

25/07/2019
C106well**SCHEDULE 2 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO2**.

BUSINESS / INDUSTRY DISPLAY AREA**1.0**25/07/2019
C106well**Design objectives**

To ensure that land is developed in an orderly manner having regard to vehicle, movement, car parking, and the appearance of buildings and works.

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C106well**Buildings and works**

A site analysis should be submitted with each application which graphically explains how the proposed development will relate to its immediate surrounds.

Applications for buildings or works should comply with the following criteria and techniques:

Infrastructure

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

Energy efficiency

- Buildings should be designed to benefit from solar energy, daylight and natural ventilation, particularly in respect of office areas.

Building envelope**Landscaping**

- Land within 5 metres of a road should be predominantly landscaped.

Setbacks

- Front walls of any building should be setback from street frontages as follows:

Adjacent development context	Setback provisions
No development	8 metres
Development setback greater than 8 metres	9 metres
Development setback between 6 and 8 metres	7 metres
Development setback 6 metres or less	6 metres

- Where adjacent development has different setbacks, development should be setback the average of the minimum frontage setbacks, set out in the table.
- Buildings must be setback at least 5 metres from a residential zone.
- Buildings do not need to be setback from side streets.

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

- Driveway crossovers should be fully constructed with a weather proof pavement.
- Carparks should be located towards the front of the site, so as to encourage their use.

- All driveway and carpark areas within the building's front setback area, or in another prominent location, and adjacent to a Category 1 or 2 road should be paved with a weatherproof pavement.
- Parking areas should be surfaced and graded to reduce run-off and allow stormwater to drain into the site.

Storage areas

- Materials stored on the site should not be directly visible from road or residential areas.

Variations to the above criteria and techniques should demonstrate that an equivalent or better design outcome can be achieved for both the site and its surrounds.

3.0

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Subdivision

None specified.

4.0

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Signs

None specified.

5.0

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Application requirements

None specified.

6.0

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Decision guidelines

Before deciding on an application the responsible authority may consider:

- Whether the appearance of the building and its surrounds will make a positive contribution to the streetscape.
- The effect that the building may have on nearby land and uses.
- The need to provide for business display areas, in appropriate site locations.
- The need to ensure development or works are completed and maintained to a standard appropriate to the site's prominent location.
- To need to ensure the safety and efficiency of adjacent high volume roads.