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SCHEDULE [NUMBER] TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO[number]**.

ST GEORGES ROAD CORRIDOR

1.0 Design objectives

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To encourage higher density development along St Georges Road that achieves greater integration between different land uses and public transport with particular emphasis on walking access to public transport.

To ensure new development supports the role and vitality of activity areas along St Georges Road, these being at Merri Parade/St Georges Road junction and around the intersections with Gladstone Avenue, Normanby Avenue, Hutton Street, Oakover Road and Bell Street.

To ensure development within the Oakover precinct leads to the creation of a cohesive sense of place.

To ensure that new development compliments development covered by adjoining policies, especially the *Preston Central Structure Plan* and the DDO15 of this scheme.

To encourage commercial and residential development that improves the visual amenity of St Georges Road and adjoining public realm by providing attractive and thoughtfully designed frontages that make a positive contribution to the pedestrian environment and broader public realm.

To encourage development that minimises vehicle crossovers to St Georges Road and side streets, provides rear lane or side street vehicle access and retains existing on street parking spaces where applicable.

To support the development of corner and landmark sites, and within activity areas.

To encourage development that minimises adverse impacts on local traffic conditions, and promotes a safe pedestrian friendly environment.

To ensure a diversity of dwelling sizes and configurations with easy accessibility to public transport and commercial services.

To encourage adaptable building layouts that can support a mix of uses over time so that built form can flexibly accommodate for a variety of future commercial and/or residential uses.

To encourage high quality urban design and architecture that responds to the site and its context, including principles of human scaled development and Environmentally Sustainable Development and the provision of appropriate acoustic measures.

To encourage active frontages at the ground floor of developments within activities and mixed use areas.

To ensure the design and layout of new developments reduces negative impacts on adjoining sensitive residential interfaces; e.g. due to overshadowing, loss of privacy and unreasonable visual intrusion.

To ensure the design, layout and materials used for new developments provides a high level of amenity for present and future residents.

To ensure that new development is sympathetic towards adjoining heritage precincts.

To encourage lot consolidation which maximises development yield whilst providing a contextual response to sensitive residential interfaces

2.0 Buildings and works

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A permit is not required:

- To extend a single dwelling, or carry out works in association with the use of a single dwelling on a lot of excess of 300m², provided this does not exceed the preferred building heights and front, side and rear setback requirements in Table 1 to this schedule.
- To construct or extend an out-building, garage, car port or other structure associated with a dwelling provided that it is behind the front line of the dwelling and does not exceed the preferred building heights and front, side and rear setback requirements in Table 1 to this schedule.
- To construct a front fence up to 1.2m in height above natural ground level.
- To construct a side or rear fence.

New development must be constructed in accordance with the design objectives above and the following requirements, as well as any additional requirements specified for individual precincts in Table 1 or Maps 1-5 contained in this schedule.

Minimum Lot Frontage Width Requirements to St Georges Road

- Lots to be developed in a business zone should have a minimum frontage to St Georges Road of 15 metres.
- Lots to be developed in a mixed use zone or a residential zone should have a minimum frontage to St Georges Road of 20 metres.
- Any works in heritage overlay areas, minor buildings and works such as maintenance, façade works, internal restructuring and small extensions to existing structures and uses are permissible despite lot frontage width requirements. Any permit must not be contrary to the objectives of the schedule or the *St Georges Road Corridor Urban Design Framework 2013*.

Building Height and Setback Requirements

- Building heights and rear setbacks of new development must be in accordance with the information shown in Table 1. The measurement of building heights does not include architectural features or building services. An application to vary the minimum and maximum building heights outlined in Table 1 must be accompanied by a written statement justifying the variance. All applications must also be consistent with the objectives of the *St Georges Road Corridor Urban Design Framework 2013*.
- Rear building setbacks should be sympathetic to the topography of the land, e.g. step down or up with the fall of the land in order not to be visually dominating on a significantly lower lying adjacent secluded private open space that is to the rear of the lot that is to be developed. Buildings are required to apply the following setbacks:
 - Rear upper floor set backs must comply with a 30 degree angle, starting at the residential site boundary to the rear of the development site, at a height of 3 metres above natural ground level. The 30 degree angle is to be measured perpendicular to the said residential site boundary.
 - In addition to the above, where there is no laneway to the rear or no existing wall or fixed roofed structure (e.g. a boundary wall or a garage) on an abutting residential site, a minimum setback of 3 metres at ground floor level applies.
 - In addition to the above, a minimum setback of 5.5 metres at first floor level from a residential boundary applies.
 - Where rear laneways of 3 metres minimum separate the development site and adjacent residential zoned land, or where the topography of the land

significantly falls from the residential zoned land to the development site, or where residential zoned land is located to the north of a development site, a 45 degree angle may be applied (starting at the residential site boundary to the rear of the development site, at a height of 3 metres. The 45 degree angle is to be measured perpendicular to the said residential site boundary).

