

12/02/2015
C102

SCHEDULE 5 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO5**.

INDUSTRIAL AREAS

1.0

10/10/2013
C78

Design objectives

To enhance the visual character and image of the Shire's industrial areas through appropriate building design and landscaping, reflective of the image and character of the town.

To ensure that development is appropriate to and blends with the surrounding streetscape in relation to scale, height, size, bulk, materials and finishes.

To integrate built form and landscaping to create an interesting and human-scaled environment.

To ensure an excellent standard of architecture and urban design on land adjacent the Surf Coast Highway.

To protect the amenity and environmental quality of the townships in general and adjacent non-industrial land uses in particular.

To protect environmental assets, notably areas of significant vegetation on nearby and adjacent land.

To provide a high level of amenity for business, employees, customers and visitors to industrial estates, particularly for West Coast Business Park which will evolve to become the largest employment node within the municipality.

To provide a range of larger lot sizes along the Surf Coast Highway within the West Coast Business Park to encourage higher profile amenities and business services, inclusive of major office development, to locate on allotments abutting the Surf Coast Highway.

To ensure that fences and advertising signage is integrated with the building and site/landscaping design in terms of design, style, location, colour and graphics to enhance the architectural and landscape presentation of the occupancy.

To ensure that the design and layout of premises facilitates efficient vehicle movements, adequate parking and avoids pedestrian and vehicle conflicts.

To minimise conflict of loading and service areas with the vehicle and pedestrian functioning of the street.

To ensure that storage area location and design does not detrimentally impact on the appearance of the streetscape.

To substitute landscaping and planting of native vegetation in lieu of fencing wherever practicable.

To encourage a coordinated approach to advertising where there is multiple occupancy of sites.

To minimise the visibility of outdoor advertising signage along the Surf Coast Highway, Great Ocean Road, Princes Highway and Erskine Falls Road.

To protect internal streetscapes from sign clutter.

2.012/02/2015
C102**Buildings and works****Permit requirement**

A permit is required to construct a fence.

Applications for new buildings or significant additions to existing buildings must be accompanied by:

- A site analysis and design response which addresses the streetscape character and the features and constraints of the locality and the site.
- A landscape plan.
- A report which demonstrates how the proposal addresses the objectives, performance requirements and decision guidelines of this Schedule.

Requirements**Building design**

- In the West Coast Business Park, Torquay development should achieve design excellence for facades visible from the Surf Coast Highway. Development proposals must demonstrate how they will contribute to the attractiveness of the entrance to Torquay.
- Buildings should be designed to:
 - provide interest in elevations with detail and articulation
 - identify and emphasise the main entry
 - utilise glass and other feature materials to provide for articulation of walls which are visible from streets
 - have a lightweight, disaggregated appearance where visible from streets and public places
 - allow for signage to be integrated with the built form.
- Buildings on corner lots should be designed to emphasise the corner with a clear, strong design. Facades should address both streets.
- Buildings should be designed to bring more 'people intensive' uses such as the office component, to the front.
- Buildings should be designed to integrate all storage and utility areas.
- Building colours should be subdued or recessive as opposed to bright, reflective eye-catching colours.
- Any rooftop plant, lift over-runs, service entries, communication devices and other technical attachments should be designed and located on the building so as not to detract from its appearance or be visible for pedestrians in the street.
- Exterior components of plumbing, heating, cooling and ventilation systems should be designed to be integrated into the architecture and not be visible from the street.
- Building designs should maximise the incorporation of environmental sustainability principles and techniques.
- All site and building envelope design should maximise solar access in those parts of the site where there will be a high level of human activity.
- Development of land abutting a non-industrial zone must:

- Ensure good daylight and solar access to adjacent residential dwelling windows and primary areas of private open space.
- Minimise impact of overbearing scale.
- Buildings adjoining non-industrial zones should be designed to minimise noise transfer through the use of masonry, brick and similar noise attenuating materials.

Building height

- Buildings should not exceed a height above natural ground level of:
 - 12 metres on lots within the West Coast Business Park, Torquay which are more than 150 metres from the Surf Coast Highway road reserve; and 8 metres for land within 150 metres of the Surf Coast Highway road reserve.
 - 8 metres in all other areas.

Building siting

- All buildings should have a minimum front street (narrow frontage) setback of:
 - 20 metres from a road designated as Category 1 in a Road Zone.
 - 10 metres in the Anglesea Industrial Estate.
 - 8 metres in the West Coast Business Park, Torquay.
 - 6 metres in all other cases.
- Corner allotments with a side street (long frontage) should have a minimum setback of 4 metres.
- Buildings should have a minimum 7 metre setback from the southern boundary of the Baines Crescent Service Business Precinct.
- Buildings should have a minimum 6 metre setback from the southern boundary of the Anglesea Industrial Estate.

