



# Chapter 7: Commercial Uses

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## 7.1. Introduction

### 7.1.1. Application

The objectives and controls contained within this Chapter apply to development defined as **commercial premises**. Commercial premises is a group term that includes business premises, office premises and retail premises. See the *Maitland Local Environmental Plan 2011* (MLEP) for the definitions and sub-terms within these definitions.

### 7.1.2. Relationship to other Chapters

This section is to be read in conjunction with the following chapters and documents:

- Chapter 1: Introduction and Administration
- Chapter 2: Environmental Considerations
  - Where there are inconsistencies between this chapter and Chapter 2: Section 2.4, Chapter 2: Section 2.4 will prevail to the extent of any inconsistency
- Chapter 3: Site Requirements
- Chapter 4: Heritage
  - Where there are inconsistencies between this chapter and Chapter 4, Chapter 4 will prevail to the extent of any inconsistency
- Chapter 5: Subdivision
- Chapter 9: Rural and Other Land Uses
- Appendix A: Application Requirements – Other Development
- Appendix B: Application Requirements – Minor Development
- Appendix F: Crime Prevention Through Environmental Design (CPTED) Guidelines
- Chapter 10: Precincts, Locality Plans and Urban Release Areas
  - Where there are inconsistencies between this chapter and Chapter 10, Chapter 10 will prevail to the extent of any inconsistency.

**Note:** Where no site-specific Chapter or Locality Plan applies to a development site, or the site falls within land marked as an Urban Release Area under the MLEP 2011, Council may require one to be prepared prior to lodgement of development applications in the following cases:

- a. If the land is subject to Clause 6.3 of the MLEP 2011, OR
- b. Where the land is subject to environmental constraints and/or more than one land parcel or ownership is involved.

### 7.1.3. How to use this Chapter

The E1 Local Centre, E2 Commercial Centre, and MU1 Mixed Use zones supports a diverse mix of retail, business and community uses that cater to residents, workers and visitors. It promotes commercial investments to drive employment and economic growth. Residential development is permitted only if aligned with Council adopted strategies and positions. New

developments contribute to active street frontages and to contribute to vibrant and functional streets and public spaces.

This Chapter applies to developments that share characteristics with commercial uses but do not fall within formal definitions. It serves as a guide for situations where other Chapters of this DCP do not clearly apply or where a proposed land use is not explicitly addressed. This ensures that such developments are assessed and regulated in a manner consistent with the overarching planning objectives, providing clarity and flexibility for projects that may not fit neatly into predefined categories. This may include uses outside the commercial premises group term such as:

- amusement centres, entertainment facilities, function centres & registered clubs;
- highway service centres, service stations, restricted premises;
- veterinary hospitals, wholesale supplies;
- home businesses

The Chapter is structured into two sections, as follows:

### **General commercial uses controls (Section 7.2 – 7.5)**

This section focuses on commercial uses building form, street activation and infrastructure serving.

### **Centre placed-based controls (Section 7.6)**

This section provides additional controls for several strategic centres, which are more place-based to improving the amenity of centres.

#### **7.1.4. Intent of this Chapter**

The intent of this Chapter is:

- To promote and facilitate development and expansion of retail, business and community uses in appropriate locations that contribute to economic growth and employment opportunities within the LGA.
- To ensure that commercial development within the Maitland LGA gives regard to site constraints and opportunities.
- To provide housing within mixed used developments to maximise the efficient use of public transport and encourage walking and cycling.
- To conserve and enhance the historic, architectural and aesthetic character of urban areas, particularly in relation to heritage items and heritage conservation areas.
- To ensure that the principles of Ecologically Sustainable Development (ESD) are applied to the design of commercial developments, including energy, materials and water consumption.

## 7.2. Scale and bulk

### 7.2.1. Building height

#### Objectives

- O.1 To create an appropriate interaction between new commercial uses, existing commercial uses, street widths, and any surrounding land uses.
- O.2 To achieve a consistent scale and built height at the street boundary.
- O.3 To ensure that new commercial development reflects the desired future scale and density of the area while balancing existing built form and streetscape character.

PRESCRIPTIVE CONTROLS AND ACCEPTABLE SOLUTIONS	
<b>PC.1</b> • O.1	The height of proposed development is to be in accordance with the <i>Height of Buildings Map</i> provided under Clause 4.3 of the MLEP 2011. Where no height limit is specified, a merit-based approach is taken.
<b>AS.1</b> • O.1 • O.2	In areas where development is permitted to the boundary line under Section 7.2.4 Place activation of this Chapter, buildings of three stories or more are encouraged to be stepped back from the third storey and above to provide the appearance of a two-storey wall height to the primary street.
<b>PC.2</b> • O.2	Where proposed development adjoins low density residential properties, the building height is to be stepped down at the edge of the building envelope to a maximum of two storeys.
<b>PC.3</b> • O.1 • O.2	Proposed building heights are to ensure that adequate solar access is maintained to existing adjoining dwelling's private open space and communal open space, and areas of developed public open space.
<b>AS.2</b> • O.1 • O.2 • O.3	Ancillary buildings to a proposed development on a laneway should not exceed 6m in height.
<b>AS.3</b> • O.1	Proposed development over 15m in height should have a minimum of 20m of site frontage in order to assist in achieving a consistent bulk and scale.

## 7.2.2. Ceiling height

### Objectives

O.4 To provide floor to ceiling heights within commercial development that allows for a wide range of potential commercial uses throughout the design life of a building.

PRESCRIPTIVE CONTROLS AND ACCEPTABLE SOLUTIONS	
<b>PC.1</b> • O.4	Minimum ground floor to ceiling height for proposed development is to be 4m to allow for servicing and flexibility in future use.
<b>PC.2</b> • O.4	Minimum first floor and above floor to ceiling height for proposed development is to be 3.3m for commercial uses.
<b>PC.3</b> • O.4	Minimum first floor and above floor to ceiling height for proposed development is to be 2.7m for residential uses.

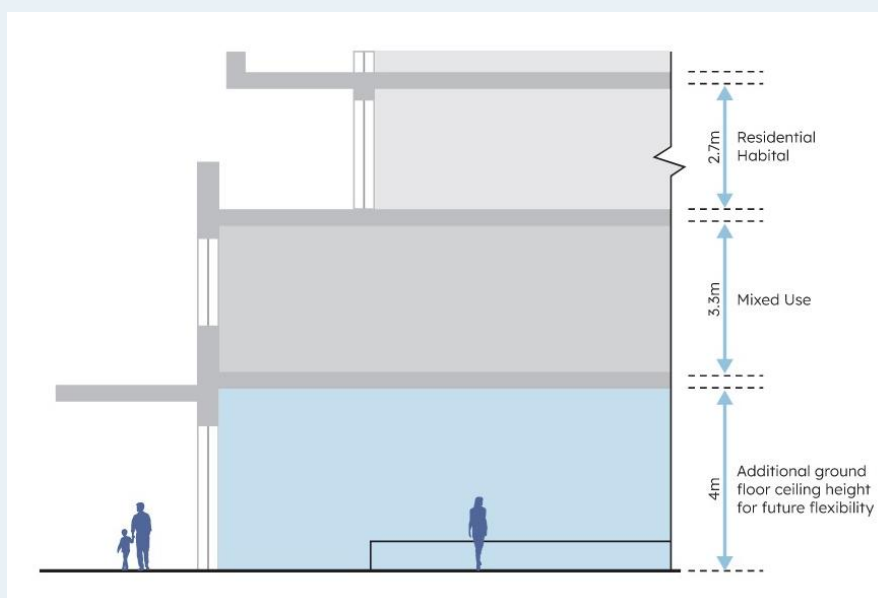


Figure 7-1: Example of applied floor to ceiling height controls

### 7.2.3. Overshadowing and privacy

#### Objectives

- O.5 Ensure development retains reasonable levels of solar access to neighbouring properties including for solar panels and private open space.
- O.6 Ensure that commercial development does not generate adverse amenity impacts on residential and other sensitive land uses.

