

15/05/2008
C102

SCHEDULE 6 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO6**

LAND ADJOINING MCINTYRE ROAD BETWEEN WESTERN HIGHWAY AND THE WESTERN RING ROAD, NORTH SUNSHINE

1.0

15/05/2008
C102

Design objectives

General

General design objectives for McIntyre Road, North Sunshine are:

- To improve the visual appearance, accessibility and safety of, and reduce the congestion of McIntyre Road and surrounding area.
- To achieve a consistent and uniform built edge along McIntyre Road.
- To ensure all future development has an active frontage to McIntyre Road.
- To encourage the provision of street tree planting along McIntyre Road.

Industrial and Commercial

Industrial and Commercial design objectives for McIntyre Road, North Sunshine are:

- To improve the visual appearance of industrial and commercial areas.
- To ensure that signage and fencing in industrial areas is appropriate and sympathetic to the surrounding environment.
- To encourage innovative new development to use contemporary design and diverse forms, colours and materials.
- To encourage the provision of landscaping, including mature tree planting where possible, within building setbacks.
- To facilitate the efficient and safe operation of McIntyre Road and the integration of visitor car parking.
- All loading and unloading should occur within the site.
- To avoid the presence of roller shutter doors and similar in commercial areas.

Residential

Residential design objectives for McIntyre Road, North Sunshine are:

- To provide for a high quality and contemporary design responses
- To minimise traffic conflicts on McIntyre Road between local residential traffic and through traffic.

North Sunshine Industrial Area

Design objectives for the North Sunshine Industrial Area are:

- To provide a uniform built edge along McIntyre Road consistent with the prevailing setbacks.
- To encourage design that presents a positive and interactive edge to McIntyre Road.

- To minimise blank walls along street frontages.
- To encourage landscaping, including mature tree planting where possible, to be incorporated within car parks.
- To encourage landscape setbacks of a minimum of 3 metres across the frontage of sites.
- To encourage landscape setbacks of a minimum of 1.5 metres along the side boundary when adjacent to a road.
- To limit signage to the name, purpose and location of the business on the land.
- To encourage the provision of visitor car parking on adjoining and nearby land.
- To encourage the use of front building setbacks for visitor car parking.
- To encourage development that creates a range of lot sizes through the consolidation of lots.

McIntyre Road Shopping Centre

Design objectives for the McIntyre Road Shopping Centre are:

- To avoid front setbacks to retain a consistent and uniform edge to McIntyre Road.
- To encourage development on corner blocks to address both street frontages with interactive interfaces and no setbacks.
- To encourage the provision of verandahs or similar to create a positive pedestrian building environment along the building edges.
- To encourage a high degree of glazing that avoids blank frontages.
- To encourage the clear identification of building entries.
- To encourage the use of a range of building materials and colour to create an interesting building mass.
- To encourage a mix of uses such as use of upper floors for office/ residential. Commercial/ retail uses to occur at ground level where appropriate.
- To avoid development above a three storey wall height.
- To provide buffer treatments to residential interfaces.
- To avoid roller shutter doors and similar.

2.0

15/05/2008
C102

Buildings and Works

A permit is required to construct a fence fronting McIntyre Road unless it is:

- Less than 1.2 metres in height; or
- Between 1.2 metres and 1.8 metres in height and at least 50% transparent.

An application must be accompanied by a statement which demonstrates how the proposed development achieves each of the general and residential or industrial and commercial Design Objectives of this schedule.

3.0

15/05/2008
C102

Sustainability

Residential and commercial buildings should exhibit environmental sustainable design principles including maximising opportunities for northern orientation and natural lighting.

Shading devices should be used at eastern and western façades where appropriate to minimise heat loss and gain.

Drought resistant landscaping should be applied with the inclusion of water tanks for irrigation purposes where appropriate.

4.0 Vehicle Crossovers to McIntyre Road

15/05/2008
C102

Not more than one vehicle crossing to McIntyre Road may be provided for each residential property. Where possible, vehicle access is to be provided to streets other than McIntyre Road, to minimise vehicle conflict along McIntyre Road.

If greater than one vehicle crossing is required for a new development, the application must be supported by a Traffic Report by a suitably qualified professional.

