


THESE PLANS COMPLY WITH
CONDITIONS: 69 OF
PLANNING PERMIT NUMBER: P449/2005
per 
CO-ORDINATOR STATUTORY PLANNING
DATE: 22 DEC 2006

Industrial/Commercial Development Design Guidelines for



WESTERN PRECINCT

Fairbairn Rd. Sunshine West

November 2006

1. INTRODUCTION

These development guidelines have been established

- For inclusion within the Section 173 Agreement
- To assist purchasers by providing a development guide, generally applicable to industrial / commercial projects to be constructed at Proximity.

These guidelines do not replace existing development regulations as presently implemented by Brimbank City Council, and Council shall have the power to determine any inconsistency between the regulations and these guidelines.

2. OBJECTIVES

- To achieve commercial/industrial development which has a high standard of amenity, with safe and appropriate accessibility, and which does not conflict with other uses within the immediate vicinity.
- To ensure suitable landscaping of private and public spaces
- To ensure adequate provision is made for traffic access and car parking

3. SITE SPECIFIC DEVELOPMENT PLANS

Prior to the development of any new building and works, or alterations to existing buildings a Site Development Plan must be prepared and approved by council.

The Site Development Plan must, unless otherwise approved by Brimbank City Council, conform with these guidelines and with the relevant conditions of Planning Permit no. P449/2005, a copy of which is included at APPENDIX 2. All development must be in accordance with the Site Development Plan.

The Site Development Plan may be modified from time to time with the approval of Council.

The Site Development Plan must be drawn at appropriate recognised scales of either 1 to 100 or such other practical scale, depending on the size of the proposal and area of the lot, and three (3) sets of plans submitted to Council for approval.

Specifically, the Site Development Plan must comprise:

- A site layout plan of existing conditions, if there is current development on the site;
- A dimensioned site layout plan which includes where applicable:
 - the boundaries and dimensions of the lot, including distance to nearest existing street corner
 - easements, dimensions and type
 - adjoining roads
 - relevant finished and existing surface levels to Australian Height Datum or Relative Levels
 - the layout of existing and proposed buildings, fences and works
 - waste collection areas
 - fire tanks and other essential works and services
 - any other building, outbuilding, shed, guard house, security entry booth or other structure
 - all driveways, car parking and loading areas

- proposed landscaping areas
- areas for future expansion, including future required car parking and landscaping areas
 - bund walls, if applicable
- A properly dimensioned plan showing all building floor levels to Australian Height Datum, or Relative Levels, elevations including screening of mechanical services plant and overall building heights;
- A description and sample boards of proposed external building materials, finishes and colours;
- Coloured conceptual elevations of the buildings;
- Details of finishes and location of all driveways, car parking and loading areas;
- A landscaping plan which includes the description of vegetation to be retained, vegetation to be planted, the surfaces to be constructed, a siteworks specification, fencing and the method of preparing, draining, watering and maintaining the landscaped areas. Weed control measures and other vegetation management proposals must also be indicated. The landscape plan must be generally in accordance with Brimbank City Council's Landscape Guidelines.

4. THE GUIDELINES

4.1 Streetscapes

All buildings shall address the frontage of each particular site. Backs of buildings must not front roads.

4.2 Building Envelopes

Setbacks

Sites less than 5,000sq.m.

Where a lot, having an area of less than 5,000sq.m. has one street abuttal only, all buildings shall have a minimum frontage setback of 9 metres including a designated minimum setback of 3 metres for landscaping; within which only servicing connections, metres, approved signage and access ways are permitted. These set-backs may be varied by application to Council, if it can be demonstrated that a better design outcome results from such a variance.

Where a lot, having an area of less than 5,000sq.m. has an additional abuttal to a side street, all buildings having a frontage to the side street shall have a minimum setback of 3 metres; such setback to be used only for the purposes of landscaping, servicing connections, metres, approved signage and access ways.

Sites greater than 5,000sq.m.

Where a lot, having an area greater than 5,000sq.m. has one street abuttal only, all buildings shall have a minimum frontage setback of 9 metres including a designated minimum setback of 5 metres for landscaping; within which only servicing connections, metres, approved signage and access ways are permitted. These set-backs may be varied by application to Council, if it can be demonstrated that a better design outcome results from such a variance.

Where a lot, having an area greater than 5,000sq.m. has an additional abuttal to a side street, all buildings having a frontage to the side street shall have a minimum setback of 5 metres; such setback to be used only for the purposes of landscaping, servicing connections, metres, approved signage and access ways.