#### **PRESCRIPTIVE CONTROLS AND ACCEPTABLE SOLUTIONS**

<b>PC.1</b> <ul style="list-style-type: none"><li>• O.5</li><li>• O.6</li></ul>	New commercial development that is 2 storeys in height or greater, and that is adjacent to public open space, existing residential development, or residential zones, must provide shadow diagrams in accordance with the following: <ul style="list-style-type: none"><li>a. Based on a survey of the site and adjoining development,</li><li>b. Showing shadows cast at 9am, 12 noon and 3pm on June 21 (winter solstice),</li><li>c. Showing shadows at these times resulting from the proposed development, any ancillary structures, any cut and fill, and</li><li>d. Showing the impact of shadowing on adjoining properties or public open space.</li></ul>
<b>AS.1</b> <ul style="list-style-type: none"><li>• O.5</li></ul>	Where reasonably practicable sunlight to any existing solar panels should not be reduced to less than two hours between 9am and 3pm on 21 June.

### 7.2.4. Setbacks

#### Objectives

- O.7 To ensure commercial buildings in main street environments are built to the front property boundary, reinforcing the spatial character and promoting an active street frontage.
- O.8 To ensure commercial developments outside of main streets contribute positively to the streetscape through appropriate setbacks and landscaping.
- O.9 To mitigate potential impacts of commercial developments on adjoining sensitive areas.

#### **PRESCRIPTIVE CONTROLS AND ACCEPTABLE SOLUTIONS**

<b>PC.1</b> <ul style="list-style-type: none"><li>• O.7</li><li>• O.8</li><li>• O.9</li></ul>	Unless the proposed development is within a commercial precinct identified under Chapter 10 of this DCP or otherwise have a nominated setback under Section 7.6 of this Chapter, setbacks for development for commercial uses are to be provided in accordance with <b>Table 7.1</b> below:
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## PRESCRIPTIVE CONTROLS AND ACCEPTABLE SOLUTIONS

**Table 7.1: Minimum setbacks for commercial uses**

LAND ZONE	FRONT SETBACK <sup>1</sup>	SECONDARY SETBACK	SIDE SETBACK	REAR SETBACK
<b>E1 Local Centre</b>	0m	0m	0m	3m <sup>(2)</sup>
<b>E1 Local Centre bordering a residential area</b>	0m	2m	3m	6m
<b>E2 Commercial Centre</b>	0m	0m	0m	3m <sup>(2)</sup>
<b>E2 Commercial Centre bordering a residential area</b>	5m	5m	5m	6m
<b>E3 Productivity Support</b>	5m	3m	3m <sup>2</sup>	3m <sup>(2)</sup>
<b>E3 Productivity Support bordering a residential area</b>	5m	5m	5m	6m
<b>MU1 Mixed Use</b>	0m	0m	0m	3m <sup>(2)</sup>
<b>R1 General Residential</b>	2m	4m	3m	3m
<b>R5 Large Lot Residential</b>	4m	6m	5m	5m

**Notes:**

1. In cases where a setback is already established by existing commercial premises in a commercial/residential/mixed use area, front setbacks are to be aligned with neighbouring commercial development.
2. 0m side and rear setbacks may be considered for up to 50% of a boundary, subject to compliance with relevant requirements of the National Construction Code and with impacts to adjoining or adjacent properties being deemed to be limited, to the satisfaction of Council.

**PC.2**

- 0.7

Where a commercial building is not built to the minimum setback provided in **PC.1**, a minimum of 25% of the front setback must be landscaped and include a deep soil area with a minimum of 1 tree per 30m<sup>2</sup> of deep soil.

**PC.3**

- 0.7
- 0.8

Proposed development on a corner site that has 0m (lot line) setbacks on at least 2 sides are to provide a splay corner of at least 1.5m x 1.5m at the intersection of two roads. No walls or plantings higher than 0.6m are permitted within the corner splay.

## PRESCRIPTIVE CONTROLS AND ACCEPTABLE SOLUTIONS

<b>AS.1</b> <ul style="list-style-type: none"><li>• O.7</li><li>• O.8</li></ul>	Proposed developments adjacent to land in a residential zone must incorporate appropriate setbacks to effectively mitigate potential noise impacts and reduce visual intrusion, ensuring a harmonious transition between different land uses. Fencing, landscaping, or a combination of the two are acceptable, with consideration being given to the following as to a suitable treatment: <ul style="list-style-type: none"><li>• bulk and scale,</li><li>• height,</li><li>• design, and</li><li>• proposed use.</li></ul>
<b>PC.4</b> <ul style="list-style-type: none"><li>• O.9</li></ul>	Development fronting a laneway must be smaller in height and overall scale than buildings on the same or adjoining site that face the primary street, ensuring the primary frontage remains visually dominant. The development must maintain the streetscape hierarchy, and provide an appropriate transition between the main street and the laneway.
<b>PC.5</b> <ul style="list-style-type: none"><li>• O.7</li><li>• O.8</li><li>• O.9</li></ul>	For buildings with a zero setback, ground levels must be designed to align with the existing footway or road reserve levels at the Development Application stage to ensure seamless transitions for building entrances, pedestrian access, and surrounding areas, minimising the need for ramps or steps.

## 7.3. Built form

### 7.3.1. Appearance and articulation

#### Objectives

- O.10 To facilitate a variety of built form that is contextually appropriate and amenable to local character.
- O.11 To encourage commercial development in new urban areas to address the streetscape and foster easy wayfinding and interaction, while simultaneously promoting improvements in function and innovation.
- O.12 To ensure new commercial development is appropriately integrated within existing urban areas by incorporating key design elements that complement the surrounding streetscape.
- O.13 . To ensure that buildings on key sites, particularly corner sites, incorporate distinctive architectural features that enhance visual interest while maintaining harmony with the surrounding streetscape.

PRESCRIPTIVE CONTROLS AND ACCEPTABLE SOLUTIONS	
<b>PC.1</b> <ul style="list-style-type: none"><li>• O.11</li><li>• O.12</li></ul>	Commercial developments, including standalone shops and main centres, must orient building entries toward the primary street frontage and, where applicable, the secondary frontage. Site layout should prioritise pedestrian accessibility, active frontages, and clear sightlines, with parking positioned to minimise visual impact from the street.
<b>PC.2</b> <ul style="list-style-type: none"><li>• O.11</li><li>• O.12</li></ul>	Proposed mixed use developments are to be sited to maximise passive surveillance of the street. This is to be done by providing mixed uses in the following format: <ul style="list-style-type: none"><li>• Retail or commercial premises on the ground floor of a building to create street activation, and</li><li>• Residential accommodation on the floors above.</li></ul> Note: the development must comply with Appendix F - CPTED Guidelines
<b>PC.3</b> <ul style="list-style-type: none"><li>• O.12</li><li>• O.13</li></ul>	Walls exceeding 15m in length or 4m in height will be articulated, landscaped, or treated with architectural features such as projections, recesses, windows, or material variations to provide visual relief.
<b>PC.4</b> <ul style="list-style-type: none"><li>• O.10</li><li>• O.12</li></ul>	Buildings must provide both horizontal and vertical articulation and variation in design in the following architectural elements, at a minimum: <ol style="list-style-type: none"><li>a. building or wall setbacks in the fashion of projections or recesses,</li><li>b. openings including doors and windows,</li><li>c. roof lines,</li><li>d. materials, finishes, colours and detailing, and</li><li>e. balconies, terraces, and shading elements.</li></ol>

## PRESCRIPTIVE CONTROLS AND ACCEPTABLE SOLUTIONS

<b>AS.1</b> <ul style="list-style-type: none"><li>• O.12</li></ul>	Roofing should be reflective of adjoining and nearby properties of similar land use or demonstrate how a contrasting roofing solution integrates into the design of the existing roof lines.
<b>AS.2</b> <ul style="list-style-type: none"><li>• O.13</li></ul>	Buildings on corner sites are to address both streets and create architectural distinction in their design. This could include, but is not limited to, the recessing of entryways, façade and awning articulation, windows, and a variety of colours and materials.

### 7.3.2. Facades

#### Objectives

- O.14 To create legible design where the façade of the building reflects and expresses the function and purpose of the building.
- O.15 To foster and establish visually interesting building facades in the streetscape that simultaneously integrate and blend with a local area.
- O.16 To encourage an increase in detailed and fine grain characteristics to facades for commercial and mixed uses.

