

19/01/2006
VC37**SCHEDULE 2 TO THE DESIGN AND DEVELOPMENT OVERLAY**Shown on the planning scheme map as **DDO2****BURCHELL LANE INDUSTRIAL PRECINCT****1.0**19/01/2006
VC37**Design objectives**

- To ensure all development and works enhance the amenity of the Burchell Lane Industrial Precinct by encouraging high quality design and external finishes to buildings and structures, adequate building siting and a high quality landscape.
- To ensure that development and works are located to minimise off-site impacts to adjoining residential areas.
- To minimise the impact of commercial traffic on adjoining residential amenity and pedestrian traffic.

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VC37**Buildings and works****External finishes**

- Buildings and any ancillary structures should be constructed using brick, stone, concrete or similar. Buildings with frontages constructed using brick, stone or concrete and side and rear walls constructed using muted non reflective materials may be considered appropriate. Roof material must be constructed using muted non reflective materials.

Building setbacks

- All buildings within the precinct should be setback at least 6 metres from any road.

Landscaping

- A 3-metre width of landscaping must be provided along all road abuttals, other than Gile Street, using a suitable selection of trees, shrubs or grasses to the satisfaction of the responsible authority.
- A landscaping setback of a minimum of 6 metres must be provided along the Gile Street Road abuttal. The landscaping should be designed to provide appropriate screening of car parking and outdoor storage areas, enhance the amenity of the surrounding area and provide an attractive visual environment for adjoining residential properties.

Access

- Vehicle access to each site shall be in a form and location that permits all vehicles to enter and egress safely without causing detrimental affects on the amenity of adjoining residential uses.
- Access points off Giles Street are discouraged where alternative access from surrounding roads are available.

Fencing

- Boundary fencing should be black cyclone wire mesh or similar. Alternative fencing materials will be considered at the discretion of the responsible authority.

3.0 Decision guidelines

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Before deciding on the application, the responsible authority must consider whether the proposed buildings and works protect the amenity of adjoining residential uses in accordance with the criteria specified in this schedule with respect to:

- External finishes
- Building Setbacks
- Landscaping
- Access
- Fencing.