

01/03/2007
C24

SCHEDULE 4 TO THE DESIGN AND DEVELOPMENT OVERLAY

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

WILLIAMS ROAD LDRZ – IN1Z INTERFACE

1.0

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Design objective

To minimise amenity impacts between industrial and low-density residential development.

2.0

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Buildings and works

Buildings and works must be constructed in accordance with the following requirements to the satisfaction of the responsible authority:

Within the LDRZ

- The external wall of any dwelling within the LDRZ must not be closer than 45 metres from the LDRZ/IN1Z boundary.

Within the IN1Z

- The external wall of any building used for industrial purposes must not be closer than 25 metres from the IN1Z/LDRZ boundary.
- All buildings must have a maximum wall height of 8 metres.
- Waste pick-up bins or skips are situated in specific and accessible locations, which are properly screened by planting or fencing.

3.0

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Subdivision

Subdivision must occur in accordance with the following requirement:

Within the LDRZ

- An earthen embankment of approximately 2.0 metres high is to be constructed along the LDRZ/IN1Z boundary within the LDRZ land.
- A densely planted landscaping strip on land within the LDRZ that is at least 5 metres wide extending from the drainage reserve adjacent to the LDRZ/IN1Z boundary must be provided and maintained.

Within the IN1Z

- A densely planted landscaping strip on land within the IN1Z that is at least 5 metres wide extending from the drainage reserve adjacent to the IN1Z/LDRZ boundary must be provided and maintained.

Within the LDRZ and IN1Z

- Building envelopes are to be identified on any plan of subdivision.
- The construction of the earthen embankment and landscaping are to be completed prior to the release of statement of compliance for the subdivision.

- An agreement under section 173 of the Act must be entered into with the landowner and the responsible authority, which ensures that the landscaping plantings are maintained to the satisfaction of the responsible authority. The agreement must be registered on title.

4.0

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Decision guidelines

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

- Whether the proposed development meets the design objective of this schedule.
- The design and layout of the proposed development including setbacks from property boundaries.
- Whether any proposed landscaping will minimise amenity impacts between the industrial and residential development.
- Whether the location of the earthen embankment will minimise amenity impacts between the industrial and residential development.