

05/06/2014
C29**SCHEDULE 9 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO9**.

Dunkeld South-East Industrial Business Park**1.0**05/06/2014
C29**Design objectives**

- To minimise the visual impact of buildings and structures on the natural landscape.
- To protect the significance of vistas towards Mt Abrupt and the Grampians National Park on approach to Dunkeld.
- To ensure site layout and built form is responsive to landscape character.
- To ensure that new development achieves a high standard of design that complements the surrounding rural landscape character.
- To provide safe, convenient access to the site for all road users.
- To avoid adverse amenity impacts on surrounding farming and rural-residential areas.
- To ensure buildings and works incorporate best-practice environmental sustainability principles.

2.005/06/2014
C29**Application requirements**

An application must be accompanied by a report which addresses the following as relevant:

- A site context and layout plan and design response addressing the character of the location and response to the design objectives of this schedule.
- Fully dimensioned elevations and plans of all proposed buildings and building materials.
- The location of areas to be used for storage, piling, car parking, access, vehicle crossings and waste.
- A land capability report, if no reticulated sewerage is required.
- A plan of proposed subdivision (where relevant).
- An Environmental Management Plan, including management of native vegetation, management of waste water (including recycling) and management of dust and noise.
- A landscape plan.

3.005/06/2014
C29**Buildings and works****Permit requirements**

A permit is required to construct a fence located along a boundary that has frontage to a road, where the fence is visually impermeable and / or greater than 1.8 metres in height above natural ground level.

Buildings and works requirements**Built form**

- Buildings must be sited to avoid or minimise the removal of native vegetation, particularly River Red Gums.

- Buildings should be sited and designed to provide a strong sense of address and a positive presentation on the Blackwood-Dunkeld Road and any planned future unmade roads, where considered appropriate.
- Buildings should not exceed a wall height of 6 metres above natural ground level and a maximum height of 7 metres above natural ground level. This may be varied where demonstrated that an increased building height will not impact on significant views or vistas.
- Lower scale building elements, such as administration, reception and display areas, must be located to the front of large buildings to provide visual interest and reduce the overall mass of buildings when viewed from Blackwood-Dunkeld Road from the east, and where appropriate from the Armitage Street road reserve to the west.
- Building massing and articulation, window and door treatments, materials and colours should create attractive public facades and avoid blank walls facing the Blackwood-Dunkeld Road and Recreation Road.
- Buildings should be orientated parallel to boundaries to minimise their visibility when viewed along Blackwood-Dunkeld Road and Recreation Road.
- Building should be finished in a mixture of contemporary and traditional rural materials and finishes including corrugated steel, timber and masonry.
- Building materials and colours should immerse the building within the landscape and provide minimal contrast with the surrounding environment particularly through use of muted tones and matte finishes.
- Roofs should be designed to complement the traditional rural setting, incorporating a moderate pitch or skillion form.
- Setbacks of new buildings should be at least 30 metres from Blackwood-Dunkeld Road and the Armitage Street road reserve and 20 metres from the railway line reserve and the southern boundary which abuts the Farming Zone.
- Buildings should be setback a minimum of 3 metres from each side and rear boundary of any new lots, except where new lots utilise the existing Blackwood-Dunkeld Road, Armitage Street road reserve, railway line reserve or southern parcel boundaries. Any setback to these boundaries must be in accordance with the built form requirement under dot-point ten (10).
- Windows should be located to overlook car parking areas and provide passive visual surveillance.
- Service-related facilities, such as loading and storage areas, should be integrated within building envelopes, where possible.
- Service equipment should be integrated within the design of the building or appropriately screened from publicly viewed areas.
- Best-practice Environmentally Sustainable Design principles should be incorporated into the design and construction of all new buildings and structures.

Landscaping

- Landscape buffers with a minimum width of 10 metres must be provided adjacent to Blackwood-Dunkeld Road, the Armitage Street road reserve, the railway line reserve and the southern boundary, which abuts the Farming Zone.
- A 5 metre wide landscape buffer should be provided along the frontage of each new lot.
- Landscape buffers should incorporate existing trees, new medium to large-sized trees, understorey shrubs / grasses and earth mounding (where appropriate).

- Landscaping clusters should be provided to screen buildings and external storage areas when viewed from Recreation Road and Blackwood-Dunkeld Road through use of existing trees, new tree plantings, shrubs and earth mounding (where appropriate).
- Landscaping along Blackwood-Dunkeld Road should allow occasional views into and across the site rather than screening the area entirely from view.
- Landscape plans should use the existing landscape character of the area to guide the selection of new vegetation. Vegetation should be planted in clumps and clusters rather than formal row plantings.
- Where space permits, medium to large-sized trees should be planted to provide scale, aesthetic relief and shade to front building entrances.
- Tree planting and landscaping should be provided along access roads to soften the visual impact of road infrastructure in the landscape.

Car parking and access

- Paving materials should provide texture, patterns, subtle colour and permeability.
- Parking areas should be surfaced and graded to reduce run-off and allow stormwater to drain out of the site with integrated landscaping.
- Visitor parking should be co-located, where possible, and generally to the front of buildings or adjacent to main office areas. Larger development should locate employee parking to the side or rear of the building to avoid a large expanse of car parking within the frontage.
- Loading, truck parking and service areas should be located to the rear and side of buildings to minimise their visibility from street frontages.
- The layout of car parking and access areas should minimise potential conflict between pedestrian and vehicle movements.

Storage and waste

- Storage and waste facilities must be located to the rear of buildings and effectively screened from public viewpoints using vegetation and/or fencing.

Acoustics

- Buildings and external loading areas should be designed to minimise the impact of noise emissions on sensitive uses.

Infrastructure

- Powerlines and other utility services should be located underground.
- Development should incorporate water sensitive urban design treatments for the collection and treatment of roof, road, car park and service area run-off.

Fences

- Boundary fences should be constructed of post and wire materials.
- Fences required for security or screening storage and loading areas should be designed to integrate with the design of adjacent buildings.

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Subdivision

Requirements

- Subdivision of land should provide for the creation of lots capable of meeting the requirements of Clause 3.0.

5.0 Advertising signs

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Advertising sign requirements are at Clause 52.05 Category 2 – Office and industrial.

- Advertising signs must be designed in a manner that is integrated with the design of buildings and supports the design objectives of this schedule.
- Advertising signs should be co-located to avoid clutter.

6.0 Decision guidelines

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Before deciding on an application, the responsible authority must consider:

- The extent to which the proposed buildings or works comply with the requirements of this schedule.
- Whether the proposed advertising signage is a recessive element in the landscape.
- Whether the proposed fencing provides a reasonable degree of visual transparency.

7.0 Reference documents

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Dunkeld Structure Plan, January 2014.