

09/07/2020
C103warr

SCHEDULE 18 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO18** .

EASTERN ACTIVITY CENTRE - COMMERCIAL AND OFFICE BUILT FORM

1.0 Design objectives

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To encourage the development of the Eastern Activity Centre as an active, vibrant and connected retail, office and commercial precinct.

To encourage integrated, high quality built form and landscape treatments.

To ensure new development provides an active interface to streets, public open space, and residential areas.

2.0 Buildings and works

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A permit is required to construct or extend a fence that fronts a road or public open space.

The following buildings and works requirements apply to an application to construct a building or construct or carry out works:

Building Height

- Development outside the Primary Activity Precinct should be a maximum of two or three storeys (8-10 metres above natural ground level) in height and designed to minimise bulk. Taller elements should be recessed to ensure they are of a compatible scale with the streetscape and surrounding uses.

Building Design

- Development should demonstrate high quality architectural design that enhances the appearance and amenity of the centre.
- Development should demonstrate a diversity of architectural form.
- The roof form and building profile of developments should create visual interest and variation in the streetscape.
- Building elevations should incorporate design detailing and material treatments that assist in articulation of the building form and limit the potential for visual bulk.
- Development should avoid blank walls on facades fronting public areas. Where blank walls cannot be avoided, windows or openings should be provided to promote interaction with the street. If windows or openings are not appropriate other design treatments may be considered to break up the surface and provide visual interest.
- Development should be designed to integrate with adjoining uses and built form, and designed to improve connectivity to adjoining uses and development.
- New or refurbished buildings should have regard to the incorporation of Environmentally Sustainable Design techniques such as passive solar design, natural ventilation and cooling, natural lighting, green walls, and use of sustainable materials.

Public Realm Interfaces

- Materials and finishes on all building facades should be high quality and complement the appearance and character of the centre. Use of glazing, natural materials and textured materials is encouraged.
- Development should incorporate active frontages that contribute to the activation of the street, create a clearly defined sense of street address and where appropriate directly interface with the street and corners.
- Development should incorporate lighting design to enhance the night time appearance of the building and add to pedestrian safety.
- Building services and equipment should be located to minimise their visibility and should be integrated into the design of buildings.

- The visibility of car parking and loading areas from the public realm should be minimised. Car parking and loading areas should be discretely located behind built form and not dominate the frontage.

Residential Interfaces

- Where abutting a Residential Zone or Residential precinct all development should, as a minimum, be massed in accordance with Standard B17 of Clause 55.04-1 from the common boundary.
- A combination of landscaping treatments and acoustic treatments should be used at the interface with residential areas.

Landscaping

- A high quality landscape interface should be provided to Princes Highway and collector/local road frontages.

Stormwater

- Stormwater must be managed to support a catchment-wide stormwater solution, where appropriate.

Bulky Goods Retailers

- In addition to the above:
 - Ensure that the siting and design of bulky goods retailers responds to any prevailing characteristics of the streetscape, including existing street setbacks and building heights.
 - Minimise offsite amenity impacts upon surrounding residential uses through considered siting of loading bays, waste collection spaces and vehicle entry/exit point.
 - Ensure at-grade car parking incorporates sufficient landscaping (including canopy landscaping) to reduce the visual impact of car parking as viewed from the public realm.
 - Ensure that the building design of bulky goods retailers maintains a clearly legible pedestrian entrance and connection to the primary street interface.

An application for construction of a building or to construct or carry out works is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

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Subdivision
None specified.

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Signs
None specified

5.0
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Application requirements
The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- Building elevations and site plan showing how the proposal integrates with adjoining development.
- Movement and carparking layout, where appropriate.
- A schedule of materials and colours, as appropriate.

- A landscape plan, prepared by a suitably qualified professional, including details of initial maintenance to establishment.
- A lighting plan, which provides location and details of external lighting, as appropriate.
- A stormwater management plan showing how stormwater drainage is to be managed to support a catchment-wide stormwater solution.

6.0

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Decision guidelines

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:

- The design objectives of this schedule.
- Whether the development enhances the public realm, and improves the safety and connectivity of the precinct.
- Whether building design, articulation, materials, colours and lighting treatments contribute to an attractive and vibrant precinct.
- Whether the proposed landscape treatment enhances the amenity of the neighbourhood and public realm.
- Whether the development incorporates treatments to mitigate any potential off-site amenity impacts.
- The extent to which the development will enhance the visual appearance of the Princes Highway road corridor, and the Gateway Road streetscape, where applicable.
- The extent to which the development utilises Environmentally Sustainable Design treatments.