Landscaping

- In the West Coast Business Park, Torquay provision is to be made for the landscape areas in accordance with Map 1 to this Schedule (exclusive of any approved access):
 - Within the front street (narrow frontage) setback a minimum depth of 8 metres along the entire frontage.
 - Within the side street (long frontage) setback a minimum depth of 4 metres along the entire sideage.
 - On land abutting the Surf Coast Highway a visual landscape buffer a minimum depth of 4 metres along that boundary.
- In all other industrial areas provision is to be made for the following landscape areas:
 - On land abutting a residential zone a minimum of 4 metres along that boundary.
 - On land opposite a residential zone a minimum width of 3 metres along that boundary.
 - In all other areas a minimum width of 3 metres in front setbacks and minimum 1.5 metres in side street setbacks.
- The landscape areas should be designed to:
 - Frame and soften buildings, reducing the apparent bulk or mass of the building.
 - Reduce the visual impact of car parking and other hard surface or storage areas whilst allowing surveillance of car parking and safe sightlines.
 - Provide shade and shelter.

- Landscaping areas should not be used for car parking, loading and/or storage.
- The landscaping should be designed to provide a unified and cohesive appearance and planting must be of sufficient height, density and mix, using predominantly locally indigenous plants listed in Table 1 to this Schedule, to achieve the effect of framing and softening buildings within the streetscape.
- Island planting beds should:
 - Be provided at least every 10 parking spaces.
 - Have a minimum dimension of 2.5 metres back of kerb to back of kerb.
 - Contain a minimum of one tree capable of providing shade.
- Landscape areas should be protected from accidental trafficking or vehicle damage by utilising 150mm minimum height kerbs and/or traffic bollards.

Parking and site access

- The standard number of car parking spaces required by the Car Parking provisions of the scheme (clause 52.06) for the development should not be reduced.
- In the West Coast Business Park, Torquay vehicular access to individual lots must be provided from internal roads within the Estate. Access directly from Surf Coast Highway will not be permitted.
- Parking areas should be designed and located to minimise the visual impact on the street and adjoining properties.
- Parking areas should meet the following setbacks:
 - In the West Coast Business Park, Torquay a minimum of 8 metres from a front street and 4 metres from a side street.
 - In all other areas, a minimum setback of 3 metres from the front boundary and 1.5 metres from other boundaries.
- Site access points should be located to provide for safe vehicle movements and to minimise conflicts with through traffic, intersections and pedestrian routes.
- Vehicular entry should be restricted to one driveway per lot, with a maximum crossover width of 6 metres.
- Passenger vehicle parking and access should be designed to enable vehicles to enter and exit the site in a forward motion.

Loading and service areas

- Facilities should be designed to allow all loading and servicing to be contained within the site and without disruption of traffic flows on abutting roads.
- Loading areas should be designed to minimise adverse impact on the streetscape (particularly street trees) and street function (on-street parking).
- Where the floor area of a building exceeds 2600 square metres, loading and service areas and associated manoeuvring space should be designed to be separated from car parking and circulation areas.

Outdoor storage

- Goods and materials should be stored indoors unless this is impractical or unsafe.
- Outdoor storage areas should be designed so as not to be visible from public roadways or publically accessible areas.
- The location of outdoor storage areas within designated front and side street setbacks or within landscape areas is strongly discouraged.
- Refuse storage areas should be:

- Large enough to contain all refuse generated on site between collections.
- Located to provide clear and convenient access for refuse collection vehicles and a convenient depository for refuse generated on site.
- Screened from view from public roadways or publically accessible areas.

Lighting

- Lighting should be designed to provide adequate security for people and property.
- Lighting should be designed to prevent spill-over into adjacent properties where this may cause annoyance or detrimental impact.

Fencing

- Fencing should be unobtrusive and visually 'recessive' and should:
 - Blend with the building design detail.
 - Not be overbearing in scale.
 - Integrate with the landscaping.
- Front fencing should be setback in line with the front or side wall of the building or, where there is no building, in accordance with the building setback provisions of this Schedule.

3.0

10/10/2013
C78

Subdivision

Requirements

- Subdivision of land in the West Coast Business Park, Torquay must ensure the following landscape amenity buffer reservations are provided:
 - A minimum 50 metre wide reserve adjacent to any residential zones.
 - A minimum 30 metre wide reserve adjacent to the Surf Coast Highway.
- Subdivision of land in the West Coast Business Park should incorporate larger lots along the Surf Coast Highway.
- Subdivision creating lots less than 1,000 square metres should be the subdivision of existing buildings or be in accordance with an approved development.

Exemption from notice and review

An application is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act. This exemption does not apply to land within 30 metres from land (not a road) which is in a residential zone.

4.0

10/10/2013
C78

Advertising signs

Advertising sign requirements for all land other than specified below are at Clause 52.05, Category 3 – High amenity areas.

