

9.4 Other development codes

9.4.1 Centre design code

9.4.1.1 Application

- (1) This code applies to assessing development:
 - (a) for Centre activities; or
 - (b) located within a Centre zone.

Note – Refer to defined activity group for Centre activities contained in Schedule 1.1.1.

Note – Refer to the definition of Centre zone contained in Schedule 1.2

Note – Structure planning involving development for centre activities considers and incorporates the outcomes of this code.

- (2) When using this code, reference should be made to Part 5.

9.4.1.2 Purpose

- (1) The purpose of the Centre design code is to ensure centre activities and activity centres:
 - (a) are developed to support community need and reinforce the hierarchy of activity centres;
 - (b) are of a high quality design and appropriately respond to local character, environment and amenity considerations.
- (2) The purpose of the code will be achieved through the following overall outcomes
 - (a) Development is established in accessible locations, consolidate development within existing centre zones and established areas of commerce, or meet an existing need identified within a local plan area.
 - (b) Development complements and reinforces the role and function of the established hierarchy of activity centres across the region, and does not compromise the future of consolidated and cohesive activity centres.
 - (c) Development contribute to a high quality built environment through:
 - (i) the use of high quality materials, design and treatment of building facades, fenestration, roof forms and landscaping;
 - (ii) providing spaces and access ways designed and treated for pedestrian comfort;
 - (iii) providing facilities that provide for comfort of the centre activity's various users, including cyclists;
 - (iv) universal access between public, semi-public spaces and buildings;
 - (v) integration with adjoining premises for cohesive streetscapes, and maintaining the character and qualities of distinct places;
 - (vi) design for user safety;
 - (vii) mitigating adverse impacts on amenity of surrounding communities.
 - (d) Development activates public and semi-public spaces where it is desirable to:
 - (i) complement the character of the streetscape and relationship between other community and centre activities;
 - (ii) create a distinctive localised form and sense of place in new and existing activity centres.
 - (e) Development is designed with layouts that are adaptive to the needs of the community over time by:
 - (i) planning for active streets through a range of retail, commercial and community activities and spaces which can change with minimal intervention;
 - (ii) sleeving larger format retail and commercial activities behind active street fronts;
 - (iii) allowing for interim uses that can be changed over time and be added to with minimal interventions.

- (3) Adult stores are located and established without adversely affecting amenity through;
 - (a) separation from sensitive land uses;
 - (b) provision of appropriate access.

9.4.1.3 Criteria for assessment

Part A - Criteria for self-assessable and assessable development

Table 9.4.1.3.a – Centre design code – self-assessable and assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
Change of use within existing building or facilities	
<p>PO1 Development that involves a change of use within an existing building ensures:</p> <ul style="list-style-type: none"> (a) changes to floor space of the centre activity results in only minor expansion of floor area; (b) the appropriate design and amenity standards for the centre activity is maintained. 	<p>AO1.1 Changes of use within an existing building containing centre activities or business uses ensures:</p> <ul style="list-style-type: none"> (a) that any increase in GFA does not exceed 10% or 50m², whichever is the lesser; (b) the increase does not diminish the quality or quantity of landscaping or landscaped area; (c) the total number of car parking spaces to meet the demand of the whole development is as per Table 9.4.7.3.b and Table 9.4.7.3.c within the Parking and access code. <p>Note – The whole development means the entire building or activity on a site (or sites) where shared parking areas are utilised.</p>
<p>PO2 Building plant or equipment cannot be viewed from public places.</p>	<p>AO2.1 Where plant or equipment is visible from public places, it is appropriately screened from view using a design feature.</p>
For assessable development	
Site requirements	
<p>PO3 Development is located within:</p> <ul style="list-style-type: none"> (a) an existing Centre zone; (b) Mixed use zone precinct 1 – Commercial; (c) Mixed use zone precinct 2 – trades and services; or (b) a building containing an existing centre activity; or (c) an identified centre precinct within a Local plan. <p>Note – Refer to the definition of Centre zone contained in Schedule 1.2</p> <p>Note – Guidance on demonstrating compliance with the Performance Outcome is outlined within Planning scheme policy – Activity centres.</p>	<p>AO3.1 No acceptable outcomes are provided.</p>
<p>PO4 A centre activity is only established outside an appropriately identified area where:</p>	<p>AO4.1 No acceptable outcomes are provided.</p>

