

19/01/2006
VC37**SCHEDULE 1 TO THE DESIGN & DEVELOPMENT OVERLAY**

Shown on the planning scheme map as DD01

NATIONAL DISTRIBUTION HUB - WODONGA**1.0**19/01/2006
VC37**Design Objectives**

- To implement design and development guidelines for the National Distribution Hub – Wodonga (NDH) and to clarify the preferred subdivision layout, design, landscaping siting and traffic management requirements.
- To provide a distinctive, attractive and high quality ‘park’ environment for the NDH as a freight distribution and employment node of State significance.
- To provide for a flexible lot design layout with a basis of larger lots, providing further subdivision potential (if required) for the accommodation a diverse variety of business and user requirements.
- To ensure the sensitive siting of large industrial buildings, general buildings, storage areas and car parking in a manner that is subservient to the prevailing landscape.
- To ensure that developments on individual allotments of land, whilst allowing for individuality in building design and accommodation of differing user requirements, are integrated with the image of the total environment.
- To reinforce the regional role and state significance of the site by accepting the scale and built form of potential distribution centre buildings.
- To utilise landscaping to effect the softening of impact of large industrial buildings on the landscape.
- To provide for safe and efficient vehicular and pedestrian access and circulation through the site.
- To preserve and enhance the environmental attributes of the development site, in particular water courses, remnant vegetation, roadside vegetation.
- Establish a strong ecologically sustainable development theme in landscape design, building siting and design, use of materials and in the service and waste management.

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VC37**Buildings and works**

The general form, height, bulk and appearance of buildings and other structures must:

- Be designed to achieve a high architectural standard.
- Be related to the site and its surroundings, contributing to providing an attractive setting with other buildings and the area as a whole.
- Protect and enhance the visual amenity of the major entry-ways to the Indigo Shire and City of Wodonga.
- Protect and enhance the visual amenity of the surrounding area.

Building setbacks

All buildings must be located to ensure that:

- There is generous provision for site landscaping and a consistent streetscape.

- Setbacks are in accordance with the Urban Design and Development Guidelines and the 'National Distribution Hub Structure Plan'.
- Private carparking, industrial and emergency vehicle access is provided to the rear and side of sites.
- Possible effects of noise and vibration on adjoining sites are minimised through good design.

Storage areas

- Land used for the storage of materials, goods or vehicles must be located and screened so as not to be visible from roads or public reserves.
- Storage containers are not to be located in the building frontage and must be screened or obscured from view from any roadway or public reserve through the use of landscaping or landscaped earth mounds.

Access

- Vehicular access to each site must be in a form and location that permits all vehicles to enter and leave safely and efficiently with a minimum of interference to traffic flows and safety on the roadway.

Loading

- Loading bays must be provided in a location that is not in a prominent position when viewed from the street and in a manner that enables the carrying out of loading activities wholly within the site. The responsible authority may permit a loading bay that is partially visible from the street provided the location proposed is screened from direct view by established landscaping.

Parking

- Adequate on site parking must be provided in a form and manner that will not reduce the amenity of the area. The provision of on site car parking must cater for the requirements of staff and visitors in accordance with clause 52-06 of this scheme.

Landscaping and amenity space

- Sufficient land on each site is to be landscaped to ensure that the site development enhances the amenity of the surrounding area and provides an attractive environment for the local users and adjoining properties.
- Use of local indigenous plant species are preferred in landscape treatments.

Fencing

- Fencing must only be used for security purposes and only be located where it does not impact on the streetscape or on local amenity. Fences located on the immediate front boundary will be discouraged unless it is black powder coated or substantially screened by advanced landscaping provided in accordance with a landscaping plan approved by the responsible authority.

Drainage

The stormwater drainage of the site must be designed:

- To provide for the disposal of stormwater from the site in efficient, and environmentally sustainable ways.
- To encourage the re-use of stormwater drainage for the irrigation of landscaped areas, particularly during establishment periods.
- In accordance with the CSIRO (1999) Best Practice Environmental Management Guidelines for Urban Stormwater.

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Exemption from Notice and Appeal

Buildings and works deemed to comply with the requirements of the Urban Design and Development Guidelines for the NDH are exempt from the notice requirements of Section 52 (1) (a) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

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Subdivision

The subdivision and layout of the NDH must be in accordance with any urban design plans or development plan adopted by the Responsible Authority for the area affected by this schedule.

Development Plan

Prior to any subdivision or development of the land, a development plan, titled 'National Distribution Hub Development Plan', must be prepared and approved by the Responsible Authority including:

- Layout of future internal arterial and collector roads.
- Proposed external road and rail access to the land.
- Proposed community and commercial nodes.
- Proposed location of major services to the land.
- Proposed staging of subdivision of the land, if considered relevant to nominate stages for subdivision.
- Location of industrial buildings on land adjoining another zone to provide as large a buffer as practicable from land outside the Industrial 1 zone.
- Proposed major open space, recreational and wildlife corridor areas and linkages, including any proposed protection of waterways.

Prior to any approval of 'National Distribution Hub Development Plan' for the land, the Responsible Authority must consult with and refer the plan to all landowners, relevant service authorities, transport authorities, agencies and departments.

Information requirements for applications

Any application for subdivision must illustrate the proposed subdivision in the context of the overall NDH and show that it can integrate into the existing or proposed layout for the Centre. Applications for the subdivision of land must show:

- How the proposal complies with 'National Distribution Hub Development Plan' or any other development or subdivision plan that has been approved for the area.
- Major distributor roads.

- Access arrangements for the site
- Traffic management facilities
- Lighting
- Street signs
- Easements
- Lot sizes
- Streetscape landscaping.
- Stormwater drainage.
- Bicycle & footpath alignments
- Existing trees
- Watercourses
- Features of adjoining land

Subdivision design standards

- All subdivision and street pattern layouts should be consistent with any relevant urban design guidelines adopted by the Council for the area.

Exemption from notice and appeal

- Subdivision deemed to comply with the requirements of the 'National Distribution Centre Development Plan' or any other development or subdivision plan that has been approved for the area are exempt from the notice requirements of Section 52 (1) (a) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

Advertising Signs

- One business identification sign (in addition to the site sign) may be permitted to be attached to a building provided that it does not project above the roofline and does not exceed in area that specified in Clause 52.05.
- An additional sign (to the building business identification sign) is permitted in the landscape and building set back zone having a maximum area as specified in Clause 52.05-, and must include, where appropriate, signs for each tenant on the same sign.
- Direction signs for car parking areas, loading docks, delivery areas and the like must be designed in an attractive manner and be located at a convenient point close to the main access to a development site.
- Promotion signs will not be supported on properties fronting the Murray Valley Highway.
- Promotion signs within the NDH must only advertise products or services directly relevant to the land on which the sign is located.

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Decision Guidelines

Applications for development must be in accordance with the NDH Urban Design and Development Guidelines and 'National Distribution Centre Development Plan' or any other development or subdivision plan that has been approved for the area.