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C132

SCHEDULE 5 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO5**.

NOBLE PARK ACTIVITY CENTRE

1.0
03/09/2009
C98

Design objectives

To further the objectives of the Noble Park Structure Plan.

Housing

- To create an exciting and visually stimulating streetscape by encouraging new shop top housing developments within commercial areas.
- To encourage new housing to adopt unique, innovative and appealing building forms that use quality materials, finishes and colours.
- To encourage sustainable, water and energy efficient new housing.
- To ensure new housing above ground level maintains a separate, secure and identified entrance and exit.

Public Safety

- To increase public safety by providing improved lighting and increased opportunities for passive surveillance of the street, footpaths and shopfronts.
- To discourage the creation of spaces that may encourage concealment and entrapment.
- To discourage the use of non-transparent roller shutters.
- To improve pedestrian safety in the centre and its surrounds.

Transport

- To ensure the design, development and maintenance of rail land and buildings contributes to the visual appeal of the Noble Park Activity Centre.
- To improve pedestrian access and safety to the centre and its surrounds.
- To promote well designed, well lit, secure and maintained bicycle storage and bicycle parking infrastructure associated with public transport.

Amenity

- To encourage high quality, urban design which adopts unique, innovative and appealing forms using quality materials, finishes and colours.
- To ensure all footpaths in commercial areas are sufficiently wide and contribute to the sense of open space.
- To encourage sustainable, energy and water efficient and ecologically sustainable landscaping and open spaces.
- To ensure a well considered design relationship exists between the landscape development of public spaces and dominant street tree themes.

- To encourage the improvement of street linkages to open space to enable a safe and interesting path of travel.
- To encourage public art and associated streetscape works as integrated street elements that contribute to local culture and identity and enhance the aesthetic appeal, appearance and amenity of the centre.
- To discourage carparking as a ground-level use

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Buildings and works

A permit is required to construct a fence abutting a road or public land of more than 1.5m in height above ground that is less than 50% transparent.

Siting and design requirements

It is a requirement that:

- Residential developments above ground level be protected against the impact of lighting, glare, noise, and adverse aromas within the surrounding area.
- Patios and or balconies be situated to overlook public space where possible.
- Patios and or balconies not overlook adjacent private open space.
- Commercial premises adopt dual frontages to established businesses to the rear of existing properties where they abut major car parks and laneways.
- Building frontages in the Business 1 Zone align with the front property boundary to create a consistent building alignment.
- Commercial development in the Business 1 Zone incorporates a continuous verandah to all sides with a street abuttal.
- Verandahs incorporate under verandah lighting for the illumination of shopfronts and footpaths.
- Roller shutters are to be made of transparent material that allows shop window displays to be visible.
- Car parking areas be to the rear of any building.
- Outside carparking areas must be landscaped where appropriate
- Carparking areas at ground level be situated so that they may be passively observed from adjacent public spaces; and where screened, must provide 50% transparency
- Adequate provision should be made for special user needs parking within carparking areas where appropriate, and that such special user needs carparking be located in close proximity to centre shops and services.
- Building and shopfront entrances accommodate access for people with any special user needs and or mobility issues through the creation of stepless entries into shops and the use of tactile indicators.
- Disabled ramps be contained inside a building, where possible
- New residential and commercial development should face onto public open spaces, where adjoining or opposite, to create a better interface between the public and private realm.
- No less than 50% of a site at ground level be utilized for a building

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Advertising Signs

A permit is required to display an advertising sign, except for:

- Advertising signs exempt by Clause 52.05.
- A business identification sign located under a verandah if:
 - It does not exceed 2.5m measured horizontally, 0.5m measured vertically and 0.3m between the faces of the sign;
 - It is located between 2.7m and 3.5m above ground level;
 - It is perpendicular to the building façade and set back no less than 750mm from the kerb line;
 - It does not contain any animation or intermittent lighting; and
 - The sign is located no less than 3m from another similar sign.
- A business identification sign located at ground floor level and projected from a building if:
 - It does not exceed 0.8m measured horizontally, 0.6m measured vertically and 0.3m between the faces of the sign;
 - It is located between 2.7m and 3.5m above ground level;
 - It is perpendicular to the building façade and setback no less than 750mm from the kerb line; and
 - It does not contain any animation or intermittent lighting.
- One above-verandah sign per building if:
 - It does not exceed 0.6m measured horizontally, 2.5m mm measured vertically and 0.3m between the faces of the sign; and
 - It is located between 3.5m and 10m above ground level; and
 - It does not contain any animation or intermittent lighting.
- A non-illuminated business identification sign on a verandah fascia, provided no part of the sign protrudes above or below the fascia.
- An internal window display.

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Exemption from notice and review

An application is exempt from the notice requirements of Section 51(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. This exemption does not apply to an application to construct a building or construct or carry out works or display a sign within 30 metres of land (not a road) which is in a residential zone or Business 5 Zone, land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.

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Decision guidelines

Before deciding on an application, the responsible authority must consider as appropriate:

- Whether the proposal achieves the outcomes in Section 2 to this Schedule.
- Whether development provides appropriate scale transitions between the wider surrounding residential area and a more intensive Noble Park Activity Centre.
- How building and works proximate to the Noble Park Train Station serve to integrate the centre, rather than to segment it.

- Whether new verandahs align and link with neighbouring verandahs to create consistent full weather protection for pedestrians
- The safety and weather protection offered by pedestrian environments.
- Whether any proposed fence detracts from the visual presentation of the area.
- Whether any proposed structure contributes to an unsafe urban environment.
- Whether any proposed advertising sign is consistent with the provisions of the Clause 22.11 –Advertising Signs Policy and the decision guidelines of Clause 52.05.