SCHEDULE 10 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO10.

FORREST MARS AVENUE INDUSTRIAL INTERFACE

1.0 Design objectives

- To protect the amenity of existing residential development.
- To provide an appropriate interface between the existing industrial and residential uses along Forrest Mars Avenue.
- To ensure that any new industrial development on Forrest Mars Avenue respects the scale and character of existing residential development.
- To encourage development which achieves a high quality urban design outcome through well designed buildings.

2.0 Buildings and works

- The setback and landscape requirements cannot be varied by a permit.
- All buildings and works must comply with the following requirements:

  Building Setback
  - Buildings must be set back at least 8 metres from the Forrest Mars Avenue frontage.
  - Buildings must be setback from the northern boundary to ensure that the scale, bulk and appearance of new development is compatible with the prevailing character of the area.

  Landscaping
  - A landscaped area of no less than 5 metres in width must be provided along the Forrest Mars Avenue frontage.
  - A landscape plan identifying species and mature planting heights must be provided.

  Fencing
  - A chain mesh fence or similar to a height of 2 metres to be provided along the boundary with Forrest Mars Avenue.
  - Where practical, the fence is to be set back from the property boundary and located within the landscape area.

  Lighting
  - External lighting should be baffled to avoid light spill into nearby residential areas.

  Building Design
  - Buildings and associated works should be attractively designed and contemporary in style.
  - Buildings should incorporate a clear, legible entrance defined by strong building elements.
  - Entrances should have well defined pedestrian access to car parking and street frontage.
  - Facade design should continue to all external elevations of the building.
  - Long blank walls to the frontage and side elevations are discouraged. Articulation is encouraged through the use of different materials, finishes and colours. Building materials should incorporate non-reflective materials.
  - Insulation should be included in all sides of the building to limit noise emanating to the existing residential interface.
Loading and service area must be sited to the side or rear of buildings and away from existing residential interface.

**Subdivision Design**
- Each lot must front Forrest Mars Avenue for a length of no more than 35 metres.

**Site Access**
- Access to Forrest Mars Avenue will be limited to one access point per lot.

**Decision guidelines**
Before deciding to approve or amend a planning permit application, in addition to the decision guidelines in Clause 65, the responsible authority must consider:
- Whether the design and development has any adverse amenity and visual impact on adjacent residential areas.