

24/06/2010  
C44

## **SCHEDULE 4 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO4**

### **INDUSTRIAL AREAS**

#### **1.0**

19/01/2006  
VC37

#### **Design objectives**

To encourage attractively designed industrial estates, buildings and sites within the municipality.

#### **2.0**

24/06/2010  
C44

#### **Buildings and works requirements**

A permit is not required for:

- A subdivision that does not increase the number of lots.
- Any development that incorporates:
  - A front building setback of six (6) metres or equal to the adjacent minimum building setback, whichever is the greater; and
  - a landscape setback of ten (10) metres to Benetook Avenue or three (3) metres to any other road and five (5) metres to any land within a residential zone.
- The responsible authority may place conditions on any permit granted under this overlay so as to preserve the amenity of the area including conditions relating to:
- Maximum building heights.
- Building setbacks
- Identification of a building envelope
- Exterior colours and finish of all buildings to minimise any adverse visual impact on the environment of the industrial area.

Before deciding on any application, the responsible authority must consider, as appropriate whether;

- Any lot which abuts Benetook Avenue (proposed bypass route) or a residential zone provides an attractively landscaped setback from Benetook Avenue preferably of no less than 10 metres in width and in the case of an abuttal to a residential zone preferably no less than 5 metres.
- The front setback of a new building or an extension of an existing building relates to the front setback of any adjacent building where the minimum front setback of the proposal is to be the lesser of the setbacks of the two adjacent buildings (or if there is no building then a setback of 6 metres is encouraged).
- The front setback area is landscaped and maintained with a minimum 3 metre landscape strip.
- The location of car parking is permitted at the front of the building but only recessed behind a 3 metre landscape strip.
- Visitor parking is provided in a convenient and accessible location preferably as close to the front entrance of the building as possible.

- The minimum side and rear setback of any building relates to the use and development of any adjoining lot, and the proposed height of the building in respect of overshadowing of any neighbouring property used for residential purposes. These setback areas are to be landscaped.
- The front façade treatment of a building (including any office component) presents an attractive appearance to the street.
- Variation in building design and form is proposed, as well as the use of different building elements to assist in providing surface articulation and interest to the built form. Muted colours of the external features of the building are preferred with appropriate landscaping to complement the quality and appearance of the development.
- Landscaping provides appropriate screening for car park and outdoor storage areas; breaks down the scale and bulk of large buildings; and creates pleasant and attractive development.
- The building height exceeds two storeys in which case it will be assessed in terms of its impact on adjacent land and the overall amenity of the area.
- Roof forms contribute to the overall interest and diversity of the built form with a preference for colour-bonded roof materials.
- Front setback areas are kept free of storage and waste disposal facilities which should be located to the rear or side setbacks and suitably screened by appropriate landscaping.
- Ancillary structures such as sheds, garages and other outbuildings are to be of the same or similar materials, design and colour to the main building(s) on the site.
- Waste pick-up bins or skips are situated in specific and accessible locations which are properly screened by planting or fencing.

### 3.0

19/01/2006  
VC37

#### Thurla

- In addition to the requirements of Clause 43.02-2, the following provisions apply to land at Thurla zoned Industrial 1 and within DDO4:
  - Buildings and works are to be setback a distance of 100 metres from any land within a Public Conservation and Resource Zone (PCRZ).
  - Buildings and works are to be setback a distance of 50 metres from any stands of native vegetation affected by a Section 173 agreement.

### 4.0

30/10/2008  
C38

#### Kulkyne Way

- In addition to the requirements of Clause 43.02-2, the following provisions apply to land at Kulkyne Way zoned Industrial 1 and within DDO4:
  - Buildings and works are to be setback a distance of 100 metres from any land abutting a Public Conservation and Resource Zone (PCRZ).
  - Buildings and works are to be setback a distance of 50 metres from any stands of native vegetation affected by a Section 173 agreement.

### 5.0

30/10/2008  
C38

#### Decision Guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65,

- the responsible authority must consider as appropriate:

- Maximum building heights.
- Building setbacks
- Identification of a building envelope
- Exterior colours and finish of all buildings to minimise any adverse visual impact on the environment of the industrial area.