## PRESCRIPTIVE CONTROLS AND ACCEPTABLE SOLUTIONS

<b>AS.1</b> <ul style="list-style-type: none"><li>• O.14</li></ul>	<p>Facades in all centres should satisfy the following design criteria to create a legible, high-quality, and well-proportioned design that supports vertical integration:</p> <ol style="list-style-type: none"><li>a. Clearly defined building entryways, with separate entries for differing uses in mixed-use buildings, ensuring a logical and cohesive design hierarchy</li><li>b. Retail and commercial components of the development should be visually distinct from office premises or residential accommodation through variations in materials, finishes, and articulation.</li><li>c. On street corners, special architectural treatments—such as changes in materials, colours, finishes, articulation, roofline, or height—should be applied to enhance visual interest and emphasize the building's form.</li><li>d. The overall proportions and aesthetics of the façade should contribute to a balanced and integrated appearance across different building uses, reinforcing a cohesive vertical design.</li></ol>
<b>AS.2</b> <ul style="list-style-type: none"><li>• O.15</li><li>• O.16</li></ul>	<p>Façade materials and finishes are to ensure that they are compatible with the public space and not detract from the surrounding environment. Materials and finishes that are <b>not</b> supported include:</p> <ul style="list-style-type: none"><li>• Curtain glass walls,</li><li>• Large surfaces of highly reflective materials and/or finishes, including glass, and</li><li>• Bagged or rendered concrete finishing that is not designed for all-weather, long-term exposure to the elements.</li></ul>

## PRESCRIPTIVE CONTROLS AND ACCEPTABLE SOLUTIONS

<b>PC.1</b> <ul style="list-style-type: none"> <li>• O.14</li> </ul>	<p>Facades of buildings are to employ a combination of materials, colours, finishes, and architectural features that are complimentary to the local area in a fashion that reduces perceived bulk and scale.</p>
<b>AS.3</b> <ul style="list-style-type: none"> <li>• O.15</li> </ul>	<p>In instances where new commercial development faces two or more street frontages, each façade is to be articulated and should respond to the nature of the street it faces.</p>
<b>AS.4</b> <ul style="list-style-type: none"> <li>• O.14</li> <li>• O.15</li> </ul>	<p>Shopfronts on corner sites should be located in a manner that is accessible from the side frontage. Alternatively, a secondary shopfront is to be provided.</p>
<b>PC.2</b> <ul style="list-style-type: none"> <li>• O.15</li> <li>• O.16</li> </ul>	<p>A variety of colours and tones are to be utilised in the façade's finishes and materials to create depth and improve visual amenity. Monocoloured buildings are not supported.</p>
<b>PC.3</b> <ul style="list-style-type: none"> <li>• O.15</li> <li>• O.16</li> </ul>	<p>All proposed external utility, service and firefighting fixtures to be installed on a street frontage, must be clearly detailed on the plans submitted at the Development Application stage to ensure they are appropriately integrated into the overall design.</p>

### 7.3.3. Awnings

#### Objectives

O.17 To create streetscapes that are more resilient to extreme weather conditions.

O.18 To provide continuous shelter and amenity for pedestrians within commercially oriented areas.

## PRESCRIPTIVE CONTROLS AND ACCEPTABLE SOLUTIONS

<b>PC.1</b> <ul style="list-style-type: none"> <li>• O.17</li> <li>• O.18</li> </ul>	<p>Awnings are to be provided on all building frontages that face or adjoin existing footpaths, future footpaths resulting from the development, and public open space.</p>
<b>PC.2</b> <ul style="list-style-type: none"> <li>• O.18</li> </ul>	<p>Awnings are to:</p> <ul style="list-style-type: none"> <li>• Be at least 3m in depth (where the footpath allows),</li> <li>• Have a clearance of at least 3m from Finished Floor Level to underside of awning,</li> <li>• Have a 2.7m clearance from Finished Floor Level to the underside of any signage,</li> <li>• Have a minimum setback of at least 0.6m from the street kerb to the edge of the awning to accommodate public domain elements such as lighting, signage and plantings,</li> <li>• Be cantilevered, and</li> <li>• Provide under awning lighting.</li> </ul>

## 7.3.4. Roofing

### Objectives

- O.19 To ensure that roofs and roof elements are designed in a manner that makes a positive addition to the streetscape and skyline of a commercial precinct.
- O.20 To promote expanded and mixed uses of roofs for activation through open space or commercial use, where appropriate.
- O.21 To ensure that plant and service areas situated on the roof are incorporated into the design and obscured from adjoining public roads and properties.
- O.22 To facilitate continuity of design in areas where parapet elements are utilised in the roof design.

PRESCRIPTIVE CONTROLS AND ACCEPTABLE SOLUTIONS	
<b>AS.1</b> <ul style="list-style-type: none"><li>• O.19</li><li>• O.20</li><li>• O.21</li><li>• O.22</li></ul>	Roof forms should incorporate variations in height, pitch and articulation to contribute to a visually interesting skyline while ensuring a balanced relationship between building bulk and overshadowing.
<b>AS.2</b> <ul style="list-style-type: none"><li>• O.19</li><li>• O.21</li></ul>	On sloping sites, roof planes must step with the topography.
<b>AS.3</b> <ul style="list-style-type: none"><li>• O.19</li><li>• O.21</li></ul>	The roof form should be flat or low pitched.
<b>PC.1</b> <ul style="list-style-type: none"><li>• O.19</li><li>• O.20</li><li>• O.21</li></ul>	Air conditioning units, lift motor rooms, and other plant must be fully integrated within the building or roof volume, or within an architectural roof feature and not openly viewed from public place or dwelling.
<b>PC.2</b> <ul style="list-style-type: none"><li>• O.22</li></ul>	Roof-mounted elements, including photovoltaic panels, communication devices, antennae, satellite dishes, chimneys, and flues, must be integrated into the overall building design to minimise visual impact. These elements should be positioned to avoid obstructing views from neighbouring properties or detracting from the visual quality of the public domain.

## 7.3.5. Sustainable design

### Objectives

- O.23 To ensure building orientation maximises solar access and natural cross ventilation, promoting energy efficiency and occupant comfort.
- O.24 To encourage the integration of energy-efficient systems and materials to reduce the overall environmental impact of commercial development.
- O.25 To support the future adaptability of commercial buildings by incorporating design features that facilitate the installation of renewable energy generation and low-carbon technologies.

PRESCRIPTIVE CONTROLS AND ACCEPTABLE SOLUTIONS	
<b>AS.1</b> <ul style="list-style-type: none"><li>• O.24</li></ul>	Buildings should be oriented to maximise solar access and natural cross ventilation wherever possible to improve energy efficiency and occupant comfort.
<b>PC.1</b> <ul style="list-style-type: none"><li>• O.24</li><li>• O.25</li></ul>	Developments must incorporate energy-efficient systems and materials, including but not limited to insulation, energy-efficient lighting, and low-emission building materials.
<b>PC.2</b> <ul style="list-style-type: none"><li>• O.24</li><li>• O.25</li></ul>	Developments must demonstrate future adaptability for the installation of renewable energy generation systems such as solar panels and the use of low-carbon technologies.
<b>AS.2</b> <ul style="list-style-type: none"><li>• O.23</li><li>• O.24</li></ul>	Commercial buildings should demonstrate application of the following design matters from a sustainability perspective: <ul style="list-style-type: none"><li>a. orientation,</li><li>b. thermal mass,</li><li>c. shading,</li><li>d. glazing,</li><li>e. wall and roof colour,</li><li>f. ventilation,</li><li>g. solar access, and</li><li>h. landscaping.</li></ul>

## 7.4. Place activation

### 7.4.1. Active street frontages

#### Objectives

- O.26 To foster activation of street frontages through effective design that encourages amenity, safety, and accessibility.
- O.27 To encourage active uses and pedestrian oriented development at ground level in commercial development.
- O.28 To optimise social and economic development through enlivening urban environments that encourage pedestrian activity.
- O.29 To limit activities that have the potential to damage pedestrian activity or amenity.

