

14/07/2011  
C99

## **SCHEDULE 9 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO9**

### **170 AND 180 ASHLEY STREET, MAIDSTONE**

#### **1.0**

#### **Design objectives**

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To encourage built form that responds to the proximity of residential areas to the south and Medway Golf Club to the east and north.

To ensure that development incorporates appropriate design measures that will protect residents from adverse visual, noise or odour impacts.

To promote high quality design of industrial and commercial development.

To encourage high quality private landscaped areas.

#### **2.0**

#### **Adverse Amenity Impact Protection**

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In recognition of the fact that the land is in close proximity to established residential uses, prior to approval of a development application, the following requirements must be met to ensure that the amenity of existing residential and golf course uses are not adversely impacted upon by the appearance of buildings and works, traffic, noise or odour:

- Provide a 3m wide landscaping strip on the southern boundary of 170 Ashley Street for the purpose of a vegetation screen from residential properties located on Radio Street.
- Locate office functions and car parking associated with any industrial development at 170 Ashley Street on the southern portion of the site to act as a buffer to residential properties located on Radio Street.
- Incorporate landscaping / design features that protect the safety of people on-site from golf balls associated with the Medway Golf Club.
- Incorporate landscaping / design features along the northern site boundary of 180 Ashley Street and the eastern site boundaries of 170 and 180 Ashley Street to protect the visual amenity of Medway Golf Club.
- Provide sufficient access and on-site manoeuvring, standing and parking areas to prevent truck parking and standing on adjacent local access roads.
- Provide sufficient outdoor storage facilities (including waste storage) that are effectively screened from public view.
- Provide a high quality architectural response to the interfaces with the Medway Golf Club and with the Ashley Street and Radio Street streetscapes, with the location and treatment of buildings, fences and any parking at the front of the site consistent with the street character.
- Provide vehicle access to the site via Ashley Street only. No direct vehicular access to Radio Street shall be permitted.

#### **3.0**

#### **Buildings and works**

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An application for a permit must be in accordance with the requirements for Adverse Amenity Impact Protection (Clause 2).

**4.0**

**Subdivision**

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Consider subdivision of the land into areas smaller than 0.5 hectares only if it can be shown that the following are able to be provided:

- Good road access to the site (road reserve at least 18 metres wide).
- Adequate truck access to buildings.
- Sufficient off-street car parking, vehicle turning and standing areas.
- Sufficient screened storage and waste areas.

**5.0**

**Decision guidelines**

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In addition to the requirements of Clause 43.02-5, before deciding on an application the responsible authority must consider, as appropriate:

- The requirements for Adverse Amenity Impact Protection (Clause 2).
- The design objectives of this Schedule.