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SCHEDULE 11 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO11**.

MERIDIAN BUSINESS PARK – THOMASTOWN

1.0

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Design objectives

- To enhance the appearance of the business park by encouraging quality commercial architecture and urban design outcomes.
- To physically integrate development on the site with the surrounding established urban areas.
- To minimise amenity impacts at the interface between industrial/commercial and residential activity along Heyington Avenue.
- To encourage high quality built form with frontages that address public parks, reserves and adjoining streets where appropriate.

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Buildings and works

A permit is not required for any of the following:

- The installation of an automatic teller machine.
- An alteration to an existing building façade provided:
 - The alteration does not include the installation of an external roller shutter.
 - At least 80 per cent of the building facade at ground floor level is maintained as an entry or window with clear glazing.
- An awning that projects over a road if it is authorised by the relevant public land manager.

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Design Response

Siting and Layout

- Buildings should be set back a minimum of 4 metres from the front boundary.
- Buildings are to be constructed to side boundaries or set back a minimum of 2 metres.
- No buildings, storage or car parking should be provided within the front set back.
- Plant and equipment must be concealed or appropriately screened from view.
- A safe, clearly delineated pedestrian route from the front footpath to entry to building should be provided.

Built Form

- The use of masonry is encouraged as the primary building material.
- External walls should be painted or finished with a quality textured coating.
- All buildings fronting roads are to be constructed of masonry and glass with windows fronting onto footpaths and a variety of materials and forms.
- The use of shadow lines, control joints and texture is encouraged to break up wall areas and long blank sections of wall are discouraged.
- Storage and waste is to be located in purpose built locations on site screened from the street.

Fencing

- Fencing along the frontage of buildings is discouraged.

- Where fencing is proposed at the front of buildings it must have a high degree of transparency, be located behind the front landscape set back and be a maximum height of 1.8 metres.
- The use of black coated cyclone wire or metal picket fencing is encouraged for both side and rear fencing.

External Lighting

- All lighting should be located, directed and baffled to limit light spill beyond the site boundary.

Loading and Vehicle Access

- Loading should be contained wholly within the site boundary, preferably contained within building, where possible, or screened from views from the road.
- Loading areas for development with a frontage to Heyington Avenue should be located to the rear where possible.
- Development should be designed to minimise direct vehicle ingress/egress from Heyington Avenue.

Landscape Treatments

- Landscape treatments and plant species should be consistent with the *Whittlesea Landscape Guidelines for Industrial Development*.
- Car parking areas are to be suitably landscaped including the use of landscape treatments for shade and windbreaks.
- Car parking provided at the front of buildings must be screened from view of the road.
- Landscape treatments should be provided to integrate design with the site's public realm treatments, reduce visual bulk of new development, and minimise surface runoff including water sensitive urban design treatments.
- Side and rear boundaries must be landscaped or grassed.
- Front setback should achieve a high quality and appropriately scaled landscape theme extending to the street.
- The use of canopy trees should be provided in car parking areas at a rate of one tree per eight spaces with sufficient space provided for tree growth (typically a parking space in size).

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Decision guidelines

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

- Whether the design of the proposed development achieves high quality built form and design outcomes to improve the attractiveness of the Business Park.
- The design objectives and buildings and works requirements of this schedule.
- The *Meridian Business Park Planning and Design Guidelines* (November 2007).
- The *City of Whittlesea Landscape Guidelines for Industrial Development*.
- The views of VicRoads for any signage proposed within 60 metres of the Metropolitan Ring Road

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Reference documents

Meridian Business Park Planning and Design Guidelines (November 2007)

City of Whittlesea Landscape Guidelines for Industrial Development