

THE BRICKWORKS ESTATE

DESIGN GUIDELINES

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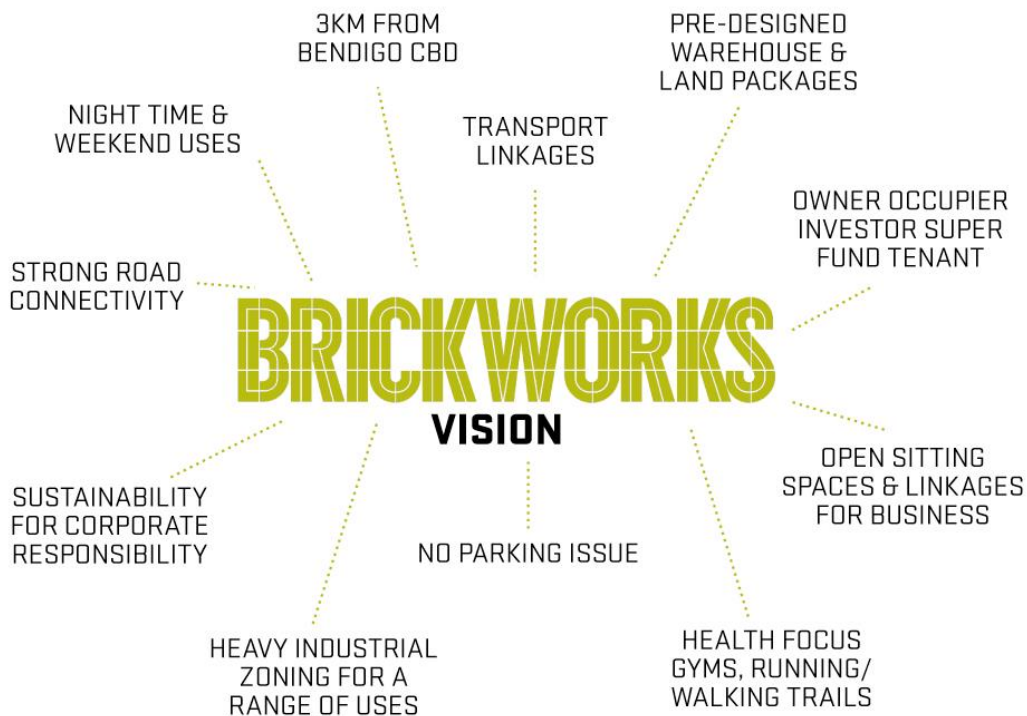
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1 INTRODUCTION

1. Introduction

The Brickworks will be one of Bendigo's leading mixed-use industrial and business precincts. This state-of-the-art project will be an activity hub comprising work, community and lifestyle choices. It will house a diversity of industrial and complementary commercial uses within a range of business precincts and will be one of the most exciting business places to visit in Bendigo.

This landmark development embraces the future of Bendigo, whilst carefully respecting its rich history, and fulfils a role in providing for existing smaller scale trades and services in Bendigo.



1.1. Purpose of these Guidelines

These guidelines provide the criteria to which all development within the Brickworks Business Park must comply. Guidance on the design, layout and management of development within the estate is necessary in order to create an efficient, functional and attractive industrial precinct.

The objectives of these Design Guidelines are to:

- Create an effective place to conduct business, and a safe and amenable place to work.
- Encourage innovative and sustainable building design that reduces energy and water use while still maximising functionality and performance;
- To avoid unsightly and poorly planned development and thus enhance and protect the investment of all owners within the estate;
- To enable businesses to establish their own identity through built form outcomes whilst also ensuring a consistent look and feel across the project that is distinctly 'Brickworks'.

1.2. Local Authority and Building Approval

Compliance with these guidelines does not constitute an approval with the City of Greater Bendigo Town Planning department or a Building Approval by a licensed surveyor.

It is the responsibility of the applicant for the development proposal to make their own appropriate enquires with City of Greater Bendigo planning department and a licensed building surveyor to ensure that all required approvals and permits are obtained prior to commencement of works.

Where conflict exists between these guidelines and any Covenant endorsed on the Certificate of Title, the Covenant shall take precedence.

1.3. Allotment Masterplan

The Brickworks will be a major contributor to the employment and economic development of Bendigo and surrounding communities. The mixed use industries will enable inter-relationships to emerge, which will benefit both businesses and residents in the surrounding areas.