- Front setbacks in business zones should be zero to St Georges Road and side streets. A street wall on a side street should be set back in transition to adjacent residential zoned land as is considered appropriate.
- Within business and mixed use zones, boundary to boundary construction towards the frontage and along side boundaries is encouraged.
- Where a development lot side boundary is adjacent to a residential zone, the requirements of Clause 55.04-1 (side setbacks only) apply.
- Where within a residential zone, the requirements of Clause 55.04-1 (side setbacks only) and Clause 55.04-2 (walls on boundary) apply.

Building Design Requirements

- Pedestrian access to commercial and residential buildings should be via St Georges Road or side streets where applicable and be clearly visible, identifiable, secure and also distinguishable from each other where sharing a frontage.
- Street corner buildings with no front setback should be splayed (e.g. around 1 metre by 1 metre) so as to create an open sightline and physical access for pedestrians at ground level.
- New buildings in business zones (and Mixed Used Zones where applicable) must be sympathetic to the subdivision pattern and fine grain of traditional commercial frontages towards St Georges Road, especially where in and/or adjacent to heritage overlays.
- In business zones and to commercial uses in other zones, fixed canopies or verandahs should be provided towards St Georges Road to provide weather protection. The location and design of such structure should complement that of surrounding commercial buildings where applicable or be at a height of around 3 to 3.4 metres above the footpath.
- Verandahs, canopies etc. over footpaths should relate to the internal commercial floor to ceiling height so as to enable small clerestorey windows above the verandah and provide direct access to daylight for the commercial spaces.
- Where within a residential zone, landscaping within the front setback must include deep root landscaping for canopy trees to provide screening and to improve the visual amenity of the St Georges Road interface.
- High front fencing and privacy screening above 1.2 metres from ground level towards a frontage is discouraged at ground level. Where within a mixed use or residential zone, apartment buildings can be slightly elevated above natural ground level (or ground level, whichever is the lesser) towards the public interface to create a sense of separation and privacy.
- Residential entries must not dominate the frontages of buildings in a business zone or in activity centres. Residential entries must not take up more than 30% of such frontages.
- The mass of buildings must be located towards street frontages and the overall principles of human scale should be applied.
- Upper level extensions to buildings located within a Heritage Overlay should be setback at least three metres from the existing front façade(s) so as to be distinguishable from the original structure / fabric. Applies to facades with a frontage to St Georges Road and or a side street.

- Rear setbacks must be and side setbacks should be utilised for deep root planting opportunities (unless in business zoned land or a Mixed Use Zone that has existing commercial built form character) to provide softening landscaping.
- Residential development should, where practical depending on the scale of development, provide for a diversity of dwelling types in a range of sizes and configurations, including those suitable for residents with limited mobility.
- Adaptable building structures and layouts that allow for:
 - Structures and internal layouts at ground level to be adaptable to suit a variety of commercial uses
 - Ground floors of buildings in Mixed Use Zones and residential zones should be developed to be “retail or commercial capable” even when developed for residential use
 - Residential layouts that allow for the combination or separation of units
 - Residential layouts that allow for universal access, e.g. for people with limited mobility
- Development should reuse and/or incorporate currently existing buildings and structures into the new proposal where appropriate.
- Buildings in business and mixed used zones should provide for active frontages (facades with pedestrian entries where a minimum of 70% clear glazing is maintained) for commercial uses that enliven public streets and spaces and provide passive surveillance and a greater sense of safety.
- Developments adjacent to major roads (e.g. St Georges Road, Arthurton Road, Miller Street, Bell Street) and potentially noisy infrastructure and industrial or commercial operations (e.g. existing manufacturing, music venues) must include noise attenuation measures such as:
 - An internal layout responsive to the site’s surroundings; e.g. to locate habitable rooms such as bedrooms and primary living areas away from the above mentioned noise sources
 - Double glazing to habitable room windows
- Internal car parking and vehicle access areas and communal spaces and service equipment to be located away from internal and adjoining bedrooms. This may be varied subject to demonstration of adequate noise attenuation measures and recommendations of an acoustic assessments from a qualified acoustic engineer.
- Overlooking into secluded private open spaces and habitable room windows of adjoining residential zoned land is to be minimised through alternative privacy screen designs and measures (excluding perforated screening) as follows:
 - Wall and balustrade setbacks that utilise the building edge below to block views;
 - Building design and orientation of windows and balconies towards the public realm or within the development;
 - Screening that obscures direct downward views but allows distance views where applicable (e.g. deep horizontal fixed louvres); or
 - Fixed planter boxes with higher outer and/or side edges.

