

25/10/2012
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SCHEDULE 19 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO19**.

ROMSEY SOUTH BUSINESS INDUSTRIAL PARK

1.0

Design objectives

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To reinforce the rural character of Romsey through the layout and design of development adjacent to the Melbourne-Lancefield Road.

To facilitate development that creates a high amenity frontage to the Melbourne-Lancefield Road.

2.0

Buildings and works

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Applications for buildings and works should address the following matters subject to the approval of the responsible authority.

Site layout & design

An application must be accompanied by a site layout plan and building design plans, which incorporates the following:

- Building design and materials that provide a positive contribution to the visual amenity and rural character of the Melbourne-Lancefield Road.
- Front building facades that include design elements that add visual interest through the use of building materials, finishes and colours.
- Front setbacks of new buildings to be of sufficient area to facilitate the establishment of a landscaped visitor car park and a 5 metre wide landscape indigenous garden along the lot frontage. Additional car parking to be provided at the side or rear of lots.
- Buildings are to be setback a minimum of 3 metres from each side boundary to enable access and prevent the appearance of a built wall to the street.
- Potential conflict between pedestrian and vehicle movements to be addressed through the design of the site, including provision of safe pedestrian links through car parks to building entry points.
- Locations of all driveways.
- Signage siting and design details. It is preferable for signage to be integrated into the landscape or building design.
- Signage to be co-located on sites which have more than one tenant.

Landscaping

Landscaping is to be provided in accordance with a landscape plan approved by the responsible authority. The landscape plan should include the following elements:

- A 5 metre wide landscape indigenous garden along the frontage of each lot with no front fences.
- The use of a range of indigenous trees, shrubs and ground covers to create an indigenous garden.

- Landscaping within the visitor car park and along building frontages.

3.0

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Subdivision

All lots should have a minimum subdivision area of 1,500 square metres. Smaller lots may be considered as part of an integrated business park development subject to the provision of common car parking landscaping and pedestrian access paths.