

Memorandum

TO: Karen Bain, Planner

FROM: Peter Christos, Urban Design

DATE: 07 August, 2020

SUBJECT: LUC 2020-263 280 AND 336 CUMBERLAND STREET

Hi Karen,

Regarding the above application and the likely effects on streetscape and amenity values. This application relates to the proposed demolition of a series of buildings (former Cadburys Factory) that is contained between Cumberland and Castle Streets. The site is subject to assessment matters regarding landscape treatments at the property boundaries (Rule 18.9.4.1). This rule relates to ensuring a level of green amenity when a building does not meet the street boundary. In this instance, require the landscape strip is not the intention of the standard as the site would be undergoing redevelopment and therefore, the effects of this breach would be less than minor. Having said this, should redevelopment not commence within a reasonable time frame, from commencement of demolition, there is significant risk that such a large and centrally located site would have negative effects on streetscape values, if left as a cleared site.

For the above reasons, I would suggest a condition that required the developer to install a landscape strip as prescribed by rule 18.6.1.

Regards, Peter Christos
Urban Designer