

05/04/2007
C42

SCHEDULE 12 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO12**

CARAMUT ROAD BUSINESS PARK AREA AND ENTRANCE PRECINCT

1.0

05/04/2007
C42

Design objectives

- To establish and maintain a consistently high quality industry and business environment that protects and enhances the investment of those who choose to locate and work within and the amenity of those who reside near the City's business park.
- To create an attractive park-like setting in the City's business park focussing on ample landscaped areas complemented by high quality architecture and urban design.
- To ensure that new development is well designed and will enhance the visual and streetscape amenity of the area, particularly along roads with a residential interface.
- To ensure that new development along Caramut Road enhances the appearance and function of this road.
- To ensure that development and works are located to minimise off-site impacts to adjoining residential areas.
- To minimise the impact of commercial traffic on adjoining residential amenity and pedestrian traffic.
- To provide effective stormwater management and improve stormwater water quality as part of new development proposals by incorporating the use of Water Sensitive Urban Design treatments.
- To ensure that car parking, vehicle access and service areas do not visually impinge on front setbacks or affect streetscape elements such as trees and nature strips.

2.0

05/04/2007
C42

Buildings and works

Architecture

- Buildings proposed for each site should seek to achieve a high standard of design.
- Outbuildings and/or ancillary installations should be compatible with the design theme established by the primary buildings on each site.
- Plant and equipment is to be concealed or, in the case of freestanding structures, appropriately screened from view.
- Buildings should not occupy more than 50% of the site. Applications for buildings that occupy more than 50% of the site should show how matters such as car parking can be satisfactorily addressed.
- Rubbish enclosures and service areas, including areas used for storage of goods, should be screened and located to the rear of buildings. Rubbish bins, enclosures and loading docks should not be visible from a street.

External finishes and materials

- Buildings and any ancillary structures must be constructed using masonry, or other material suited to the type of building and its use. Roof material must be constructed using muted non reflective materials.
- Office buildings must be constructed primarily of masonry or similar with appropriate use of glazing.
- External walls should be painted or finished with a quality textured coating except where face brickwork is integral to the overall design and appearance of the building.

WARNAMBOOL PLANNING SCHEME

- The use of galvanised iron as a dominant building material is discouraged.
- Those parts of buildings having any frontage to a road should be constructed of concrete, masonry, glass or other high grade construction materials.

Building setbacks

- All buildings should be setback at least 10 metres from any road.

Landscaping

- A landscaping setback of a minimum of 6 metres must be provided along all property boundaries where the property abuts a residential property, and along all street frontages.
- The landscaping should be designed to provide appropriate screening of car parking and outdoor storage areas, enhance the amenity of the surrounding area and provide an attractive visual environment for adjoining residential properties and within the business park.
- The landscaping should be designed to contribute to the creation of an attractive business environment and should visually reduce the bulk of new development and enhance the appearance of new buildings.
- Landscaping should be designed to provide summer shade and windbreaks to areas used by pedestrians or occupied by car parking.
- The landscape design should minimise surface run-off and be practical to implement and maintain, and may be incorporated with proposed stormwater treatments.
- Where buildings are not built to side or rear property boundaries, provision should be made for a landscape screen to be established along these boundaries.
- The landscaping design should include automated watering systems to be provided to landscaped areas in the front setback and in all other landscaped areas.
- The location and choice of vegetation should incorporate native vegetation taking account of the existing landscape theme, as well as local soil conditions and prevailing weather; and the selection of species should minimise long-term watering requirements.
- The use of fast growing screening species between properties (alongside boundaries) is encouraged. However, species having a reputation for short lifespan, unstable structure or unruly habit are discouraged.
- The massed planting of single species rather than a mixture of various species should be maximised in the landscape design.

Fencing

- The construction of fences along the frontage to each site is discouraged. In the event that fencing is required for security purposes, it is to be designed to have a high degree of transparency and be located beyond/behind the front setback, and screened with landscape planting.
- Fence and gate design is to be integral to the design of buildings proposed for the site.
- Side and rear boundary fences are to be black plastic coated cyclone wire.

Car Parking

- Large areas set aside for car parking should be provided with landscape islands to allow the planting of shade trees and shrubs.
- Land uses generating regular truck movements are to provide designated truck parking areas in addition to car parking spaces and/or loading bays.
- Vehicle loading and unloading should be designed to occur totally within the site.
- Common parking areas should be considered as part of any integrated development.

Drainage

- The drainage of the land and associated buildings will be in accordance with Water Sensitive Urban Design including on-site retention methods.

External Lighting

- All premises should provide external lighting to ensure adequate site security.
- All car parking areas should be provided with suitable lighting to ensure safety and security of users after dark.
- All lighting should be located, directed and baffled to limit light spill beyond the site boundaries.

3.0

05/04/2007
C42

Subdivision

- A variety of lot sizes should be provided, to cater for a range of uses complementary to the business park environment. Larger lots should be created along the Caramut Road frontage with appropriate frontages to enable a minimum of 75 metres between access points into each lot.
- Additional access points onto Coghlan's Road opposite residential dwellings are discouraged. Subdivision should be designed to provide access to lots that abut Coghlan's Road and Morriss Road via an internal road.

4.0

05/04/2007
C42

Advertising Signs

Business signage

- Business signs should be sensitive to the style, scale and type of development. Visual clutter, created by too many or inappropriate sign types, is strongly discouraged.
- Business signs should fit within architectural forms and be integrated with building design. Logo or corporate style signage is favoured.
- Freestanding low level signage within the front setback may be considered provided massed understorey planting is provided at its base.
- Where signs are intended or required to be illuminated, illumination should be concealed or integral with the sign by neon, or internally lit box or by sensitively designed spot-lighting.

Directional signage

- Each business should provide appropriate directional signage to assist with the movement of pedestrian and vehicular traffic. In general, this signage should explain:
 - site entries and exits;
 - staff and visitor car parking;
 - goods delivery and pick-up; and
 - reception/office areas.
- Directional signage should be of a consistent type and style throughout the site.

5.0

05/04/2007
C42

Decision guidelines

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

- Whether the proposed buildings and works protect the amenity of adjoining residential uses in accordance with the criteria specified in this schedule with respect to:
 - External finishes

WARNAMBOOL PLANNING SCHEME

- Building Setbacks
- Landscaping
- Fencing
- Drainage
- External lighting
- Signage
- The effect of the bulk, siting and design of any proposed buildings and works on the general appearance of the site from Caramut Road and adjoining residentially zoned land.