



### Legend

- ACTIVITY CENTRE
- EXISTING HERITAGE OVERLAY
- ★ VALUED BUILDING
- 12.0m (3 STOREY) MAXIMUM BUILDING HEIGHT
- 8.5m (2 STOREY) MAXIMUM BUILDING HEIGHT
- UPPER LEVEL SETBACK (minimum 2m) with upper level articulation
- PRIMARY ACTIVE FRONTAGES with zero front and side setbacks at ground level
- SECONDARY ACTIVE FRONTAGES with zero front and side setbacks at ground level
- PRIMARY LANDSCAPED ACTIVE FRONTAGES (minimum 5m setback at ground level)
- SECONDARY LANDSCAPED ACTIVE FRONTAGES (minimum 3m setback at ground level)
- RESIDENTIAL INTERFACE provide setbacks and building scale transition in accordance with ResCode (B17; B21; & B22 Clause 55)
- ACTIVITY CENTRE PEDESTRIAN LINKS - EXISTING enhance passive surveillance
- ⇄ ACTIVITY CENTRE PEDESTRIAN LINKS - PROPOSED
- ↔ KEY PUBLIC REALM VIEWLINES
- ↕ KEY ACTIVITY CENTRE ARRIVAL VIEWS
- ↔ BURWOOD HIGHWAY VEHICLE EXPERIENCE - Views across buildings to foothills
- RAILWAY BRIDGE
- ★ LANDMARK ARRIVAL SITE (viewed from eastern approach)

Maintain front setbacks to Dawson Street (at 5m) south of Rose Street

Provide frontages to facilitate passive surveillance to open spaces on William Street

Support a landscaped active interface along William Street with future development addressing the street with windows and habitable rooms

Provide landscaped front setback to retain existing canopy trees