

Part I

# Commercial Requirements



Greater Taree  
CITY COUNCIL

# **PART I      COMMERCIAL REQUIREMENTS**

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# 11 General controls applying to all business zone areas

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**Applies to:**

All land within the Greater Taree Local Government Area

**Date adopted by Council:**

14 October 2009

**Effective Date:**

25 June 2010

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## Objectives

- o Ensure an appropriate supply, distribution, and mix of retail, commercial and employment floor space across the Local Government Area (LGA);
- o Ensure that the retail floor space within the Greater Taree LGA does not undermine the potential of existing and proposed centres within the region;
- o Encourage the early investment and delivery of employment generating development and retail uses to serve the population;
- o Achieve high quality urban design outcomes which deliver economic, social and environmental benefits to existing and new residents;
- o Promote business development which is designed to facilitate an active public domain;
- o Ensure business zones in the Greater Taree LGA are supported by adequate and appropriate public infrastructure and amenities.

## Performance Criteria

### Function and Uses

1. Development within business zones shall incorporate a range of local retail, commercial, entertainment, childcare, residential and community uses to serve the needs of the local community.

### Layout/Design

1. The layout and location of business zone uses must consider potential future noise and amenity conflicts for both the subject development and adjoining/nearby development.
2. Where development fronts the street or any other public place (including car parking areas and pedestrian thoroughfares) the development must be designed so that it addresses the street or public place.
3. New development must not detract from significant existing views and vistas.

## Built Form and Appearance

1. Buildings should have a similar mass and scale to create a sense of consistency. Within business zones, generally there will be gradation of massing from a dense inner core to a less dense outer edge to provide an appropriate interface with land uses in the adjoining zones and symmetry to the building.
2. Business development must feature high quality architectural design and a built form that promotes a sense of place and contemporary character for all business zones.
3. Development in business zones must be compatible with surrounding business development in terms of appearance, type, bulk and scale, design and character.
4. Building wall planes must contain variations and architectural design features in their front facades in order to provide visual interest.
5. Where multiple tenancies are located within the one building, each tenancy must be defined by appropriate architectural design features (eg. the integration of vertical elements into the façade).
6. Consideration is to be given to the interface where the building and awning abuts an adjoining development to ensure compatibility.
7. Roof forms should be appropriately designed to respond to the built form of other nearby business development. The design of roofs may adopt traditional forms found in the immediate locality, or alternatively they may adopt a more contemporary appearance to juxtaposition to traditional roof forms. However, it must be clearly demonstrated that the proposed roof form relates appropriately to the existing adjoining development.
8. New development must not cause significant overshadowing or overlooking of public places, relative to the patterns of usage of those places.
9. Where a building addresses a corner:
  - the entrance should be on or near the corner;
  - the building should have positive frontage to both streets (i.e. windows and doors that overlook the streets and provide passive surveillance); and
  - the corner should be emphasised through a built form element such as a landmark feature.
10. Buildings on corner lots may have feature elements that exceed the building height limit prescribed in LEP 2010 subject to compliance with Clause 5.6 of the LEP.
11. Where a building addresses a public space, buildings must always address and embellish that public space. Public spaces may include a street, any form of urban open space (e.g. courtyard, plaza, etc), or any form of landscaped open space. This must also help contribute towards placemaking.
12. Service infrastructure such as air conditioning and other plant must be screened from public view and must be incorporated into the design of the building.
13. Site facilities such as loading, waste storage, servicing and other infrastructure shall be designed to minimise the visual impact on the public domain and impacts on neighbours.

14. Security devices shall be integrated with the design of the building and shall enable design features to be interpreted outside centre trading hours.

### **Pedestrian Amenity**

1. Business development must be designed to facilitate high levels of pedestrian amenity and permeability, including access and facilities for cyclists.
2. Development is to incorporate appropriate measures for convenient, weather sheltered access for pedestrians, including access to other land.
3. Buildings should be designed to minimise overshadowing of pedestrian thoroughfares and footpaths wherever possible.

### **Public Domain**

1. Development must include a high quality landscape design including a co-ordinated package of street furniture and lighting that enhances the character of the business zone. The design of landscaping and the public domain must be generally in accordance with Part N of this DCP.
2. The building and landscape design is to be complementary to ensure legible, safe, comfortable and easy access for pedestrians from the street frontages, within the business zone and to adjoining land, where appropriate.
3. Street tree and open space plantings are to provide generous shade for pedestrians.
4. All signage and advertising is to be designed in a coordinated manner.

### **Parking and Access**

1. The visibility of parking areas at street frontages shall be minimised through parking layout and design, building location and design and landscaping treatments. Bitumen and cars are not to be the dominant features of the landscape.
2. Parking areas shall be designed to enable legible, safe, comfortable and easy access for pedestrians from the street frontages, within the centre and to adjoining land, where appropriate
3. Car parking shall be provided in accordance with Part G of this DCP.



# 12 Landscaping

## Explanation

Landscaping to commercial areas improves the aesthetic appearance and provides shade to vehicles, pedestrians and the public domain areas.

## Objectives

- o Provide safe environments for users by avoiding or minimising the risks in landscaped areas, and providing landscaping which assists in crime prevention;
- o Ensure suitable species are used and landscaping is appropriately located.

Refer to **Part N** of this DCP for further details on landscaping requirements.

## Performance criteria

1. Landscape treatment to commercial premises should be in scale with the buildings. The emphasis should be on providing large single areas of planting, rather than smaller, isolated planting beds, which are more prone to vandalism. Species selection should be confined to masses of a few species that are large enough to deter vandalism.
2. Physical barriers such as raised planters may be necessary in places of high pedestrian traffic. Contrasting paving, such as unit paving, should be used to define and direct pedestrian to the major entry points.
3. Where practical, loading docks and service areas should be screened from public view.
4. Security of property and the public by careful placement and selection of plant material should be considered using the criteria of Crime Prevention through Design (CPTD).

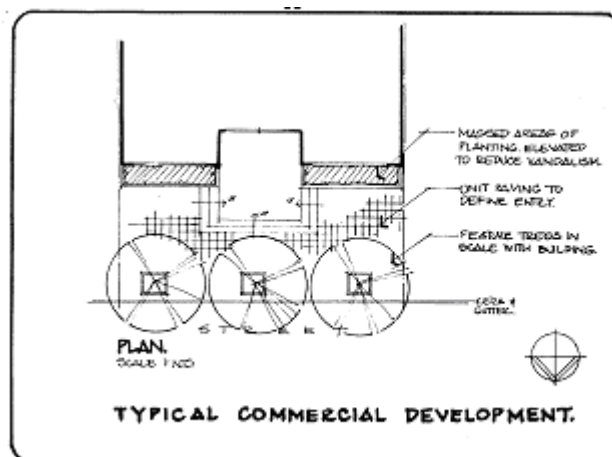


Figure 1 - Typical commercial development landscaping treatment