SCHEDULE 1 TO THE DESIGN & DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO1

ALBURY WODONGA ENTERPRISE PARK

1.0 Design Objectives

- To implement design and development guidelines for the Albury Wodonga Enterprise Park and to clarify the preferred subdivision layout, design, landscaping siting and traffic management requirements.
- To ensure that new industrial, business and office related development in the Albury-Wodonga Enterprise Park is of a high visual and environmental standard and incorporates best practice environmental management techniques; and
- To discourage industrial development that is likely to detract from the amenity of the Park or unable to demonstrate a strong linkage to the role of the Enterprise Park as a location for research, technology activities, education, corporate administration and telecommunications.
- To provide for, and encourage the special requirements of industry & business particularly in areas of advanced technology and communications, and to cater for the varying needs of employment activities; and
- To provide facilities for business and residences by allowing development of a range of ancillary commercial & retail; residential; recreational and community facilities and other development activities that will service the needs of the Enterprise Park workforce; and respect the primary role of the Wodonga CBD.
- To ensure that all development and works enhance the amenity of the Enterprise Park by encouraging the integration of the subdivision layout; a high quality landscape, adequate building and services setback and high quality external finishes to buildings.
- To ensure there is a safe and efficient vehicular/pedestrian access and circulation for the Enterprise Park, that restricts heavy vehicles from entering adjoining residential areas.

2.0 Buildings and works

The general form, height, bulk and appearance of buildings and other structures shall:-

- Be designed to achieve a high architectural standard and seek to avoid metal clad industrial building styles; and
- Be related to the site and its surroundings, contributing to providing an attractive setting with other buildings and the area as a whole.
- Protect and enhance the visual amenity of the major entry-ways to Wodonga.
- Protect an enhance the visual amenity of the surrounding area.

Building Setbacks

The buildings shall be located so that:

- There is suitable provision for site landscaping and a consistent streetscape;
Suitable access for carparking, private, industrial and emergency vehicles is provided to the rear and side of the site; and

Possible effects of noise and vibration on adjoining sites are minimised through good design.

Storage Areas
- Land used for the storage of materials, goods or vehicles shall be located and screened so as not to be visible from roads or public reserves.

Access
- Vehicular access to each site shall be in a form and location that permits all vehicles to enter and leave safely and efficiently with a minimum of interference to traffic flows and safety on the roadway.

Loading
- Loading bays shall be provided in a location that is not visible from the street and in a manner that enables the carrying out of loading activities wholly within the site. The Responsible Authority may permit a loading bay that is partially visible from the street provided the location proposed is screened from direct view by established landscaping;

Parking
- Adequate on site parking shall be provided in a form and manner that will not reduce the amenity of the area. The provision of on site car parking must cater for the requirements of staff and visitors in accordance with clause 52-06 of this scheme.

Landscaping and Amenity Space
- Sufficient land on each site is to be landscaped to ensure that the site development enhances the amenity of the surrounding area and provides an attractive environment for the local users and adjoining properties.

Fencing
- Fencing shall only be used for security purposes and only be located where it does not impact on the streetscape or on local amenity. Fences located on the immediate front boundary will be discouraged unless it is black powder coated and substantially screened by advanced landscaping provided in accordance with a landscaping plan approved by the Responsible Authority;

Drainage
The stormwater drainage of the site shall be designed:-
- To provide for the disposal of stormwater from the site in efficient, and environmentally sustainable ways; and
- To encourage the re-use of stormwater drainage for the irrigation of landscaped areas, particularly during establishment periods.
- In accordance with the CSIRO (1999) Best Practice Environmental Management Guidelines for Urban Stormwater;
3.0 Exemption from Notice and Appeal

- Buildings and works deemed to comply with the requirements of the Design and Development Guidelines for the Albury Wodonga Enterprise Park are exempt from the notice requirements of Section 52 (1) (a) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

4.0 Subdivision

- The subdivision and layout of the Enterprise Park shall be in accordance with any urban design plans or Development Plan adopted by the Council for the area affected by this schedule.

Information requirements

Any application for subdivision shall illustrate the proposed subdivision in the context of the overall Albury-Wodonga Enterprise Park and show that it can integrate into the existing or proposed layout for the Park. Applications for the subdivision of land must show:

- major distributor roads
- access arrangements for the site
- traffic management facilities
- lighting
- street signs
- easements
- lot sizes
- individual site, or any group parking proposals
- streetscape landscaping.
- Stormwater drainage.
- Bicycle & footpath alignments
- Existing trees
- Watercourses
- Features of adjoining land

Subdivision design standards

- All roads in the Enterprise Park shall have the minimum road reserve width described in the Albury Wodonga Enterprise Park Design and Development Guidelines. Cul-de-sacs will be discouraged except where accepted as a staged development by Council;
- All subdivision and street pattern proposals should conform to the requirements of any relevant urban design plan adopted by the Council for the area.

Exemption from notice and appeal

- Subdivision deemed to comply with the requirements of the Design and Development Guidelines for the Albury Wodonga Enterprise Park are exempt from the notice requirements of Section 52 (1) (a) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

5.0 Advertising Signs

- One business identification sign (in addition to the site sign) shall be permitted to be attached to a building provided that it does not project above the roofline and does not exceed in area that specified in Clause 52.05.
An additional sign (to the building business identification sign) is permitted in the landscape and building set back zone having a maximum area as specified in Clause 52.05-, and shall include, where appropriate, signs for each tenant on the same sign.

Direction signs for car parking areas, loading docks, delivery areas and the like should be designed in an attractive manner and should be located at a convenient point close to the main access to a development site.

Promotion signs will not be supported on properties fronting McKoy Street, due to the direct exposure the street has to the Hume Freeway.

Promotion signs within the Enterprise Park must only advertise products or services directly relevant to the land on which the sign is located.

Properties fronting McKoy Street have a sensitive amenity with direct exposure to the Hume Freeway warranting more detailed requirements over signs. For properties fronting McKoy Street a single freestanding business identification sign is permitted provided it has a height of less than 3 metres and a surface area no greater than 6 square metres.

6.0 Decision Guidelines

Applications for development shall be in accordance with the Albury Wodonga Design and Development Guidelines