

07/10/2010
C69**SCHEDULE 9 TO THE DESIGN & DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DD09**.

RIVERSIDE NEIGHBOURHOOD ACTIVITY CENTRE**1.0**07/10/2010
C69**Design Objectives**

- To create an urban character for the centre.
- To ensure the street frontages within the centre remain the focus of general activity.
- To ensure development occurs in accordance with an urban design master plan for the proposed neighbourhood activity centre.
- To provide high quality streetscapes with feature street tree plantings and pavement treatments that support the significance of the local activity centre.
- To ensure the main shopping street as denoted on the development plan is dominated by a continuous retail & commercial edge with buildings lining the street frontage.
- To locate car parking areas so they are accessible and legible and not a dominant feature of the streetscape.
- To create an appropriate architectural scale and design throughout the precinct.

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C69**Buildings and works****The Street Edge**

The general form, height, bulk and appearance of buildings and other structures must:

- Be designed to achieve a high architectural standard
- Be designed to front the street alignment with an active frontage and where the purpose of the building is retail, commercial or community use it will be required to provide a minimum 60% transparent glazed frontage to the street edge.
- Provide the principal pedestrian access point to buildings on the street frontage for buildings and shops.
- On the main shopping street, provide a building façade on the street alignment with a minimum height of 8 metres on the street corners and above major entry ways (to shared occupancies).
- All buildings must have a zero set back in the main shopping strip except plaza areas as designated on the approved master plan for the Riverside Neighbourhood Activity Centre. All other areas within the activity centre are to have a setback of no greater than 3 metres.

Storage and service areas

- Storage areas and loading docks are to be located at the rear of buildings and provided with a visual screen so that the view to these areas is obscured from any public area.

Building and Streetscape Design

- Corner sites in the activity centre are to have buildings with an architectural design that reinforces and accentuates the corner location through the provision of higher corner facades and building forms that address the intersection.
- Large facades are to be articulated into a diverse and interesting design featuring windows, balconies, awnings and decorative features in preference to large billboard style advertising.
- Upper level (first floor areas) façade signs are to be designed as part of the façade treatment and should be complementary to the design of the building rather than a dominant feature of the building.

- Masonry and timber style treatments are used in preference to metal cladding on upper level facades, unless it can be demonstrated through a written design submission that the treatment is an architectural feature as opposed to a cost saving treatment.
- Continuous awnings or veranda's are to be provided for shade and weather protection on the eastern side of the main shopping street.
- Outdoor pavement dining will be encouraged to reinforce the street as the central focus of activity.
- The location of the supermarket must be sleeved behind shop fronts or located on the street edge with a minimum 60% glazed and transparent window frontage at the street level.

Car Parking

- Surface or off-street car parking is to be located behind the building line and is not to be located at the frontage of the main shopping street unless part of otherwise shown on the approved master plan or staged development plan for the activity centre.
- Garages servicing residential or smaller commercial buildings are not to dominate the streetscape frontage and are to be located at the rear of the building, serviced by either a laneway, car park area or side road. Where there is no rear or side loading opportunity the garage is to be treated under the primary roof line of the house and set back further from the street than the front wall of the dwelling. Where located at the front of a lot the garage must occupy less than 50% of the built frontage.

Encouraging Built Form that supports Mixed Use

- Two storey residential units up to four storey apartment buildings are encouraged within the precinct.
- Opportunities are to be provided to allow for the transition of ground floor residences to commercial uses with the requirement that all buildings within the activity centre have a minimum ground floor ceiling height of 3.0 metres. All residential buildings should be built in a manner that enables ready adaptation.
- To provide surveillance over laneways within the activity centre, studio apartments or lofts are to be provided on every laneway as designated on the development plan or plan endorsed as part of a planning permit.

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Exemption from Notice and Appeal

Buildings and works deemed to comply with the requirements of Clause 2 of this schedule are exempt from the notice requirements of Section 52 (1) (a) 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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Decision Guidelines

- Riverside Estate Neighbourhood Activity Centre – Urban Design Master plan 2009.