

ACN

**Authorized Commercial Nodes**

Zone Development Control and Design Regulations – Authorised Commercial Nodes Overlay

**Purpose**

The purpose of the Authorized Commercial Nodes (ACN) overlay is to legitimate the existence of approved and primarily constructed shopping malls and hypermarkets which lie outside the underlying zone or centre.

The primary objective of ACN is to sustain designated shopping malls and hypermarkets focused specifically around the retail development as the principal activity.

The desired urban character of an Authorised Commercial Node is for a highly active, visually attractive and vibrant Shopping Malls or Superstores.

The ACNs have “Existing Use Rights” meaning that they are an activity or development which was legally established prior to a change in rules or zoning. It is therefore permitted to continue to operate these uses despite new regulations making the use conditional or prohibited. Any further development within the ACN will be assessed by conditional application

**Objectives****Amenity**

- Retain highly active shopping Malls and superstores
- Improve the visual and environmental character of the locality.
- Promote building typologies that meet the desired future character of the zone
- Provide good urban design outcomes in terms of the siting, form and appearance of built form and associated facilities including landscaping, public art and amenity, car parking, storage and service areas

**Site Objectives**

- suitable for the intended purpose,
- compatible with strategic and zoning planning intentions for the locality,
- clearly demonstrate a need for any future development and an economic feasibility
- can be supplied by essential infrastructure services, and
- not lead to competition with adjoining centres or an oversupply of retail activities
- Ensure that site development does not over utilise the site and maintains an adequate curtilage which respects neighbouring buildings and public open spaces
- Provide on-site car parking spaces according to the required standard,
- Ensure vehicular access to the site complies with the required design standards and minimizes intrusion on public areas and the street environment.
- Development setbacks and separation from adjoining land uses must reflect the impacts of development bulk, height and intensity to minimize adverse impacts on the amenity of adjoining land uses, buildings and the streetscape, with design, siting construction and street treatment to minimizing the visual impacts of the development and enhancing the street level amenity for pedestrians
- Provide safe and efficient vehicular access, a level of parking appropriate to the role and function of the centre, and manoeuvring and loading of service vehicles, to ensure the safety of the public, and the free flow of traffic in the locality

### ***Building Design Objectives***

- **Ensure any future development is:**
  - **sympathetic in design, scale, mass and environmental character of the neighbourhood, surrounding developments, and the role and purpose of the zone**
  - **the external appearance of the development is reflective of the desired urban character of the area, and clearly defines streets, street corners and public spaces**
  - **that the development has appropriate regard to the street and the surrounding public domain**