

SOUTH GIPPSLAND PLANNING SCHEME

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Proposed C115sgip

SCHEDULE 2 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

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

BURCHELL LANE INDUSTRIAL PRECINCT**1.0****Design objectives**

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To ensure all development and works enhance the amenity of the Burchell Lane Industrial Precinct by encouraging high quality design and external finishes to buildings and structures, adequate building siting and a high quality landscape.

To ensure that development and works are designed and located to minimise off-site impacts to adjoining residential areas.

To minimise the impact of commercial traffic on adjoining residential amenity and pedestrian traffic.

To improve the pedestrian environment along Peters Street as a focus for pedestrian activity in the town centre.

2.0**Buildings and works**

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Permit exemptions

A permit is not required to:

- Construct buildings or undertake works which rearrange, alter or renew plant if the area or height of the plant is not increased.
- Construct buildings or undertake works which are used for crop raising or informal outdoor recreation.
- Construct a rainwater tank with a capacity of more than 10,000 litres if the following requirements are met:
 - The rainwater tank is not located within the building's setback from a street (other than a lane).
 - The rainwater tank is no higher than the existing building on the site.
 - The rainwater tank is not located in an area that is provided for car parking, loading, unloading or access way.

Design requirements

The following buildings and works requirements apply to an application to construct a building or construct or carry out works:

Building setbacks

- Buildings should have a zero setback to the front title boundary where the lot abuts Peters Street. They should also have a visual connection with the street.

Weather protection

- Buildings fronting Peters Street should be cantilevered over the full pavement width to provide weather protection to pedestrians along Peters Street.

Landscaping

- A 2-metre width of landscaping must be provided along all road abutments, except where there is no building setback, using a suitable selection of trees, shrubs or grasses to the satisfaction of the Responsible Authority. The landscaping should provide appropriate screening of car parking and outdoor storage areas, enhance the amenity of the surrounding area and provide an attractive visual environment for adjoining residential properties.

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- Vehicle access to each site should be in a form and location that permits all vehicles to enter and egress safely without causing detrimental effects on the amenity of adjoining residential uses.
- Vehicle crossovers should be provided from Burchell Lane for all properties abutting Burchell Lane.
- No more than one crossover should be provided per lot.

3.0**Subdivision**

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None specified.

4.0**Signs**

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Sign requirements are at Clause 52.05. All land located within DDO2 is in Category 2.

5.0**Application requirements**

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The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the Responsible Authority:

- A detailed report that shows how the design objectives of this overlay are met.
- A detailed site plan that shows building setbacks, the location and width of vehicle crossovers, outdoor building display areas and advertising signs.
- Building elevation plans that clearly describe the external building materials and finishes and proposed advertising signs.
- A landscape plan that shows:
 - The location, species and height of all existing vegetation to be retained and/or removed; and
 - A detailed planting schedule that makes reference to CFA Landscaping for Bushfire (2011) and uses species selected from Indigenous Plants of South Gippsland Shire (2004), with emphasis on plants from the relevant Ecological Vegetation Class for the planting area.

6.0**Decision guidelines**

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The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered as appropriate, by the Responsible Authority:

- The extent to which driveways and parking areas have been designed, sited and dimensioned to be visually recessive in the streetscape by:
 - Limiting the number and width of vehicle crossovers.
 - Softening driveways and parking areas with vegetation.
- The need to ensure the safety and efficiency of vehicle movements from properties onto the street network.
- The impact of the built form of the proposed development on the town centre and adjoining residential uses, including:
 - Whether the building height or design would cause the building to be visually prominent within the streetscape.

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- Whether vegetation has been retained or will be planted to soften the appearance of development.
- Whether buildings provide visual interest through articulation, glazing, verandahs, balconies, eaves and variation in materials and textures and avoid design repetition.
- Whether the placement of roof top structures and service facilities avoids detrimental impact on the streetscape or adjoining properties.
- Whether the building setbacks from front, side and rear boundaries are sufficient to allow for the retention or planting of vegetation, including canopy trees.
- Whether the building setback to Peters Street promotes an attractive pedestrian environment.
- The need to provide for business display areas in appropriate locations.
- Whether the proposed development demonstrates provision of a protected pedestrian environment in Peters Street through the use of cantilevered building design.