

03/01/2008
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SCHEDULE 3 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO3**

HEALESVILLE – MAROONDAH HIGHWAY ('WESTERN GATEWAY') INDUSTRIAL 3 AREA

1.0

Design objectives

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- To achieve a high quality design outcome that is reflective of the area's gateway location to Healesville.
- To achieve a design outcome that contributes to the Maroondah Highway as a major scenic and tourist route within the Yarra Ranges.
- To ensure development is visually unobtrusive when viewed from the Maroondah Highway or public vantage points within the Green Wedge area;
- To ensure that the nature, scale and appearance of development enhances the streetscape, landscape and environmental characteristics of the area.
- To ensure a low scale built form that maintains views through the area to the surrounding landscape viewed from the Maroondah Highway.
- To ensure that development does not adversely affect the amenity of adjoining residential and non industrial areas.

2.0

Buildings and works

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Permit Requirements

- A permit is required to construct a fence.
- Buildings or structures should not exceed 8 metres in height above natural ground level unless it can be demonstrated that the proposed development will not be visually obtrusive when viewed from the Maroondah Highway or public vantage points within the Green Wedge area.
- Built form should provide a variety of articulation and architectural features and ensure visual permeability through the site when viewed from Maroondah Highway.
- Built form should be low scale with attention to design details that minimise larger 'tilt slab' walls and promotes an activated front facing the Maroondah Highway.
- Buildings and associated areas including car parking and storage areas are required to be setback a minimum of 15 metres from the Maroondah Highway.
- Fencing should not occur along the Maroondah Highway frontage.
- Any fencing should be designed to have minimal visual impact and preferably be located behind landscape setback areas.
- Vehicular access to the area is required to be from Heritage Lane or Argoon Road.
- All external materials, colours and finishes including roofs are to be non-reflective and in subdued tones that complement the semi-rural neighbourhood and streetscape character of the area.

- An application for a permit must be accompanied by a detailed design context report that demonstrates how the proposal addresses the following:
 - existing site conditions including vegetation within the site and on the adjoining roadsides.
 - How the proposal meets the design objectives of this schedule and the performance criteria contained in the Industrial Areas Local Planning Policy at Clause 22.05.
- An application must be accompanied by a plan that shows the following:
 - Provision of all services including drainage and sewerage.
 - The location, layout, proposed elevations and external materials, finishes and colours of all buildings and works.
 - Location, layout and width of all vehicle crossings and pedestrian ways and the location, layout and construction details of all car parking areas, footpaths, access ways and loading areas ensuring separation of pedestrian and vehicle movement.
- An application must be accompanied by a landscape plan that shows:
 - Details of all proposed planting including species type.
 - Proposed fencing.
 - A management plan detailing maintenance requirements for the landscaped areas.
 - A landscape planting of at least 10 metres wide of predominantly indigenous vegetation along the Maroondah Highway frontage that includes canopy trees and which complements the existing remnant vegetation on the site and on the adjoining roadside.
 - Provision of landscaping throughout the development that visually breaks any hard surface areas including car parking and storage areas.

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Advertising signs

A permit is required in accordance with Clause 52.05 Category 4 - sensitive areas

4.0

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Decision guidelines

Before deciding on an application, the responsible authority must have regard to the design context report required by this schedule.