

06/11/2014
C314**SCHEDULE 1 TO CLAUSE 95****Buildings and works in the Activity Centre Zone****1.0**19/09/2014
VC114**Information requirements**

An application must be accompanied by the following information as appropriate:

- A copy of title for the subject land and a copy of any registered restrictive covenant.
- A description of the use of the land and the proposed buildings and works.
- A layout plan, drawn to scale and fully dimensioned showing:
 - The boundaries and dimensions of the site.
 - Adjoining roads.
 - The location, height and use of buildings and works on adjoining land.
 - Relevant ground levels.
 - The layout of existing and proposed buildings and works.
 - All existing and proposed driveways, car parking, bicycle parking and loading areas.
 - Existing and proposed landscape areas.
 - All external storage and waste treatment areas.
- Elevation drawings to scale showing the height, colour and materials of all proposed buildings and works.
- A photograph of the building or area affected by the proposal.
- A written statement describing the proposal and if relevant:
 - The built form and character of adjoining and nearby buildings.
 - The heritage character of any adjoining heritage places.
 - Ground floor street frontages, including visual impacts and pedestrian safety.
- A written statement describing whether the proposed buildings and works meet:
 - The number of car parking spaces required under Clause 52.06 or in the schedule to Clause 45.09.
 - The loading requirements under Clause 52.07.
 - The objectives, requirements and guidelines under Clause 37.08 Schedule 1.
- For developments adjacent to public streets or public pedestrian paths details of the proposed interface treatment to the public domain, including façade treatment, lighting, entrances, advertising and any proposed streetscape improvements.
- For developments adjacent to heritage places within a Heritage Overlay, a written statement describing how the proposal respects and maintains views to the heritage place.
- An acoustic assessment as appropriate prepared by a qualified acoustic consultant. The assessment must document the acoustic mitigation measures and include:
 - The internal and external noise levels and the method of calculations used.
 - Details of the sound insulating materials and design of walls, roof, windows, door, external glazing and the air conditioning or ventilation system.

2.0**Decision guidelines**06/11/2014
C314

In assessing an application the responsible authority must consider as appropriate:

- Whether the proposal is consistent with the objectives set out in Clause 2.0 of the Activity Centre Zone Schedule 1.
- Whether the proposal is consistent with the objectives, requirements and guidelines for the relevant precincts as set out in Clause 8.0 of the Activity Centre Zone Schedule 1.
- Whether the location, scale, siting, roof form, bulk and appearance of any proposed buildings and works will:
 - Strengthen the City's unique urban identity.
 - Promote sustainable growth.
 - Improve the public environment.
- Whether the proposal incorporates features of environmentally sustainable design.
- Whether the proposed design of car parking and access arrangements is appropriate.
- Whether the movement of pedestrians and cyclists, and vehicles providing for supplies and waste removal are appropriately accommodated.
- Whether the design complements the built form of the surrounding properties and the streetscape, including the conservation of buildings, the design of verandahs, access from the street front, protecting active frontages to pedestrian areas, the treatment of the fronts and backs of buildings and their appurtenances, illumination of buildings or their immediate spaces and the landscaping of land adjoining a road.
- Whether the land and building have availability of and connection to services.
- Whether the proposed development adversely impacts the amenity of the land and the locality including existing dwellings on adjoining sites.
- Whether the proposed development appropriately provides for landscaping.
- Whether proposed development adversely affects solar access to existing open spaces, public places and key pedestrian routes.
- Whether the proposal meets the car parking requirements specified in Clause 52.06 or in the schedule to the Parking Overlay and the loading requirements of Clause 52.07.