4.2.4 Commercial Development Code

1. Development to which the Code Applies

Building work and operational work for the purpose of commercial development.

2. Purpose of the Code

To ensure that new commercial development makes a positive contribution to streetscape, and that off-site impacts are within acceptable limits.

3. Performance Criteria

Performance Criteria		Acceptable Solutions	
	The purpose of the Code will be achieved if the following criteria are satisfied.		*The Acceptable Solution illustrates ONE WAY of complying with the corresponding Performance Criterion.*
	Building Work		
P1	Building design, scale and siting must be compatible with the desired character of the area as indicated in the relevant Local Area Plan.	A1.1	If the site is in a heritage area, identified on an Overlay Map, development complies with the Character Protection Code.
		A1.2	Buildings are a maximum of three storeys in height.
		A1.3	Facade design and detailing complement traditional building elements, and facades have a horizontal emphasis.
		A1.4	Buildings comply with any Local Area specific measures.
		A1.5	Boundary building setbacks at the interface with residential uses are: • 5 metres to side boundary; and • 6 metres to rear boundary.
		A1.6	Building plot ratio does not exceed 1.0.
		A1.7	Walls are articulated to complement traditional proportioning, with the length of any unbroken elevation not exceeding 15 metres.

Performance Criteria		Acceptable Solutions	
		A1.8	Reflective glass is not used in building facades.
		A1.9	Buildings address the street frontage with the main entrances visible from the street.
		A1.10	Facades incorporate sun control features which reinterpret traditional features such as awnings and deep reveals.
		A1.11	Continuous awnings and shade are provided along street frontages.
P2	Building design must retain or re-establish the historic and architectural character of the area or streetscape.	A2.1	Shopfronts retain surviving elements.
		A2.2	First floor timber windows are retained.
		A2.3	Original parapet decoration is restored or reinstated.
		A2.4	Plaster and renderwork is repaired or restored to match original.
		A2.5	Awnings are reinstated to match original.
		A2.6	All early elements of original interiors are retained.
		A2.7	Historic facades are painted in traditional colour schemes.
P3	Awnings, balconies, parapets and facades must establish, maintain or enhance the historic and architectural character of its setting and the host building and provide a high level of public safety, fire protection and amenity.	A3.1	Structures contribute significantly to the heritage character of the building or streetscape.
		A3.2	Structures constructed over road reserves are cantilevered or otherwise entirely supported from the building.
		A3.3	Awnings have a continuous lining or soffit and are constructed throughout of non-combustible material, except for battens of timber that may be used for fixing linings.
		A3.4	The roof of any awning or floor of any balcony is impervious to water.

Performance Criteria	Acceptable Solutions
	A3.5 Structures above the road reserve are set back 450mm from the kerb face and at a height of not less than 3m above the level of the kerb. The face of any post is set back 600mm from the kerb face.
	A3.6 Awnings provide reasonable continuity between adjoining awnings of no greater than 500mm distance between the outermost projections.
	A3.7 Awnings provide adequate protection of the footway from the weather for a distance no less than 3m from the property boundary.
	A3.8 The fascia depth does not exceed 600mm.
	A3.9 Any fixed awnings erected over a road reserve are not designed or constructed for use as a balcony.
	A3.10 All stormwater from awning roofs and balcony floors is collected and directed to a stormwater system by concealed gutters and downpipes.
	A3.11 Plant (including refrigeration, heating, ventilation and air-conditioning) and telecommunications (including aerials and satellite dishes) associated with a particular building are not constructed over the road reserve.
Operational Work	
P4 Advertising signage must be compatible with the desired character of the area as indicated in the relevant Local Plan.	A4.1* Advertising signage complies with the Signs Code.
P5 Building design and siting must incorporate landscaping compatible with the desired character of the area as indicated in the relevant Local Plan.	A5.1* Landscaping complies with the Landscaping Code. A5.2* Landscaping complies with any Local Area specific measures.
P6 Vehicle parking and access areas must operate in a safe and efficient manner and prevent unacceptable off-site impacts.	A6.1* On-site carparking and vehicle access complies with the Vehicle Parking and Access Code.

Performance Criteria		Acceptable Solutions	
P7	An on-site service area must be provided and operated in a safe and efficient manner while avoiding unacceptable off-site impacts.	A7.1	On-site service areas comply with the Vehicle Parking and Access Code.
P8	Developments must be provided with infrastructure services necessary to mitigate external impacts generated by the development.	A8.1	The proposal complies with the Infrastructure Services Code.