

13/06/2014
GC8**SCHEDULE 9 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO9**.

BENETOOK AVENUE PRECINCT**1.0**30/10/2008
C38**Design objectives**

To protect the amenity of abutting residential development.

To achieve a high quality landscaped streetscape and industrial address along Benetook Avenue in a coordinated and consistent manner.

To ensure that buildings do not dominate the Benetook Avenue streetscape.

To ensure that signage does not dominate the streetscape image or lead to visual clutter.

To provide safe and well defined access routes for vehicles and pedestrians.

To implement the design and development guidelines for the Benetook Avenue Precinct in accordance with the *Urban Design Guidelines – Mildura Irymple Urban Transition Area* (April 2008).

2.013/06/2014
GC8**Buildings and works**

The above 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 Benetook Concept Plan at Clause 7:
 - buildings must be setback a minimum of 25 metres from the Benetook Avenue boundary;
 - buildings must be setback a minimum of 10 metres from the Fourteenth Street boundary;
 - buildings must be setback a minimum of 50 metres from the boundary of land abutting the General Residential Zone or Farming Zone;
 - buildings must be setback a minimum 3 metres from the side boundary;
 - where vehicular access is provided to the rear of the site, there must be a minimum 3 metre setback from the side boundary to the accessway to allow for the provision of a landscaped buffer.

Landscape

- In accordance with the Benetook Concept Plan at Clause 7:
 - there must be a minimum 10 metre landscape buffer along the front boundary to Benetook Avenue.
 - there must be a minimum 4 metre landscape buffer along the front boundary to Fourteenth Street.
 - there must be a minimum 20 metre landscape buffer provided along rear boundaries for those properties abutting the General Residential Zone or Farming Zone;

- there must be a minimum 3 metre landscape buffer provided along all side boundaries.
- there must be a rear acoustic wall of at least 3.5 metres in height (inclusive of any mounding) erected along the rear boundaries for those properties fronting the west side of Benetook Avenue.

All buildings and works should comply with the following requirements:

Height

- Buildings should not exceed a maximum height of 10 metres above ground level.
- Front offices should not exceed a maximum height of 8 metres above ground level.

Fences

Front

- Any front fencing onto Benetook Avenue should be permeable and should have a maximum height of 1.8 metres.
- Chain wire or mesh/cyclone fencing is not encouraged.

Side

- Side fences should be consistent with front fences and should be co-ordinated with neighbouring properties to allow any cross movement.
- Chain wire or mesh/cyclone fencing is not encouraged within 25 metres of Benetook Avenue.

Rear

- An acoustic wall must be erected on the rear boundary of each lot abutting a Residential or Farming zone at the expense of the permit applicant
- The outward presentation of the wall is encouraged to reflect its context with consideration given to the design of the face panels. A combination of texture; periodic articulation; rebates; feature moulding or varying panels can achieve the preferred presentation and should be finished in a painted or textured finish with the use of earthy tones.
- The rear buffer wall should achieve the following:
 - Barriers should be constructed of durable materials (preferably concrete or masonry) having a minimum design life of 40 years, and be guaranteed for this period.
 - Barrier materials should be resistant to vandalism (use of textured finish or graffiti resistant paint) and components should be easily replaceable.
 - All components should have a low flame, fuel and smoke ratings.
 - Barriers should be built so that noise will not pass underneath them due to soil erosion or settlement or digging animals.
 - Acoustic properties of the wall are to ensure that industrial noise is reflected /absorbed and noise transfer is reduced to levels consistent with AS 1055.3-1997 category R3.

3.0**Design guidelines**30/10/2008
C38**General**

- All applications must be generally consistent with the *Urban Design Guidelines – Mildura Irymple Urban Transition Area* (April 2008).

Subdivision and Site Layout

- Existing lots in excess of 3 hectare may be subdivided into smaller allotments. Further subdivision of lots should result in a maximum of 2 frontages to Benetook Avenue.
- Existing lots less than 1 hectare in area should be amalgamated with larger lots to accommodate new industrial forms.
- Subdivision behind the primary lot frontage should be configured in a geometric/ grid formation.
- Vehicle access and connectivity is encouraged to occur at the front accessways of the property and if possible, mid block between adjacent properties to form a network of internal streets.
- All buildings should have an address towards the street other than on smaller subdivision arrangements, where new buildings should front internal roads.
- Backs or sides of buildings should not face any street.
- Allotments abutting the ‘Green Belt’ should incorporate dual frontages towards the Green Belt with its primary frontage towards Benetook Avenue.

