

15/12/2011
C60**SCHEDULE 7 TO THE DESIGN AND DEVELOPMENT OVERLAY**Shown on the planning scheme map as **DDO7**.**KORUMBURRA INDUSTRIAL AREA HIGHWAY PRECINCT****1.0**15/12/2011
C60**Design objectives**

- To ensure that the standard of development in the Korumburra Industrial Precinct adjoining the South Gippsland Highway frontage is of high quality and visually stimulating.
- To recognise that the precinct is situated at the main gateway to Korumburra and that the design and layout of buildings and signage should enhance the visual quality and amenity of the gateway.

2.015/12/2011
C60**Buildings and works****Setback and landscape**

- All buildings must be setback at least:
 - 25 metres from the northern boundary fronting the South Gippsland Highway.
 - 15 metres from Sanders Street.
 - 10 metres from the eastern boundary with the Recreation Reserve.
- The building setbacks must be used for vegetation landscaping providing a minimum buffer depth of:
 - 10 metres from the northern boundary fronting the South Gippsland Highway (inclusive of the Council Reserve 2 LP116539).
 - 5 metres from Sanders Street.
 - 10 metres from the eastern boundary with the Recreation Reserve. This setback is to be used solely for landscaping.
- Landscape plantings in the South Gippsland Highway and Sanders Street buffers should be designed to soften and integrate development through the establishment of native grasses, shrubs and dispersed canopy trees, which at maturity will allow direct views to be maintained from the road to the commercial uses.
- Planting within the eastern boundary buffer should be designed to maximise visual screening.
- Development proposals immediately south of Council Reserve 2 LP116539 should incorporate the Reserve land adjoining the development in their landscape plan.
- Car parking must not be provided in the above specified landscape buffers.
- Car parking areas should be landscaped to diminish their visual impact.

Site layout and buildings

- Buildings should be designed in a contemporary and creative manner.
- Elevations addressing the South Gippsland Highway should be articulated to avoid homogenous building lines.
- Floor area coverage must not exceed 60% of the overall site area.
- Loading, service functions, external storage areas and garbage receptacles must be sited to the side or rear of premises and appropriately screened to reduce their visual impact.
- Vehicle access to the site should be restricted to the Sanders Street frontage.

- External display areas sited forward of building front elevations must be modest in scale and not dominate the setback or landscaping.
- All driveways and car parking areas must be constructed of an impervious all weather seal coat such as concrete or bitumen.
- All structures on rooftops, including air conditioning units and fans, must be appropriately screened to reduce their visual impact.
- Development and site layout must enable vehicles to move to and from the site in a forward direction.
- Front fencing is discouraged and if required, should not exceed 1.2 metres height and be visually permeable.

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Advertising signs

- Advertising sign requirements are at Clause 52.05. This schedule is in Category 2.
- Signage should be simple, clear business identification signage that complements the western township entry.
- Totem signs promoting businesses within the industrial estate may be sited within or forward of the landscape areas provided they are appropriately designed and sympathetic to a town entry location.

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Decision guidelines

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

- Whether the appearance of development and its surrounds will make a positive contribution to the immediate streetscape and the western township entry when viewed from the South Gippsland Highway.
- The need to provide an appropriate visual amenity and landscape interface with the Recreation Reserve.
- The need to provide for business display areas, in appropriate locations.
- The need to ensure the safety and efficiency of vehicle movements on the South Gippsland Highway.