Screening interfacing rear boundaries can protrude into the respective degree setback requirements by 1 meter above the setback line, provided balconies or terraces are not enclosed via side walls and solid fixed roof structures. Screening on side boundaries with residential zones must comply with the requirements of Clause 55.04-1 (side setbacks only).

The distances to assess overlooking as per Clause 55.04-6 apply.

- The following ResCode Clauses are to be considered:
 - Clause 55.04-3 (daylight to existing windows)

- Clauses 55.04-4 (north-facing windows) and 55.04-5 (overshadowing of open space) in relation to adjoining dwellings in an abutting residential zone, also when separated by a laneway
- Roof top or other communal spaces are encouraged, providing they include shelter, seating arrangements, landscaping/gardening opportunities and do not add to the building bulk visible from adjoining secluded private open spaces or habitable room windows in residential zones and fulfil the overlooking requirements in this schedule. Large developments over 15 dwellings should provide suitable communal facilities.
- Any plant or equipment (e.g. bin storage, gas metres, air conditioning units etc.) must be located and designed so as to minimise visibility from the adjoining public realm and from residential properties. Such equipment must not be located adjacent to bedroom windows, neither be located on balconies or terraces unless the secluded private open space exceeds 10sqm.
- Design and architectural detailing should use a range of materials and finishes of durable quality and must not be:
 - Made of a single material
 - made of fake stone cladding
 - made of reflective materials

The visual interest of buildings must be derived from the dynamic of the three dimensional built form in conjunction with materials and finishes and cannot be overly reliant on diverse and complex application of materials or colours.
- Storage spaces must be easily accessible and usable, not be located above car parking spaces and their size must relate to the size of the dwelling.

Environmentally Sustainable Design Requirements

Buildings must follow environmentally sustainable design principles, including:

- A passive solar design layout such as :
 - Limit south facing habitable rooms and apartments to a minimum
 - Light courts to side boundaries on narrow lots are generally discouraged. A separation of buildings within the lot creating a usable courtyard in between building parts is encouraged so as to secure independent solar access.
 - Light courts within lots must have a usable courtyard at the base and must gradually widen towards the top of the building
 - Where a light court on a side boundary exists, a new development should include a light court in a mirroring position.
- Energy efficient window design and treatments such as double glazing, fixed horizontal shading to the north, adjustable east and west shading to habitable room windows.
- High level access to daylight; e.g. habitable rooms relying on borrowed daylight are discouraged. Clerestory windows and light shelves to reflect light into deeper rooms (above 6 metres) are encouraged where energy efficiency is increased.
- Cross ventilation, e.g. operable windows and doorways must not be located directly across from each other and be off-set by a minimum of 1 metre, including single sided apartments.
- Where applicable, planting and landscaping is to be provided for passive heating and cooling opportunities.
- Water sensitive urban design or passive irrigation measures and integrated water management measures, such as water tanks, grey water reuse and rain gardens etc.
- The responsible authority may require a Sustainable Management Plan or a Sustainable Design Assessment, as appropriate.

Car Parking and Vehicle Access Requirements

- Where applicable, vehicle access should be created from side streets or rear laneways, except where alternative access is not available. In mid-block locations, lots should be consolidated and vehicle crossovers to St Georges Road minimised to avoid disruption to pedestrian movement, on-street car parking and traffic flow.
- Vehicle access and spaces must be designed to allow for vehicles to enter and exit the site in a forward direction.
- Vehicle parking spaces should be concealed within buildings and visibility from the public realm kept at a minimum. They should be concealed with landscaping or be surrounded by other uses such as commercial or residential uses.
- Any vehicle parking spaces and associated structures (e.g. garages, car ports, open spaces etc.) must not dominate the street frontage or front facades of any buildings.
- Any open vehicle parking spaces in Activity Centres must provide a sufficient amount of canopy trees so as to assist in shading.