Expansion areas

Any areas proposed for future building expansion must be properly drained and sealed or landscaped. These areas may be used for car parking over and above the amount of spaces required.

4.3 Landscaping

The aim of the landscaping is to create a pleasant, harmonious and integrated high quality environment.

The Landscape Plan shall take into consideration the physical environment in the use of various landscape techniques and methods such as contouring, paving, rock beds, massed and specimen planting, amenity areas, screening of utility installations, lighting and provision for passive recreation by employees. High regard will be given to the ease of mowing and maintenance.

Plant species used in landscape areas shall be chosen by reference to the Plant List as detailed in the "Brimbank Landscape Guidelines", unless otherwise approved.

Landscape areas abutting car parks shall be protected from vehicle traffic by appropriate barriers.

Landscape areas must be maintained and provided with appropriate in-situ irrigation systems, including where appropriate rainwater runoff collection and reuse.

4.4 Building Design

The building works shall be attractively designed. Attention should be given to the visual form of buildings and good innovative designs, which take due account of Environmentally Sustainable Design principles, are encouraged. All buildings are to be modern and progressive in design, concept and finish.

Buildings should be designed so that it is obvious to any visitor where the building front entrance is located. Except in exceptional circumstances as may be agreed, office and other related spaces shall be located at the front of the lot. Factory/Warehouse facilities shall be located to the rear.

Where buildings are located on corner allotments less than 5,000 sq.m. the office component should, as practically as possible, be designed in order that it has presentation to both street frontages.

A maximum height limit of three storeys applies to the front offices.

Elevation design should encourage an area for the express purpose of signage (Refer Section 4.8)

All roof mounted mechanical equipment shall be designed to integrate with the whole building design or shall be screened from view by parapet walls or screening. Screens shall be attractive in appearance and reflect or compliment the architecture of the building. All screening shall be of a minimum height of the roof mounted mechanical equipment.

An impact resistant masonry or concrete external base cladding (dado) must be provided to a height of 2.1 metres on all buildings (except internal walls adjoining office areas) to protect from a collision with vehicles.

4.5 Building Details and Materials

Materials

The external front walls and any other wall with frontage to a street must be constructed of brick, masonry, glazing and/or Colourbond steel. Concrete walls must have an applied texture finish or other suitable cover or finish. All metal walls must be Colourbond finish. Metal roof finishes must be Zinalume or Colourbond.

Low maintenance, including ease of graffiti removal from external surfaces, should be a major consideration in the selection of materials.

All outdoor areas other than landscaped areas shall be surfaced with concrete, asphalt or approved paving.

All fences shall be constructed of black PVC coated chain wire mesh with black posts and fixtures. Height of fences shall be a minimum of 1.8 metres.

Building Colours

Variations in colour should be kept to a minimum and shall be in subdued tones. Accent colours may be used to express corporate identity.

Extensive use of primary colours on walls should be avoided. Primary colours may be used on trimmings and doors.

4.6 Access, Car Parking and Loading Areas

Access

All access to individual sites shall be from the abutting access road.

Driveways and car parking areas must be paved with concrete, asphalt or approved paving. Access to each site must be from a properly constructed vehicle crossing at the frontage of the site.

Car Parking

Adequate provision of on site car parking for all employees and visitors shall be provided and appropriate details should be included in the Site Development Plan. Car parking provision shall reflect the nature and scale of activities undertaken by individual organisations.

On-street car parking will be discouraged, and no dispensation to on-site parking requirements will be given for adjacent-on street parking.

Unless otherwise allowed by statutory regulatory controls, car parking must be provided within the site at the following minimum rates for component parts of any use:-

Warehouse	1.5/100 sq.m.
Industry	2.9/100 sq.m.

In determining building floor area for the purpose of calculating the number of car parking spaces to be provided,

- any office area may be included at the appropriate Warehouse or Industry rate stated above.
- area of loading bays, in accordance with Clause 52.07 of the Brimbank Planning Scheme, may be deducted from floor area

Additional car parking is not to replace landscaping (unless designated as such as part of an expansion area).