Performance outcomes	Acceptable outcomes
<p>(a) community need is demonstrated for the centre activity;</p> <p>(b) the centre activity does not compromise the establishment of consolidated activity centres with distinct roles and functions across the Region;</p> <p>(c) the centre activity does not compromise the role and function of activity centres in the established hierarchy of activity centres for the Region;</p> <p>(d) the centre activity is located in a highly accessible place within the community it serves, not on the periphery;</p> <p>(e) the centre activity does not compromise the character and integrity of surrounding areas.</p> <p>Note – An appropriately identified area includes:</p> <p>(a) an existing Centre zone or Mixed use zone (Precincts provide further clarity); or</p> <p>(b) building containing an existing centre activity; or</p> <p>(c) an identified centre precinct within a Local Plan area.</p> <p>Note – Refer to the definition of Centre zone contained in Schedule 1.2</p> <p>Note – Guidance on demonstrating compliance with the Performance Outcome is outlined within Planning scheme policy – Activity centres.</p>	
Design	
<p>PO5</p> <p>The design contributes to the character and amenity of streets and adjoining premises by establishing a built form that:</p> <p>(a) ensures buildings are closely related to streets, public spaces and pedestrian routes;</p> <p>(b) has areas free of buildings and enclosed spaces to facilitate external pedestrian movement, vehicular circulation, landscaping and other functions associated with the building.</p> <p>Note – Guidance on demonstrating compliance with the Performance Outcome is outlined within Planning scheme policy – Activity centres.</p>	<p>AO5.1</p> <p>No acceptable outcomes are provided.</p>
<p>PO6</p> <p>Design actively contributes to the safety of users of the development.</p> <p>Note – Guidance to demonstrating compliance with the Performance Outcome is outlined in Planning scheme policy – Crime prevention through environmental design (CPTED).</p>	<p>AO6.1</p> <p>Crime prevention through environmental design principles are integrated into the form and design of the development.</p>

Performance outcomes	Acceptable outcomes
External appearance	
<p>PO7 Building facades are articulated and finished in ways that respond to notable, attractive elements of surrounding buildings, and enhances existing streetscape character.</p>	<p>AO7.1 Building facades are articulated and finished with design elements such as:</p> <ul style="list-style-type: none"> (a) variations in plan shape, such as curves, steps, recesses or projections; (b) variations in treatment and patterning of windows, sun protection devices, or other elements of the facade; (c) elements of finer scale than the main structural framing; (d) planting at any or all levels; (e) murals and artworks.
<p>PO8 Top levels of buildings and roof forms are shaped to provide visually attractive skyline silhouettes to screen mechanical plant from view.</p>	<p>AO8.1 No acceptable outcomes are provided.</p>
Frontages	
<p>PO9 Buildings located in prominent positions are designed to express or emphasise the importance as landmarks and assist in place making and way finding, where they are located:</p> <ul style="list-style-type: none"> (a) at an identified gateway; or (b) on a corner of two high order streets; or (c) have direct frontage to major public spaces; or (d) at the terminus of important vistas. 	<p>AO9.1 No acceptable outcomes are provided.</p>
<p>PO10 Development results in an active streetscape that:</p> <ul style="list-style-type: none"> (a) contributes to a high level of amenity for patrons and pedestrians; (b) facilitates interactions between the public and private realm through active frontages. 	<p>AO10.1 Ground floor levels of buildings (particularly of shopping centres, or buildings within the Principal centre zone and Major centre zone) incorporates activities that are likely to foster casual, social and business interaction for extended periods (such as shops, food and drink outlets and the like).</p>
	<p>AO10.2 Where a building has frontage to a public street or other public or semi-public space, an active frontage is provided which includes a minimum of 50% of the facade consisting of transparent or semi-transparent windows and glazed doors.</p>
	<p>AO10.3 Frontages to public streets or other public or semi-public spaces are articulated with vertical elements to emphasise a finer-grain and human scale to the building frontage.</p>
	<p>AO10.4 Where buildings are constructed up to the road alignment, a cantilever awning is to be provided over the footpath, to the full frontage of the site, with a setback of 1 metre from the face of the kerb, and:</p>

