

30/10/2008
C38**SCHEDULE 11 TO THE DESIGN AND DEVELOPMENT OVERLAY**Shown on the planning scheme map as **DDO11****FIFTEENTH STREET – SPECIAL USE (COMMUNITY USES) PRECINCT****1.0**30/10/2008
C38**Design objectives**

To ensure that buildings demonstrate a low scale form appropriately setback from the road reserve.

To establish a significantly landscaped frontage.

To locate surface car parking to the rear of buildings.

To provide 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 (Community Uses) Precinct in accordance with the *Urban Design Guidelines – Mildura Irymple Urban Transition Area (April 2008)*.

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C38**Buildings and works**

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 (Community Uses) Precinct Plan at Clause 7:
 - buildings must be setback a minimum of 40 metres from the Fifteenth Street boundary;
 - buildings must be setback a minimum of 10 metres from the Cowra and Sandilong Avenue boundaries;
 - for those sites in excess of 1 hectare, buildings must be setback a minimum 10 metres from one side boundary;
 - for those sites in excess of 1 hectare, buildings must be setback a minimum 4 metres from the other side boundary; 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 (Community Uses) Precinct Plan at Clause 7:
 - there must be a minimum 10 metre landscape buffer along the front boundary to Fifteenth Street.

All buildings and works should comply with the following requirements:

Height

- Buildings should not exceed a maximum height of 8 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).

Site Layout

- All buildings must have an address towards the street.
- Backs or sides of buildings should not face any street.

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 30 metre wide facing the street. Further building setbacks should be applied to provide a generous building return of at least 50m from the street boundary.
- 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.
- 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.
- 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.
- Interesting roof forms that are integrated with the total building design are strongly encouraged.
- 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

- Only one vehicular access point is to be provided onto Fifteenth Street from an existing lot.
- Car parking bays should not be located within the 40 metre setback area specified at Clause 2.0 unless the applicant can satisfy the responsible authority that the purposes and design guidelines have been addressed.
- 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 is to be provided.
- Car parking is not to encroach upon the required landscape setback areas.
- 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.

Loading, services and storage

- Loading areas must be screened so as not to be visible from public view. Screening devices should be integrated with the building form.
- Loading must not take place in the front setback areas.
- Loading provisions and areas must be 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.

4.0 Landscape Plan

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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;
- 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 this area.

Side

- Generous landscaping strips connecting front setbacks with landscaping to the rear;
- Buildings should be set in a landscape forecourt with the use of shrubs and feature trees.
- Open car parks should be landscaped with natural elements and integrated pedestrian pathways.

5.0 Referrals

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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.

6.0 Permit Conditions

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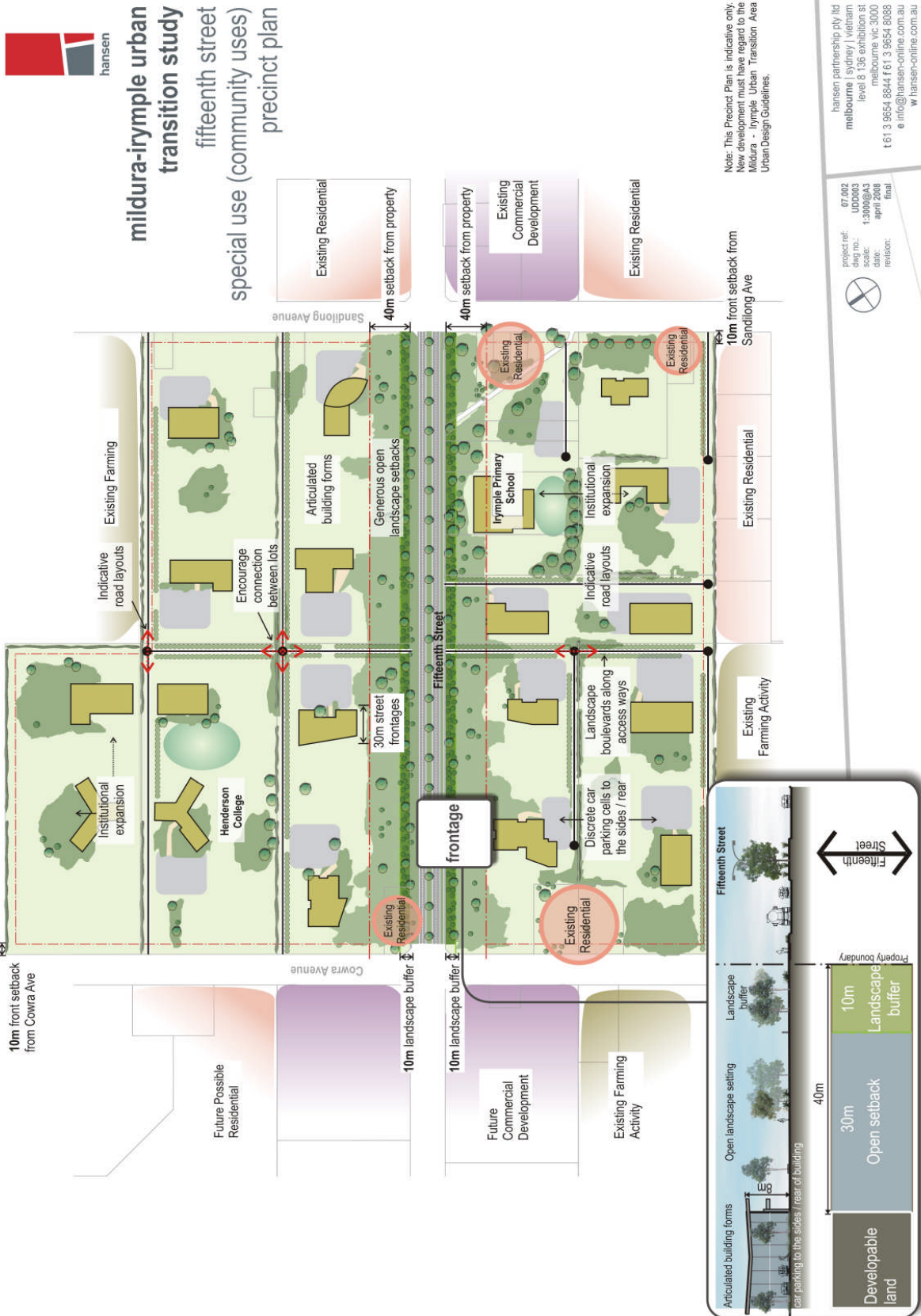
Before deciding on an application, in addition to the decision guidelines in Clause 65, the Responsible Authority must consider as appropriate:

- 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.

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Fifteenth Street Special Use (Community uses) Precinct Plan

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mildura-irymples urban transition study
fifteenth street special use (community uses) precinct plan



Note: This Precinct Plan is indicative only. New development must have regard to the Mildura - Irymple Urban Transition Area Urban Design Guidelines.

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