

30/10/2008  
C38**SCHEDULE 10 TO THE DESIGN AND DEVELOPMENT OVERLAY**Shown on the planning scheme map as **DDO10****FIFTEENTH STREET SPECIAL USE (BUSINESS) PRECINCT****1.0**30/10/2008  
C38**Design objectives**

To provide a different built form environment than that further to the west on Fifteenth Street.

To ensure that development is located back from the street frontage behind a generous landscape setback.

To locate car parking and landscaping between buildings to reduce hard surface areas.

To provide open space breaks between buildings to form landscape spaces to connect with the open space network.

To implement the design and development guidelines for the Fifteenth Street Special Use (Business) Precinct in accordance with the *Urban Design Guidelines – Mildura Irymple Urban Transition Area (April 2008)*.

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The setback and landscape requirements cannot be varied by a permit.

All buildings and works must comply with the following requirements:

**Setbacks**

- In accordance with the Fifteenth Street Special Use (Business) Precinct Concept Plan at Clause 7:
  - buildings must be setback a minimum of 25 metres from the Fifteenth Street boundary;
  - buildings must be setback a minimum of 10 metres from the Benetook Avenue boundary;
  - buildings must be setback a minimum of 10 metres from the Cowra Avenue boundary;
  - buildings must be setback a minimum of 10 metres from the rear boundary;
  - for those sites in excess of 1.5ha, buildings must be setback a minimum 10 metres from both side boundaries; and
  - where vehicular access is provided to the rear of the site, there must be a minimum 3 metre setback from the side boundary to allow for the provision of a landscaped edge.

**Landscape**

- In accordance with the Fifteenth Street Special Use (Business) Precinct Concept Plan at Clause 7:
  - there must be a minimum 3 metre landscape buffer along the front boundary to Fifteenth Street.
  - there must be a minimum 4 metre landscape buffer provided along the side and rear boundaries.

**All buildings and works should comply with the following requirements:**

**Height**

- Buildings should not exceed a maximum height of 10 metres above ground level.

### Fences

- Any front fencing onto Fifteenth Street should be permeable and should be recessed in from the front boundary.
- Side fences should be consistent with front fences and should be co-ordinated with neighbouring properties to allow any cross movement.

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### Design guidelines

#### General

- All applications must be generally consistent with the *Urban Design Guidelines – Mildura Irymple Urban Transition Area* (April 2008).

#### Subdivision and Site Layout

- Existing lots exceeding 1.5 hectare may be subdivided to accommodate no more than two building forms fronting Fifteenth Street.
- Existing lots below 0.5 hectare may be amalgamated with larger lots to accommodate new business forms.
- Vehicle access and connectivity is encouraged to occur at the front and rear accessways of the property with adjacent properties to form a network of internal connected streets.
- All buildings should have an address towards the street.
- Backs or sides of buildings should not face any street.
- Allotments abutting the future ‘green space corridor’ should have regard to this interface and may incorporate street frontage that wraps around towards the ‘green corridor’.

#### Building Design

- Buildings and associated works should be attractively designed, contemporary in style and be progressive in design, concept and finish.
- The main building frontage should be no more than 30m wide facing the street. Further building setbacks should be applied to provide a generous building return of at least 50m from the street boundary.
- Façade design should continue to all external elevations of the building.
- Building frontages are encouraged to have a light weight appearance.
- Ground levels of buildings should incorporate a high degree of glazing to encourage pedestrian identity.
- Buildings should incorporate a clear legible entrance defined by strong building elements such as porticos, verandahs or awnings.
- Buildings should not exceed a width of 100m.
- Entrances should have well defined pedestrian access to car parking and street footpaths.
- Long blank walls to the frontage and side elevations are discouraged by use of different material, finishes and colours.
- Encourage vertical division to all elevations to provide visual interest to expansive elevations.
- High pitched roof forms are discouraged.

- Encourage a range of materials to be applied to all elevations. These buildings should be highly glazed to allow visual interplay with the street and internal access ways.
- Monotonous repetition of material or colour is to be avoided.
- Building materials should incorporate non reflective materials. Metal roof finishes must be Zinalume or Colourbond.
- Tilt up concrete slabs are discouraged other than at the loading or 'back of lot' area and should be articulated using three dimensional imprint relief, or window fenestration in appropriate areas.
- A mixture of building materials is encouraged including masonry, timber, stone, some tilt concrete and contemporary light weight materials.
- Insulation is encouraged to the rear/or sides parts of the building to limit noise emanating to potential residential interface areas.
- Variation in colours should be kept to a minimum and shall be in subdued tone. Accent colours may be used to express corporate identity.
- Extensive use of primary colours on walls should be avoided.
- All roof-mounted mechanical equipment must be screened from view by parapet walls or screening which should complement the building form and present as an integrated component.

### **Sustainability**

- Rain water harvesting from roof areas into integrated collection tanks should be provided to encourage the use of recycled water for industrial purposes and maintenance of required landscaping.
- Hard surface car-parks should drain to the swale system, providing necessary moisture to the established vegetation in the landscaped mound and buffer areas.
- Details of storm water storage should be provided on the site plan and must be screened from public view.
- The design of storm water drainage should take into account of Environmentally Sustainable Design principles, and should provide for rainwater runoff reuse for landscaping irrigation.