The Brickworks will be developed in stages and will cater for various businesses and encourage amenities such as, cafes and gyms, which the location is currently lacking.

Once established the amenities that the Brickworks will provide will service the growing population of Bendigo.

The Brickworks will stand apart from other commercial and industrial projects through its strong built form outcomes applied through the Design Guidelines. The Guidelines will ensure that the 'Brickworks' will establish and remain a premium business location in Victoria which will ensure the long term success of the development for landowners, business owners, staff and customers.

2. Application Requirements

2.1. How to Use this document

The development requirements for each lot within the Development are provided within Part 5 of these Guidelines.

All development applications must meet these requirements.

2.2. Developer Approval (DA)

Approval is required from the Brickwork Design Reviewer (BDR), for the construction of all new buildings, fences and any other structures on any allotment within the Brickworks Estate.

The BDR will endeavour to ensure that all proposed works are compliant with the Design Guidelines. The Design Guidelines should be read in conjunction with any relevant Covenants.

The BDR will assess all designs and if they are compliant with the Design Guidelines, provide a letter of approval along with an endorsed copy of the plans and external colour schedule.

If the design submission does not comply with the Design Guidelines, the BDR will advise the applicant on the areas of non-compliance and the required amendments. Applicants will then be required to submit amended plans in order to gain approval.

2.3. Variations to Standards

Individual circumstances may require different standards to be applied in order to satisfy the specific needs of the end user(s) of the site. The final decision of all aspects of the Design Guidelines will be at the discretion of the BDR. The BDR also reserve the right to waive or vary any requirement of the Design Guidelines.

2.4. Approval timeframe

The BDR will endeavour to assess proposals in the shortest possible time which is generally within 10 business days of receipt of a fully compliant application.

2.5. Submission Requirements

A copy of the following must be submitted to the BDR, either via email or post.

NOTE: PDF format by email is the preferred method of Submitting Applications.

- Completed application form (refer to appendix A)
- Completed compliance checklist (refer to appendix B)
- Site Plan (preferred scale 1:200)
Must clearly indicate all boundary setback dimensions, building envelopes, total site coverage and floor areas, site contours, north point, easements, vehicle crossover, driveway and other non permeable surfaces, parking layouts, vehicle turning areas, refuse areas, fencing details, landscape areas, ancillary items, any proposed outbuildings and details of any proposed retaining walls.
- Floor Plans (preferred scale 1:100)
Must clearly indicate main access to building (ie Office/Showroom/Warehouse areas) and indicate all key dimensions, internal layout, including rooms, pergola, decks, terraces, balconies, verandahs, windows & doors, openings and ancillary items.
- Elevations (preferred scale 1:100)
Must include all 4 elevations and indicate building heights, finished floor to ceiling levels, roof pitch, eaves depth, articulated facade and external finishes, ancillary items, existing ground levels and any excavation, fill and proposed finished ground levels and details of any proposed retaining walls.
- External Colour & Material Selection
Must submit details of all proposed external colours and materials, including brands, colour names and colour swatches where possible.
- Landscape plan (preferred scale 1:200)
Show all hard and soft landscape areas, with planting to meet the requirements of clause of 3.18 in these guidelines.
Details of any proposed signage and fencing

Note: If submitted via post, all plans are to be provided at full drawing sheet size and a reduced copy in A3 format.

For further enquiries, please contact the BDR on (03) 5445 7800.

Submit all applications to:

linda@yourland.com (all documents in PDF format)

OR

Brickworks Design Reviewer
57A Queen Street
BENDIGO Vic 3550

3. Design Requirements

3.1. Development Requirements

All applications for development (including signage and fencing) must be designed to a high standard that will ensure strong built form outcomes in accordance with these Design Guidelines.

3.2. Street Setbacks

Buildings must be setback a minimum of 5m from the front boundary. Reduced setbacks may be allowed at the discretion of the developer. This setback area may be used for car parking.

2m landscape strips must be provided to all site frontages within the boundaries of the site.

2m landscape strips must be provided to all secondary street boundaries on corner allotments.

3.3. Side and Rear Boundary Setbacks

Buildings may be built to the side boundaries (except on corner allotments). There is no minimum setback requirements however where setbacks are provided, the area between the building and the boundary must be either paved or landscaped.

Buildings on corner allotments must be setback at least 3m from the side boundary.

3.4. Streetscape Integration

Developments shall be carefully designed to address public streets, car parking areas and pedestrian pathways.