Performance outcomes	Acceptable outcomes
	<p>(a) with a maximum height of 3 metres from the footpath level to the underside of the awning; or</p> <p>(b) at a height consistent with, or stepping up/down to, the awning structures on buildings on adjacent sites.</p> <p>AO10.5 A pedestrian footpath is provided for the full frontage of the site. The footpath is constructed in accordance with the design guidelines set out in the Infrastructure works code.</p> <p>AO10.6 Noise mitigation is achieved through architectural attenuation of the built form.</p> <p>AO10.7 Noise mitigation does not involve an acoustic barrier or acoustic fence between the front façade of the building and the street.</p>
Access	
<p>PO11 Development is located and designed such that the safety and efficiency of the road network, access and internal vehicle and pedestrian movements are not adversely impacted upon.</p>	<p>AO11.1 For sites less than 1,500m², vehicular access is gained from a collector or higher order road;</p> <p>or</p> <p>AO11.2 For sites on land greater than 1,500m², the centre activity is supported by a traffic management and impact report demonstrating the development's location, design and access does not adversely impact upon:</p> <p>(a) the safety and function of the road network;</p> <p>(b) operation of the centre activity with respect to pedestrians, cyclists and the types of vehicles accessing and servicing the development.</p> <p>AO11.3 Clear and safe universal pedestrian access is gained from the local road network.</p> <p>Note – Guidance to preparing a traffic management and impact report is contained within Planning scheme policy – Parking and access.</p>
<p>PO12 Public or semi-public spaces are integrated into the centre activity's movement system.</p> <p>Note – Guidance on demonstrating compliance with the Performance Outcome is outlined within Planning Scheme Policy – Parking and access.</p>	<p>AO12.1 Public and semi-public spaces are located to ensure pedestrian movement flows through the site and connects with frontages.</p> <p>AO12.2 Pedestrian arcades, laneways or enclosed thoroughfares are a minimum of 6m wide, provide a direct line of sight to a major pedestrian destination (major tenancy, car park,</p>

Performance outcomes	Acceptable outcomes
	public place, etc.), and are not dead ends, narrow or circuitous.
Landscaping	
<p>PO13 Development provides for the site to be attractively landscaped in a manner that is consistent with the function, location and setting of the development.</p>	<p>AO13.1 A minimum of 10% of the site is landscaped.</p> <p>AO13.2 Landscaping is provided on site in accordance with the following:</p> <ul style="list-style-type: none"> (a) a mixture of shade trees and low planting is provided along street frontages where buildings are set back from the boundary; (b) shade trees are provided in car parks; (c) a landscaped area is provided between the centre activity, associated car parking and any adjacent residential use or zone which: <ul style="list-style-type: none"> (i) has a minimum width of 2 metres and not used for storage or mechanical plant; (ii) is planted with a variety of screening trees and shrubs; (iii) incorporates a minimum 1.8 metre high solid screen fence where acoustic attenuation is required. (d) planting is provided on top of podium levels and on the roof or roof level of car parking structures.
External dining	
<p>PO14 Areas used for food and dining activities external to the main building allows for the safe and efficient movement of pedestrians.</p>	<p>AO14.1 No acceptable outcomes are provided.</p>
Additional requirements for Adult stores	
Location	
<p>PO15 An Adult store is located to satisfy reasonable community expectations in relation to location and accessibility.</p>	<p>AO15.1 The distance between the boundary of the land occupied by the sensitive land use and the entrance of a proposed adult store is:</p> <ul style="list-style-type: none"> (a) more than 200 metres according to the shortest route a person may lawfully take, by vehicle or on foot; or (b) more than 100 metres measured in a straight line.
Presentation	
<p>PO16 The presentation of the adult store satisfies reasonable community expectations.</p>	<p>AO16.1 The display window of the adult store is completely screened to prohibit viewing into the interior of the development where goods are displayed.</p>

Performance outcomes	Acceptable outcomes
Additional requirements for centre activities with a GFA greater than 1500m²	
<p>PO17 Development is designed to be adaptive to the needs of the community over time by:</p> <ul style="list-style-type: none"> (a) planning for active streets through a range of retail, commercial and community activities and spaces which can change with minimal intervention; (b) sleeving larger format retail and commercial activities behind active street fronts; (c) allowing for interim uses that can be changed over time and be added to with minimal interventions. <p>Note – Guidance on demonstrating compliance with the Performance Outcome is outlined within Planning scheme policy – Activity centres.</p>	<p>AO17.1 No acceptable outcomes are provided.</p>