

22.08

11/07/2014
C91

CANTERBURY ROAD AND DORSET ROAD STRATEGIC INDUSTRIAL AREA

This policy applies to the Industrial 1 and 3 Zoned land on the south west corner of Canterbury Road and Dorset Road, Bayswater North.

22.08-1

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Policy basis

This policy builds on the MSS objective in clause 21.09 to promote Maroondah as a prime location for industrial development, land use and investment in the north east region, and to create visually attractive, functional and well planned industrial developments, estates and precincts.

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Objectives

- To ensure the ongoing provision of large industrial and commercial industrial sites to meet the needs of the eastern region and metropolitan Melbourne.
- To provide for the development of a high quality industrial area.
- To provide for the development of large industrial and commercial industrial facilities in an attractive garden setting.
- To attract large industrial and commercial industrial uses to the region through the provision of a large range of substantial industrial lots.

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Policy

It is policy to:

- Provide a range of lot sizes to ensure the opportunity for the development of major industrial land uses.
- Provide larger than average lot sizes throughout the estate.
- Ensure the form of the development provides a consistent or unified appearance with regard to building setbacks, landscaping themes and built form.
- Ensure buildings address the street and public domain areas.
- Discourage multi-tenancy factoryette development.
- Ensure the form of buildings provides for the appearance of single occupancy of sites.

Application requirements

An application for subdivision must be accompanied by the following information:

- A market assessment of the demand for lot sizes be provided with any subdivision application.

Policy references

Bayswater North Industrial Urban Design Guidelines, Maroondah City Council, 1999

Maroondah Business Analysis, Maroondah City Council, 2011