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SCHEDULE 7 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO7**

COMMERCIAL 2 ZONE HIGHWAY ENTRANCES

1.0

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Design objectives

To create attractive and vibrant entrances to Swan Hill along the Murray Valley Highway.

To ensure the siting and design of new development is not detrimental to the image of Swan Hill.

To ensure that new development addresses the Murray Valley Highway so that a sense of arrival to Swan Hill is created by appropriate built form.

To encourage contemporary architectural outcomes in terms of building facades, roof forms and lines, colours, materials and setbacks that reinforce an attractive gateway to Swan Hill.

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

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Buildings and works

All buildings and works should comply with the following requirements:

Site coverage

- The total building footprint should not exceed 60% of the total area of the lot.
- At least 30% of the area of the lot should be pervious to rainfall (i.e. not building or hardstand). This may include landscaping.

Setbacks

- A front building setback should be provided of at least 10 metres but no more than 30 metres.
- A setback of at least 5 metres should be provided from at least one of the side boundaries and the rear boundary.

Height

- Building height should be no more than 14.5 metres above natural ground level.

Building bulk

- Building facades to the Murray Valley Highway should be articulated and utilise a mix of building materials to minimise the visual impact of large buildings.
- External office and/or administration areas at the front of buildings should be architecturally differentiated from the remainder of the building by the use of fenestration, construction materials and differing horizontal/vertical planes.

Car parking and access

- No car parking spaces except visitor car parking spaces should be provided forward of the front building line.
- No car parking spaces should be provided within the first 5 metres of the front building setback.
- Car parking and manoeuvring areas should be provided with an all-weather surface treatment to the satisfaction of the responsible authority.
- Car parking and manoeuvring areas should be formed and drained to a point of discharge approved by the responsible authority.
- All parking spaces and loading bays should be provided within the lot.
- Loading bays should be located behind the front building line.

- Development (including vehicle ingress and egress) should be designed so that all vehicles (including heavy vehicles) are capable of entering and exiting the lot in a forward direction.

Fences

- Any fencing forward of the front building line should be visually permeable to the satisfaction of the responsible authority.

Landscaping

- Existing native vegetation should be retained where possible.
- At least 15% of the area within the front building setback should be landscaped with trees, shrubs and ground covers in accordance with a landscape plan endorsed by the responsible authority.
- Landscaping should be designed to soften the appearance of large buildings when viewed from the Murray Valley Highway.

Outdoor storage and work areas

- Outdoor storage and work areas should be:
 - Located behind the front building alignment;
 - Substantially screened from public roads and adjoining lots by landscaping; and
 - Suitably surfaced to prevent dust rising as a result of vehicle movements or wind.

Services

- All buildings must be connected to Swan Hill's reticulated water and sewer systems or an alternative solution to the satisfaction of the relevant servicing authority. This requirement cannot be varied with a permit.
- Stormwater from buildings and open areas be collected and directed to a point of discharge nominated by the responsible authority, to the satisfaction of the responsible authority. This requirement cannot be varied with a permit.

An application 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.

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Subdivision

- New lots created should be between 1ha and 2ha in area. Lot sizes outside this range must be justified to the responsible authority.
- Lots should be proportionate in terms of depth and width.
- Lots should provide a minimum frontage of 20 metres to the Murray Valley Highway.
- All lots must to be connected to Swan Hill's reticulated water and sewer systems or an alternative solution to the satisfaction of the relevant servicing authority. This requirement cannot be varied with a permit.
- No direct access may be provided from any lot to the carriageway of the Murray Valley Highway.

An application 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.

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Advertising signs

- Signage should be restricted to identifying and promoting the business or industry on the land where it is displayed.

- Signage must be maintained in good condition at all times. This requirement cannot be varied with a permit.
- Advertising signs and structures should be of a size, colour and design that are compatible with the building to which they relate.
- Signage should not visually dominate building walls nor extend above the eave of the building.
- Signage should be designed to inform motorists rather than distract them, and should not include flashing, moving, or vividly coloured signs.
- No signage other than that permitted by the Roads Corporation may be displayed within the Murray Valley Highway road reserve.

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Decision guidelines

In addition to other decision guidelines contained within the planning scheme, before deciding on an application, the responsible authority must consider, as appropriate:

- Whether the bulk, location and external appearance of any proposed building and works will be in keeping with the desired streetscape character.
- The impact of any proposed sign, access way, fence, utility service, landscaping or other minor work on the streetscape or adjoining property.
- Whether any proposed landscaping makes a positive contribution to the streetscape.