

19/01/2006
VC37

SCHEDULE 5 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO5**.

CANTERBURY ROAD AND DORSET ROAD STRATEGIC INDUSTRIAL AREA

1.0

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Design objectives

To ensure that all development contributes to the creation of functional and high amenity industrial areas.

To provide the opportunity for the establishment of major anchor industries in a functional estate on large sites and in a high amenity setting.

To ensure that development creates a coordinated and attractive streetscape.

To achieve a low density development environment with high amenity levels.

2.0

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Buildings and works

A permit is required to construct a fence.

All buildings and works must be set back at least 15 metres from land in a Road Zone and at least 7.5 metres from any other road. This does not apply to a sign, accessway, fence, utility service, landscaping or other minor works.

All buildings and works must be set back at least 30 metres from land in a residential zone and at least 15 metres from land set aside for public open space. This does not apply to a fence or landscaping.

The ground floor area of all buildings on a site must not exceed 60 per cent of the site area.

A permit cannot be granted to construct a building or construct or carry out works not in accordance with these requirements.

3.0

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Subdivision

All lots created must meet the following minimum requirements:

- If abutting land in a Road Zone:
 - Area 4,000 square metres.
 - Frontage 35 metres.
 - Depth 60 metres.
- If abutting any other road:
 - Area 2,000 square metres.
 - Frontage 30 metres.
 - Depth 45 metres.

An irregular shaped lot may be created as part of a subdivision provided the following requirements are met:

- The area of the lot must be at least the minimum area required for the site.
- The lot must be able to contain a rectangle:
 - With an area of at least three-fifths the minimum area required for the site.
 - With a minimum dimension of at least the minimum frontage required for the site.

- The minimum frontage or depth required for the site may be reduced by no more than 25 per cent.

If a reserve or lot of no more than 40 square metres is required by a referral authority, this can be disregarded in calculating the area of the lot from which it is subdivided.

A permit may be granted to create smaller lots if either of the following applies:

- The subdivision is by a public authority or utility service provider to create a lot for a utility installation.
- The subdivision realigns the boundary between lots provided no additional lots are created.

A permit cannot be granted to subdivide land not in accordance with these requirements.

4.0

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Advertising signs

Standalone signs must not exceed a height of 6 metres.

Signs mounted on buildings must not protrude above the roofline of the supporting building.

A permit cannot be granted to construct or display a sign not in accordance with these requirements.

5.0

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Decision guidelines

Before deciding on an application, the responsible authority must consider:

- Whether the bulk, location and external appearance of any proposed buildings and works will be in keeping with the character and appearance of adjacent buildings, the streetscape and the area.
- The impact of any proposed sign, accessway, fence, utility service, landscaping or other minor works in a setback area on the streetscape and the area.
- Whether any proposed landscaping or removal of vegetation will be in keeping with the character and appearance of adjacent buildings, the streetscape and the area.
- The layout and appearance of areas set aside for car parking, access and egress, loading and unloading and the location of any proposed off street car parking.
- Whether subdivision will result in development which is not in keeping with the character and appearance of adjacent buildings, the streetscape and the area.
- Whether the subdivision provides for lots capable of serving the needs of major industrial uses.