

05/04/2012
C225

SCHEDULE 29 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO29**.

LARA TOWN CENTRE EXPANSION AREA

1.0

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Design objectives

To ensure that new development integrates with the existing retail, commercial and community facilities in the Lara Town Centre in accord with the principles of the Lara Town Centre Urban Design Framework March 2006.

To ensure that new development integrates with the reconfigured area of Austin Park.

To achieve a high quality, innovative and contemporary urban design outcome.

To provide for safe, convenient pedestrian and vehicle movement in and around the town centre.

To provide for a cohesive and vibrant town centre for Lara.

To create an expanded town centre that reflects the unique township character of Lara.

To ensure that new development responds to the landscape character of Lara.

2.0

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Buildings and works

All buildings and works should:

Design and Built Form

- Integrate and link with the existing town centre having regard to vehicle and pedestrian connections, access, built form, visual surveillance and landscaping.
- Encourage 'strip shopping' along key pedestrian frontages.
- Provide opportunities for alfresco dining along key pedestrian routes.
- Provide active frontages and/or visual interest along key pedestrian routes.
- Provide for passive surveillance to key public areas.
- Provide for a high quality architectural outcome with a variety of building materials, articulation and design features.
- Where practical, provide a design response that addresses both frontages where a building is located on a corner.
- Incorporate best practice stormwater management and reuse principles into the development.
- Avoid increased flood levels and flood frequency on the site and on land upstream and downstream of the site, and buildings should be designed so that they are flood free to the applicable standard.
- Ensure plant and equipment and storage areas are adequately screened and not visible from key public areas.

Access, Movement and Car parking

- Provide safe and convenient pedestrian access between any new development and the existing retail area, community facilities and reconfigured Austin Park.

- Minimise conflict points and provide appropriate intersection and crossing treatments.
- Locate and design car parks to minimise adverse impacts on pedestrians and traffic flow.
- Encourage multiple access points to allow traffic circulation.
- Provide for safe pedestrian access to Centreway and the existing Town Centre.
- Avoid access to loading areas along key pedestrian routes.

Landscaping

- Encourage landscaping (including canopy trees) to be provided within car parking areas, where practical.
- Encourage street planting along key pedestrian routes.

3.0

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Subdivision

A planning permit is not required to subdivide land.

4.0

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Advertising signs

The design and siting of advertising sign(s) should satisfy the following design principles:

- Signs should be integrated into the design of the building façade;
- Signs should be of a size and height that is complementary to the built form of the building and surrounding landscape;
- Signs should be limited in number and incorporate limited detail other than is necessary to identify the building name and key tenants; and
- Signs should be consolidated in mixed use and commercial developments to avoid the visual clutter of signage and displays.

5.0

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Decision guidelines

Before deciding on an application the Responsible Authority must consider:

- Whether the design for the new development site effectively integrates with the existing town centre and Austin Park.
- Whether there is appropriate interface treatment with adjoining zones and land uses.
- Whether the design provides for high quality architecture that contributes positively to creating a distinct town centre.
- Whether the design provides for a high quality, safe and walkable environment.
- Whether the design responds to the design and built form, access parking and movement and landscaping requirements of this schedule.
- Whether the design response is consistent with the Lara Town Centre Urban Design Framework March 2006.
- Whether the design of the new development adequately addresses the flooding risk on the site and its impact on flood levels or flood frequency on neighbouring land.