

14/01/2016
C32

SCHEDULE 2 TO THE DESIGN AND DEVELOPMENT OVERLAY

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

Kaniva Industrial Estate

1.0

14/01/2016
C32

Design objectives

To ensure a high standard of built form and visual amenity is achieved in the Kaniva Industrial Estate.

To ensure the design and layout of buildings enables efficient vehicle movements and provides adequate on-site parking.

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

To ensure new development minimises any interface issues with nearby land uses.

To facilitate economic development through efficient and functional industrial development.

To ensure that all new developments include fencing that achieves a consistently high visual amenity.

2.0

14/01/2016
C32

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 road.
- Be of a contemporary design that contributes positively to the amenity of the area.
- Demonstrate how any proposed loading bay, dock, or service area adjacent to residential land manages noise, smells, light spill, dust and vibration to the satisfaction of the responsible authority.

Site Layout

New buildings will provide an active frontage to the street.

Buildings and works should include measures that minimise adverse amenity impacts on nearby residential areas with respect to visual presentation, noise and external lighting.

The design and location of external security lighting, rubbish storage and collection areas, and loading and unloading facilities should minimise potential adverse amenity impacts.

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.

All driveways and car parking in the setback area between a road frontage and the building line must be constructed of an impervious all-weather seal coat such as concrete or bitumen. Pervious surfaces that reduce the rate of rainfall run-off and have a structural standard comparable to concrete or bitumen will be accepted for all other driveway, parking and loading areas.

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

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

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.

Existing vegetation should be retained where practical.

Landscaping areas should be designed to be low maintenance, including selection of hardy landscape species that require minimal ongoing maintenance and have low water usage.

The quality and quantity of landscaping should reflect the scale of the building and car park area in order to address screening and softening of visual bulk.

3.0

14/01/2016
C32

Subdivision

Permit requirements

None specified.

4.0

14/01/2016
C32

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

14/01/2016
C32

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.