

31/05/2012
C28**SCHEDULE 4 TO THE DESIGN AND DEVELOPMENT OVERLAY**

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

SKIPTON INDUSTRIAL AREA**1.0****Design objectives**31/05/2012
C28

To ensure that future development within the industrial area shown on the Skipton Structure Plan (Clause 21.04) does not detract from the landscape character of the western highway entrance to the township.

To ensure that future development is designed to protect the amenity of nearby sensitive land uses.

2.0**Buildings and works**31/05/2012
C28**Site Design and Layout**

- Development should provide an active frontage to the Glenelg Highway.
- Associated office provision should be located to the front of buildings.
- Loading and service functions should be sited to the rear of premises and appropriately screened particularly from sensitive land uses.
- Buildings should be setback 20 metres from a front boundary and at least 3 metres from each side boundary.
- External storage areas and garbage receptacles must be screened and adequately distanced from surrounding sensitive uses.
- Interfaces with non-industrial areas should be appropriately buffered through setbacks and landscaping.

Access

- Customer car parking should be provided onsite and towards the front of the development to allow for easy access to and from the site.
- Access lanes should be surfaced with an all weather sealed coat or surfaced with crushed gravel or rock.
- Wherever possible, vehicular access should be provided via the existing service road along Montgomery Street.

Building Design

- Building colours and materials should be muted and non reflective.
- External lighting must be suitably baffled so as not to spill from the site.

Landscaping

- Landscaping design should:
 - Retain existing vegetation where practical
 - Use low maintenance, indigenous native vegetation
 - Screen boundaries, service and storage areas where visibility for safety is not essential
 - Defines areas for pedestrian and vehicular movement.
- Vegetation screen planting is preferred to screen fencing wherever possible.
- Provision should be made for a 5 metre landscape buffer on properties with frontage to the Glenelg Highway to soften the built form
- Landscaping should provide appropriate screening for car park and outdoor storage areas, break down the scale and bulk of large buildings, and create a pleasant and attractive frontage to the site.

Application Requirements

An application to construct a building or to construct or carry out works should be accompanied by the following information:

Site Plan showing:

- The existing conditions of the site.
- Provision of all services including drainage and sewerage.
- The location, layout, external material, finish and colour of all proposed buildings and works.
- The location, layout and construction details of all car parking areas, footpaths, access ways and loading areas.
- How the proposal meets the design objective of the schedule.

Landscape Plan showing:

- Details of all proposed planting including species type.
- Proposed fencing.
- Details of maintenance requirements for landscaped areas.

3.0

31/05/2012
C28

Subdivision

Any subdivision of land must ensure future building envelopes are of a sufficient size to meet the requirements of Clause 2.0.

4.0

31/05/2012
C28

Advertising signs

Advertising sign requirements are at Clause 52.05. This schedule is in Category 2.

5.0

31/05/2012
C28

Decision guidelines

Before deciding on an application, the responsible authority must consider, as appropriate:

- The impact of the development on the streetscape amenity of the Glenelg Highway or other roads, and the amenity of the adjacent residential area.