

01/08/2013
C25**SCHEDULE 1 TO THE DESIGN AND DEVELOPMENT OVERLAY**

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

INDUSTRIAL AREAS FRONTING KEY ENTRY ROADS INTO HAMILTON**1.0**01/08/2013
C25**Design objectives**

To ensure the overall presentation and image of Hamilton is positively reflected in the design and layout of industrial areas adjoining key entry roads leading into the city.

To ensure development enhances the visual appearance of Hamilton and provides an attractive frontage through appropriate building design, siting and landscaping.

2.001/08/2013
C25**Buildings and works****Permit requirements**

A permit is required for a fence located along a boundary that has a frontage to a road in a Road Zone, where the fence is visually impermeable and/or greater than 1.8 metres in height above natural ground level.

Requirements

Buildings and works, including front fencing, should be constructed to meet the following requirements:

- All buildings and works, except services, fencing, access ways and landscape works, should be set back at least 9 metres from a front boundary to a road in a Road Zone and at least 3 metres from a side street boundary.
- Public entrances and front office/reception areas to buildings should be positioned and oriented to front the main road frontage.
- Built form, materials, colour and finishes should be of a high quality and compatible with the scale and character of the city of Hamilton.
- Front facades should be constructed predominantly of masonry such as brick or concrete slab.
- Massing and articulation, window and door treatments, materials and colours should create attractive public facades and avoid blank walls facing the main road frontage.
- The majority of car parking should be located to the side or rear of buildings.
- Car parking to be sealed and line marked.
- Loading and unloading areas, truck parking, outdoor goods or waste storage (including tanks and recycling) areas and electrical substations should be located at the rear of or within buildings and screened from street frontages.
- A landscaping strip of at least 3 metres width should be provided along the main road frontage to enhance the appearance of the development and contribute to the public realm.
- Service equipment should be integrated within the design of the building or appropriately screened from view.

- Fencing should be constructed of materials that integrate with and complement the building and surrounding area.
- Wherever possible, fencing should be softened and screened by vegetation planting.

3.0

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Advertising signs

In addition to the requirements at Clause 52.05 – Advertising Signs:

- Signage should be co-located to avoid sign clutter.
- Signage should be co-ordinated and compatible with the building design.

4.0

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Decision guidelines

Before deciding on an application the responsible authority must consider:

- Whether the siting, height, bulk and appearance of the proposed buildings and works, including fencing, responds to the sensitive main road frontage.
- The impact of the development on the amenity and streetscape of the Glenelg and Henty Highways and Hamilton – Port Fairy Road being major gateway entry roads into Hamilton.
- Whether the proposed advertising signage is a recessive element in the streetscape.
- The selection of building materials, colours and finishes.
- Whether the proposed fencing provides a reasonable degree of visual transparency.
- Whether the development provides for an appropriate level of landscaping that integrates with the adjoining public realm.