

25/09/2014
C76**SCHEDULE 16 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO16**.

BIRREGURRA INDUSTRIAL AREA**1.0 Design objectives**25/09/2014
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To ensure that the industrial area at the northern end of Birregurra is sensitively developed to reflect the adjoining rural township character and to protect the landscape amenity of this main entry to Birregurra.

2.0 Buildings and works25/09/2014
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A permit is required for a fence unless the fence is greater than 50% permeable (for example, plastic coated chain mesh) and is a maximum of 1.8 metres in height.

Performance standards

Applications should incorporate the following matters:

- All buildings are to demonstrate low scale building heights and utilise articulation, window and door treatments, materials and colours to create attractive public façades which avoid unrelieved and/or blank façades facing street frontages and reflect the rural township character of Birregurra, especially along those walls of a building that are visible from Roadknight Street, Birregurra Road or the railway line.
- All buildings and works are to provide generous building setbacks from front and side boundaries to provide the opportunity for substantial landscaping within the front boundary and along any side boundaries visible from Roadknight Street, Birregurra Road or the railway line. The minimum width for a landscape strip should generally be 3 metres at the front of a building and 2 metres at the side of a building.
- All buildings and works are to provide landscaping and visual screening of any open storage yards associated with development that is visible from Roadknight Street, Birregurra Road or the railway line.
- The use of landscaping to screen and soften open air car parks, soften buildings (particularly their interface with parking areas), shade buildings, define entrances and buffer adjoining sites.
- The use of hardy indigenous plantings with sufficient allowance for water delivery and quality ground conditions for healthy growth.
- Car parking is to be located to the side or rear of buildings where possible.
- The location of office or showroom components on the elevation(s) of the building facing a street or open space area, or the incorporation of windows or articulation of the façade to avoid blank façades facing the public realm.
- The avoidance of highly reflective roof and wall materials and exposed plain concrete block walls.
- The integration of service equipment within the design of the building or its screening from view.

- All buildings and works are to demonstrate appropriate interfaces with the railway line and the historic Birregurra Railway Station.
- All buildings and works are to demonstrate the use of sustainability measures such as water reuse and water sensitive urban design treatments.

Fences

- Fencing should be constructed of materials that integrate with and complement the building and surrounding area and be of a muted colour.
- Wherever possible, fencing should be softened and screened by vegetation planting.
- Fencing should provide a reasonable degree of visual transparency and plastic coated chain mesh is encouraged.

3.0

Subdivision

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A permit is required to subdivide land.

Requirements

- All future subdivisions are to be grid based and ensure connectivity with Birregurra Road and continuation of the grid-based urban structure of the township.

4.0

Advertising signs

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- On sites which have more than one tenant, signage should be co-located so as to avoid sign clutter.
- Signage should be discrete, have limited visual impact and be co-ordinated and compatible with the building design.

5.0

Application requirements

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An application must include a report that demonstrates how the proposal meets the objectives and provisions of this schedule.

6.0

Decision guidelines

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Before deciding on an application, the responsible authority must consider, as appropriate:

- Whether the development meets the design objectives and standards listed in this schedule.
- The interface with adjoining zones to avoid detrimental impacts on sensitive uses.
- Whether the subdivision meets the objectives and requirements of this schedule.

7.0

Reference documents

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Birregurra Structure Plan 2013