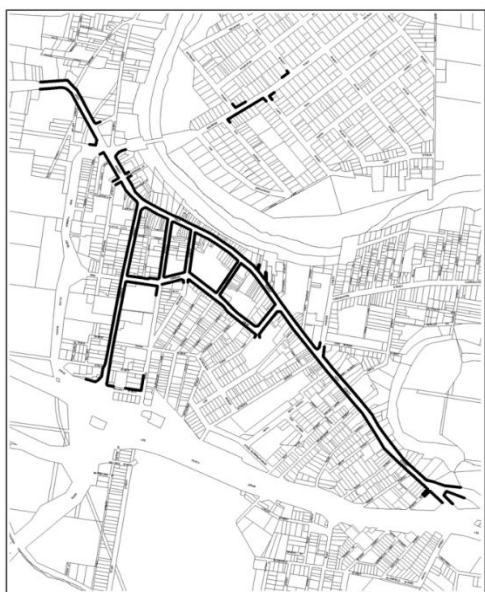
#### PRESCRIPTIVE CONTROLS AND ACCEPTABLE SOLUTIONS

##### PC.1

- O.26
- O.27

Active frontages are to be provided at street level along footpaths and public open space in accordance with the following criteria:

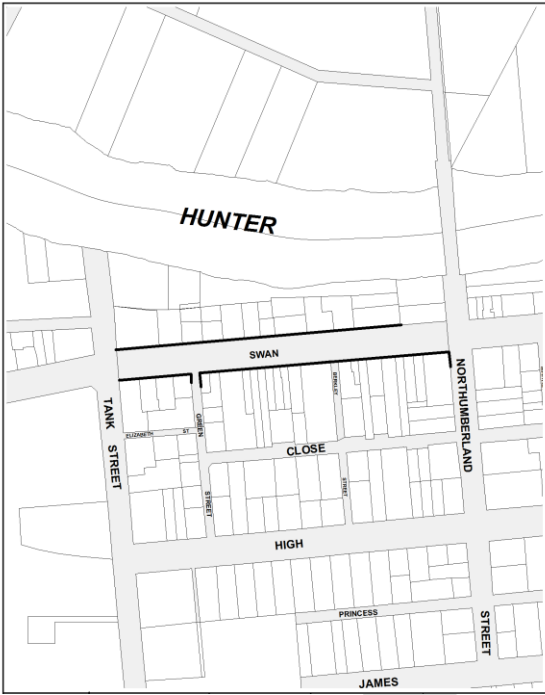
- Along at least 75% of the length of the façade for proposed development facing public open space, and/or
- Along at least 50% of the length of the façade when facing main streets within a commercial centre, and/or
- Where required within the Active Street Frontages Maps provided in Figure 7-2 to Figure 7-9.
- Not required when facing laneways but encouraged to provide a form of passive surveillance to the street.



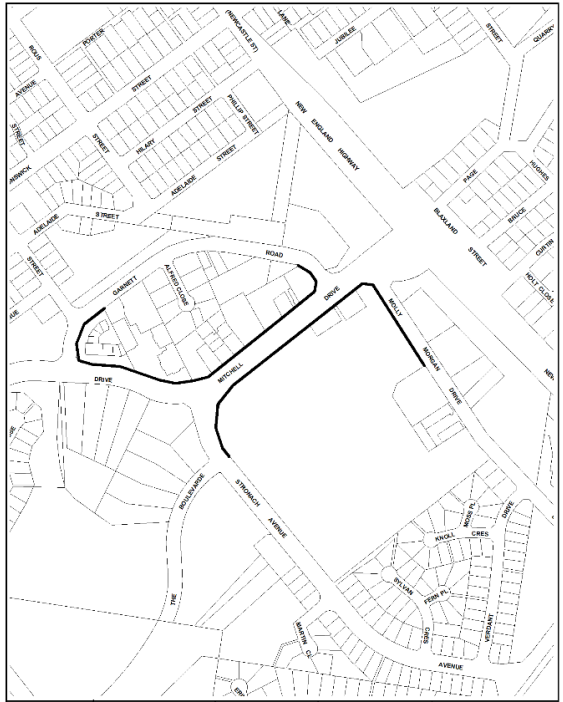
**Figure 7-2: Central Maitland Active Street Frontages**



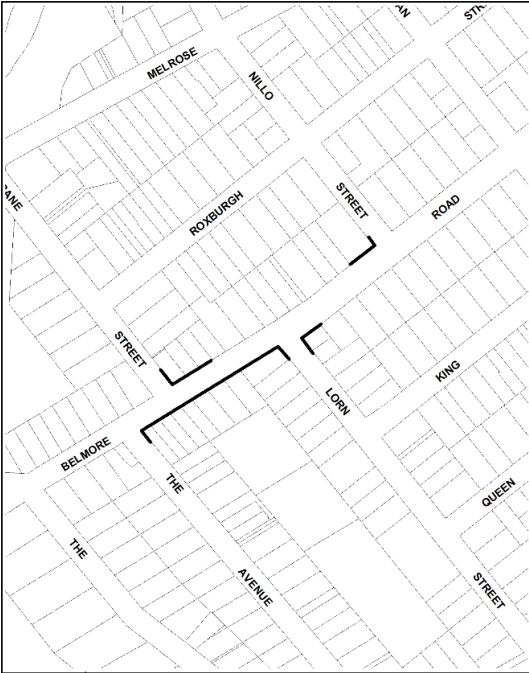
**Figure 7-3: Melbourne St Active Street Frontages**



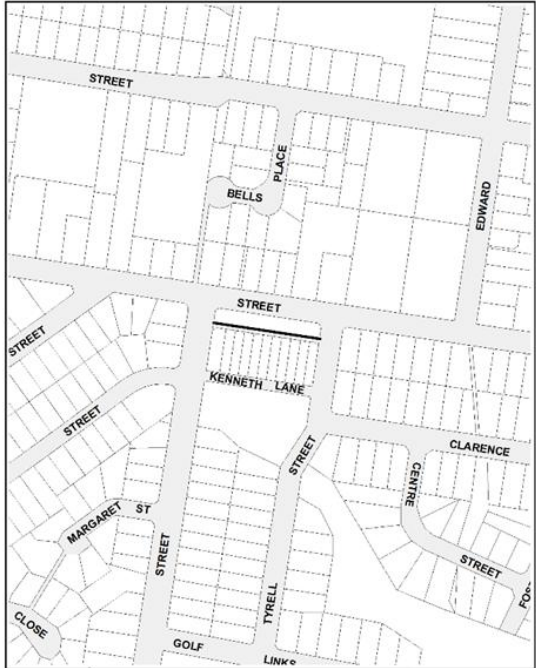
### Figure 7-4: Morpeth Active Street Frontages



