

WOLLERT — CONNECT

DESIGN GUIDELINES



30-60 BOUNDARY ROAD, WOLLERT

WOLLERT

COMMERCIAL

DISTRICT

DESIGN GUIDELINES

UPON OF THIS PLAN THE FOLLOWING RESTRICTION IS TO BE CREATED.

The registered proprietor or proprietors for the time being of any lot on this plan (the Lot) and every part or parts thereof to which the following restrictions apply shall not at any time on the Lot or any part or parts thereof:

- Erect or permit or suffer any building or buildings to be erected or to remain on the Lot unless the plans and specifications of the said building or buildings have been approved in writing by the approval authority (which approval is not to be unreasonably withheld).

SETBACKS:

- Construct or permit to be constructed any building unless active building frontages and customer pedestrian entrances are provided to the highest order public street for all lots on Andrews Road and Boundary Road.
- Develop or cause or permit to be developed any secondary street frontages unless they provide opportunities for active building edges such as glazed frontages that enable surveillance for all lots on Andrews Road and Boundary Road.
- Develop, permit, or suffer to be developed any lot front (except corner lots) unless it includes a 4.5-meter fully landscaped area, and no other development occurs within this landscaped area.
- Develop, permit, or suffer to be developed any corner lot unless it includes a minimum 4-meter setback for the building and a 3-meter-wide landscaped strip.
- Conduct or permit to be conducted any activity, such as car parking, storage of materials, garbage, or similar, within the front setback area.

SITING:

- Develop, permit, or suffer to be developed any lot adjacent to open space (including tree reserves) unless buildings front onto the abutting public open space rather than back onto it.
- Install or permit to be installed any water tanks, service infrastructure, or other structures (including plant and equipment) that are not part of the building unless they are located behind the front building line or, where this is not possible, behind constructed screening using durable and attractive materials.
- Develop or cause or permit to be developed any lot adjacent to Andrews Road and/or Boundary Road unless the view from the relevant road is not of storage, garbage, or any other unsightly activity, and these uses are placed at the side or rear of the building and screened from view.
- Access or permit to be accessed any lot adjacent to Andrews Road via more than a single industrial crossover.

ADVERTISING AND SIGNAGE:

- Install or permit to be installed any advertisements or associated structures unless they are an integral part of the building façade and design and avoid creating visual clutter.
- Install or permit to be installed any signs that form a dominant visual element from residential areas.
- Develop or cause or permit to be developed any multi-tenancy building advertising unless it is limited to a single advertisement incorporating all relevant tenants, located at the entrance of the complex, and integrated with adjacent buildings and landscaping. A small single identification sign and unit number may be located at the entrance to individual sites.

BUILT FORM:

- Construct or permit to be constructed any building fronting Andrews Road or Boundary Road unless it maintains visual interest, encourages street activity, and enhances public safety for pedestrians.
- Develop or cause or permit to be developed building facades of industrial developments unless they are of a simple contemporary architectural style, tidy, and reflective of an industrial character.
- Develop or cause or permit to be developed building facades of office developments unless they are modulated and articulated, which may include architecturally expressing structural elements of the building.
- Develop, permit, or suffer to be developed any corner site unless it addresses both street frontages with articulated quality façade treatments.
- Install or permit to be installed any glazing with a reflectivity exceeding 20% to avoid nuisance in the form of glare.
- Develop, permit, or suffer to be developed any development adjacent to residential areas unless it is designed to minimize adverse effects on the amenity of the residential area by way of overshadowing, overlooking, lighting, glare, dust, noise, or fumes.

LANDSCAPING:

- Develop, permit, or suffer to be developed any landscaping unless it is of high quality and attractive, particularly in the front setback, to enhance the setting of buildings in the streetscape.
- Develop, permit, or suffer to be developed any landscaping unless it responds to site attributes such as streetscape character, soil type, microclimate, natural landform, existing vegetation, views, and vistas, as well as local landscape environments (e.g., watercourses or significant vegetation).
- Develop, permit, or suffer to be developed any landscaping unless it maximizes permeable areas to encourage on-site infiltration of stormwater.
- Raintanks are included as an IWM measure for all lots in the 60 Boundary Road site.
- Section 4.1 of the Whittlesea council IWM Guidelines, states the preferences and parameter for implementing raintanks:
<https://www.whittlesea.vic.gov.au/files/assets/public/v2/documents/services/building-planning-and-development/neighbourhood-design-manual/neighbourhood-design-manual-integrated-water-management-guidelines.pdf>
- These must be incorporated into the raintank design for all lots.
 - Raintanks will be required to be connected to supply toilet slushing demands inside the industrial buildings and to supply for passive irrigation of landscapes, via leaky tank systems.
 - A 20L raintank volume is required for every m² of roof area attenuated, to a minimum of 2,000L.
 - The required landscaped area for passive irrigation should be 5% of the roof area harvested.
 - The controlled tank leak rate equates to 12L per day, per m² landscape area.