In accordance with Clause 52.06 of the Brimbank Planning Scheme, which states, inter alia:

- Car spaces must be at least 4.9 metres long and 2.6 metres wide, except where access is from the side (parallel parking), in which case car spaces must be at least 6.7 metres long and 2.3 metres wide.
- Car spaces for the disabled must be at least 4.9 metres long and 3.8 metres wide.
- Car spaces and accessways should have the following minimum dimensions

Angle of car spaces to accessway	Accessway width	Car Park width	Carpark length
Parallel	3.6 m	2.3 m	6.7 m
45°	3.5 m	2.6 m	4.9 m
60°	4.9 m	2.6 m	4.9 m
90°	6.4 m	2.6 m	4.9 m
90°	5.8 m	2.8 m	4.9 m
90°	5.2 m	3.0 m	4.9 m
90°	4.8 m	3.2 m	4.9 m

A kerb or barrier must be constructed to prevent vehicles having access to the road other than by the vehicle crossing. Car parks must be clearly marked.

Loading and Storage Areas

Adequate provision for loading and unloading of vehicles must be made.

All loading and unloading facilities shall be provided for solely within the site.

Loading areas shall not be located in setback areas.

Loading areas shall not be used for any other purpose.

No materials, supplies or equipment, including trucks and other motor vehicles, shall be stored on a site except inside a building. No outdoor storage areas shall be provided, unless properly visually screened from the front or side street.

Loading provisions and areas must be in accordance with Clause 52.07 of the Brimbank Planning Scheme.

4.7 Intended Uses

The intended uses of the development are to be generally in accordance with the permitted uses for the Industrial 2 Zone, Brimbank Planning Scheme. Research and development; value adding computer, pharmaceutical, aero, motor, telephone and similar componentry uses, are encouraged.

4.8 Advertising Signs & Lighting

Advertising

Building elevation design should encourage an area for the express purpose of signage.

Advertising signs may only be erected and displayed in the following forms, and as generally permitted by Brimbank Planning Scheme and Brimbank Advertising Policy;

- Signage should be sensitive to the style, scale and type of development. Visual clutter, created by too many or inappropriate sign types is strongly discouraged.
- One only low profile sign located within the landscaped frontage setback. This sign should address the street and be no larger than 2 x 1 metres and no higher than 1.2 meters.
- Signs will be permitted on the front walls of the factory/warehouse component of the building. This signage must not be printed/painted directly onto the surface of the building, and must not exceed 6m² for a building with less than 2000 sq.m. floor space.
- Signs on buildings shall be designed and located to follow the form of the building and to be in keeping with the building design.
- Signs shall be restricted to the occupier's business only. Advertising signs in relation to other businesses are not to be displayed.
- No signs will be permitted on the roof, on the parapet or above parapet height of any buildings.
- No coloured neon tube signs may be displayed.
- No animated signs may be displayed (ie signs that move, rotate, blink or flash.)
- Back lit sign-boxes with static signs are permitted

Flag & Flag Poles

- A maximum of three flag poles will be permitted per site. Consideration should be given to avoiding excessively large flags.

Directional Signage

- Each occupier is encouraged to provide appropriate directional signage to assist with the movement of pedestrian and vehicular traffic within the site
- Where possible all directional information should be provided on one sign.
- Occupiers are encouraged to display prominently on the street elevation of the structure, the street number of the property.

Lighting

Lighting is required to contribute to the security, safety and efficient use of the development and to complement and reinforce the architecture and site design character. Steps must be taken to prevent lighting from casting glare onto adjacent sites and streets and into adjacent building windows.

Lights are required to illuminate car parking areas.

No lighting is permitted above the horizontal, with the exception of approved backlighting and uplighting to signs and buildings.

Overhead lights should be no higher than building height and must be baffled to prevent light spilling onto adjoining lots.

4.9 Miscellaneous

Maintenance

The occupier of any site will be required to keep the site and buildings in a safe and clean condition, and regularly maintain the site landscaping.

Maintenance of Unimproved Sites

Sites that are not improved or built upon shall be maintained in a clean and neat appearance. Weeds and vegetation must be removed not less than twice a year by slashing and mowing. Deposited rubbish and debris must be immediately removed.