**Figure 7-5: Greenhills Active Street Frontages**



### Figure 7-6: Lorn Active Street Frontages

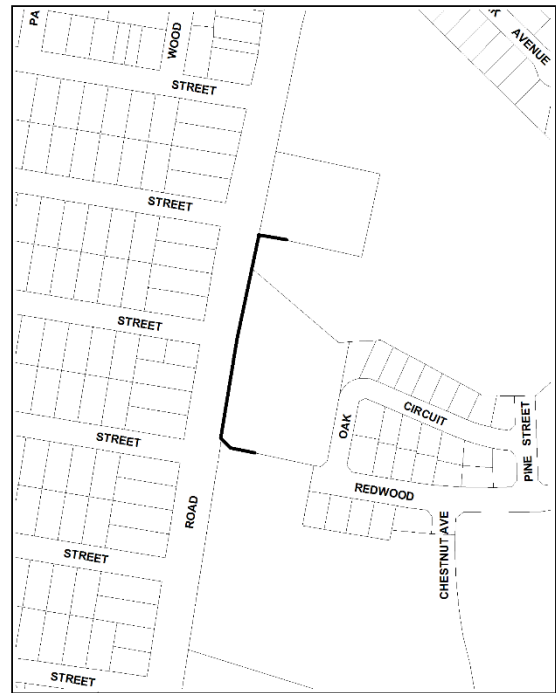


### Figure 7-7: Tenambit Active Street Frontages

## PRESCRIPTIVE CONTROLS AND ACCEPTABLE SOLUTIONS



**Figure 7-8: East Maitland Active Street Frontages**



**Figure 7-9: Gillieston Heights Active Street Frontages**

<p><b>PC.2</b></p> <ul style="list-style-type: none"> <li>• O.26</li> <li>• O.27</li> </ul>	<p>To be considered as an active street frontage, a façade must:</p> <ul style="list-style-type: none"> <li>• Have a maximum of 2m in unarticulated wall space across the length of the entire frontage, and</li> <li>• A minimum of 50% of ground floor frontage being windows, not including <b>false windows</b>.</li> <li>• Avoid high-set windows with large blank surfaces below. Windows must be positioned and proportioned to enhance street-level engagement and visual interest.</li> </ul>
<p><b>PC.3</b></p> <ul style="list-style-type: none"> <li>• O.29</li> </ul>	<p>Doors are not to encroach on the footpath when opened.</p>
<p><b>PC.4</b></p> <ul style="list-style-type: none"> <li>• O.27</li> <li>• O.28</li> </ul>	<p>Larger format commercial development, such as supermarkets or shopping centres that do not require direct connection to the street and also provides for smaller commercial premises, must be sited and designed as to enable some smaller retail or office spaces to face the street and thereby take advantage of the streetscape.</p>
<p><b>PC.5</b></p> <ul style="list-style-type: none"> <li>• O.27</li> </ul>	<p>In circumstances where security shutters are proposed along main streets, they must be visually permeable to allow for viewing of windows when a premises is not operating.</p>
<p><b>AS.1</b></p> <ul style="list-style-type: none"> <li>• O.27</li> <li>• O.28</li> </ul>	<p>The following built elements of a development should avoid being positioned along active street frontages or adjoining public open space within a commercial centre:</p> <ol style="list-style-type: none"> <li>a. Loading/unloading areas, servicing zones, or delivery docks, unless no other alternative is available,</li> <li>b. At-grade or multi-storey car parking that is not adequately screened or landscaped, and</li> <li>c. Access driveways, unless no other alternative is available.</li> </ol>

## PRESCRIPTIVE CONTROLS AND ACCEPTABLE SOLUTIONS

### PC.6

- O.27
- O.28

Proposed development is to provide public footpath for the whole length of the development street frontage in accordance with MoES.

## 7.4.2. Public domain

### Objectives

O.30 To provide a safe walkable environment around commercial development, with visual interest, pedestrian amenity, and opportunities for social interaction.

O.31 To promote commercial development that is well connected to the street and contributes to the functionality of the public domain.

O.32 To ensure that commercial development is accessible to all members of the community.

## PRESCRIPTIVE CONTROLS AND ACCEPTABLE SOLUTIONS

### PC.1

- O.30

Buildings, street furniture and landscaping are to contribute to the definition and amenity of the area.

### PC.2

- O.31
- O.32

Landscaped areas shall be integrated within the overall design to soften dominance of buildings and to provide shade, meeting places, resting areas and playgrounds.

### PC.3

- O.31
- O.32

Benches and other forms of seating should be provided both inside and outside buildings to provide places for passive enjoyment of the space.

### PC.4

- O.31
- O.32

Street furniture and paving shall take into account the needs of people with a disability or decreased mobility (e.g. seats to have arms and not be too low, slip resistant paving should be utilised).

### PC.5

- O.31
- O.32

Pedestrian routes are to be clear, safe, well-lit and legible to all in accordance with MoES. Particular attention should be given to linking areas of the public domain and to improve safety at potential conflict points between different transport modes.

### AS.1

- O.32

Pedestrian areas surrounding commercial development should allow for wheelchair, scooter or pram access from public areas and car parking to any retail areas, including at the threshold of shops.

### PC.7

- O.31
- O.32

Ground floor levels must be designed in accordance with existing footpath and road reserve levels, ensuring seamless transitions for building entrances, pedestrian access, and surrounding areas. Developments must prioritise level access to reduce the need for ramps or steps wherever possible, enhancing accessibility and integration with the public domain.

### 7.4.3. Landscaping

#### Objectives

- O.33 To encourage the retention of trees and other vegetation and integration of these features into the design of buildings and open spaces, particularly where vegetation is outside the proposed building footprint and is of ecological, aesthetic or cultural significance.
- O.34 To provide landscaping that responds to the context and character of the area, the land uses, view lines and landmarks, any existing street or locality planting scheme, the local climate, and the site characteristics.

PRESCRIPTIVE CONTROLS AND ACCEPTABLE SOLUTIONS	
<b>PC.1</b> <ul style="list-style-type: none"><li>• O.33</li><li>• O.34</li></ul>	All commercial development in an urban area is to provide street tree planting (shown on an associated landscape plan) that: <ul style="list-style-type: none"><li>a. is of appropriate species for the local environment (in accordance with the <b>Maitland Tree Species List</b>)</li><li>b. is consistent with any existing or approved theme/species in the immediate locality,</li><li>c. is compatible with any public infrastructure,</li><li>d. will not interfere with the safety of motorists, and</li><li>e. any other matters conditioned/required by council as part of the approval.</li></ul>
<b>PC.2</b> <ul style="list-style-type: none"><li>• O.33</li><li>• O.34</li></ul>	Landscaping is to adhere to the following design criteria: <ul style="list-style-type: none"><li>a. Landscape works are to incorporate adequate screening from the street and adjacent neighbours,</li><li>b. Corner lots are to provide landscaping to both street frontages,</li><li>c. Tree and landscape planting is to be of a scale and extent that reflects the scale of the proposed development's buildings and pavement areas, and</li><li>d. Structural soil and/or structural cells should be used to reduce competition between specimen trees and damage to infrastructure.</li></ul>

### 7.4.4. Fencing

#### Objectives

- O.35 Provide privacy, security and noise attenuation while complementing the streetscape and adjacent buildings.
- O.36 Provide for active street frontages and pedestrian access.

PRESCRIPTIVE CONTROLS AND ACCEPTABLE SOLUTIONS	
<b>PC.1</b> <ul style="list-style-type: none"><li>• O.35</li></ul>	The use of fencing and walls along primary street frontages is not supported.

## PRESCRIPTIVE CONTROLS AND ACCEPTABLE SOLUTIONS

<b>PC.2</b> <ul style="list-style-type: none"><li>• O.35</li><li>• O.36</li></ul>	Fencing design adjoining public spaces is not to be sheet/metal fencing.
<b>PC.3</b> <ul style="list-style-type: none"><li>• O.35</li><li>• O.36</li></ul>	No fence is to provided at more than a height of 3m above existing ground level.
<b>PC.4</b> <ul style="list-style-type: none"><li>• O.35</li><li>• O.36</li></ul>	Fencing must complement the existing streetscape in relation to scale and materials and use similar or compatible materials to those used in attractive buildings within the locality.
<b>AS.1</b> <ul style="list-style-type: none"><li>• O.36</li></ul>	Fencing should be open for at least 75% of the area of the fence that is more than 1.2m above ground level (existing) if located on the boundary of, or within, the setback area.

### 7.4.5. Lighting

#### Objectives

- O.37 To ensure that business development does not result in unacceptable amenity impacts on adjoining land.
- O.38 To ensure that lighting is integrated into the design of the building in a way which enhances and compliments its architecture and also promotes the safety of people moving in and around the building

## PRESCRIPTIVE CONTROLS AND ACCEPTABLE SOLUTIONS

<b>PC.1</b> <ul style="list-style-type: none"><li>• O.37</li></ul>	New commercial development must provide external lighting in accordance with Australian Standards.
<b>AS.1</b> <ul style="list-style-type: none"><li>• O.37</li></ul>	Lighting in commercial developments should: <ul style="list-style-type: none"><li>a. Accentuate entrances, both vehicular and pedestrian.</li><li>b. Highlight special features or elements.</li><li>c. Assist navigation around the development at night; and</li><li>d. Contribute to activation of the area after hours.</li></ul>
<b>PC.2</b> <ul style="list-style-type: none"><li>• O.38</li></ul>	Lighting must be in accordance with Appendix F: CPTED Guidelines.

## 7.4.6. Signage

### Objectives

O.39 To encourage high quality signage that is properly designed, located and maintained.

O.40 To allow for the provision of signage that is compatible with the desired amenity and visual character of an area.

O.41 To ensure that signage does not dominate the skyline or compromise important views and that the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape.

