

14/12/2017  
C64**SCHEDULE 11 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO11**.

**WIMMERA INTERMODAL FREIGHT TERMINAL PRECINCT****1.0****Design objectives**14/12/2017  
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To develop a quality industrial precinct that will attract industry investment and create jobs.

To achieve an attractive and integrated development that establishes a cohesive built form along key routes with a strong emphasis on consistent and quality landscaping and setbacks.

To ensure identified Gateway sites achieve quality design to complement the vision for the Wimmera Intermodal Freight Terminal Precinct (the Precinct).

To encourage landscape planting along streets and within properties to provide shade, enhance visual aesthetics and to minimise local heat-islands.

To create an appropriate transition from the rural environment to the Precinct.

To encourage ecological sustainable development in subdivision design, building design and building orientation.

To locate building facilities to visually enhance the precinct.

**2.0****Buildings and works**14/12/2017  
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The following buildings and works requirements apply to an application to construct a building or construct or carry out works:

- Create a boulevard along Freight Terminal Road and its extension.
- Minimise building setbacks and integrate landscaping along Freight Terminal Road and its extension to create a sense of enclosure along the street, whilst allowing for future expansion of the road network.
- Front façade treatment of a building (including any office component) presents an attractive appearance to the street.
- The wall of a building is to be setback:
  - A minimum 10 metres from Freight Terminal Road and its extension.
  - A minimum setback of 6 metres for walls of buildings to all other roads.

A reduced building setback may be considered if a higher landscape outcome can be achieved, and may be predicated upon on-going maintenance of the adjacent tree reserves or other such measures.

Setbacks may be varied depending on the nature of the site, existing development and the need to ensure safe traffic circulation.

- Landscaping is to:
  - Provide a consistent landscaped environment along all roads in a sub-precinct.
  - Be low maintenance.
  - Screen views from passing traffic along Henty Highway between the rail corridor and Freight Terminal Road
  - Be setback 7 metres from edge of the road seal along Henty Highway and Wimmera Highway.
  - Provide tree planting located generally in accordance with Map 1 to Schedule 11 to Clause 43.02 or an approved development plan under Schedule 9 to Clause 43.04.

- Create landmark feature buildings at the gateway locations as shown in Map 1 to Schedule 11 to Clause 43.02.
- Buildings are to be orientated to address public streets and public spaces and provide passive surveillance.
- Vehicles directly associated with the use of the site and materials on the site should be stored inside a building or a screened portion of the site.

### **Exemption from notice and review**

An application for construction of a building or to construct or carry out works is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

#### **3.0**

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#### **Subdivision**

None specified

#### **4.0**

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#### **Advertising signs**

Advertising sign requirements are at Clause 52.05. All land located within the Wimmera Intermodal Freight Terminal Precinct is in Category 2.

#### **5.0**

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#### **Decision guidelines**

None specified

**Map 1 to Schedule 11 to Clause 43.02**

Urban Design and Landscape concept plan. Note this plan is not drawn to scale.