Advertising sign requirements for land at Lots 129, 130, 131, 132, 133, 134, 135 and 136 on Plan of Subdivision 602894X, Surf Coast Highway, Torquay are at Clause 52.05 Category 2 – Office and Industrial.

Requirements

- Signs are encouraged to be attached flat to a building and be:
 - Proportional to the scale of the building, not dominating the façade, parapets or walls.

- Integrated with the design of the building in terms of shape, colour and graphics, adding to the architectural style of the building.
- Sited below the roof line.
- Modest in size and quantity.
- Illuminated signs, promotion signs and reflective signs are strongly discouraged.
- Where illuminated signs are deemed appropriate, these may only operate between the hours of 5.00 am and 9.00 pm.
- A freestanding sign or pole sign should only be considered where buildings are not readily visible from the street, such as in a multi-occupancy site. Such signs should:
 - Identify the business occupying the site only.
 - Be fixed to a permanent support structure other than a perimeter fence.
 - Be of modest height, preferably low to the ground, such that it does not dominate in the streetscape, and should generally not exceed 4 metres in height.
- Signs attached to fences are strongly discouraged.

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13/02/2014
C92

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 43.02, the responsible authority must consider:

Building height

- Whether building height may be exceeded by mechanical plant and architectural features where it can be demonstrated that these do not conflict with the objectives of this clause.

Landscaping

- Whether the landscaping design and siting, the species used and the planting densities:
 - Help frame and soften any building, provide shade to parking and amenity areas, and reduce the apparent bulk or mass of any building.
 - Provide an aesthetic working environment.

Advertising signs

- Whether the advertising signage:
 - Is minimal in size and quantity.
 - Integrates with the building style and landscape design.
 - Does not detract from the visual amenity of the streetscape.

6.0

10/10/2013
C78

Reference documents

Torquay North West Outline Development Plan and Urban Design Principles (2002)

Surf Coast Industrial Zone Outdoor Advertising Sign Guidelines (2011)

Table 1 – Recommended Planting Schedule

Species	Common name	Height (m)	Spread (m)
Trees			
<i>Allocasuarina verticillata</i>	Drooping Sheoke	4-10	3-6

Species	Common name	Height (m)	Spread (m)
<i>Eucalyptus leucoxylon</i> ssp. <i>bellariensis</i> (or other dwarf forms)	Yellow Gum	4-20	7-10
<i>Eucalyptus willisii</i>	Shining Peppermint	2-10	4
<i>Melaleuca lanceolata</i>	Moonah	2-5	3-7
<i>Eucalyptus ovata</i>	Swamp Gum	6-20	6-10
<i>Eucalyptus tricarpa</i>	Ironbark	10-30	10-20
Large shrubs			
<i>Bursaria spinosa</i>	Sweet Bursaria	1-6	2-3
<i>Leptospermum myrsinoides</i>	Silky Tea-tree	0.5-2.5	1-1.5
<i>Leptospermum scoparium</i>	Manuka	4	2
<i>Leucopogon parviflorus</i>	Coast Beard Heath	2-4	2-3
Small shrubs and groundcovers			
<i>Allocasuarina misera</i>	Dwarf Sheoke	0.5-1	1-2
<i>Atriplex semibaccata</i>	Creeping/Berry Saltbush	0.1-0.3	1-3
<i>Calytrix tetragona</i>	Fringe Myrtle	1	1-2
<i>Correa alba</i>	White Correa	0.5-2	1-3
<i>Correa reflexa</i>	Common Correa	0.3-2	1-2
<i>Leucopogon virgatus</i>	Common Beard Heath	0.3-1	0.2-0.6
<i>Pomaderris paniculosa</i> ssp. <i>paralia</i>	Coast Pomaderris	1-2	0.5-1
<i>Rhagodia candolleana</i>	Seaberry Saltbush	1	1
<i>Tetradlea ciliata</i>	Common Pink Bells	0.3-0.5	0.3-0.6
Grasses, sedges and lilies			
<i>Austrodanthonia</i> sp.	Wallaby Grasses	0.1-0.4	0.1-0.3
<i>Dianella revoluta</i>	Black-anther Flax-lily	0.3-1	0.5-2
<i>Lepidosperma</i> sp.	Sword/Rapier Sedges	0.5-1.5	1.5
<i>Lomandra longifolia</i>	Spiny-headed Mat-rush	0.5-1	0.5-1.2
<i>Lomandra multiflora</i>	Many-flowered Mat-rush	0.2-0.5	0.15-0.2
<i>Poa</i> sp.	Tussock Grasses	0.2-0.9	0.7-1

MAP 1 TO SCHEDULE 5 TO CLAUSE 43.02 – PREFERRED LANDSCAPE AREAS

This map depicts the boundary setbacks that are to form part of the landscape area of each site within the West Coast Business Park, Torquay.

