

15/12/2011
C35**SCHEDULE 2 TO THE DESIGN AND DEVELOPMENT OVERLAY**Shown on the planning scheme map as **DDO2**.**CANNING ROAD, SPRINGHURST****1.0**15/12/2011
C35**Design objectives**

- To achieve a design of buildings for the commercial development of a Transport Terminal that is respectful of the rural atmosphere of the area and provides a visual appearance at the entrance to Springhurst that is attractive and inviting for residents and tourists.
- To encourage high quality design that respects the context of the site.
- To encourage design that respects the heritage values of Springhurst
- To ensure the height and visual bulk of the development achieves an attractive outcome in terms of scale, style, materials, colour and siting.
- To utilise landscaping to soften the visual impact of large buildings on the landscape.

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C35**Buildings and works**

All buildings and works must comply with the following standards, unless it can be demonstrated that an alternative approach achieves the design objectives of this overlay control.

- The general form, height, bulk and appearance of buildings and other structures must:
 - be designed to achieve a high architectural standard;
 - Protect and enhance the visual amenity of the entryway to Springhurst;
 - Protect and enhance the visual amenity of the surrounding area.
- The facade of all buildings facing Canning Road must be constructed of brick or concrete. The facade of concrete tilt slab buildings must be painted or treated to the satisfaction of the Responsible Authority.
- Open storage areas and garbage receptacles must not be visible from any road, reserve or other public land.
- A landscape strip of at least 10 metres wide must be provided along and within the boundary of the site;
- Landscaping will provide a visual barrier from the Hume Freeway.
- All entry driveways and main car parking must be constructed of an impervious all weather seal coat such as concrete or bitumen. Pervious surfaces that reduce the rate of rainfall run-off and have a structural standard comparable to concrete or bitumen will be accepted for all other driveways, parking and loading areas.
- All internal roads must be constructed in accordance with the Rural City of Wangaratta Infrastructure Design Manual and be approved by the Responsible Authority.
- All buildings must be located to ensure that:
 - There is generous provision for site landscaping;
 - Trucks can enter and leave the site in a forward manner.

Application Details

An application must:

- Provide details on the height, size and location of buildings and works;
- Provide details on the colours materials and finishes;
- Provide details of the location of all parking and manoeuvring areas;
- Provide the details of the areas to be landscaped.

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15/12/2011
C35

Advertising Signs

In addition to any requirement in the zone, the following requirements must be met:

- A permit is required for all illuminated advertising signs over 4 metres in height.
- Signs are permitted on facades of buildings, but must not extend above the roofline.

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15/12/2011
C35

Decision guidelines

Before deciding on an application, the Responsible Authority must:

- Consider the purpose of the overlay;
- The appearance of the proposed development and the impact on surrounding land;
- The impact of the development on the amenity and streetscape of the area;
- The effective incorporation of water wise urban design elements into the site development, building and works.