

DCP Amendment – Active Street Frontage

Council staff recommend the following additional controls be incorporated into the current DCP under Section 3, Table PD12, which relates to single dwellings in the B2 Local Centre Business Zone (E1 Local Centre under BLEP 2011), and Section 4, Table PMD10, which relates to multi-dwelling development in the B2 zone. Additional requests were made from Councillors. As such, the planning team suggest the following additional controls be added under Section 5.0.3 – Commercial, Business and Retail Development:

Page		Performance Criteria		Acceptable Solutions
39	PD12.5	Protecting and enhancing active commercial character street frontages in Main Street	AD12.5	Frontages to Main Street must predominantly be utilised as a commercial or retail premises.
47	PMD10.4	Protecting and enhancing active commercial character street frontages in Main Street	AMD10.4	Frontages to Main Street must predominantly be utilised as a commercial or retail premises.
49	PC7	<p>To provide active street frontages to all retail, commercial and mixed-use buildings fronting main streets. Active street frontages are to contribute to the activation of vibrant, comfortable, and safe public spaces.</p> <p>A building is to have an active street frontage when the ground floor of the building facing the street/s is predominantly used for the purposes of retail or commercial premises.</p>	AC7.1	At ground level buildings are to maximise active frontages to Main Street, from the intersections of Main and Operator Street and Main and Fleece Street
			AC7.2	The design of active street frontages must include a minimum 70% glazing (including doors). Ground floor business and office uses must utilise internal fit-outs for privacy. The use of frosted screens or opaque glass for privacy within the active frontage is discouraged.
			AC7.3	Active Street Frontages are to prioritise pedestrian access, with vehicular access and parking to be provided to the rear of premises unless off street parking is required and there is no viable alternative.
			AC7.4	Secondary street frontages are to minimise blank walls within the first 25% of the lot boundary from Main Street, with no more than 5m of wall without a transparent opening (door or window).