

CHIFLEY WEST PRECINCT, NORTHLAND ACTIVITY CENTRE - OPTIONS FOR ACTIVITY CENTRE ZONE CONTROLS

Precinct Vision: An intensive mixed use precinct that provides a variety of employment generating land uses, and appropriately located residential uses, in a pedestrian and cycling friendly environment.

Objectives	Issues that threaten to undermine objective	What provisions and language is needed in ACZ?
<ul style="list-style-type: none"> • To encourage redevelopment of land to form an intensive mixed use area with focus on the development of a modern employment precinct. • To encourage development which is designed to enable a variety of employment generating land uses • To ensure that development enables a high quality public realm • To allow for residential development which provides accommodation for key workers and enhances the mixed use function of the precinct 	<ul style="list-style-type: none"> • Residential development instead of mixed use • Development which only allow for token provision of commercial floor space • Designs which limit potential for commercial to occur at ground level only (i.e. not flexible or designed for upper level commercial) • Designs which do not provide active frontage to streets identified as requiring this. • Large redevelopment sites being developed piecemeal, short term way rather than integrated and with thought to surrounding context. 	<p><i>Land Use Schedule:</i></p> <ul style="list-style-type: none"> • Accommodation (includes dwelling etc) set as Section 2 use in schedule to zone. • Add condition to Section 2 for nominated sub-precincts (or the entire precinct if desired) that Accommodation uses must not be at ground floor level (this effectively prohibits residential use at ground level) • In sub-precincts where residential is not wanted, can outright prohibit Accommodation uses. • Car Parking as Section 2 use - can schedule in condition to allow car parking at ground floor level only as long as not occupying frontage or not built under a roofline - this avoids car parking blighting street frontages but still enables staged redevelopment. <p><i>Design Requirements:</i></p> <ul style="list-style-type: none"> • Minimum building heights in nominated locations to prevent underdevelopment of key sites. • Require a minimum % of building ground level gross floor area (or frontage) to be occupied by the net floor space (i.e. this does not include plant, car parking etc) associated with a business or other employment generating use land use. • Require sufficient floor plan (or a minimum depth from the street frontage of the building) and floor to ceiling heights, that is suitable and flexible for commercial operations (i.e. configuration of net floor area exclusive of plant and service space)

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		<ul style="list-style-type: none"> • Ensure that building plant and services, and waste areas, loading areas, car parking, are designed to cater for commercial tenants. • Provision of suitable acoustic and access treatments to maintain amenity of both commercial and residential occupants. <p><i>Any Other Requirements:</i></p> <ul style="list-style-type: none"> • In nominated locations, can impose a minimum sqm land size before any development is allowed (this is done at Doncaster Hill). *This can also be imposed as a condition in Use Schedule.* <p><i>Application Requirements:</i></p> <ul style="list-style-type: none"> • In areas where ground level residential is permitted, application for such must be accompanied by an economic assessment to justify the appropriateness of residential development rather than commercial. <p><i>Decision Guidelines:</i></p> <p>In Doncaster Hill ACZ, they have the following decision guidelines:</p> <ul style="list-style-type: none"> • <i>Where the proposal achieves an appropriate mix of use within the site to complement and support the strategic role of the Doncaster Hill Activity Centre</i> • <i>Whether the proposal provides for flexible non-residential floor spaces that can be adapted in the future to a variety of alternative non-residential uses (this could be a design requirement too)</i> • <i>Where the proposal will create a mix of active uses and pedestrian generating activities, particularly at street level, that contribute to a vibrant public realm.</i> • <i>Whether the proposal provides for an appropriate scale of development in order to accommodate the mix and intensity of uses envisaged for the precinct.</i>