

03/12/2009
C52**SCHEDULE 4 TO THE DESIGN AND DEVELOPMENT OVERLAY**Shown on the planning scheme map as **DDO4****MORWELL EAST INDUSTRIAL PRECINCT****1.0 Design objectives**03/12/2009
C52

To ensure that the standard of the development, design and built form in the Morwell Industrial Precinct is of high quality is visually stimulating.

To introduce high quality landscape treatment to the site that contributes positively to the overall character and amenity of the Morwell Industrial Precinct.

2.0 Buildings and works03/12/2009
C52

- A landscaping strip of a minimum 3 metres wide must be provided along and within the frontage and at least 3 metres wide along and within a side street boundary.
- Trees or shrubs should be included as part of the landscaping treatment to the frontage of the lots.
- Sympathetic landscaping and screening must be provided for the side and rear of lots facing Alexanders Road, Plough Creek and the adjoining agricultural land to the north and east of the precinct.
- Car parking shall not be provided in the landscape setback area.
- Visitor car parking should be located at the front of the site to encourage use of the parking area.
- All buildings must be set back at least 15 metres from the frontage and at least 3 metres from the side street boundary.
- Contemporary and creative architecture is encouraged in the design, built form, style and finishes. The façade of all buildings must be treated to the satisfaction of the responsible authority.
- Floor area coverage of buildings must not exceed 60% of the overall site area.
- Loading and service functions will be sited to the side or rear of premises and appropriately screened to address any visual amenity issues.
- External storage areas and garbage receptacles must be screened and adequately distanced from sensitive uses.
- All driveways and car parking areas at the front of the site must be constructed of an impervious all-weather seal coat such as concrete or bitumen and drained to the satisfaction of the responsible authority.
- All structures on rooftops, including air conditioning units and fans, must be appropriately screened to address any visual amenity issues.
- Front fences should be no greater than 1.2m in height and should be visibly permeable.
- Development of the site must enable vehicles to move to and from the site in a forward direction.

3.0 Advertising signs03/12/2009
C52

- Signage shall be confined to simple, clear business identification signs on premises.
- Signage identifying the industrial precinct must contribute to the overall design and character of the industrial precinct.

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03/12/2009
C52

Decision guidelines

In consideration of the above, the responsible authority must consider, as appropriate:

- The impact of the development on the amenity and streetscape of the area and particularly having regard to the proximity of Princes Drive and Plough Creek.
- The appearance of the proposed development.
- The design and layout of the proposed development including setbacks from property boundaries.
- The proposed landscape treatment.
- The need to ensure that development or works are completed and maintained to a standard appropriate to the site's prominent location.
- Structure Plan, policy, strategy or guidelines relating to the land that have been adopted by the Responsible Authority.