

19/01/2006
VC37

SCHEDULE 1 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO1**

INDUSTRIAL AREAS

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Design objectives

To provide well planned industrial estates which are suitable for a wide range of industry users.

To encourage quality development within the industrial zones which results in a neat appearance whilst also providing for the practical and efficient use of the land and is compatible with its surrounds.

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Buildings and works

A site analysis should be submitted with each application which graphically explains how the proposed development will relate to its immediate surrounds.

Applications for buildings or works should comply with the following performance criteria and techniques:

Infrastructure

- All lots should be connected to reticulated water, sewerage and drainage.
- Developments should be connected to reticulated sewerage and storm water systems.

Site layout and landscaping of industrial areas

The location of lots and roads, and site size and layout should have regard to the needs of a variety of industry types and to any nearby sensitive uses.

The landscaping of nature strips and lot frontages with trees should be encouraged.

Building envelope

Landscaping

- Land within 5 metres of a road, a residential zone, or another sensitive use should be predominantly landscaped.
- Landscaping at the front of lots should involve the planting of trees, whilst landscaping near residential or sensitive uses should achieve a screening effect.

Setbacks

- Front walls of building should be setback from street frontages as follows:

Adjacent development context	Setback provisions
No development, or development setback less than 8 metres.	6 metres
Development setback 8 metres or more.	8 metres

- Where adjacent development has different setbacks, development should be setback the average of the minimum setbacks set out in the table.
- Buildings should be setback at least 6 metres from a side street.
- The building height should not exceed its front setback distance.
- Buildings should be at least 25 metres from a water course and 10 metres from a residential zone.

Site coverage

- Buildings should not occupy more than 50% of site area, so as to provide for landscaping, parking, storage, and vehicle manoeuvring.

Acoustics

- Building design and layout should incorporate techniques to reduce noise emissions to acceptable standards, when the associated use may have adverse off-site noise impacts.

Car parking and access

- Driveway crossovers should be fully constructed with a weather proof pavement.
- Car parks should be located towards the front of the site, so as to encourage their use.
- All driveway and car park areas within the building’s front setback area and adjacent to a Category 1 or 2 road should be paved with a weatherproof pavement.
- Parking areas should be surfaced and graded to reduce run-off and allow stormwater to drain into the site.

Variations to the above criteria and techniques should demonstrate that an equivalent or better design outcome can be achieved for both the site and it’s surrounds.

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Decision guidelines

Before deciding on an application, the responsible authority may consider:

- The effect that the building and works may have on nearby land and uses.
- The design of buildings, including solar access.
- The need to provide for industrial related activities.
- The provision of infrastructure both to and on the site.