

15/01/2009
C75**SCHEDULE 14 TO THE DESIGN AND DEVELOPMENT OVERLAY**Shown on the planning scheme map as **DDO14****116-118 GLADESVILLE BOULEVARD, PATTERSON LAKES****1.0**15/01/2009
C75**Design objectives**

To design the built form to reinforce the role of the Patterson Lakes Activity Centre, strengthen business synergies and create an enhanced community focus for the area.

To design the site to assist in strengthening pedestrian and vehicle accessibility and linkages within the Patterson Lakes Activity Centre.

To organise and design the built form to activate Thompson Road and improve the overall appeal and aesthetics of the Activity Centre and the general amenity of the surrounding area.

To design the site to allow provision for the Activity Centre to continue to evolve in response to community needs in areas including retailing, accommodation and commercial services.

To encourage the planting of native species to integrate with existing vegetation in the area and create a strong visual connection throughout the activity centre.

To encourage water sensitive approaches to landscaping and storm water management throughout the site.

To improve both day and night time surveillance of surrounding community uses.

To minimise the visual clutter of signage.

To encourage development that compliments the character of the area and does not adversely affect surrounding residential and sensitive uses.

To encourage innovative, high quality architecture and urban and landscape design responses that incorporate Environmental Sustainable Design initiatives.

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C75**Application Requirements**

Any planning permit and the plans under that permit must show or require the following to the satisfaction of the responsible authority:

- The full signalisation and associated road construction works involved in providing for a new Thompson Road traffic intersection providing access to the subject land and adjacent Lakeview Shopping Centre.
- All required modifications to the pedestrian / cycle paths immediately adjacent to the subject land;
- Works required to the existing centre median on Gladesville Boulevard to prevent vehicles either entering the subject land from the north or exiting the subject land through a right turn movement and heading south from the proposed Gladesville Boulevard vehicle site entry point; and.
- An appropriate contribution is made for improvements to the public realm and/or community facilities at the Patterson Lakes Activity Centre.

3.0 Buildings and Works

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A permit is required to construct or carry out works including the external decoration of a building and the construction of a fence.

Buildings and works must be constructed to address the following design requirements:

Built Form

- Development to be contemporary in style and provide an interesting architectural form. Building facades are to incorporate verandahs, articulation, generous window areas and a variety of building materials to activate the Thompson Road frontage and respond to sensitive land uses along Gladesville Boulevard.
- Development to create safe spaces for the users of public spaces by:
 - Activating frontages;
 - Providing passive surveillance opportunities from upper levels; and
 - Providing adequate external and energy efficient lighting.
- Residential development on the site to be designed to:
 - Transition in height towards adjoining lower scale areas;
 - Be contemporary in style to complement the form and style of existing elements on the site;
 - Minimise overshadowing of adjoining land.

Pedestrian Environment

- Pedestrian connections to and within the site designed to be attractive places to walk and maximise pedestrian ease, comfort and safety between the land uses within the Patterson Lakes Activity Centre. Pedestrian connections are to be of a sufficient width to accommodate pedestrians as well as cycle movement along the perimeter of the site.
- Provide an outdoor area of a 'civic' character along Thompson Road, which may include street furniture and outdoor dining, to capitalise on the site's northern orientation.

Vegetation and Landscaping

- Planting along the Thompson Road frontage to be designed to ensure exposure to retail uses is not overly compromised.
- New landscaping elements to integrate with the character of existing planting within the Patterson Lakes Activity Centre, especially fronting Gladesville Boulevard.
- Landscaped areas to be designed to incorporate Water Sensitive Urban Design initiatives where possible.

Vehicle Access, Car Parking and Loading

- Loading areas are to be separated from public spaces and pedestrian accessways and are to be screened from public view, to the maximum extent possible, to protect public amenity.
- Vehicular access to be designed to create a hierarchy of vehicle movements from adjoining roads, with Thompson Road to provide the principal signalised vehicular entry point for all vehicles to the including all deliveries. Gladesville Boulevard to provide a secondary access as a restricted point to only permit left in / left out access.

- Car park to be well lit and designed to provide for convenient and safe pedestrian movement.
- Cycle parking to be located with convenient access to the proposed uses and be clearly visible.
- Public transport to be appropriately relocated to provide for the principal signalized vehicular entry on Thompson Road.

Advertising

In addition to the requirements of Clauses 22.15 and 52.05 and the requirements of the zone, signage should:

- Be integrated within the building design where appropriate and provide adequate exposure for the supermarket and specialty retail components.
- Reduce signage clutter by using fewer more effective signs limited to advertising the business name.
- Minimising the extent of corporate colours used on external facades.
- Avoid displaying animated signs, sky signs, major promotion signs, inflatable signs and pole signs.

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Decision guidelines

Before deciding on an application, the Responsible Authority must consider:

- Whether the proposed buildings and works would unreasonably affect the amenity of adjoining properties.
- Whether the landscaping appropriately integrates with the site and surrounding land uses.
- Whether the proposed vehicle and pedestrian pathways improve pedestrian movement within the Activity Centre.
- Whether the organisation of built form and its design appropriately responds to the Activity Centre context and surrounding land uses.
- Whether the design incorporates environmentally sustainable and water sensitive urban design initiatives and treatments.
- Whether the scale, bulk, design and height of the proposal makes a positive contribution to the area.
- Whether the proposed development delivers a contemporary building form that incorporates adequate building articulation.