minimum 2 years].