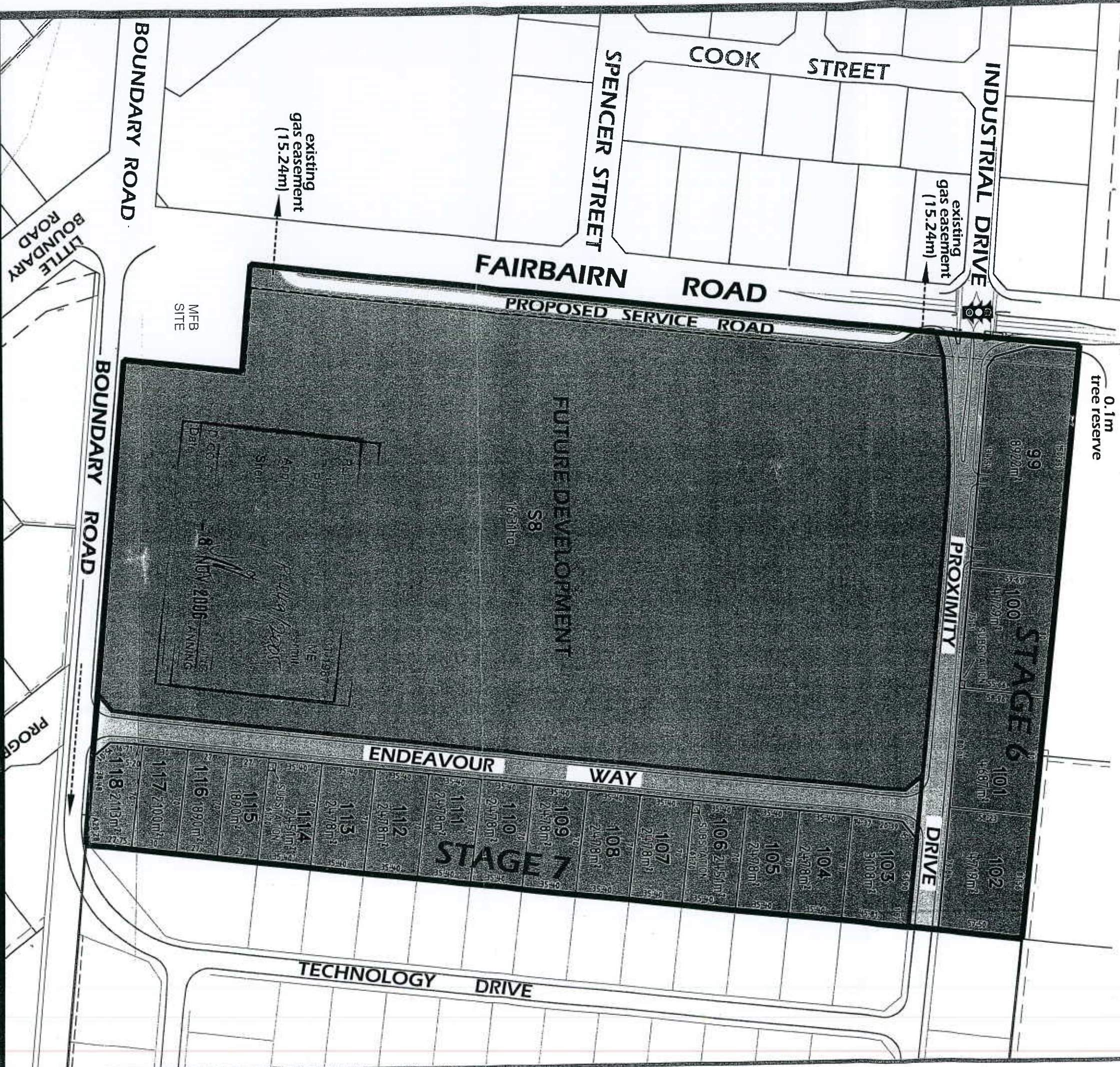
Permanent Storage facilities of Chemicals and Waste Products

All chemicals and waste products must be contained within the boundaries of each site.

Waste Collection

All sites must have regular waste collection. Waste collection is to be provided by private contractor. Waste materials awaiting collection must, at all times, be stored within an enclosed receptacle.

Proximity



CONCEPT PLAN WESTERN PRECINCT

FAIRBAIRN ROAD, SUNSHINE WEST

SITE DETAILS:
ZONING: INDUSTRIAL 2

DESIGN DETAILS:
Site Area : 24.48ha
Lot Yield : 20

LEGEND:

- site boundary
- stage boundary
- future signalised intersection

NOTES:

This design is conceptual only and is subject to further investigation and also planning approval. Contours obtained from survey, November 2004. Contours shown @ 1m intervals & are to AHD. All areas shown are rounded to the nearest 5m².

30 August 2006
REF: 4537 000
DWG: 453700WA
SCALE at A3
1:2500



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