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Proposed C148bawb

## **SCHEDULE 12 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO12**.

### **FREEWAY BUSINESS PARK**

#### **1.0**

#### **Design objectives**

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To ensure development of the Freeway Business Park is of high quality urban design and provides appropriate interface treatments to Hazel Creek, the Princes Freeway and residential areas.

To introduce high quality landscape treatment to the site that contributes positively to the overall character and amenity of the Freeway Business Park.

To facilitate public access to the new wetland.

To enhance environmental values biodiversity at the site including habitat for the Warragul Burrowing Crayfish, Dwarf Galaxias and other native species.

#### **2.0**

#### **Buildings and works**

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

- Building heights should respond to the building heights plan shown at Figure 1.
- A landscaping strip must be provided along and within the frontage and along and within a side street boundary.
- Trees or shrubs should be included as part of the landscaping treatment to the frontage of the lots.
- Car parking should not be provided in the landscape setback area.
- Sympathetic landscaping and screening should be provided for the side and rear of lots facing Hazel Creek, the Princes Highway, and residential areas.
- Contemporary and creative architecture is encouraged in the design, built form, style and finishes. Articulated building facades should be provided.
- A colour and materials palette should be adopted that responds to the wider landscape.
- All structures on rooftops, including air conditioning units and fans, must be appropriately screened to address any visual amenity issues.
- External storage areas and garbage receptacles must be screened and adequately distanced from sensitive uses.
- All driveways and car parking areas at the front of the site must be constructed of an impervious all-weather seal coat such as concrete or bitumen and drained to the satisfaction of the responsible authority.
- Signage should be integrated within the building design.

#### **3.0**

#### **Subdivision**

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None specified

#### **4.0**

#### **Signs**

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None specified.

## 5.0

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### Application requirements

Applications must be generally in accordance with the Concept Plan as shown in Figure 1, and include the following, as relevant:

- Context analysis and design response.
- Planning Report.
- Stormwater Management Plan.
- Waterway Management Plan that identifies how the design of the wetland will provide habitat for the Warragul Burrowing Crayfish and how the habitat will be protected once established.
- Traffic Impact Assessment.
- Landscape Concept Plan.
- Materials and Colours Schedule.
- Acoustic Assessment for individual site development introducing sensitive uses to mitigate noise impacts from Princes Freeway.
- Warragul Burrowing Crayfish Translocation Plan.

## 6.0

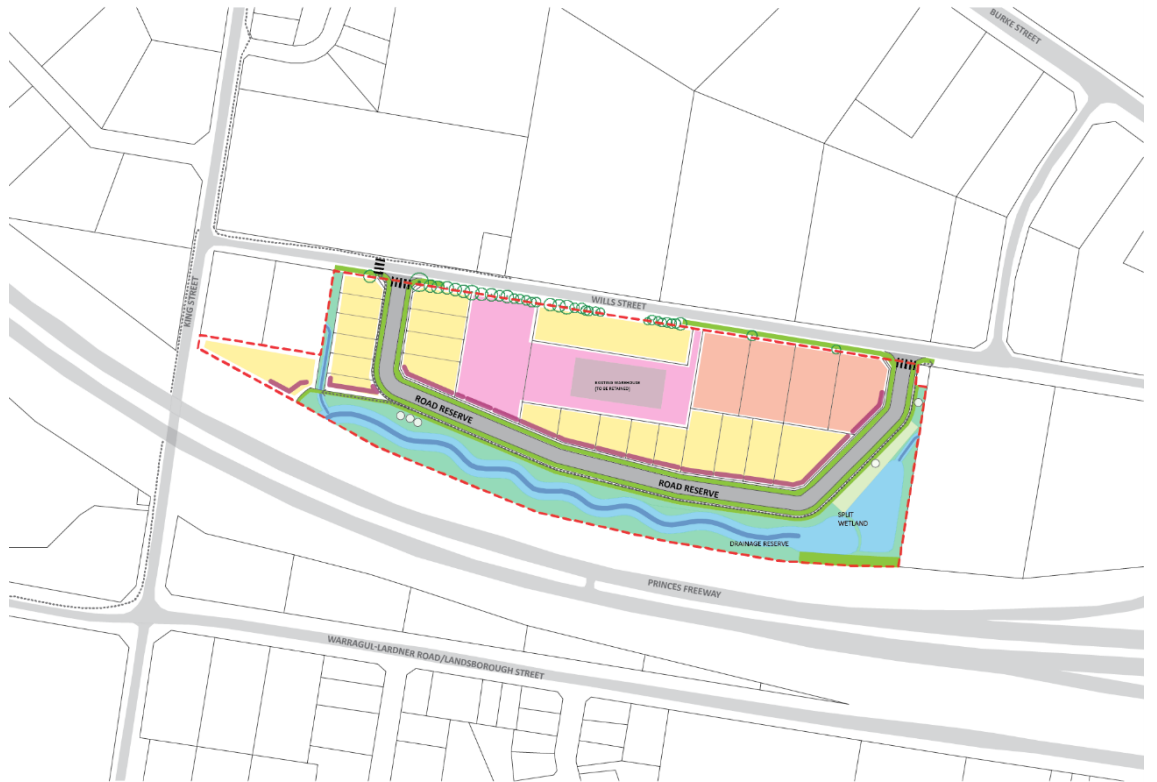
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### Decision guidelines













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 impact of the development on the amenity and streetscape of the area and particularly having regard to the proximity of Hazel Creek, the Princes Freeway, and residential areas.
- The impact of the development on environmental values and biodiversity of the site.
- The design and layout of the proposed development including setbacks from property boundaries.
- The proposed landscape treatment.
- The facilitation of public access to the new wetland.
- The need to ensure that development or works are completed and maintained to a standard appropriate to the site's prominent location.
- Signage shall be confined to simple, clear business identification signs on premises.
- Signage identifying the industrial precinct must contribute to the overall design and character of the industrial precinct.
- The views of Department of Transport and Planning regarding impacts of noise from Princes Freeway to individual site developments facilitating sensitive uses.

# BAW BAW PLANNING SCHEME



## LEGEND

- |   |  |   |  |
|---|--|---|--|
|  | Site boundary                                    |  | Lot boundary requiring sensitive interface treatment (given frontage/proximity to realigned creek) |
|  | Proposed & existing lot boundaries               |  | Proposed footpath & shared use path  |
|  | Proposed Road Access                             |  | Key pedestrian and cycling access routes   |
|  | Potential recreation area                        |  | Existing and proposed larger sites – preferred building height up to 15m                           |
|  | Existing vegetation with potential for retention |  | Proposed medium sites – preferred building height up to 12m  |
|  | Pedestrian/shared path crossing                  |  | Proposed smaller sites – preferred building height up to 10m                                       |

