

19/02/2009
C35(Part 2)

SCHEDULE 12 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO12**

COBAINS ROAD HOMEMAKERS CENTRE & BULKY GOODS RETAILING

1.0 Design objectives

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To provide land north of Cobains Road and east of the Princes Highway substantially for the development of a homemakers and bulky goods retailing centre and their associated uses.

To recognise that the land is situated at a major entrance to the town and that the design and development of the built form should enhance the visual quality and amenity of the gateway.

To provide appropriate design and buffer treatments between the land and the adjoining future residential land use to the east.

2.0 Buildings and works

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Landscape and setback

A setback of 10m from a road shall be set aside for landscaping.

A setback of 20m from a current or proposed sensitive use shall be set aside for landscaping.

Landscaping at the front of lots should involve the planting of trees.

Sympathetic landscaping and screening with the planting of trees is required for the rear of lots facing the future residential area.

Car parking shall not be provided in the landscape setback.

Car park areas shall be landscaped to diminish the visual extent and impact of car parking on the highway.

Site Layout

Loading and service functions will be sited to the rear of premises and appropriately screened to address visual and acoustic considerations.

Safe, segregated pedestrian routes shall be provided around and between sites.

Car parking shall be provided to the front of the site to encourage their use.

Infrastructure

All lots should be connected to reticulated water, sewerage and drainage.

Developments should be connected to reticulated sewerage and storm water systems.

Buildings

Buildings should cover no more than 50% of the site.

Contemporary and creative architecture is encouraged in the design of form, style and finishes with the intent of assembling one or more buildings that visually integrate and complement each other.

Buildings should be designed to promote the integrated development of a homemaker and bulky goods retail centre.

3.0

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Advertising signs

Apart from a sign identifying the bulky goods retail site, signage shall be confined to simple, clear business identification signs on premises.

Other than a sign for the homemaker or bulky goods retailing centre, no other signs will be permitted in the landscape setback.

4.0

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Decision Guidelines

Before deciding on an application, the responsible authority should consider:

- Whether the development supports the establishment of a dedicated homemaker/bulky goods retail centre in an integrated manner.
- Whether the appearance of the building and its surrounds will make a positive contribution to the streetscape.
- The effect on amenity that the building may have on nearby land uses and the future residential area to the east.
- The need to provide for business display areas, in appropriate site locations.
- The need to ensure development or works are completed and maintained to a standard appropriate to the site's prominent location.
- To need to ensure the safety and efficiency of adjacent high volume roads.