PRESCRIPTIVE CONTROLS AND ACCEPTABLE SOLUTIONS	
<b>PC.1</b> <ul style="list-style-type: none"><li>• O.39</li><li>• O.40</li></ul>	<p>A single business premises is permitted to have a maximum number of signs on each street frontage of the building (in accordance with the controls below) as follows:</p> <ol style="list-style-type: none"><li>a. One under awning sign;</li><li>b. One top hamper sign or flush wall sign;</li><li>c. One fascia or awning fascia sign;</li><li>d. One A-Frame sign on the footpath;</li><li>e. Historic building identification signage</li></ol> <p>Window signs maybe provided in addition to the list above as long as it does not take up more than 20% of the street window or significantly reduce visibility between the inside of the shop and the street.</p> <p>Each tenancy in a multiple tenancy in the same ownership or on the same lot may have the same signage as set out above (limited to one (1) A-Frame sign on a public street) as well as a single directory board /pylon sign, with a maximum height of 8.0m, naming the facility and listing some or all of the tenancies at or near the primary customer entrance.</p>
<b>PC.2</b> <ul style="list-style-type: none"><li>• O.39</li><li>• O.40</li><li>• O.41</li></ul>	<p>Where a site fronts onto or is visible from an arterial road (especially a State highway or regional road), the applicant is to demonstrate that the signage:</p> <ol style="list-style-type: none"><li>a. Is integrated into the landscaping for the site so as not to detract from the amenity of the area or impact on safety of road users;</li><li>b. Is not the dominant feature of the site as viewed from the road, particularly at gateways to any settlement.</li></ol>
<b>PC.3</b> <ul style="list-style-type: none"><li>• O.39</li><li>• O.40</li><li>• O.41</li></ul>	<p>For Highway Services, Service Stations &amp; Highway Restaurants/ Take-Away Food Premises, the development is permitted to have a maximum of:</p> <ol style="list-style-type: none"><li>a. Up to three (3) facia signs, flush wall signs or logos integrated with the façade of the building (one per wall);</li><li>b. One (1) free-standing sign integrated into the front landscape or car-parking area of each street frontage of the site;</li><li>c. One (1) pylon sign at the primary road frontage boundary where the building is setback from the road, with a maximum height of 8 metres.</li></ol>

## PRESCRIPTIVE CONTROLS AND ACCEPTABLE SOLUTIONS

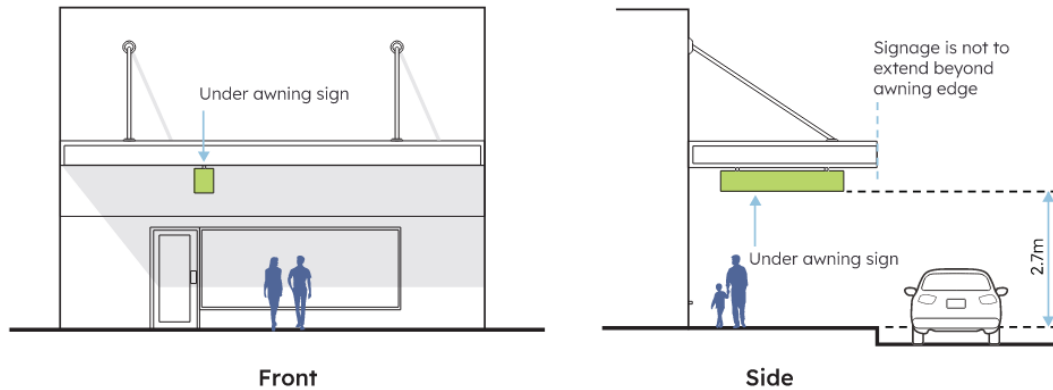
<b>PC.4</b> <ul style="list-style-type: none"> <li>• O.39</li> <li>• O.40</li> </ul>	<p>For Home Business, Home Industry or Home Occupation, the development is permitted to have a maximum of one (1) business identification sign per property constructed or installed in relation to a home business, home industry or home occupation. The sign is not to be illuminated and is to either be:</p> <ol style="list-style-type: none"> <li>A stand-alone sign no greater than 600mm by 900mm, OR</li> <li>A window sign with a maximum coverage of 20% of the surface of the window in which is displayed or 6m<sup>2</sup>, whichever is the lesser.</li> </ol>
<b>PC.5</b> <ul style="list-style-type: none"> <li>• O.40</li> </ul>	<p>Building identification or business advertisements signs are to be mounted flat against an exterior wall or parapet and must not protrude more than 300mm from the face of the wall or parapet.</p>
<b>PC.6</b> <ul style="list-style-type: none"> <li>• O.39</li> <li>• O.40</li> </ul>	<p>All illuminated signage must comply with the Australian Standard AS4282 - Control of the Obtrusive Effects of Outdoor Lighting.</p>
<b>PC.7</b> <ul style="list-style-type: none"> <li>• O.39</li> <li>• O.40</li> </ul>	<p>For temporary event signs, the installation of a sign or banner to advertise for a commercial, retail, community event will not result in more than one banner and one other type of temporary signage facing any road frontage.</p>
<b>Wall Signage</b>	
<b>PC.8</b> <ul style="list-style-type: none"> <li>• O.39</li> <li>• O.40</li> </ul>	<p>Wall signs must be attached to the building in which the business identified in the sign is located.</p>
<b>PC.9</b> <ul style="list-style-type: none"> <li>• O.39</li> <li>• O.40</li> </ul>	<p>Any wall sign must not be more than 6m<sup>2</sup>.</p>
<b>PC.10</b> <ul style="list-style-type: none"> <li>• O.40</li> <li>• O.41</li> </ul>	<p>Any wall sign must not cover any mechanical ventilation inlets or outlets located on any building on which it is carried out.</p>
<b>Under Awning Signage</b>	
<b>PC.11</b> <ul style="list-style-type: none"> <li>• O.40</li> </ul>	<p>Under awning signs must not be more than 1.5m<sup>2</sup>.</p>
<b>PC.12</b> <ul style="list-style-type: none"> <li>• O.40</li> </ul>	<p>Under awning signs must not be more than 2.5m in length.</p>
<b>PC.13</b> <ul style="list-style-type: none"> <li>• O.41</li> </ul>	<p>Under awning signs must not project beyond the awing fascia.</p>

## PRESCRIPTIVE CONTROLS AND ACCEPTABLE SOLUTIONS

### PC.14

Under awning signs must be in accordance with Figure 7-10.

- O.39
- O.40
- O.41



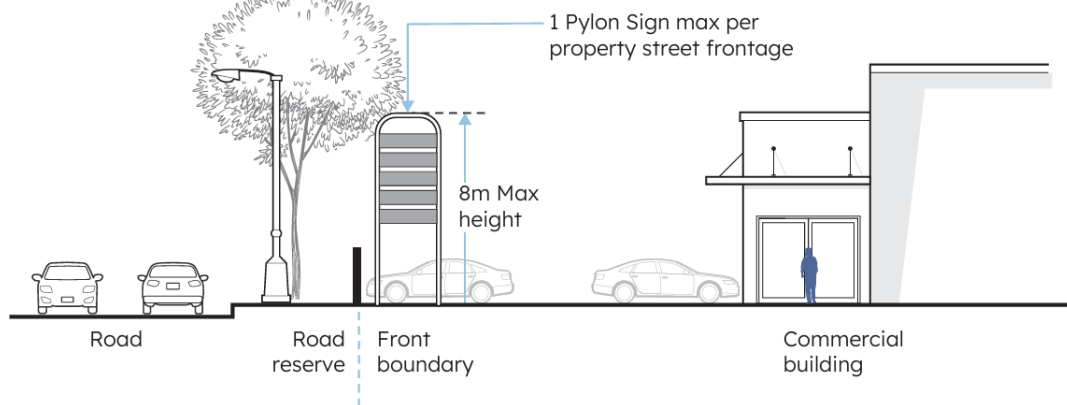
**Figure 7-10: Under awning signage design criteria**

## Pylon Signage

### PC.15

Pylon signs must:

- O.39
  - O.40
  - O.41
- Not exceed one (1) sign per property street frontage, and
  - Not be located within the main retail streets of urban areas, except for Service Stations which may seek special permission from Council and TfNSW,
  - Have a height that is consistent with the scale of surrounding buildings and is a maximum height of 8 metres, and
  - Be contained wholly within the site and not overhang any public spaces or land.



