

12/07/2012
C28

SCHEDULE 2 TO THE DESIGN AND DEVELOPMENT OVERLAY

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

MIXED USE AREA - NINTH STREET KERANG

MIXED USE AREA – COHUNA-KOONDROOK ROAD COHUNA

1.0

19/01/2006
VC37

Design objectives

To provide for the co-location of dwellings and light industrial uses in the same ownership.

To ensure that light industrial uses do not impact adversely on the amenity of the area or restrict the operation of other light industrial uses.

To discourage industrial uses listed in the table to Clause 52.10 of the Planning Scheme.

2.0

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Buildings and works

A building occupied by a light industrial use must be located to the rear of a dwelling on the same allotment and must be set back from the adjoining boundaries by at least 5 metres.

A landscaping plan must be provided to the Responsible Authority which identifies species type and location and a maintenance program to ensure the plants survive for at least three years until established. The setbacks to adjoining boundaries must be planted with appropriate screening species.

Buildings intended to accommodate light industrial uses must be constructed with external walls of masonry or color bond in muted tones, or in accordance with a planning permit.

Dwellings and buildings intended to accommodate light industrial uses must be serviced with reticulated water and sewerage.

3.0

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Subdivision

Each lot in a subdivision must be capable of containing a dwelling and a building intended to accommodate a light industrial use. A subdivision may not create separate lots for the dwelling and the light industrial use.

4.0

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Advertising signs

Advertising signage for each business must be no more than 1 metre wide and 0.5 metres high, must be located within the front 2 metres of the lot, and must not be illuminated. A permit may be granted to vary these requirements.

5.0

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Decision guidelines

Before deciding on an application, the Responsible Authority must consider:

- The effect of any State Environment Protection Policy.
- The suitability of the proposed light industrial uses for the area, especially in relation to any off-site impacts that may cause significant detriment to nearby residents.
- The siting of buildings.
- The suitability of proposed landscaping.
- The external appearance of buildings intended to accommodate light industrial uses.