Table 1 – Precinct Specific Guidelines

Precinct 1 – Merri Creek			
Objectives:			
To create a sense of local place by redeveloping former industrial sites with high quality buildings which add a sense of interest and identity to the area and incorporate active frontages serving as a vibrant node for the local community.			
To protect the existing residential character and amenity with change that respects and complements the local character.			
Location	Height (expressed as min – max)	Rear Setbacks	Additional Guidelines
1 St Georges Rd to Eunson Avenue west side	2 - 3 storeys 7m - 10m	30 ⁰	Minimal change area with additions to existing dwellings and potential for redevelopment where there are no heritage constraints.
Corner Bridge Street and Merri Parade to Clarke Street and St Georges Rd,	4 - 6 storeys 13m - 19m	45 ⁰	Increased residential density in a multi-storey 'apartment' style development. Improve the public realm of Little Baker Lane through clear and defined entrances and addresses.
Clarke Street to Gordon Grove	4 – 6 storeys 13m – 19m	45 ⁰	Create new development with moderate height and active frontages to create a local node and contribute to dwelling diversity.
Gordon Grove to 112a St Georges Rd	2 - 3 storeys 7m - 10m	30 ⁰	Increased residential density in a multi-storey 'apartment' style development.
Strategic Site Albion Charles Hotel	4 – 6 storeys 13m – 19m	30 ^u	Acknowledging the potential for the Hotel car park to be redeveloped having regard to sensitive residential abbutals. New development should include increased residential density in a multi-storey 'apartment' style development.

Precinct 2 – Sumner Estate and Little Sisters			
Objective:			
To protect the existing residential character and amenity with change that respects and complements the local character.			
Location	Height (expressed as max)	Rear Setbacks	Additional Guidelines
Sumner Avenue to Auburn Avenue and 112b to McCracken Avenue	2-3 storeys 7m-10m	30°	Minimal change area with additions to existing dwellings and potential for redevelopment where there are no heritage constraints
Precinct 3 – Arthurton Road			
Objective:			
To transform the west side of the St Georges Road/ Arthurton Road junction into a vibrant commercial node with active frontages supporting higher density, mixed use development with active retail and dining uses serving the growing community.			
To give prominence to the St Georges Road/ Arthurton Road junction with high quality, visually interesting and responsive landmark development.			
To ensure new development does not compromise key heritage elements.			
Location	Height (expressed as min – max)	Rear Setbacks	Additional Guidelines
Strategic Site 137 St Georges Road	4 - 5 storeys 13m-16m	45°	Potential is available for higher built form in this area with large lots, rear access lanes, prominent corner locations or existing commercial built form. Increased residential density in a multi-storey 'apartment' style development. A local commercial node with active frontages at ground level and upper level dwellings will utilise the amenity of the adjacent Batman Park, tram and bus stops. A transition buffer within the site based on the 45° built form envelope sensitive interfaces, may include a widened rear lane and landscaping to increase the separation and respect the sensitive heritage and residential interface with Sumner Estate.
Arthurton Road to Bent Street west side	4 - 5 storeys 13m-16m	45°	Active frontages at ground floor level with residential above. A local commercial and mixed use cluster with active frontages at ground level and upper level dwellings will utilise the amenity of the adjacent Batman Park, tram and bus stops and potential city views.
McCracken Avenue to Arthurton Road east side	2 - 3 storeys 7m - 10m	30°	Development should respect the existing heritage fabric of Californian Bungalows with minimal change to the built form.

Elm Street to Bent Street east side	4 - 5 storeys 13m - 16m	45 ⁰	Active frontages at ground floor level with residential above.
<p>Precinct 4 – Gladstone</p> <p>Objective:</p> <p>To create vibrant mixed use development that creates active street level uses with high density dwellings at upper levels.</p> <p>To achieve dwelling diversity and increased density through site consolidation and redevelopment of residential properties fronting St Georges Road.</p> <p>To ensure new development contributes diversity in types and sizes housing with larger dwellings with flexible formats supported on residential zoned land.</p>			
Location	Height (expressed as min – max)	Rear Setbacks	Additional Guidelines
Bent Street to Beavers Road East side	4 - 5 storeys 13m - 16m	45 ⁰	Moderate change with additions to existing dwellings and potential for redevelopment where there are no heritage constraints.
Beavers Road to Emmaline St west side	4 - 5 storeys 13m - 16m	45 ⁰	Redevelopment of existing commercial properties with active frontages at 5 storeys in height incorporating high density housing within upper levels.
Beavers Road to Beaconsfield Parade east side	4 - 5 storeys 13m - 16m	45 ⁰	The existing commercial building on the east side around Gladstone Avenue provide heritage facades that will be integrated into buildings up to 5 storeys in height subject to achieving appropriate heritage responses and setbacks from adjacent residential properties. Active frontages will continue to serve the growing residential community.
Emmaline Street to Woolton Avenue on the west side and Beaconsfield Parade to Woolton Avenue on the east side	3 - 4 storeys 10m - 13m	30 ⁰	Moderate change is supported to increase housing densities particularly where consolidated lots can achieve strong built form outcomes and development efficiencies.
<p>Precinct 5 – Normanby</p> <p>Objective:</p> <p>To support landmark development on the corners of Normanby Avenue and St Georges Road, incorporating building heights of 5 storeys with active frontages at ground level and residential uses above.</p> <p>To achieve dwelling diversity and increased density through site consolidation and redevelopment of residential properties fronting St Georges Road.</p> <p>To ensure new development contributes to dwelling diversity regarding housing types and sizes with.</p>			
Location	Height (expressed as min – max)	Rear Setbacks	Additional Guidelines

