



Clarence... a brighter place

CLARENCE CITY COUNCIL

LAUDERDALE NEIGHBOURHOOD ACTIVITY CENTRE DEVELOPMENT PLAN

**LAUDERDALE NEIGHBOURHOOD ACTIVITY CENTRE
DEVELOPMENT PLAN
DPO 15**

24 April 2012

1. AIM OF THE DEVELOPMENT PLAN

The aim of the Development Plan is to implement the recommendations of the “Clarence City Council Retail Analysis 2010” (Macroplan Australia and E3 Planning) and the “Lauderdale Structure Plan 2011”, by providing for the expansion of the Lauderdale neighbourhood activity centre.

2. DESIRED FUTURE CHARACTER

The Lauderdale neighbourhood activity centre is to be developed as a strong urban space reinforcing its role as a major entry to Lauderdale and southern Clarence in general.

Although strongly urban, the area has a significant physical and visual relationship to Ralphs Bay. Accordingly aesthetic and physical design will need to recognise, respond to and be compatible with this setting.

High quality built form, through well designed architectural responses, will respond to the area’s opportunities as well as its constraints.

Development will be encouraged for the economic, social and environmental returns it will bring to the Council and community.

3. DEVELOPMENT CONTROL

3.1. Definitions

The Development Plan uses the definitions contained in Section 4 of the Planning Scheme.

3.2. Table of Uses

In addition to the Table of Uses under Clause 6.7.2 of the Planning Scheme, the following table applies to the Local Business Zone:

Discretionary Uses	Condition
Shopping Centre	<ul style="list-style-type: none">• Must not exceed 8 shops• No shop may exceed 1000m² in gross floor area

3.3. Application Requirements

3.3.1 In addition to the Application Requirements under Clause 3.2.1 and Clause 3.2.2 of the Planning Scheme, an application for use or development must

be accompanied by a report and plans, to the satisfaction of the Council, including:

- (a) An urban design context report that addresses, but is not restricted to, any or all of the following:
 - (i). physical and visual impact on the values and character of the neighbourhood activity centre and its coastal setting with Ralphs Bay;
 - (ii). proposed landscape areas;
 - (iii). impact on pedestrian movement and amenity;
 - (iv). traffic, access and parking provision and impact;
 - (v). infrastructure impact and augmentation.
- (b) Elevation drawings to scale showing the external colour, finishes and materials of all proposed development, samples of materials may also be requested.
- (c) Any staging of the development.
- (d) The location and extent of any land fill.
- (e) A traffic impact assessment report prepared by a suitably qualified person.

3.4. Specific Decision Requirements

- 3.4.1 When granting a permit, the Council must be satisfied that all relevant Specific Decision Requirements of the Development Plan are met as far as is feasible.
- 3.4.2 In addition to the Specific Decision Requirements under Clause 6.6.4 and Clause 6.7.4 of the Planning Scheme, where relevant, the Specific Decision Requirements are:

(a) Urban Design

- (i). Development should complement and contribute to the specific character of the neighbourhood activity centre and the coastal setting of Ralphs Bay generally, by incorporating high quality built form as well as design detail.
- (ii). Development should consolidate the diverse functions of the neighbourhood activity centre into clearly articulated and organised site arrangements/ management.
- (iii). Development within the neighbourhood activity centre should address measures for protection from the impacts of coastal hazards and climate change.

(b) Buildings

- (i). Buildings should be restricted to a 2 storey maximum height limit in order to preserve the low-rise character of the neighbourhood activity centre.
- (ii). The visual appearance of buildings, including facade treatment, should positively contribute to the streetscape and be appropriate for the building's mass and bulk.
- (iii). Buildings adjacent to residential uses should address significant amenity loss to the residences.
- (iv). Building entries should address street and public space frontages and be clearly visible.
- (v). Buildings should incorporate suitable weather protection for pedestrians and premises on the same site should be connected where possible.

(c) Parking and Access

- (i). Where possible, car parking should be consolidated towards the South Arm Road frontages with provision for linkage between adjacent sites, as indicated in the following diagram.



- (ii). Direct highway access to the Commercial zoned land north of the South Arm Road and Ringwood Road intersection should be restricted to turn left in only. Existing traffic should be via Ringwood Road.

(d) Landscaping

- (i). High-quality hard and soft landscaping should complement and enhance the appearance of the development.
- (ii). Appropriate flora selection should be compatible with endemic species and the coastal microclimate.
- (iii). Landscape treatments should be designed to improve the visual impact of large hardstand areas and reinforce access to the site.
- (iv). Public art works are encouraged to be incorporated into the neighbourhood activity area.