

28/05/2009  
C40

## **SCHEDULE 2 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO2**

### **Madeira Packet Road Industrial Area**

#### **1.0**

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#### **Design objectives**

To ensure that new development is designed and sited to avoid adverse amenity impacts on the surrounding residential area.

#### **2.0**

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#### **Buildings and works**

Permit requirement

- A planning permit is required to construct a fence within 5 metres of a street boundary.

Building height, siting and materials

- Buildings should be sited and designed to protect the amenity of the surrounding residential area.
- Buildings should be designed so that the height of the building and associated equipment does not visually dominate the nearby residential area.
- On lots opposite or abutting land zoned for residential use, wall materials of masonry or concrete or other appropriate material/s should be used to reduce noise transmission into the adjacent residential area.

Building setbacks and Landscaping

- All buildings should be setback at least 7.5 metres from any street boundary and any common boundary with a lot in a residential zone.
- Setback areas should be developed with landscaping or treated in other appropriate ways to protect the amenity of any surrounding residential areas.

Storage Areas

- Land used for the storage of materials, goods or vehicles should be located and screened so as not to be visible from roads or the adjacent residential area.

Loading

- Loading bays should be provided in a location that enables the carrying out of loading activities wholly within the site and without undue impact on surrounding residential areas.

#### **3.0**

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#### **Subdivision**

Requirement

Any subdivision of land must ensure future lots are of sufficient size to meet the requirements of Clause 2.0.