Woolton Avenue to Normanby Avenue west side	3 - 4 storeys 10m - 13m	45 ⁰	Moderate levels of change are supported to increase housing densities particularly where consolidated lots can achieve strong built form outcomes.
Normanby Avenue to Ballantyne Street west side	4 - 5 storeys 13m - 16m	45 ⁰	Normanby Avenue is an important east-west connection and development in this block should emphasize this entry corner by moving development to the street boundaries, incorporating quality design and materials. Active ground level frontages should be created and a diversity of higher density residential development above.
Woolton Avenue to Ballantyne Street east side	4-5 storeys 13m-16m	45 ⁰	Normanby Avenue is an important east-west connection and development in this block should emphasize this entry corner by moving development to the street boundaries, incorporating quality design and materials. Active ground level frontages should be created and a diversity of higher density residential development above.
<p>Precinct 6 – Hutton Street</p> <p>Objective:</p> <p>To assist the revitalisation of commercial uses through redevelopment and public realm improvements.</p> <p>To improve pedestrian safety and sense of place along St Georges Road through increasing the space between the roadway and adjacent built form.</p> <p>To ensure new development contributes diversity in types and sizes housing.</p> <p>To achieve dwelling diversity and increased density through site consolidation and redevelopment of residential properties fronting St Georges Road.</p>			
Location	Height (expressed as min – max)	Rear Setbacks	Additional Guidelines
–Ballantyne Street to Hutton Street West side	3 - 4 storeys 7m - 13m	30 ⁰	Moderate levels of change are supported to increase housing densities particularly on consolidated lots. Buildings must be set back by 1 metre from the frontage.
Hutton Street to Miller Street West side	4 - 5 storeys 13m - 16m	45 ⁰	Buildings must be set back by 1 metre from the frontage.
Strategic Site 410 – 414a St Georges Road	4 - 5 storeys 13m - 16m	30 ⁰	Redevelopment of commercial properties will achieve a higher quality of commercial accommodation and create high density dwellings above ground level. Buildings must be set back by 1 metre from the frontage.
378 – 408 St Georges Road East side	3 - 4 storeys 10m - 13m	30 ⁰	Moderate levels of change are supported to increase housing densities particularly on consolidated lots. Buildings must be set back by 1 metre from the frontage.

