

Design Guidelines Site Design Information Sheet

Lots <1ha in Area



LAND USE REQUIREMENTS:

Please refer to Appendix D of the Design Guidelines for land uses which may be considered appropriate within the Transport and General Industry Precinct(s) which apply to your site.

Please note: An 'Office' land use is to be considered favourably for approval by the determining authority only if it has a functional connection with the predominant use/s in this area.

SITE COVERAGE:

Lot Sizes	< 1 ha
Minimum site coverage of the lot area	30% min

BUILDING SETBACK REQUIREMENTS:

Primary Street		Side Boundary		Secondary Street		Rear Boundary		Conditions
Max (m)	Min (m)	Max (m)	Min (m)	Max (m)	Min (m)	Max (m)	Min (m)	
15	6	BCA	BCA	15	6	-	-	In the case of primary and secondary street setbacks, at least 30% of the lot width is to be built to the minimum setback.

SCREENING:

Loading and Storage Areas	SCREENING:
	To be located behind the building setback line and appropriately screened from the street in the following forms: <ul style="list-style-type: none"> • 1.8m high solid wall or obscure fencing with some visually permeable components, made of materials and colours compatible with the main built form; or • Mature landscaping that has the same effect as a 1.8m high wall. Bin storage areas shall be screened with sheet metal gates as a minimum standard.

PARKING & ACCESS DESIGN:

Provision of Parking Bays and Cycle Bays	<ul style="list-style-type: none"> • To comply with the car parking cycle bay requirements applied under Table 2 of the Master Plan (refer to Appendix E of these Design Guidelines)
Parking Design	<ul style="list-style-type: none"> • Locate small vehicle visitor parking in close proximity to the office development component. • Locate visitor parking within clear site of the entrance. • Separate large vehicle parking bays from small vehicle bays.
Access	<ul style="list-style-type: none"> • Crossovers to be constructed to the local government's standards. • Site layout to consider the movement of large vehicles, where egress from the site is required to be in forward motion. • Internal access ways shall permit entry and exit of the site by customers and visitors while a vehicle is being loaded/unloaded.
Pedestrian and Cyclists	<ul style="list-style-type: none"> • Access to be provided directly between the office component and the street frontage, where it is to link into the street footpath and cycle network. • Showering facilities, including change room and lockers shall be incorporated into the disabled toilet as a minimum.

LANDSCAPING:

Primary and Secondary Street Frontages	<ul style="list-style-type: none"> • Minimum 10% site area (3m minimum dimension). • Shade trees shall be provided one (1) per 10 metres of street frontage.
Car parking Areas	<ul style="list-style-type: none"> • A minimum of one (1) shade tree for every six (6) car bays. There are to be no more than six (6) adjoining car bays without the area being punctuated by a tree.