**Figure 7-11: Pylon sign design criteria**

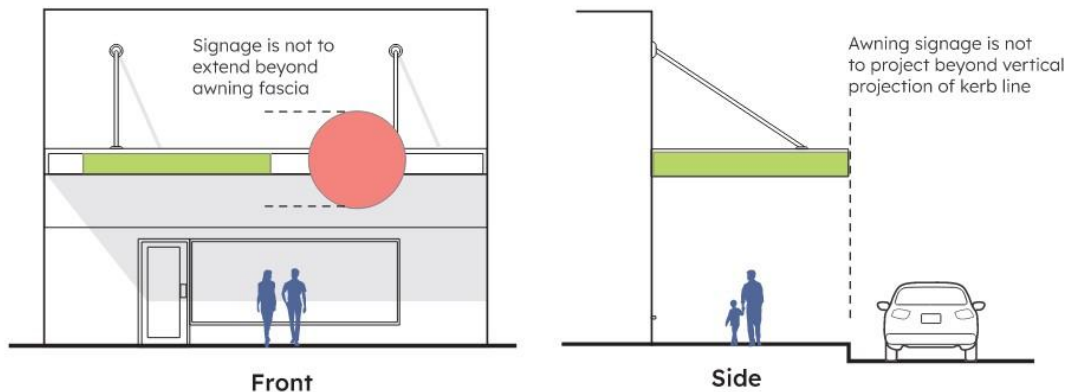
## PRESCRIPTIVE CONTROLS AND ACCEPTABLE SOLUTIONS

### Awning Fascia Signage

#### PC.16

Awning Fascia signs must:

- O.39
  - O.40
  - O.41
- a. Not exceed one (1) sign per retail premises/awning fascia with a shopfront facing that street, and
  - b. Not project above or below the fascia to which it is attached, and
  - c. Be located at least 600mm behind the alignment of any kerb within the adjacent road.



**Figure 7-12: Awning Fascia sign design criteria**

### Window Signage

#### PC.17

Window signs must:

- O.39
  - O.40
- a. Not cover more than 20% of the surface of the window in which it is displayed, or 6m<sup>2</sup>, which is the lesser, and
  - b. Not be illuminated, and
  - c. If it involves a sign advertising a home business, home industry or home occupation - not to exceed one (1) sign per premises.



**Figure 7-13: Window sign design criteria**

## 7.5. Servicing

### 7.5.1. Utilities

#### Objectives

O.42 Reduce visual clutter and visual bulk of development by appropriately locating, orientating and screening services such as substations, hydrant boosters, plant equipment and mailboxes.

PRESCRIPTIVE CONTROLS AND ACCEPTABLE SOLUTIONS	
<b>PC.1</b> • O.42	Services, plant equipment and air conditioning units, at ground level and on structures, are to be screened from the street, public domain and neighbouring buildings by elements such as landscaping, fencing or walls, in a manner that reduces its visual dominance and reflects the desired character of the area.
<b>PC.2</b> • O.42	Substations are to be integrated into the overall building design, complementary to the building fabric and wherever possible, not be located in public areas or be visible from the public domain.
<b>PC.3</b> • O.42	Ventilation stacks servicing basement garages are not to be located in the street setback or any common open space and should be concealed within the building.
<b>PC.4</b> • O.42	Mailbox structures are to be integrated into the building design, do not dominate the street elevation and harmonise with the building aesthetic and landscape treatments.
<b>PC.5</b> • O.42	Mailboxes are to be in a location with passive surveillance and lighting to discourage mail theft.

### 7.5.2. Waste management and circular economy

#### Objectives

O.43 To facilitate sustainable waste management within Maitland City Council in accordance with the principles of Ecologically Sustainable Development.

PRESCRIPTIVE CONTROLS AND ACCEPTABLE SOLUTIONS	
<b>AS.1</b> • O.43	Waste areas and loading or servicing bays must be grouped and located underneath or behind buildings. They must not be visible from public streets, parks or other public spaces, and either be enclosed or screened with building elements or landscaping.
<b>AS.2</b> • O.43	Site planning of the development is to accommodate on-site waste collection and allow the waste collection vehicle to enter/exit, manoeuvre within the site and access the

## PRESCRIPTIVE CONTROLS AND ACCEPTABLE SOLUTIONS

	<p>nominated collection point in a safe and efficient manner in accordance with the requirements of AS2890.2.</p> <p>If on-site waste collection cannot feasibly be achieved, alternative arrangements are to be to the satisfaction of Council.</p>
<b>PC.3</b> <ul style="list-style-type: none"><li>• O.43</li></ul>	<p>The vehicle must be able to safely and efficiently access the site and the nominated collection point to perform on-site waste collection. There must be sufficient manoeuvring area on-site to allow the collection vehicle to enter and exit the site in a forward direction and service the development efficiently with little or no need to reverse.</p>
<b>PC.4</b> <ul style="list-style-type: none"><li>• O.43</li></ul>	<p>Swept path models are to be provided illustrating how a standard waste collection vehicle (in accordance with Chapter 3: Site Requirements) will enter, service and exit the site. A 0.5m unobstructed clearance is required from all obstructions for the vehicle's ingress and egress manoeuvres. The swept path model is to account for on-street parking on both sides of the road adjacent to the development to demonstrate unobstructed access during a 'business as usual' configuration.</p>

## 7.6. Centre place-based controls

Under the *Maitland Local Environmental Plan 2011* centres are zoned to represent the centre hierarchy established by the Maitland [Activity Centres and Employment Clusters Strategy 2010](#) (ACECS 2010). The employment zones and corresponding centres are as follows:

### **E1 Local Centre**

*Aberglasslyn, Gillieston Heights, Lochinvar, Lawes Street, Lorn, Metford, Morpeth, Rutherford, Telarah, Tenambit, Thornton, Woodberry*

The E1 Local Centre Zone is intended to provide a range of retail, business and community uses that serve the needs of people who live, work or visit the area.

### **E2 Commercial Centre**

*East Maitland Catalyst Area (Green Hills), and Central Maitland*

The E2 Commercial Centre Zone is intended to provide the greatest concentration of commercial floor space, services and facilities for the wider community. The core activities in this zone are commercial and retail, supported by government services, with residential, community, recreational, educational, entertainment, tourist and open space uses.

### **MU1 Mixed Use**

*Melbourne Street, Central Maitland*

The MU1 Mixed Use Zone is intended to complement and enhance the activity of the local and regional centres, and to serve as a transition between the centre and surrounding residential zones.

In addition to these hierarchical centres, there are two other employment zones that are used in Maitland. The E3 Productivity Support, which provides a range of facilities and services, light industries, bulky goods, warehouses and offices. The remaining zone, E4 General Industrial enables a wide range of business and industrial type uses. These zones are addressed in Chapter 8: Industrial Uses of this DCP.

## 7.6.1. New centres

### Objectives

O.44 New centres are designed and planned to provide an attractive, vibrant, safe and accessible public space.

O.45 New centres provide a focal point for the community, with a unique and identifiable built form.

O.46 Centres provide space for public events and celebrations.

O.47 Bulky and unattractive buildings are avoided.

O.48 Overbearing or monotonous building design is avoided where viewed from any public place.

