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C79

## **SCHEDULE 1 TO THE DESIGN AND DEVELOPMENT OVERLAY**

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

### **INDUSTRIAL GATEWAY PRECINCT**

#### **1.0 Design objectives**

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- To ensure that buildings and works within the industrial gateway precinct will enhance the Northern Highway approach into Kilmore.
- To ensure that the design, siting and appearance of buildings and works within the industrial zone is of a high quality which results in a neat appearance whilst also providing for the practical and efficient use of the land.
- To ensure that new development integrates well with the surrounding landscape.

#### **2.0 Buildings and works**

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A permit is required to construct a building or carry out works.

Applications for buildings or works should comply with the following requirements:

##### **Infrastructure**

All lots should be connected to reticulated water, sewerage and drainage.

All developments should meet the principals of Water Sensitive Urban Design, including the collection of rain water run-off from roof areas.

##### **Built form**

- Lower scale administration/reception/sales areas or a veranda should be sited in front of larger storage or manufacturing buildings so that the street view of such buildings provides visual interest (articulation) which reduces the impact of the building mass behind and avoids extensive blank facades.
- Water storage tanks must be located to the side or rear of buildings.
- Encourage all external surfaces of buildings to be painted or finished with a quality textured coating and in non-reflective neutral tones.
- Encourage paving materials that provide texture, patterns, subtle colour and permeability to the lot frontage.
- Discourage large expanses of harsh grey cement or asphalt.
- Plant equipment, vents and any other mechanical additions to the building must be carefully designed or incorporated into the roof design so as to avoid visibility from the street, surrounding spaces and buildings.

##### **Landscaping**

- Landscaping of lots which front the Northern Highway should visually screen the view of the building as it presents to the Highway as well as the side views of any buildings which will be seen from the Highway so as to enhance the Highway approach into Kilmore.
- Landscaping at the front of lots should include the planting of trees, whilst landscaping near residential or sensitive uses should achieve a screening effect.
- Trees should be planted within car park areas and all landscaped areas to provide shade and visual amenity.

- Provide a 2.5 metre wide landscaped area to the front title boundary. All other landscaped areas to be a minimum of 2 metres wide.
- Nature strips to include street tree planting consistent with existing streetscape theme.

### **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**

- There shall be no direct vehicle access between the Northern Highway and the site
- Driveway crossovers should be fully constructed with a weather proof pavement.
- Parking areas should be surfaced and graded to reduce run-off and allow stormwater to drain out of the site with integrated landscaping.
- Provision should be made for car parking within the front setback of allotments and should be consistent with the existing industrial estate on the Northern Highway to the south.

### **Storage and waste**

- Storage and waste facilities must be located to the rear of the building and be screened from street view.

## **3.0**

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### **Decision guidelines**

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

- The design objectives of this schedule.
- The extent to which the proposed buildings and works comply with the requirements of this schedule.