Building Design

- All roof-mounted mechanical equipment should be screened from view by parapet walls or screening which should complement the building form and present as an integrated component.
- Buildings and associated works should be attractively designed, contemporary in style and be progressive in design, concept and finish.
- All industrial sheds should include an office/display frontage component located towards the street frontage, effectively masking the box form from the street.
- Offices should present an attractive façade complementary to the rest of the development.
- Buildings must 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 of offices are discouraged.
- Encourage the use of different material, finishes and colours and vertical division to all elevations to provide visual interest to expansive elevations.
- Buildings are encouraged to incorporate low pitched, flat or curved roof forms to the ‘big box’ with front offices reflecting a complementary roof form with the rest of the development.
- High pitched roof forms are discouraged.

- A range of materials are encouraged to be applied to front offices and/or small subdivided buildings. These buildings should be highly glazed to allow visual interplay with the street and internal access ways.
- Building materials should incorporate non reflective materials. Metal roof finishes must be Zinalume or Colourbond.
- Tilt up concrete slabs should be articulated using three dimensional imprint relief or window fenestration in appropriate areas.
- 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 tones. Accent colours may be used to express corporate identity.
- Extensive use of primary colours on walls should be avoided.

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

- Internal roads should be designed to encourage cross connectivity between subdivisions. As a 15 metre accessway at the front of the property is required, land occupiers should mediate with neighbouring sites for implementation or make it available over time.
- Only one vehicular access point is to be provided onto Benetook Avenue for every existing allotment.
- Truck accessways must be in accordance with Australian Standard 2890-2.
- A visitor parking area and access aisle must be provided at the front of every lot, behind the landscape setback specified Clause 3.
- 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 should be provided.
- Car parking is not to encroach upon the required landscape setback areas.
- In the event of there being insufficient provision of car parking pursuant to Clause 52.06, overflow on street car parking will not be considered as a reason to reduce the car parking requirement.
- 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

- Adequate provision for loading and unloading of vehicles must be made together with an area set aside for industrial waste collection.
- All loading and unloading facilities must be located to the side of the site and where possible located within the building.
- Loading areas must be screened so as not to be visible from public view. Screening devices should be integrated with the building form.
- Loading should not be located in the setback areas.
- Materials, supplies or equipment should be stored within the building.
- Loading provisions and areas must be in 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 office building form of the development but 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.
- Advertising and business identification signage is not permitted at the rear of the property or on the rear façade of any building.

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**30/10/2008
C38

A landscape plan must be submitted with any application for buildings and works and should provide for:

Front

- The softening and filtering of views to buildings from Benetook Avenue including larger native canopy trees in avenue formation and low lying native understorey plants to allow visual exposure from the street.
- The planting of native shade trees in association with car parking areas;
- 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 these areas.

Side

- 3 metre wide side setback from the boundary for landscaping.
- Consistent avenues of planting in either tree or shrub species along both side boundaries.
- Provision of some grassed areas, landscaping at building entrances and canopy trees in car-parking areas should be maximised at every opportunity to create a pleasant environment for workers and visitors.

Rear

- Mounding that has a minimum batter ratio 1:3 to support canopy vegetation with a width maximum of 10 metre and a height of 1.5 metres.
- The rear landscaping buffer should:
 - use suitable planting species to provide a thick vegetation cover along the rear boundary.
 - use a mix of taller and shrubby vegetation
 - include 50% of canopy trees planted by tube stock and the other 50% should be semi-matured stock of a minimum height of 2 metres.
 - provide adequate spacing of canopy trees of a maximum 5 metre.
 - ensure slope to be battered to inhibit erosion
 - ensure mounding is a suitable fill grade to support vegetation.
 - provide a minimum of 6m for a storm water and sewerage easement to the satisfaction of the responsible authority.
 - incorporate drainage swales for filtration of surface runoff from hard surfaces such as car park areas.
 - incorporate a combination of native grasses and vegetated areas
 - not contain any storage sheds or plant infrastructure
 - be maintained in a sustainable way to ensure vegetation is established.
 - be established and maintained by the developer.

5.0**Referrals**30/10/2008
C38

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.

An application to subdivide land or to construct any buildings and works 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 the relevant sewerage authority.