### **Floodlighting**

- Lighting must not cast glare onto adjacent sites, the street or abutting future residential land.
- Overhead lights must not be higher than the building height and must be baffled to prevent light spilling onto adjoining lots.
- Access and Car parking
- Internal roads should be designed to encourage cross connectivity between subdivisions. As a 22m accessway at the front of the property is required, land occupiers should mediate with neighbouring sites for implementation or make it available over time.
- Only one vehicular access point is to be provided onto Fifteenth Street for every existing allotment.
- A double row of car parking bays and an access aisle must be provided at the front of every lot behind the landscape setback.
- All vehicles including those delivering to or servicing the site must be able to enter and exit the site in a forward direction.
- All driveways and car parking areas must be constructed of an impervious all-weather seal coat such as concrete or bitumen.

- Adequate provision of on-site car parking for employees and visitors should be provided.
- Car parking is not to encroach upon the required landscape setback areas.
- Truck access ways must be in accordance with Australian Standard 2890-2.
- Car space dimensions must be in accordance with Australian Standards: AS 2890-1 and be Disability Discrimination Act compliant.
- Car parks must be clearly marked.
- Within the car park area, one canopy tree should be provided for every three car spaces.

#### **Loading, services and storage**

- Adequate provision for loading and unloading of vehicles must be made together with an area set aside for industrial waste collection.
- All loading and unloading facilities must be located to the side of the site and where possible located within the building.
- Loading areas must be screened so as not to be visible from public view. Screening devices should be integrated with the building form.
- Loading should not be located in the setback areas.
- Materials, supplies or equipment should be stored within the building.
- Loading provisions and areas must be in accordance with Clause 52.07.

#### **Advertising signs**

- Development which contains a number of premises should consolidate signage into a single directory board, low in profile and located within the landscaped front setback.
- These signs should not be larger than 2 x 1 metre and no higher than 1.8 metres.
- Visual clutter created by too many signs must be avoided.
- Signage is encouraged to be integrated with the building form of the development and must not be painted on the walls or windows of the building.
- Signs should be designed to complement the style of the building and be proportionate in scale.
- Signage should not be located on the roof or exceed the parapet height of the building.
- Animated signs or the use of coloured neon lighting are not encouraged.

#### **Maintenance**

- The occupier of the site will be required to keep the site and buildings in a safe and clean condition, and regularly maintain the site landscaping.
- Chemicals and waste products must be contained within the boundaries of each lot and must not discharge onto adjoining land.

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### **Landscape Plan**

A landscaping plan must be submitted with any application for buildings and works and should provide for:

#### **Front**

- The planting of large native canopy trees in avenue formation and low lying native understorey plants to allow visual exposure from the street;

- The planting of native shade trees in association with car parking areas at a rate of one canopy tree per 3 car spaces;
- An irrigation system which implements water wise, water sensitive urban design and low water use plant materials.
- Identification that no storage or displays are to be located within these areas.

#### **Side**

- Generous landscaping strips of up to 4 metres in width of native canopy trees and low lying native understorey plants connecting front setbacks with landscaping to the rear;
- Buildings should be set in a landscape forecourt with the use of native shrubs and feature native trees.
- Open car parks should be landscaped with natural elements and integrated pedestrian pathways.

#### **Rear**

- The landscape buffer of 4 metres is:
  - not to contain any storage sheds or plant infrastructure
  - be maintained in a sustainable way to ensure vegetation is established.
  - be established and maintained by the developer.

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#### **Referrals**

An application to create access onto Benetook Avenue must be referred in accordance with Section 55 of the Act to the referral authority specified in Clause 66.04 or a schedule to that clause unless in the opinion of the responsible authority the proposal satisfies requirements or conditions previously agreed in writing between the responsible authority and roads corporation.

An application to subdivide land or to construct any buildings and works must be referred in accordance with Section 55 of the Act to the referral authority specified in Clause 66.04 or a schedule to that clause unless in the opinion of the responsible authority the proposal satisfies requirements or conditions previously agreed in writing between the responsible authority and the relevant sewerage authority.

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#### **Permit Conditions**

Before deciding on an application, in addition to the decision guidelines in Clause 65, the Responsible Authority must consider as appropriate:

- Infrastructure sequencing
- The provision of a Bank Guarantee of a minimum of \$10,000 which shall only be released upon satisfactory installation and maintenance of the landscaping specified at Clause 4 and not before the lapse of 2 years from the completion of the required landscaping.
- The requirement for a legal agreement pursuant to Section 173 of the Planning and Environment Act between the owner and the relevant sewerage authority to provide for the following:
  - recognition by the owner that in the event of a conventional sewerage system not being available then a modified system to the satisfaction of the relevant sewerage authority is to be provided;
  - that such modified system will include an obligation on the landowner to install pump mechanisms within the allotment;
  - a requirement to provide to the relevant sewerage authority, before any works relating to the sewerage connection occur, plans to the satisfaction of the relevant

- sewerage authority of the proposed pump station and all related assets and connections;
- recognition that the landowner will be responsible for the purchase, installation, ongoing maintenance and any replacement of the individual property pump stations and related infrastructure;
- recognition that the individual pump station will be operated at the cost of the landowner, including all costs of electricity or any other maintenance or operational cost; and
- recognition that normal wastewater tariffs will apply.

7.0

Fifteenth Street Special Use (Business) Precinct Concept Plan

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