

20/08/2009
C42(Part 1)

SCHEDULE 1 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO1**

ALBURY WODONGA ENTERPRISE PARK

1.0 Design objectives

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Business and Industrial Precincts

- To implement design and development guidelines for the Wodonga Enterprise Park and to clarify the preferred subdivision layout, design, landscaping siting and traffic management requirements.
- To ensure that new industrial, business and office related development in the Wodonga Enterprise Park is of a high visual and environmental standard and incorporates best practice environmental management techniques, with buildings to provide an office/showroom front elevation in preference to an Industrial shed appearance; and
- To ensure that all development and works enhance the amenity of the Enterprise Park by encouraging the integration of the subdivision layout; a high quality landscape, adequate building and services setback and high quality external finishes to buildings.
- To ensure there is a safe and efficient vehicular/pedestrian access and circulation for the Enterprise Park, that restricts heavy vehicles from entering adjoining residential areas.

Neighbourhood Activity Centre

- To create an urban character for the centre.
- To ensure the street frontages within the centre remain the focus of general activity.
- To provide high quality streetscapes with feature street tree plantings and pavement treatments that support the significance of the local activity centre.
- To ensure the main shopping street as denoted on the development plan is dominated by a continuous retail & commercial edge with buildings lining the street frontage.
- To locate car parking areas so that they are accessible and legible and not a dominant feature of the streetscape.
- To provide an urban scale to the precinct.

Residential Development

- To create a residential character that enhances the level of amenity, safety, surveillance and activity throughout the street and urban park network.
- To ensure residential development makes a positive contribution to the public realm and the quality of streetscapes throughout the estate, and thus supports pedestrian activity and community interaction.
- To reduce the visual dominance of garages in the street frontage and to ensure they are treated and sited in a manner that allows the residence to be the principal focus of the street frontage.
- To encourage the development of two storey dwellings in key locations, including locations overlooking parkland and to encourage the use of balconies and verandas on these buildings to increase the surveillance and view lines to the park.

- To ensure that lots fronting directly onto parkland have a front fence to clearly delineate what is the public and what is the semi private realm, and that dwellings are designed to provide a clear address for deliveries, mail, and visitors.
- To ensure that dwellings on corner lots are designed with a corner facade and fencing that addresses both streets;
- To encourage front fences, and to ensure that front fences are provided in a manner that positively contributes to the streetscape and sense of community within the Estate;
- To facilitate development of dwellings on lots smaller than 300sqm and lots with two dwellings, including studio dwellings, on a lot;
- To ensure development adjacent to laneways supports the safe, attractive and efficient functioning of laneways throughout the estate, and to facilitate the provision of sufficient and well-designed studio units above garages.

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Buildings and works

Buildings and works in the Industrial and Business Precincts

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

- Be designed to achieve a high architectural standard, providing a primarily glass fronted and masonry façade with appearance of an office/showroom building and seek to avoid facades with a metal clad industrial shed appearance; and
- 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 Wodonga.

Building Setbacks

The buildings shall be located so that:

- There is suitable provision for site landscaping and a consistent streetscape;
- Private carparking, industrial and emergency vehicle access is provided to the rear and side of the site;
- 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 shall be located and screened so as not to be visible from roads or public reserves.

Access

- Vehicular access to each site shall 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 landscaping which consists of advanced plantings;

Parking

- Adequate on site parking shall 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.

Fencing

- Fencing shall 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 and screened by landscaping which consists of advanced plantings.

Drainage

The stormwater drainage of the site shall be designed:-

- 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;

Building and Works in Local Neighbourhood Centre

The Street Edge

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

- Be designed to achieve a high architectural standard
- Be designed to front the street alignment with an active frontage and where the purpose of the building is retail, commercial or community use it will be required to provide a minimum 50% transparent glazed frontage to the street edge.
- Provide the principal pedestrian access point to buildings on the street frontage for buildings and shops.
- On the main shopping street, provide a building façade on the street alignment with a minimum height of 10 metres on the street corners and above major entry ways (to shared occupancies) and 8 metres as a general minimum elsewhere. Buildings may be stepped back to a lower height, away from the main street frontage.
- All buildings must have a zero set back in the main shopping strip.

Storage and service areas

- Storage areas and loading docks are to be located at the rear of buildings and provided with a visual screen so that the view to these areas is obscured from any public area.

Building and Streetscape Design

- Corner sites are to have buildings with an architectural design that reinforce and accentuate the corner location through the provision of higher corner facades and building forms that address the intersection.
- Large facades are to be articulated into a diverse and interesting design featuring windows, balconies, awnings and decorative features in preference to large billboard style advertising.
- Upper level façade signs are to be designed as part of the façade treatment and should be complementary to the design of the building rather than a dominant feature of the building.