Building entrances, offices and other components that generate public movement are to be located facing the main street frontage to promote passive surveillance and to provide a corporate image.

On corner sites, buildings shall be designed such that these elements are located near the road intersection and address both street frontages to enhance the streetscape and add visual interest.

Loading bays, bin stores, outdoor storage lay down areas, mechanical plant, wash down bays, and other operational requirements must be located so they are not visible on any street elevation. Where such facilities can only be provided to street frontages, they must be integrated into the building design, or screened with perforated steel or concrete panels and suitable landscaping.

3.5. Building Character and Articulation

MANDATORY REQUIREMENTS:

The front elevation shall be articulated to contribute to the streetscape. This may include but is not limited to:

- Changes in wall planes and height
- Varied façade alignment
- Projections and/or recessions
- The use of different building materials and colours;
- Incorporating horizontal or vertical elements such as recessed walls or banding
- Defining the window openings, fenestration, building entrances and doors
- Integrated signage
- The use of vertical, horizontal and/or angled grids. These could be expressed through feature joints in the building façade.
- Emphasis of structural and functional elements such as sun shading devices, noise barriers, louvre vents and exposed braces
- Feature roof forms, parapets and overhanging elements.



Large expanses of highly reflective building materials and mirror glass windows shall be avoided to prevent heat and glare impacts on the adjacent properties and outdoor areas.

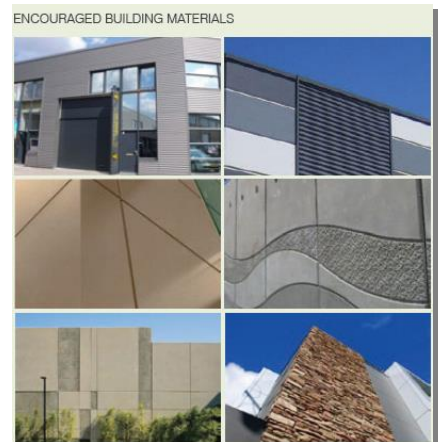
Materials used for the construction of walls near boundaries shall be rendered or painted and fully integrated into the building design.

Entrance points to buildings are to be designed as focus points. Building entries are to be enhanced by landscape design and be clearly lit at night.



High quality robust building materials that are appropriate to the life of the building should be used in all development.

The walls of any building facing a road should be of brick, masonry or concrete construction. Alternative building materials may be accepted if it can be demonstrated that they will contribute to or enhance the visual amenity of the area.



3.6. External Finishes

Encourage the use of a range of building materials, colour and finishes to provide a more detailed and more visually interesting building.



Use of colours and materials provides visually interesting buildings (*above/below/right*)



Two tone facade to disguise the blank walls facing street boundary. Suitable fencing demonstrated. (*above right*)



Two tone façade, built to boundary with street landscaping (*above*)



Front landscaping and visible parking areas (*above*)



Appropriate layout, but avoid use of reflective glass to facades (*left*)

3.7. Vehicle Parking and Manoeuvring Areas

MANDATORY REQUIREMENTS

Car parking bays and associated circulation and manoeuvring areas for standard vehicles must be designed in accordance with Australian Standard AS2890 and respond to Clause 52.06 of the Greater Bendigo Planning Scheme unless otherwise agreed by Council.

Visitor and staff parking areas are to be located adjacent to areas of the building that are commonly accessed, and a pedestrian pathway must be provided to the entrance of the building. Visitor parking to be located forward of the building line with staff and spill-over parking permitted to be located on the side or rear.

3.8. Crossovers

MANDATORY REQUIREMENTS

(a) All lots require the installation of a crossover. A second access point may be constructed to facilitate the effective use of the land for the proposed purposes, if it can be demonstrated that the second access point will not impact on the efficiency or safety of the road network.

(b) Purchasers are to construct their own crossovers to local council technical specification and shall be sealed with Concrete. The proposed location of crossovers must be discussed with BDR and local council and shown on the proposal plans.

(c) All crossovers that traverse a roadside drainage reserve must be constructed using box concrete culverts to ensure flows are not constrained.

(d) Vehicle crossover locations should be designed to avoid being located within 10.0 metres of a Street intersection.

(c) The landscape look and feel is vital to the overall vision for the project. Where a street tree is required for removal to provide for a cross over, notification must be given to the developer to ensure that the tree is removed and replaced satisfactorily by the purchaser.

