

03/11/2011
C57**SCHEDULE 10 TO THE DESIGN AND DEVELOPMENT OVERLAY**Shown on the planning scheme map as **DDO10****WESLEY HILL BUSINESS PARK****1.0 Design objectives**03/11/2011
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To ensure that development is in keeping with and contributes to Council's vision for high standards of industrial development as set out in the Municipal Strategic Statement.

To ensure that new development makes efficient use of energy resources in keeping with Council's vision for industrial development as set out in the Municipal Strategic Statement.

To ensure that the scale and form of new buildings is in proportion to the site and does not overwhelm the streetscape and surrounding buildings.

To provide a physical and visual buffer between industrial development and adjoining uses.

To ensure that front and side setbacks are consistent, can be easily maintained and are landscaped to enhance the presentation of the estate.

To encourage the use of high quality building materials for new buildings and innovative design solutions for front facades.

To ensure that fencing, ancillary fixtures and the design and location of storage areas does not detract from the appearance of sites.

To ensure that car parking and vehicle accessways do not dominate the front setback.

To minimise visual clutter and discourage signage that is obtrusive

2.0 Buildings and works03/11/2011
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A permit cannot be granted to vary requirements expressed using 'must'.

Setbacks

Building setbacks must be in accordance with the following requirements:

- **Front setbacks:** must be a minimum of 5 metres to built form with a minimum of 2 metres of landscaped areas within the setback.
- **Rear setbacks:** must be a minimum of 2 metres. For lots abutting the Bendigo-Melbourne Railway reserve rear setbacks must be a minimum of 3 metres. All rear setbacks must contain landscaping if they are visible from a neighboring residential area, a street, the railway line, or any public open space.
- **Side setbacks:** must be a minimum of 1 metre unless buildings are constructed to the boundary. All side setbacks must contain landscaping, unless the side boundary abuts another lot in Industrial 1 Zone, or the side boundary is not visible from a neighboring residential area, a street, the railway line, or a public open space.

For lots that directly abut the northern reserve, setbacks must also be a minimum of 30 metres from the boundary of residential zoned land.

Reference: Figures 1-5 (CPG Australia, 2010)

Energy Efficiency

If present, windows and apertures should:

- reduce summer heat transfer through appropriate design, orientation or shading;

- maximise winter heat gain through appropriate design, and orientation;
- provide natural light to reduce reliance on mechanical lighting;
- allow natural ventilation to large storage areas.

Building Height

Main buildings must not exceed an overall maximum height of 15 metres from the finished ground level.

Any attached building/structure that acts as an entrance to a main building such as an office, reception or display area must not exceed two storeys or 8 metres from the finished ground level. Upper storeys must be setback a minimum of 8 metres from the front facade.

Any secondary or ancillary storage spaces, sheds, hangars that are not attached to the main building must not exceed an overall height of 12 metres.

Corner lots

Any attached building/structure that acts as an entrance to a main building such as an office, reception or display area should be designed to address both streets by incorporating elements of the front elevation for at least 3 metres of the side street. These elements may include building articulation, doors, windows or architectural features such as verandahs.

Ancillary fixtures

Ancillary fixtures such as air-conditioning and heating units should be located below the ridge line of the roof and colour matched to the roof.

Ancillary fixtures should be setback from any building edge that fronts a street so as to not be visible from the immediately adjacent streets. This requirement may be varied if the fixtures are integrated into the built form through the use of parapet walls, rooflines, screens or other architectural details.

The above requirements do not apply to solar panels, satellite dishes, or antennae. Where practical, these fixtures should still be setback from any building edge that fronts a street so as to not be visible from the immediately adjacent streets.

Reference: Figures 14-16 (CPG Australia, 2010)

Architectural features, materials, colours and finishes

The external roof and walls of all buildings should be generally finished in paint bonded metal, timber, brick or other non reflective materials and be of muted appearance.

The front facade (including any entrance building) should not have more than 60% of one material in its architectural articulation.

All tilt slab concrete walls should be finished or articulated with panels, textures, patterns or different colours.

At least 20% of the exterior wall area of the building should be articulated, with for example openings, glazing or light vents, textures, patterns, or different colours.

Reference: Figures 17-19 (CPG Australia, 2010)

Access points and crossovers

Pedestrian and vehicle access to the main building should be separated to avoid potential conflict. Pedestrian paths must be constructed to link car park areas with the main building.

Crossovers must be sealed and constructed to the satisfaction of the responsible authority.

Adequate signage should be provided at access points to direct traffic.

Reference: Figures 20-22 (CPG Australia, 2010)

Parking

Visitor and staff car parking should be separated. Visitor parking should be identifiable from the street and accessible from the building / entry / reception.

The visitor (or front) car park surface must be a sealed surface of concrete, asphalt or permeable pavers. Additional parking to the rear and/or side of the site must be surfaced with crushed rock or other all weather treatment.

Service areas

Storage and service areas should be located at the side or rear of the site, behind the building line of the main building.

Rubbish bins and enclosures must be located behind the building line of the main building and must be screened

Landscape areas

All applications must include a landscape plan prepared to the satisfaction of the responsible authority.

Plantings should be tall canopy trees with mixed low vegetation at the front of the site to allow visibility for traffic movement.

Lighting

Light must be sited and baffled so as to not spill onto adjacent properties or roads.

Fences

A permit is required to construct a fence.

Any fence 1.8 metres or greater in height should be setback behind the building line of the main building.

A fence must:

- have a high degree of transparency where it abuts a street, or public open space
- not include barbed wire or razor wire if located between the building line and the frontage
- be screened by trees and shrubs if located on the secondary boundary of a corner lot
- be powder or plastic coated in black where the fence is a chain mesh fence

3.0 Advertising signs

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Signs should not protrude above the parapet or roofline. Signs on the building facade or parapets should not exceed 10% of the wall facing roads.

Freestanding signs should be displayed to or at right angles to a road.

4.0 Decision guidelines

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- Whether the form, scale and design detail of the development enhances the streetscape and visual quality of the area
- Whether the development seeks to minimise the use of non-renewable sources of energy

- Whether the design is of high architectural quality
- Whether all areas of the site can be accessed and maintained
- Whether the development will cause excessive glare to building occupants and visitors
- Whether pedestrian and vehicle access is safe, manageable and convenient
- Whether steps have been taken to minimise visual clutter
- Whether the proposed use of the building would prevent a requirement from being met