28/01/2010
C129(Part 1)

SCHEDULE 20 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO20**

INDUSTRIAL 1, 2 AND 3 ZONES

1.0 Design objectives

28/01/2010
C129(Part 1)

To improve the visual appearance and image of industrial areas through well designed site responsive developments.

To facilitate economic development through efficient and functional industrial development.

To provide a high level of amenity for workers and visitors to industrial areas.

To minimise the potential for negative off-site effects to occur.

To promote best practise storm water quality and reuse measures.

2.0 Buildings and works

28/01/2010
C129(Part 1)

Permit Requirement

A permit is required for a fence where the fence is located along a boundary that has a frontage to a street and is:

- Visually impermeable and greater than 1.5 metres in height above natural ground level; or
- Constructed of unpainted galvanised steel or uncoated wire.

Requirements

Front and Side (fronting a street) Fences

- Fencing should be constructed of materials other than unpainted galvanised steel and wire.
- Fencing should be constructed of materials that complement the building and surrounding area and should be painted a muted colour.
- Wherever possible, fencing should be softened and screened by vegetation planting.

Site Layout & Design

- The front setback of new buildings should be consistent with the setbacks of existing buildings in the area and should be set aside for landscaping and car parking.
- Buildings should address the street frontage by including the following elements in the design;
  - Front facades that include design elements that add visual interest.
  - Locating office components in a visible location at the front of the building.
  - Incorporating facades that address both frontages where the site is located on a corner.

  - Clearly delineated visitor access points to the building.
- Buildings, works, plant and machinery should be constructed, housed and maintained in a manner that minimises the visual impact.
- Potential conflict between pedestrian and vehicle movement should be addressed through the design of the site, including provision of pedestrian links through car parking areas.
- Larger buildings should address bulk and massing issues through using a range of building materials, finishes and colours.

Infrastructure

- Physical infrastructure such as water, power, reticulated sewage and constructed sealed roads should be available to new buildings.

Car parking and Access

- Car parking should be provided at the front of the site.
- All vehicle crossings, accessways and parking areas should be sealed with an all weather coat.
- Lighting should be provided to car parking areas where required.
- If more than 10 car spaces are provided the design should incorporate landscaped island beds to break up the hard surface area and improve visual amenity.

Landscaping

- Existing vegetation should be retained where practical.
- The front of the site should be set aside for landscaping.
- Landscaping should be provided along boundaries which adjoin a sensitive land use or environmental feature (such as creek or reserve) or where the site is visually prominent.
- Landscaping areas should be designed to be low maintenance, including selection of hardy landscape species that require minimal ongoing maintenance and have low water usage. Where practical and consistent with this requirement, landscaping species should be locally indigenous or native.
- Landscaped areas should be protected from vehicle damage by incorporating protective design features.
- The quality and quantity of landscaping should reflect the scale of the building and car park area in order to address screening and softening of visual bulk.

Signage

- Signage should be co-located on sites which have more than one tenant so as to avoid sign clutter.

Stormwater Quality and Re-Use

- Best practise storm water quality and reuse measures should be considered as part of the design for larger developments and on sites where it is practical to implement.
- In order to reduce the potential for contaminated runoff loading bays should be covered, active work areas should be contained internally within buildings and waste disposal areas should be appropriately located.

Exemption of notice and review

An application to construct a building or to construct or carry out works 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.

3.0 Subdivision

28/01/2010
C129(Part 1)

A permit is not required for subdivision.

4.0 Decision guidelines

28/01/2010
C129(Part 1)

Before deciding on an application the responsible authority must consider:

- The design and siting of existing development in the area.
- The interface with adjoining zones.
- Advertising Sign Guidelines, City of Greater Geelong 1997.