

22.09 PARKDALE PLAZA BUSINESS CENTRE POLICY

19/01/2006
VC37

This policy applies to the Parkdale Plaza Business Centre.

22.09-1 Policy basis

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The Parkdale Plaza Business Centre provides a range of medium to large scale shops with a diversity of uses. The desire is to ensure that the buildings and setting is sympathetic to its setting. The MSS identifies the need to reinforce the character and identity of local centres in a manner appropriate to their function. The basis of the policy is to:

- Enhance the character and physical image of the centre.
- Enhance the visual appeal of the centre.
- Ensure the scale and design of development is in keeping with the surrounding area.
- Improve parking and traffic management.

22.09-1 Objectives

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- To promote high amenity development on this site, which provides for integrated architectural and landscape treatments, safe and efficient access to the site, and a continuous pattern and theme for advertising signs.

22.09-3 Policy

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It is policy that:

- A high amenity environment and attractive landscape setting be provided.
- Landscape treatment on the Nepean Highway frontage of the site be sympathetic to the surrounding environment and contain canopy trees.
- Upon the change of use or the reduction in leasable floor area of any tenancy, a car parking review be submitted to the satisfaction of the responsible authority, unless the use is for restricted retail premises, trade supplies, or place of assembly with at least 500 square metres of leasable floor area, within a maximum of ten (10) tenancies.

22.09-4 Performance standards

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The following performance standards are deemed to meet the policy objectives and statements outlined above:

- Buildings setback a minimum of 3 metres from the Nepean Highway and White Street frontages of the site and 7.5 metres from the Melrose Street frontage.
- All vehicular access to the site provided via the Nepean Highway service road.
- A landscape planting strip of at least 3 metres provided along the Nepean Highway and White Street frontages of the site and 1.8 metres along the Melrose Street frontage.
- Buildings not exceeding 7 metres in height.