423 –St Georges Road to Watt Street	3 - 4 storeys 10m - 13m	30 ⁰	Moderate levels of change are supported to increase housing densities particularly on consolidated lots. Buildings must be set back by 1 metre from the frontage.
Precinct 7 – Oakover Village			
Objective:			
To ensure that new development on identified strategic sites leverages the locational advantages, in particular Newman Reserve, the urban context and supports the consolidation of an emerging neighbourhood activity centre (Oakover Village) through delivering a taller built form with particular emphasis on a high quality public/private interface and public realm pivoting off St Georges Road.			
Location	Height (expressed as min – max)	Rear Setbacks	Additional Guidelines
39 St Georges Road to Bell Street West side	4 - 6 storeys 13m – 19m	45 ⁰	Increased residential density in a multi-storey 'apartment' style development.
Strategic Site 40 - 44 Oakover Road and 30 - 32 St Georges Road	8 – 12 storeys 24m – 36m	45 ⁰	Multi-storey residential with mixed uses at ground and first levels within a podium arrangement. Achieve a high quality design for future commercial, retail and residential premises and improve the visual amenity and public realm along St Georges and Oakover Road frontages. Buildings must be set back by 2 metres from Oakover Road. The built form will consist of a podium (1 – 4 storeys) with taller built form (potentially as separate towers given the area of the site) setback to provide useable communal space at the top podium level.
Strategic Sites Area bound by Oakover Road, Austral Ave, Stott Street/Showers Street and Newman Street	4 – 8 storeys 13m – 24m		A number of multi-storey residential buildings with mixed uses at ground level within a podium arrangement. Achieve a high quality design for future commercial, retail and residential premises and improve the visual amenity and public realm in particular, a renewed Newman Reserve between St Georges Road and Newman Street and Oakover Road frontages. Buildings must be set back by 2 metres from street frontages. The built form will consist of a podium (1 – 4 storeys) with taller built form up to 8 storeys (potentially as separate towers given the area of the site), setback to provide useable communal space at the top podium level.
Strategic Sites Lots 31 – 37 St Georges Rd, lots 56 - 66 Showers Street, lots addressing Penola St 2 – 16 and 1 – 19, lots addressing Stokes St 2 – 20 and 1 - 27	4 - 6 storeys 13m – 19m	30 ⁰	Increased residential density in a multi-storey 'apartment' style development. Built form should transition to the lower scale residential area to the north.

Area bound by Oakover Road, Railway Place, the St Johns Greek Orthodox College, Ray Bramham Gardens and St Georges Road	4 - 6 storeys 13m – 19m	30 ⁰	Increased residential density in a multi-storey 'apartment' style development. Built form should transition to the park to the north.
Precinct 8 – Preston Central – Western Edge			
Objective:			
To provide for increased residential densities utilising the excellent locational attributes of this area.			
To allow for a diversity of mixed use and residential outcomes based on the valued context features.			
To recognise the important gateway at the Bell Street/St Georges Road intersection through high quality built form and active ground level frontages to both roads.			
Location	Height (expressed as min – max)	Rear Setbacks	Additional Guidelines
422-452 Bell Street	4-5 storeys 13m-16m	45 ⁰	Reinvigorate the Bell Street/St Georges Road intersection with a gateway development leading into St Georges Road from the west with high quality built form that utilises the high exposure corner for viable commercial uses. Upper levels could accommodate a mix of commercial and north facing residential uses turning away from the traffic dominated Bell Street frontage.
Strategic Site NMIT			
2 – 6 and 1 - 5 Leicester Street	3-4 storeys 7m-13m	45 ⁰	These sites can provide for increased residential densities in respect of proximity to Preston Central with 4 storey height towards the St Georges Road frontage stepping down to the west in response to the local character of the area.
Cramer Street to Murray Road west side	3-4 storeys 7m-13m	30 ⁰	Consolidation of these sites can provide for increased residential densities in respect of proximity to Preston Central with 4 storey height towards the St Georges Road frontage stepping down to the rear to protect the amenity of adjacent dwellings.
Bell Street to Cramer Street east side	3-4 storeys 7m-13m	30 ⁰	Subject to a site responsive design and heritage considerations, 3-4 storey heights can be acceptable.

<Insert Maps 1-8 which are detailed precinct maps showing building height, front and rear setback and active frontage requirements>

3.0 Subdivision

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Lot consolidation is generally encouraged. The further subdivision of lots is discouraged unless it is in accordance with an approved concept plan.

4.0 Advertising signs

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Other than the permit requirements as per the zone and Clause 52.05, the following requirements apply:

- Promotional signage is discouraged
- Signage above verandahs, canopies etc. is discouraged

Business identification signage on the face of a verandah, canopy etc. must not exceed or protrude above the height of such a structure

5.0 Decision guidelines

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Before deciding on an application, the responsible authority must consider:

- The design objectives, and buildings and works requirements of this schedule.
- The architectural quality and innovative response of the building design.
- The proposed streetscape design and interface of development with the public realm, including the visual and physical permeability of large sites where applicable.
- The design and location of pedestrian and vehicular access and egress from the site.
- The extent to which the development minimises the impact of traffic and parking on the road network.
- The views of the relevant road management authority, as required.
- The effect of new development on the amenity of neighbouring residential properties.
- The relation and interaction of development to the public realm.
- The environmental performance of the development.
- The design strategies and guidelines of the *St Georges Road Corridor Urban Design Framework 2013*.
- The extent to which the development achieves the design objectives set out in the *Design Guidelines for Higher Density Residential Development* published by the Department of Sustainability and Environment (2004).