

23/02/2012
C39(Part 2)**SCHEDULE 9 TO THE DESIGN AND DEVELOPMENT OVERLAY**Shown on the planning scheme map as **DDO9****MORWELL EAST BULKY GOODS PRECINCT AND TRARALGON EAST BULKY GOODS PRECINCT****1.0**23/02/2012
C39(Part 2)**Design objectives**

To ensure that land at Morwell East and Traralgon East Bulky Goods Precinct is developed for bulky goods retail centres and associated restricted retail uses.

To ensure that the standard of development, design and built form in the Morwell East and Traralgon East Bulky Goods Precinct is of high quality and is visually stimulating.

To ensure that high quality landscape treatments are applied to the site that contributes positively to the overall character and amenity of the Morwell East and Traralgon East Bulky Goods Precinct.

2.030/06/2011
C39(Part 1)**Buildings and works****Landscape and setback**

- A setback of 10m from the front boundary of each site shall be set aside for landscaping.
- A setback of 5m from the Stammers Road, Traralgon East frontage shall be set aside for landscaping.
- Trees or shrubs should be included as part of the landscaping treatment to the frontage of the lots, to the satisfaction of the responsible authority.
- Car parking shall not be provided within the landscape setback areas.

Site Layout

- Loading and service functions will be sited to the side or rear of premises and appropriately screened to address any visual amenity issues.
- Car parking shall be provided to the front of the site (not within landscape setback areas) and centrally located to encourage their use.
- Safe, segregated pedestrian routes shall be provided around and between sites.

Buildings

- Contemporary and creative architecture is encouraged in the design, built form, style and finishes. The façade of all buildings must be treated to the satisfaction of the responsible authority.
- All structures on rooftops, including air conditioning units and fans, must be appropriately screened to address any visual amenity issues.
- Buildings should be designed to promote the integrated development of a bulky good/restricted retail centre with the frontage of buildings orientated towards a central car park and shared space, as appropriate.

3.0 Advertising signs

30/06/2011
C39(Part 1)

Apart from a freestanding sign identifying the bulky goods retail site, signage shall be confined to simple, clear business identification signs on premises.

Other than a freestanding sign for the bulky goods retailing centre, no other signs will be permitted within the landscape setback.

4.0 Decision guidelines

30/06/2011
C39(Part 1)

In addition to the above, the responsible authority must consider, as appropriate:

- Whether the development supports the establishment of a dedicated bulky goods/restricted retail centre in an integrated manner.
- The impact of the development on the amenity and streetscape of the area, particularly having regard to the Princes Highway and natural drainage lines.
- The appearance of the proposed development along the town entrance.
- The design and layout of the proposed development including setbacks from property boundaries.
- The proposed landscape treatment.
- The need to ensure that development or works are completed and maintained to a standard appropriate to the sites prominent locations.
- Bulky Goods Retail Sustainability Assessment Final Report (2009).
- Any Structure Plan, policy, strategy or guidelines relating to the land that have been adopted by the Responsible Authority.