3.9. Signage

MANDATORY REQUIREMENTS:

Signage approvals can be incorporated into the Development Approval for the building. Where signage is proposed, the details of such signage shall be provided with the Development Application. If no signage detail is received, any proposed signage will be subject to a subsequent application to The City of Greater Bendigo.

Signage should complement and enhance the character of the site and the surrounding area.

Any signage must be provided as follows:

- One 3m (h) x 1m (w) double sided ground sign within the frontage of the site.
- One 1m (h) x 4m (w) wall mounted sign on the building facade. Corner Sites may have an additional sign with the same dimensions on the secondary street building facade frontage also.
- Additional signage may be approved subject to developer approval.

Signage should provide an effective communication of the location, name and nature of the business or land use. The use of 'make shift' or non-professional signs will not be permitted.

The following signs will not be permitted (unless permitted in writing by the BDR):

- Intermittent flashing illuminated signs;
- Signage which displays information unrelated to the use of a site (e.g. billboards);
- Rotating or moving signs; and
- Sequined or glittering signs
- 'A' frame or other temporary signage such as banners, bunting or advertising balloons
- Signage that obscures windows and glazed areas

Signage shall not interfere with vehicle sightlines.

3.10. Front Fencing

The installation of front fencing is at the landowner discretion.

All fencing to the site frontage (if proposed) and where the site is located on a corner allotment shall incorporate a high level of transparency to ensure good street visibility and natural surveillance.

- All fencing must be either black tubular fencing or black PVC chain mesh fencing as a minimum.
- Other fencing types may be considered and approved by the developer.
- Fence height should not exceed 2.0 metres in height.
- The use of razor wire, barb wire or the like is discouraged to front fencing however may be allowed with the written permission of the BDR.

3.11. Side and Rear Fencing

MANDATORY REQUIREMENTS:

- Security fencing will be permitted to side and rear boundaries
- All fencing must be either black tubular fencing with black PVC coated chain mesh fencing as a minimum.
- Other fencing types may be considered and approved by the developer.
- Fence height should not exceed 2.0 metres in height.

3.12. Energy management and Lighting

(a) Site layout and building design is to:

Maximise natural cross flow ventilation. The building shall be designed to take advantage of the prevailing summer cooling winds from the south or south west.

(b) Minimise the length of any east and west facing façades wherever possible; Provide adequate shading and protection from direct summer sun; and Provide opportunities for winter sun to penetrate the building.

(c) External lighting shall be contained within the site and not directed beyond the lot boundary in order to minimise adverse impacts on adjoining properties and passing motorists.

3.13. Sustainability

The use of environmentally sustainable building design including maximizing opportunities for northern orientation and natural lighting, heating, cooling and ventilation, providing shading to eastern and western facades to reduce heat loss and gain will be encouraged.

3.14. Loading and Services

MANDATORY REQUIREMENTS:

The location of loading bays shall not result in the loss of pedestrian and traffic safety due to the manoeuvring of vehicles.

Loading shall occur wholly within the site and where applicable, within the building on site. All loading and unloading outside of the site is prohibited.

Garbage and recycling enclosures shall be located for convenient access by occupants and collection vehicles.

Loading bays, waste collection and outdoor storage areas shall be sited in unobtrusive locations and should be adequately screened from the streetscape view.

3.15. External Fixtures

MANDATORY REQUIREMENTS:

External fixtures and equipment such as roof ventilation, exhaust towers and plumbing pipes must be effectively screened from view using roof structures and architectural elements or be designed as an integral part of the building aesthetic.

3.16. Landscaping

MANDATORY REQUIREMENTS:

Landscape areas are to be installed, maintained and managed by individual allotment owners, and be maintained to the satisfaction of the Greater Bendigo Council.

A landscape strip of a minimum of 2m wide must be provided along the frontage of the property. A landscape setback of a minimum of 1m wide shall be provided along the side boundary in front of the building adjacent to the car parking.

The landscape strips must be planted with vegetation types and species approved by Greater Bendigo Council. Landscape planting must consider the location of easements. The planting must be undertaken in such a way as to screen development, and must be designed to discourage graffiti on exposed surfaces.

Refer to Greater Bendigo Council for Recommended Plants for use at the Brickworks. Refer to Greater Bendigo Council for a list of Prohibited Plants that must not be used at the Brickworks, due to either their invasive nature or potential to dilute the genetic character of local indigenous planting. This control is mandatory.