PRESCRIPTIVE CONTROLS AND ACCEPTABLE SOLUTIONS	
<b>PC.1</b> <ul style="list-style-type: none"><li>• O.44</li><li>• O.45</li></ul>	Development of a new centre that has a GFA of 10,000m <sup>2</sup> or more must be accompanied by a design masterplan that demonstrates how the centre will achieve a suitable design quality. A masterplan will include the following elements: <ul style="list-style-type: none"><li>a. Public domain space that demonstrates through design sustainable</li><li>b. Provision of landscaping including suitable tree cover that considers urban heat mitigation.</li><li>c. Consider Crime Prevention Through Environmental Design (CPTED).</li><li>d. Active street frontages that consider high volume pedestrian traffic.</li><li>e. Urban Design elements that considers open space, built form, corner and gateway sites, pedestrian entries and circulation, access, parking, loading and servicing, public art and domain works.</li></ul>
<b>PC.2</b> <ul style="list-style-type: none"><li>• O.44</li><li>• O.45</li></ul>	Development of a new centre that has a GFA of 10,000m <sup>2</sup> or more must be accompanied by a detailed landscape plan that demonstrates how the centre will contribute towards a 30% tree coverage. The landscape plan will include the following elements: <ul style="list-style-type: none"><li>a. Large trees and spreading ground covers are provided in all landscape areas within the site (Landscape Plan)</li><li>b. Where screening is required, large screening shrubs of an appropriate density and size to complement the scale and bulk of the subject building are provided.</li><li>c. At grade car parking areas shall be provided with one tall, branching, mature shade tree for every 4 linear car spaces.</li><li>d. All areas less than 1.0 metre in width shall be paved.</li><li>e. Where car parking cannot be provided under or behind the building and Council has agreed to permit some or all of the parking in the front setback, a landscaped strip with a minimum width of 3.0m is provided along the entire frontage/s of the site.</li><li>f. Any portion of the site that remains undeveloped or vacant after development shall be landscaped.</li><li>g. All street plantings are to be selected from the <b>Maitland Tree Species List</b>.</li><li>h. Water sensitive urban design facilities (such as swales, bio-detention ponds and rain gardens) are used to treat stormwater for at-grade car parking areas. Note: water sensitive urban design facilities are designed in accordance with Council's Manual of Engineering Standards.</li><li>i. Fencing for security or privacy shall not be erected between the building line and the front boundary of a site.</li></ul>

## PRESCRIPTIVE CONTROLS AND ACCEPTABLE SOLUTIONS

	<p>j. Where fences are erected, landscaping of an appropriate height and scale shall be provided to screen the fence and achieve an attractive appearance to the development when viewed from the street or other public place.</p> <p>k. Street furniture (including seats, bollards, signage, grates, grills, screens and fences, bicycle racks, flag poles, banners, litter bins, telephone booths and drinking fountains).</p> <p>l. Any public art is provided in accordance with Council's Public Art Strategy.</p>
<b>PC.3</b> <ul style="list-style-type: none"> <li>• O.45</li> <li>• O.46</li> </ul>	All new centres must incorporate a public square/domain space including detailed landscaping and amenity designs.
<b>PC.4</b> <ul style="list-style-type: none"> <li>• O.47</li> <li>• O.48</li> </ul>	Building facades will be designed to reflect the orientation of the site incorporating environmental control devices, e.g. sun shades, ventilation vents, overhangs, building recesses, eaves, as an integrated design feature of the building.
<b>PC.5</b> <ul style="list-style-type: none"> <li>• O.46</li> <li>• O.47</li> <li>• O.48</li> </ul>	Active frontages are to consist of one or more of the following: <ol style="list-style-type: none"> <li>A shop front.</li> <li>Commercial and residential lobbies.</li> <li>Café or restaurant.</li> <li>Public building if accompanied by an entry from the street.</li> </ol>
<b>PC.6</b> <ul style="list-style-type: none"> <li>• O.44</li> <li>• O.45</li> <li>• O.46</li> </ul>	Restaurants and cafés are to provide openable shop fronts (for e.g. bi-fold doors) where practical to the public domain.

### 7.6.2. Existing centres

#### 7.6.2.1 Thornton

#### Objectives

O.49 The amenity of the Thornton town centre is improved.

O.50 The Thornton Town Centre will become the focus of entertainment, retail and community activities for the residents of Thornton and the surrounding areas.

O.51 A variety of uses that activates the centre throughout the day and evening is encouraged.

O.52 The centre integrates with the adjoining sports and community facilities.

## PRESCRIPTIVE CONTROLS AND ACCEPTABLE SOLUTIONS

<b>PC.1</b> <ul style="list-style-type: none"> <li>• O.49</li> </ul>	A comprehensive urban design masterplan must be prepared for the centre when any significant development is proposed that is 5,000m <sup>2</sup> GFA, or more. A masterplan is to include the following elements:
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## PRESCRIPTIVE CONTROLS AND ACCEPTABLE SOLUTIONS

<ul style="list-style-type: none"> <li>• O.50</li> <li>• O.51</li> <li>• O.52</li> </ul>	<ul style="list-style-type: none"> <li>a. Public domain space that demonstrates through design sustainable</li> <li>b. Provision of landscaping including suitable tree cover that considers urban heat mitigation</li> <li>c. Active street frontages that consider high volume pedestrian traffic</li> <li>d. Crime Prevention Through Environmental Design (CPTED)</li> <li>e. Urban Design elements that considers open space, built form, corner and gateway sites, pedestrian entries and access, parking, loading and servicing, public art and domain works.</li> </ul>
<b>PC.2</b> <ul style="list-style-type: none"> <li>• O.49</li> <li>• O.52</li> </ul>	<p>The masterplan must improve the centre's relationship with Taylor Avenue and Thornton Park.</p>
<b>PC.3</b> <ul style="list-style-type: none"> <li>• O.49</li> <li>• O.51</li> <li>• O.52</li> </ul>	<p>The urban design strategy must consider the following:</p> <ul style="list-style-type: none"> <li>a. Constructing an active edge to Taylor Avenue.</li> <li>b. Providing a corner treatment (preferably a building with an active edge) at the intersection of Taylor Avenue and Thomas Coke Drive.</li> <li>c. Providing an active edge to Thornton Park.</li> </ul>

### 7.6.2.2 Rutherford

#### Objectives

O.53 To reinforce the Rutherford Town Centre as the location of entertainment, retail and community activities for the residents of Rutherford and the surrounding areas.

O.54 To ensure that access, movement and way finding to and within the centre is improved.

O.55 To ensure that safety in and around Rutherford Town Centre is improved.

O.56 To ensure that future development of the business-zoned, residential area along Arthur and Weblands Street and North Mall and Alexandra Avenue is planned to integrate into the centre.

O.57 To encourage a continuous, integrated development front along Arthur and Weblands Streets.

## PRESCRIPTIVE CONTROLS AND ACCEPTABLE SOLUTIONS

<b>PC.1</b> <ul style="list-style-type: none"> <li>• O.53</li> <li>• O.54</li> <li>• O.55</li> <li>• O.56</li> </ul>	<p>A comprehensive urban design masterplan must be prepared for the centre when any significant development is proposed that is 5,000m<sup>2</sup> GFA, or above. The urban design masterplan must:</p> <ul style="list-style-type: none"> <li>a. Include a parking, access and movement strategy</li> <li>b. Identify a new (or refurbished) area for public uses, such as a town square or piazza.</li> <li>c. Recommend treatments to reduce the impact of the extensive hardstand.</li> <li>d. Review signage to improve way finding into and throughout the centre.</li> <li>e. Consider future integration of the commercially zoned, residential lots.</li> </ul>
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## PRESCRIPTIVE CONTROLS AND ACCEPTABLE SOLUTIONS

	f. Consider the interface between the centre and the adjoining residential development. g. Consider Crime Prevention Through Environmental Design (CPTED)
<b>PC.2</b>	Development along Arthur Street and Weblands Street must be built to the boundary.
• O.57	

### 7.6.2.3 Central Maitland

#### Objectives

O.58 To promote the development of Central Maitland as a regional commercial, entertainment and recreation center and to ensure it functions effectively as a centre.

O.59 To ensure the preservation of the existing historical character of Central Maitland, and of individual historic buildings and precincts.

O.60 To maintain the viability of Central Maitland by encouraging shop top housing where appropriate.

## PRESCRIPTIVE CONTROLS AND ACCEPTABLE SOLUTIONS

<b>PC.1</b>	Any non-residential development must be compatible in scale with other buildings in the immediate streetscape and /or with adjoining buildings on neighbouring properties.
• O.58 • O.59	
<b>AS.1</b>	New buildings should enhance and make a positive contribution to the streetscape. Buildings should address and front the street by incorporating main entries and windows in the front façade. The development should use building, window and door proportions and external materials and colours that resemble those predominating in the adjacent streetscape.
• O.58 • O.59 • O.60	
<b>AS.2</b>	On-site car parking or garages should not be located on street frontages or dominate the streetscape.
• O.59	
<b>PC.2</b>	Developments are to be designed, constructed and operated to minimise the potential for offensive noise generation. Council may require the provision of an acoustic study to establish noise levels and to provide a mitigation strategy.
• O.58	

**Note:** refer to Chapter 2 Environmental Considerations for flooding controls and mitigation strategies for commercial and residential development within Central Maitland.