

19/01/2006  
VC37**SCHEDULE 2 TO THE DESIGN AND DEVELOPMENT OVERLAY**Shown on the planning scheme map as **DDO2****WESTERN GARDENS LIGHT INDUSTRIAL AREA****1.0**19/01/2006  
VC37**Design objective**

To ensure that the standard of development in the Western Gardens Light Industrial Area is of a high quality given its strategic location and high exposure in relation to the Princes Freeway and Skeleton Creek. This area is also located at the entrance to Wyndham from the east.

**2.0**19/01/2006  
VC37**Buildings and works**

No permit is required for works associated with a road within the Residential 1 Zone, Urban Floodway Zone, and Industrial 3 Zone, and Public Acquisition Overlay required for the Palmers Road extension between Dunnings Road and the Melbourne to Geelong Railway line, in Point Cook.

All buildings and works must comply with the following standards, unless it can be demonstrated that an alternative approach achieves the design objective of this overlay control.

- The facade of all buildings facing the Princes Freeway must be constructed of brick or concrete. All other facades must be constructed with brick or concrete to a minimum height of 2 metres above ground level. Concrete tilt slab buildings must be painted or treated to the satisfaction of the responsible authority.
- Open storage areas and garbage receptacles must not be visible from any road, reserve or other public land.
- In the case of lots facing the Princes Freeway all buildings must be set back at least 10 metres from the frontage. For all other lots buildings must be set back at least 5 metres from the frontage. For corner lots buildings must be set back at least 3 metres from the side street boundary.
- In the case of lots facing the Princes Freeway a landscaping strip of at least 10 metres wide must be provided along and within the frontage. For all other lots a 5 metre wide landscaping strip must be provided along and within the frontage. For all corner lots a landscaping strip of at least 3 metres wide must be provided along and within the side street boundary.
- In respect of lots backing onto the Skeleton Creek reserve all buildings shall be setback at least 3 metres from the creek reserve boundary and this setback shall be fully landscaped.
- All driveways and car parking areas must be constructed of an impervious all-weather seal coat such as concrete or bitumen.
- Site coverage must not exceed 60% of the overall site area.

All development must be designed and sited to the satisfaction of the responsible authority and must provide a high level of design quality and visual amenity.

**3.0**19/01/2006  
VC37**Decision guidelines**

In consideration of the above, the responsible authority must consider, as appropriate:

- The impact of the development on the amenity and streetscape of the area particularly having regard to the proximity of the Princes Freeway and Skeleton Creek.
- The appearance of the proposed development.
- The design and layout of the proposed development including setbacks from property boundaries.
- The type and colour of building materials to be used and the proposed landscape treatment.