6.0**Decision Guidelines**13/06/2014
GC8

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

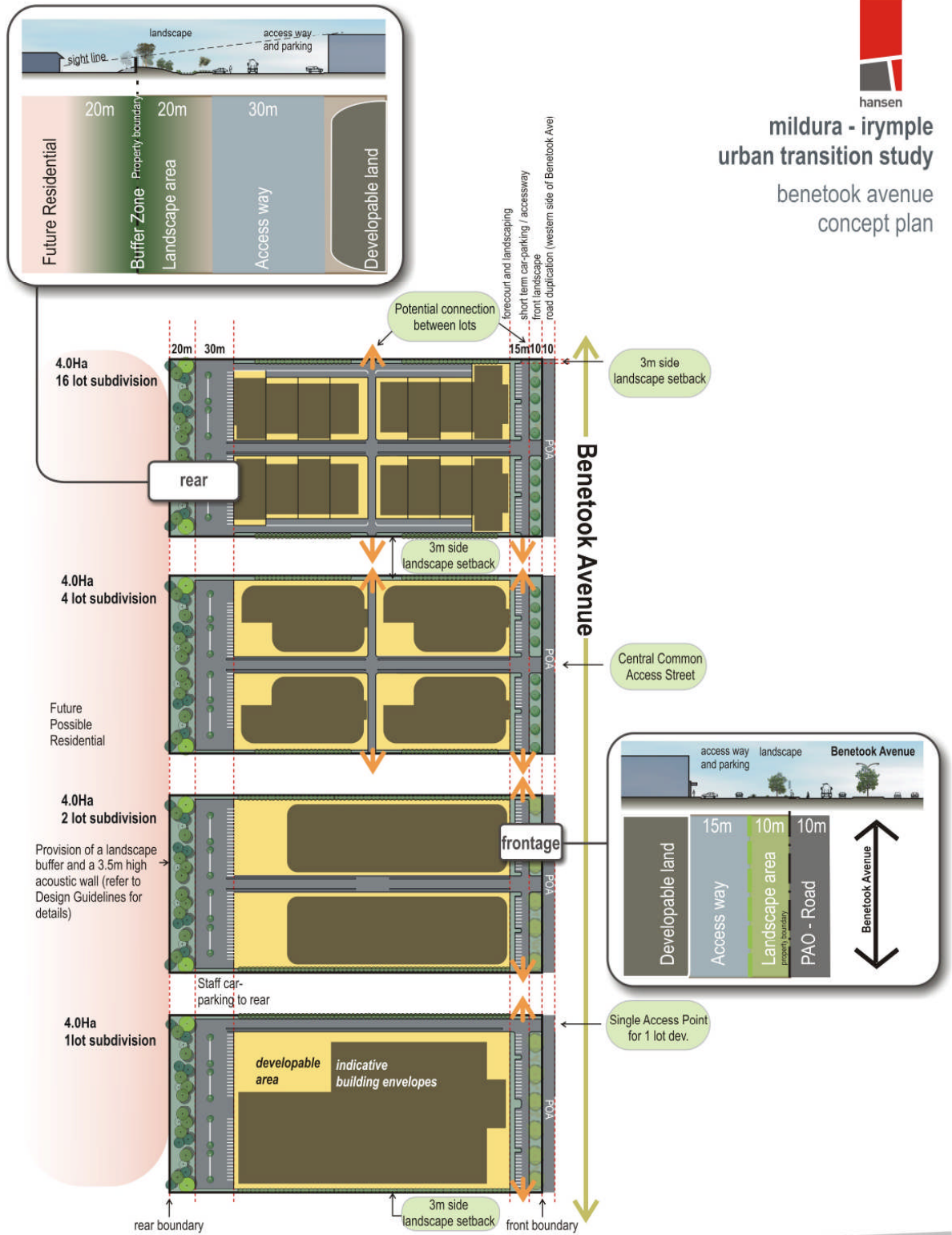
- Infrastructure sequencing
- The provision of a Bank Guarantee of a minimum of \$10,000 which shall only be released upon satisfactory installation and maintenance of the landscaping specified at Clause 4 and not before the lapse of 2 years from the completion of the required landscaping.
- The requirement for a legal agreement pursuant to Section 173 of the Planning and Environment Act between the owner and the relevant sewerage authority to provide for the following:
 - recognition by the owner that in the event of a conventional sewerage system not being available then a modified system to the satisfaction of the relevant sewerage authority is to be provided;
 - that such modified system will include an obligation on the landowner to install pump mechanisms within the allotment;
 - a requirement to provide to the relevant sewerage authority, before any works relating to the sewerage connection occur, plans to the satisfaction of the relevant sewerage authority of the proposed pump station and all related assets and connections;
 - recognition that the landowner will be responsible for the purchase, installation, ongoing maintenance and any replacement of the individual property pump stations and related infrastructure;
 - recognition that the individual pump station will be operated at the cost of the landowner, including all costs of electricity or any other maintenance or operational cost; and
 - recognition that normal wastewater tariffs will apply.

7.0 Benetook Avenue Concept Plan

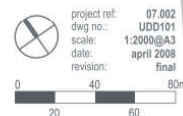
30/10/2008
C38



mildura - irymple
urban transition study
benetook avenue
concept plan



Note: Subdivision sizes may vary. Building envelopes are indicative only. New development must have regard to the Mildura - Irymple Urban Transition Area Urban Design Guidelines.



hansen partnership pty ltd
melbourne | sydney | vietnam
level 8 136 exhibition st
melbourne vic 3000
t 61 3 9654 8844 f 61 3 9654 8088
e info@hansen-online.com.au
w hansen-online.com.au