5.0 Advertising Signs

15/05/2008
C102

In addition to the requirements at Clause 52.05 – Advertising Signs, signs should also comply with the signage principles of the *McIntyre Road Sunshine North Urban Design Framework 2006* and the *North Sunshine Industrial Estate Guidelines 2006*.

6.0 Exemption from notice and review

15/05/2008
C102

An application which complies with the building and works requirements in this schedule is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

7.0 Decision Guidelines

15/05/2008
C102

Before deciding on an application, the Responsible Authority must consider, where appropriate:

- Whether the development is consistent with preferred character and positively contributes to a contemporary, innovative, positive and ‘interactive’ built form edge to McIntyre Road.
- Whether the building setbacks and heights are generally consistent with the desired built form outcomes.
- Whether proposed landscaping positively enhances the character of McIntyre Road.
- Whether the proposed development reduces or minimises the number of crossovers to McIntyre Road.
- Whether adequate off-site visitor car parking has been provided.
- Whether the proposed signage and fencing is appropriate and sympathetic to the surrounding environment.
- Whether the proposed development incorporates sustainable design principles.

Industrial and Commercial Development:

Before deciding on an application for Industrial or Commercial Development, the responsible authority must also consider, as appropriate:

- Matters raised in sections 1.0 and 2.0 of this Schedule.
- Whether a high degree of glazing and minimal blank frontages to the McIntyre Road frontage has been included.
- Whether the articulation and range of building materials and colours used creates an interesting building mass.

- Whether identified building entries satisfactorily address the streetscape.
- The clarity of pedestrian connections from McIntyre Road to building entry points.
- Whether landscaping, including mature tree planting where possible, has been satisfactorily incorporated within car parks.
- Whether all loading and unloading is incorporated into the design to occur within the site.
- Whether appropriate buffer treatments to residential interfaces and incorporating noise attenuation have been included where applicable.

North Sunshine Industrial Area:

Before deciding on an application for the North Sunshine Industrial Area, the responsible authority must also consider, as appropriate:

- Matters raised in sections 1.0 and 2.0 of this Schedule.
- Whether a uniform built edge along McIntyre Road consistent with the prevailing setbacks has been applied
- Whether the design presents a positive and interactive edge to McIntyre Road.
- Whether blank walls along the street frontages have been avoided.
- Whether landscaping, including mature tree planting where possible, has been satisfactorily incorporated within car parks.
- Whether a landscape setback of a minimum of 3 metres wide has been provided across the frontage of the site.
- Whether a landscape setback of a minimum of 1.5 metres wide has been provided along the side boundary when adjacent to a road.
- Whether signage has been limited to the name, purpose and location of the business on the land.
- Whether visitor car parking has been provided for on adjoining and nearby land.
- Whether the development encourages the use of front building setback for visitor car parking.
- Whether the development creates a range of lot sizes through the consolidation of lots.

Residential Development:

Before deciding on an application for residential development, the responsible authority must also consider, as appropriate:

- Matters raised in sections 1.0 and 2.0 of this Schedule.
- Whether an innovative, contemporary design and a diverse built form has been provided.
- Whether development along McIntyre Road avoids blank walls to the street frontage.
- Whether an appropriate height has been applied. Development should not exceed above a three storey wall height.
- Whether vehicle access is made from adjoining side streets in preference to McIntyre Road.
- Whether building setbacks along McIntyre Road utilise landscape treatments.

McIntyre Road Shopping Centre:

Before deciding on an application relating to the McIntyre Road Shopping Centre, the responsible authority must also consider, as appropriate:

- Matters raised in sections 1.0 and 2.0 of this Schedule.
- Whether setbacks have been avoided to retain a consistent and uniform edge to McIntyre Road.
- Whether corner blocks address both street frontages with interactive interfaces and zero setbacks.
- Whether verandahs or similar have been used to create a positive pedestrian building environment along the building edges.
- Whether development incorporated a high degree of glazing and avoids blank frontages.
- Whether building entries are clearly identified.
- Whether a range of building materials and colour has been used to create an interesting building mass.
- Whether upper floors have been used for the purposes of office/ residential with commercial/ retail uses at ground level where appropriate.
- Whether an appropriate height has been applied. Development should not exceed above a three storey wall height.
- Whether appropriate buffer treatments to residential interfaces have been provided.
- Whether roller shutter doors and similar have been avoided.