

14/01/2016  
C32

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

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

### **EDENHOPE INDUSTRIAL ESTATE**

#### **1.0**

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#### **Design objectives**

To foster a distinct urban character that identifies the area as the main entrance to Edenhope.

To improve the attractiveness of the corridor.

To encourage new development to contribute to the urban character of the street.

To ensure new development is of a high standard of urban design.

To ensure new development contributes to a consistent landscape for the street.

To ensure advertising signs do not dominate the streetscape or create visual clutter.

To ensure that new development manages any interface with adjoining residential areas.

#### **2.0**

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#### **Buildings and works**

##### **Permit requirements**

A permit is required for any front or side fence that does not meet the design requirements of this Schedule.

No permit is required for:

- Internal alterations.
- Repairs or routine maintenance that do not change the appearance of the existing buildings and works. The repairs must be undertaken to similar details, specifications and materials.

##### **Site Design**

All new developments must:

- Provide an active frontage to the street.
- Have a set back that is consistent with existing buildings in the corridor.

##### **Site Layout**

Where new development abuts residential land, new development will provide acoustic screen fencing, and landscaped buffers.

New development will ensure adjoining residential land is not affected by light spill.

##### **Car Parking**

The front set back of all new buildings shall contain visitor parking areas.

Staff parking and loading bays shall be to the side or rear of the building.

Those parts of the frontage not required for car parking or driveways will be landscaped.

### **Fencing**

New buildings must include fencing along all lot boundaries, including boundaries that have a frontage to the street.

Fences must be black in color and constructed of a cyclone mesh material.

### **Landscaping**

The front setback of all buildings shall be landscaped to the satisfaction of the responsible authority. Incorporation of existing native vegetation into landscape plans is encouraged.

## **3.0**

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### **Subdivision**

#### **Permit requirements**

None specified.

## **4.0**

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### **Advertising Signs**

In addition to any requirement in the zone, the following requirements must be met:

- New development will be limited to 1 business identification pole sign.
- Signage shall not dominate the facades of buildings.
- Signage shall not obscure the glazed portions of building facades.
- Signage shall not be attached to fences.
- Signs should not unreasonably obscure the identity of adjoining businesses.

## **5.0**

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### **Decision guidelines**

Before deciding on an application, in addition to the decision guidelines in Clause 43.02, the responsible authority must consider:

- The West Wimmera Planning Scheme Municipal Strategic Statement.
- The consistency of the proposal with the design objectives contained in this Schedule.
- The likelihood that the new building will contribute positively to the streetscape.
- The siting, design and massing of proposed buildings and works and the impact on the amenity of adjoining residential areas.
- Access into and from the site, the location of car parking, and the likely impact of traffic on local amenity.
- The appropriateness of landscaping proposed for the site.
- Whether the advertising signage integrates with the building and does not detract from the visual amenity of the streetscape.