

7.X Active Street Frontages

General Information

Continuous business or retail land uses that open directly to the footpath provide active, people-oriented street frontages. It enhances public security and passive surveillance and improves the amenity to the public domain by encouraging pedestrian activity. It can also assist in supporting the economic viability of the centre where this provision will apply.

Activity areas are usually formed along streets or as a node around, for example, major transport infrastructure. For that reason it is recommended that this provision does not apply across any one zone, but only along the streets (or parts of a street or streets) and pedestrian links where a concentration of business and/or retail is encouraged. This clause must be justifiable and applied only where it will not constrain uses able to respond to changing economic drivers.

Only the B3 Commercial core and B4 Mixed Use zones are considered suitable for inclusion into this model clause. The B2 Local Centre would need support from the Regional office where soundly justified through council's strategic planning for local activity centres. The role, objectives and scale of other business zones means they will not necessarily attract strong pedestrian movements that would require entire (not only parts of) street frontages being active.

The active street frontage should be identified and included in the Combined Local Maps under the separate title 'Active Street Frontages' as described in Standard Technical Requirement for LEP maps.

It is considered that there is no need to control the land use of the first floor of development to which this clause applies. The amenity of residential upper levels may be addressed as part of the merit assessment process.

If councils want to include design criteria for the ground floor uses, this can be included in the DCP.

- (1) The objective of this clause is to promote uses that attract pedestrian traffic along certain ground floor street frontages in Zone B3 Commercial Core and Zone B4 Mixed Use.
- (2) This clause applies to land identified as 'Active street frontage' on the Active Street Frontages Map.
- (3) Development consent must not be granted to the erection of a building, or a change of use of a building, on land to which this clause applies unless the consent authority is satisfied that the building will have an active street frontage after its erection or change of use.
- (4) Despite subclause (3), an active street frontage is not required for any part of a building that is used for any of the following:
 - a) entrances and lobbies (including as part of mixed use development),
 - b) access for fire services,
 - c) vehicle access.
- (5) In this clause, a building has an **active street frontage** if all premises on the ground floor of the building facing the street are used for the purposes of business premises or retail premises.