- Masonry and timber style treatments are used in preference to metal cladding on upper level facades, unless it can be demonstrated through a written design submission that the treatment is an architectural feature as opposed to a cost saving treatment.
- Continuous awnings or veranda's are to be provided for shade and weather protection on the eastern side of the main shopping street.
- Outdoor pavement dining will be encouraged to reinforce the street as the central focus of activity.
- Freestanding pylon signs will not be supported in the precinct in favour of signs forming part of the building structure.
- The location of the supermarket must be sleeved behind shop fronts or located on the street edge with a minimum 50% glazed and transparent window frontage at the street level.

Car Parking

- Surface or off-street car parking is to be located behind the building line and is not to be located at the frontage of the main shopping street unless there is an Agreement under S173 of the Planning and Environment Act (1987) with the Responsible Authority that facilitates a staged transition to a continuous built edge along the street.
- Garages servicing residential or smaller commercial buildings are not to dominate the streetscape frontage and are to be located at the rear of the building, serviced by either a laneway or side road. Where there is no rear or side loading opportunity the garage is to be treated under the primary roof line of the house and set back further from the street than the front wall of the dwelling. Where located at the front of a lot the garage must occupy less than 50% of the lot frontage (for example a 6 metre wide garage can only be located on a lot greater than 12 metres in width).

Exemption from Notice and Appeal

- Buildings and works deemed to comply with the requirements of the Design and Development Guidelines and Structure Plan for the Wodonga Enterprise Park 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.

3.0 Subdivision

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- The subdivision and layout of the Enterprise Park shall be in accordance with any urban design plans or Structure Plan adopted by the Council for the area affected by this schedule.

Information requirements

Any application for subdivision shall illustrate the proposed subdivision in the context of the overall Wodonga Enterprise Park and show that it can integrate into the existing or proposed layout for the park. Applications for the subdivision of land must show:-

- major distributor roads
- access arrangements for the site
- traffic management facilities
- lighting
- street signs
- easements
- lot sizes
- individual site, or any group parking proposals
- streetscape landscaping.

- stormwater drainage.
- bicycle & footpath alignments
- existing trees
- watercourses
- features of adjoining land

Subdivision design standards

- All roads in the Enterprise Park shall have the minimum road reserve width described in the Wodonga Enterprise Park Design and Development Guidelines. Cul-de-sacs will be discouraged except where accepted as a staged development by Council;
- All subdivision and street pattern proposals should conform to the requirements of any relevant urban design plan adopted by the Council for the area.
- All development must be serviced with reticulated water and sewerage.
- All subdivision and development must be serviced with sealed roads.
- Subdivision layouts must provide opportunities for good vehicle and pedestrian connectivity. The use of cul de sacs is discouraged in preference to through connecting streets.
- Open Space is to be provided with a street edge ensuring that dwellings provide surveillance over parkland in preference to the situation where lots back onto reserves. Alternative situations may be permitted where it is clearly demonstrated that dwellings still outlook onto parkland and are still provided with secluded private open space.
- All streets, pedestrian and cycle paths shall be actively fronted with buildings providing a clear address to any street frontage, in order to provide an appropriate level of safety and surveillance over streetscapes and points of access. The positioning of rear yards or areas of private open space will not be supported in locations adjoining streets or pathways.
- In areas of higher amenity adjoining parkland and linear reserves, smaller lots and lots providing the opportunity for medium density housing are encouraged.
- Two storey residential development is encouraged within 400 metres of the Local Neighbourhood Centre.
- For all residential lots of 500 square metres or less mandatory design guidelines are to be prepared and submitted for the approval of the responsible authority to ensure that dwellings are designed specifically for the lot on which they will be developed.
- To provide surveillance over laneways, studio apartments are to be designated in accordance with an approved development plan or plan endorsed as part of any subsequent planning approval for the land.

Exemption from notice and appeal

- Subdivision deemed to comply with the requirements of the Design and Development Guidelines for the Wodonga Enterprise Park 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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Advertising signs

- One business identification sign (in addition to the site sign) shall 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 shall include, where appropriate, signs for each tenant on the same sign.
- Direction signs for car parking areas, loading docks, delivery areas and the like should be designed in an attractive manner and should be located at a convenient point close to the main access to a development site.
- Promotion signs will not be supported on properties fronting McKoy Street, due to the direct exposure the street has to the Hume Freeway.
- Promotion signs within the Enterprise Park must only advertise products or services directly relevant to the land on which the sign is located.
- Properties fronting McKoy Street have a sensitive amenity with direct exposure to the Hume Freeway warranting more detailed requirements over signs. For properties fronting McKoy Street a single freestanding business identification sign is permitted provided it has a height of less than 3 metres and a surface area no greater than 6 square metres.

5.0 Decision guidelines

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Applications for development shall be in accordance with the Wodonga Enterprise Park, Design and Development Guidelines and Structure Plan.

6.0 Exemptions

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A permit is not required for:

- Construction of a dwelling on a lot greater than 300 square metres.