

15/12/2011
C82(Part 1)

SCHEDULE 2 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO2**

FORMER RICE MILLS SITE, ANNESLEY STREET, ECHUCA

1.0

26/03/2009
C43

Design objectives

To ensure the development of the site is compatible with and sympathetic to the adjoining residential area.

To encourage high quality design that respects the context of the site.

To encourage the integration and shared use of infrastructure such as parking facilities.

To promote a consistent approach to traffic management, parking, building heights, setbacks and landscaping.

2.0

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Buildings and works

A permit is not required to construct a building or construct or carry out works for any of the following:

- The internal rearrangement of the existing buildings to accommodate a new land use.

Permit requirements

An application to construct a building or construct or carry out works must be consistent with the following requirements:

For each permit application a **site analysis report** is to be provided that addresses the following matters:

Building heights and setbacks

- New buildings shall be setback at least 12 metres from the Annesley Street frontage to provide for car parking and landscaping. If any part of the land is to be developed for a building that seeks to reduce this requirement, this must be justified in a report supporting the planning application. The Responsible Authority may consider reduced building setbacks to Annesley Street provided all other requirements are met such as car parking and landscaping.
- New buildings shall not exceed 15 metres in height unless an increased building height can be justified.

Traffic Management

- Vehicle access points to Annesley Street will be limited to promote the efficient flow of traffic along Annesley Street.
- Direct vehicular access from the site to the Murray Valley Highway is not be permitted by VicRoads. All access must be via Annesley Street.
- Consideration must be given to the indentation of angled on street parking along the east side of Annesley Street.

Car Parking

- Car parking areas shall be located to the front of the proposed buildings or in an identified location to service a number of adjacent buildings.
- All parking areas shall be sealed, drained and linemarked to the satisfaction of the Responsible Authority.

Landscaping

- A landscaping strip with a minimum width of 1.0 metre must be provided to the Annesley Street frontage.

Retention of existing buildings

- Where proposed, the application must identify any buildings to be retained.

Pedestrian access

- A pedestrian footpath along the east side of Annesley Street frontage must be provided.
- A pedestrian link on the site shall be provided from Annesley Street to the east of the railway line consistent with the Echuca Spatial Network Plan, (Shire of Campaspe, January 2007) in the Public Open Space Guidelines, (StratCorp Consulting, 2007).

Noise Attenuation

- If a residential use is proposed for the site, an acoustic report from a suitably qualified professional must be submitted with the planning application addressing any noise attenuation measures given the proximity of the adjacent railway facility.

Loading Facilities

- All loading and unloading facilities must be accommodated on site in an area that does not restrict access to car parking. All vehicles must exit the site in a forward direction.

Contaminated Land

- If a sensitive use is proposed for the site, a report stating how the proposal meets the requirements of Ministerial Direction No. 1 – Potentially Contaminated Land must be submitted with each planning application.

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Subdivision

Any proposed subdivision of the land must be assessed in association with the future use and development of the land. Proposals that do not indicate the future use and development of the land will not be supported.

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Advertising signs

Any proposed advertising signage must be commensurate with the scale and nature of use proposed. The height of any pole sign is restricted to 6 metres, unless an increased height can be justified.

5.0

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Decision guidelines

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

- How the proposed development protects the residential amenity of the adjacent residential area;
- The height and bulk of proposed buildings;
- The delivery of goods to the site;
- The need to integrate and share parking facilities with other uses of the site;
- Whether the development of the site is consistent with the Echuca Public Open Space Guidelines, (StratCorp Consulting, 2007);
- The management of the spill of public lighting and illuminated business signs; and
- The findings of the preliminary site assessment, as detailed in the Soil Contamination report for the Former Rice Mills Site Annesley Street, Echuca, undertaken by Advanced Environmental Systems Pty Ltd, May 2008.