

23/06/2016
C51

SCHEDULE 7 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO7**.

INDUSTRIAL INTERFACE AREA

1.0

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Design objectives

To encourage new industrial development of a high quality design and finish that addresses Bond Street, encourages vehicular access to the rear, and provides an interface between development and Bond Street.

To reinforce the tree lined street country town character of Bacchus Marsh through the layout and design of development along Bond Street.

To facilitate development that creates a high amenity frontage to Bond Street.

To ensure that development is orientated towards Bond Street and Maddingley Park to promote passive surveillance of the public realm.

To encourage design that presents a positive and interactive edge to the public realm.

2.0

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Buildings and works

Applications for buildings and works must address the following matters.

- Building design and materials must provide a positive contribution to the visual amenity and country town character of Bond Street.
- Front building facades must include design elements that add visual interest through the use of building materials, finishes and colours.
- Front setbacks of new buildings must be of sufficient area to facilitate the establishment of a 5 metre wide landscape garden with canopy trees along the lot frontage.
- A rear setback must be provided and allow for rear access and car parking.
- Wall heights on buildings adjacent to Bond Street must not exceed 9 metres.
- Potential conflict between pedestrian and vehicle movements must be addressed through the design of the site, including provision of safe pedestrian links through car parks to building entry points.
- Locations of all driveways.
- Signage siting and design details. It is preferable for signage to be integrated into the landscape or building design.
- Signage must be co-located on sites which have more than one tenant.

Landscaping

Landscaping is to be provided in accordance with a landscape plan. The landscape plan must include the following elements:

- A 5 metre wide landscape indigenous garden along the frontage of each lot with no front fences.
- The use of a range of canopy trees, shrubs and ground covers.
- The front setback to Bond Street will solely be used for landscape and pedestrian access. All storage, plant and equipment, and vehicular access and parking must be to the side or rear of the building.

Exemption from notice and review

An application to construct a building or construct or carry out works is exempt from the notice requirements of Section 52(1) (a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.