

09/04/2015
C108**SCHEDULE 10 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO10**.

FORREST MARS AVENUE INDUSTRIAL INTERFACE**1.0**09/04/2015
C108**Design objectives**

- To protect the amenity of existing residential development.
- To provide an appropriate interface between the existing industrial and residential uses along Forrest Mars Avenue.
- To ensure that any new industrial development on Forrest Mars Avenue respects the scale and character of existing residential development.
- To encourage development which achieves a high quality urban design outcome through well designed buildings.

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C108**Buildings and works**

- The setback and landscape requirements cannot be varied by a permit.
- All buildings and works must comply with the following requirements:

Building Setback

- Buildings must be set back at least 8 metres from the Forrest Mars Avenue frontage.
- Buildings must be setback from the northern boundary to ensure that the scale, bulk and appearance of new development is compatible with the prevailing character of the area.

Landscaping

- A landscaped area of no less than 5 metres in width must be provided along the Forrest Mars Avenue frontage.
- A landscape plan identifying species and mature planting heights must be provided.

Fencing

- A chain mesh fence or similar to a height of 2 metres to be provided along the boundary with Forrest Mars Avenue.
- Where practical, the fence is to be set back from the property boundary and located within the landscape area.

Lighting

- External lighting should be baffled to avoid light spill into nearby residential areas.

Building Design

- Buildings and associated works should be attractively designed and contemporary in style.
- Buildings should incorporate a clear, legible entrance defined by strong building elements.
- Entrances should have well defined pedestrian access to car parking and street frontage
- Facade design should continue to all external elevations of the building.
- Long blank walls to the frontage and side elevations are discouraged. Articulation is encouraged through the use of different materials, finishes and colours. Building materials should incorporate non-reflective materials.
- Insulation should be included in all sides of the building to limit noise emanating to the existing residential interface.

- Loading and service area must be sited to the side or rear of buildings and away from existing residential interface.

Subdivision Design

- Each lot must front Forrest Mars Avenue for a length of no more than 35 metres.

Site Access

- Access to Forrest Mars Avenue will be limited to one access point per lot.

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Decision guidelines

Before deciding to approve or amend a planning permit application, in addition to the decision guidelines in Clause 65, the responsible authority must consider:

- Whether the design and development has any adverse amenity and visual impact on adjacent residential areas.