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SCHEDULE 18 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO18.**

Geelong Ring Road Employment Precinct

1.0 Design objectives

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To facilitate the development of the Geelong Ring Road Employment Precinct as a high amenity industrial area suited to the needs of advanced manufacturing and production support industries.

To provide a high level of amenity for workers on and visitors to the estate.

To ensure development provides an attractive frontage to the Geelong Ring Road.

To ensure development provides a high level of visual amenity when viewed from major transport routes and surrounding non-industrial land uses.

To promote best practise sustainable design including storm water quality and reuse measures.

2.0 Buildings and works

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Permit Requirement

- A permit is only required for a fence located along a boundary that has a frontage to a street, where the fence is impermeable and/or greater than 1.5 metres in height above natural ground level.

Requirements

Site Layout

The layout of individual sites should ensure:

- On all lots directly adjacent to the Geelong Ring Road, the positioning and orientation of public entrances to buildings to front the Ring Road.
- On all lots that are not directly adjacent to the Geelong Ring Road, the positioning and orientation of public entrances to buildings to front the street.
- The provision of footpaths from the street to main building entrance(s).
- The separation of pedestrian and vehicle circulation.
- The location of loading and unloading areas, truck parking and outdoor goods or waste storage (including tanks) at the rear of or within buildings and the use of landscaping to screen them from street frontages.
- The separation of loading and truck parking areas from car parking areas.
- Adequate on-site provision for queuing trucks.
- Wherever possible, the visibility of all parking spaces from the interior of the building(s), especially entrances.
- The location of ancillary buildings behind main building(s). The integration of ancillary buildings with or their compatibility in design with the main building(s).

A Site Context Plan must also be submitted which details how the proposed development of an allotment relates to any adjoining existing building to ensure compatibility of height, bulk, landscape planting and vehicular access.

Landscaping and Building Design

The design of new buildings and extensions of individual sites should ensure:

- High standards of design quality and building appearance in all locations, particularly on all lots that are directly adjacent to the Geelong Ring Road.
- The location of office or showroom components on the side(s) of the building facing a street or open space area, or the incorporation of windows or articulation of the facade to avoid blank facades facing the public realm.
- A unified architectural treatment for the office and industrial parts of buildings, or designs that make an architectural feature of the office component and a neutral backdrop of the industrial component.
- Massing and articulation, window and door treatments, materials and colours to create attractive public facades which avoid unrelieved and/or blank facades facing street frontages.
- The use of low-maintenance external materials.
- The avoidance of highly reflective roof and wall materials.
- The avoidance of exposed plain concrete block walls.
- The integration of service equipment within the design of the building or its screening from view.
- Energy efficient building design and orientation.
- The use of hardy indigenous plantings with sufficient allowance for water delivery and quality ground conditions for healthy growth.
- The use of trees in car park areas to reduce the heat island effect of large areas of pavement and to provide shade for vehicles.

The external design and landscaping of individual sites should ensure:

Requirement	Precinct 1 (m)	Precinct 1a (m)	Precinct 2 (m)
Building setback (including front landscaping buffer)	24	20	18
Front landscaping buffer	9	5	3
Landscaping buffer to any side street	5	5	3
Landscaping buffer adjacent to any Farming Zone	5	5	5
Landscaping buffer adjacent to a rural living zoned land and the Geelong Melbourne Railway line	5	5	N/A
Landscape buffer to apply adjacent to land identified for road acquisition or as a road on a plan of subdivision	5	5	3

- The use of landscaping to screen and soften open air car parks, soften buildings (particularly their interface with parking areas), shade buildings, define entrances and buffer adjoining sites.
- Drainage basins must not be located within any landscape buffer.
- If more than 10 car spaces are provided in any one area, the use of landscaped island beds to break up the hard surface area and improve visual amenity.

- Common themes in driveway and car park materials.
- The provision of appropriate lighting to ensure safety and legibility.
- The development of a distinctive, unifying design for all outdoor and street furniture.
- The creation of distinctive entries from the street to the site.

Front and Side (fronting a street) Fences

- Fencing should be constructed of materials that integrate with and complement the building and surrounding area and be of a muted colour.
- Wherever possible, fencing should be softened and screened by vegetation planting.
- Uncoated galvanised steel and wire fencing should be avoided.
- Galvanised steel and wire fencing should be coated with polyurethane.
- Fencing should provide a reasonable degree of visual transparency.

Stormwater Quality and Re-Use

Wherever possible, all development is to incorporate:

- Best practice storm water quality and reuse measures.
- The harvesting of rainwater from roofs and its reuse including for washing vehicles, flushing toilets, irrigating landscape and other appropriate uses.
- The recycling of grey water.

3.0 Subdivision

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Subdivision within the estate should ensure:

- The provision of an appropriate range of lot types and settings.
- The provision of lot configurations that facilitate energy efficient site and building design.
- That no lots have a rear aspect to the Geelong Ring Road.
- The following minimum lot sizes within each precinct in the estate, as defined on the Geelong Ring Road Employment Precinct Framework Plan Map at clause 21.07-9 of this Planning Scheme:

Precinct	Minimum Lot Size
1	5 Hectares
1a	1 Hectare
2	2000 square metres

Street Design

The design of new local streets within the estate should ensure:

- The provision of footpaths on both sides of every street.
- Generous street tree planting (clear-stemmed to 2 metres) in conformance with a consistent ‘language’ that reinforces the identity of the estate and specific precincts within it.
- The incorporation of on-street parking on as many streets as possible.
- The location of all services, including electricity supply, underground, wherever possible.
- The provision of sufficient lighting to ensure pedestrian security.

- The use of lights that minimise glare.

4.0 Advertising signs

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- On sites which have more than one tenant, signage should be co-located so as to avoid sign clutter.
- Signage should be co-ordinated and compatible with the building design.

5.0 Decision guidelines

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Before deciding on an application the Responsible Authority must consider:

- Whether the design and landscaping of the site contributes to the amenity of the Geelong Ring Road employment precinct
- The appearance of the site when viewed from adjacent major transport routes and surrounding non-industrial land uses.
- The performance of the development against the Advertising Sign Guidelines, City of Greater Geelong 1997 and the Geelong Ring Road Employment Precinct Urban Design Guidelines, July 2010.

Reference Document

Geelong Ring Road Employment Precinct Urban Design Guidelines, July 2010