

19/01/2006
VC37

SCHEDULE 4 TO THE DESIGN AND DEVELOPMENT OVERLAY

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

HARNHAM SERVICE INDUSTRIAL ESTATE, BAIRNSDALE

1.0

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Design objectives

To ensure development is appropriate to highway and residential interface of this location.

To ensure that the design, scale and bulk of proposed development is compatible with the surrounding development and character of the area.

2.0

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Buildings and works

A permit is not required for buildings and works if the following requirements are met:

- Buildings must not occupy more than 70% of the site area of each lot.
- All proposed buildings and works must be sited at least 10 metres from Peart Street. A landscaped area, at least 6 metres in depth must be provided within the setback area to Peart Street.
- All proposed buildings and works must be sited at least 11 metres from the Princes Highway frontage. A landscaped area of at least 6 metres must be provided within the setback area to the Princes Highway.
- All buildings and works must be setback a minimum of 6 metres from the rear of each lot. This setback area must be landscaped.
- Building heights must not exceed 6 metres within 20 metres of the rear boundary of each lot, and the overall building height must not exceed 8 metres above the natural ground level.
- All buildings must be designed to include noise reduction baffling and shielding of possible plant and machinery noise sources.
- All buildings must be of solid construction with no or limited openings facing residentially zoned land.

3.0

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Decision guidelines

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

- The location and extent of landscaping or vegetation screening of a proposed development, including the number and species to be planted.
- The effect of the bulk, siting and design of any proposed buildings and works on the general appearance of the site from the roadway and adjoining residentially zoned land.