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Proposed C269hume

SCHEDULE 6 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO6**.

TULLAMARINE FREEWAY - GATEWAY TO MELBOURNE

1.0

Design objectives

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- To enhance the appearance of the approach into the arrival corridor from Melbourne Airport to Melbourne by encouraging high-quality, built form with integrated landscape outcomes adjacent to the Tullamarine Freeway.
- To ensure that new buildings are designed to be high-quality.
- To ensure that signs are well-designed, do not detract from the amenity and appearance of the arrival corridor from Melbourne Airport to Melbourne along the Tullamarine Freeway.
- To contribute to a visually interesting gateway experience to Metropolitan Melbourne.
- To ensure that the design, siting and appearance of buildings and works within the industrial zone is of high-quality.

2.0

Buildings and works

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A permit is not required for any of the following:

- The installation of an automatic teller machine.
- An alteration to an existing building façade provided:
 - The alteration does not include the installation of an external roller shutter.
 - At least 80 per cent of the building facade at ground floor level is maintained as an entry or window with clear glazing.
- An awning that projects over a road if it is authorised by the relevant public land manager.

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

Infrastructure

- All lots should be connected to reticulated water, sewerage and drainage.
- All developments should meet the principles of Water Sensitive Urban Design, including the collection of rainwater run-off from roof areas.

Built form

- For larger storage or manufacturing buildings, avoid extensive blank facades and include a mix of architectural treatments such as colours and materials.
- Water storage tanks must be located to the side or rear of buildings or otherwise appropriately screened from the public realm.
- Encourage all external surfaces visible from the Tullamarine Freeway to be painted or finished with a textured coating, or treated appropriately and/or clad in non-reflective materials.
- Encourage paving materials that provide texture, patterns, subtle colour and permeability to the lot frontage.
- Plant equipment, vents and other roof mounted structures must be designed or incorporated into the roof design or screened to minimise visibility from the street, surrounding public spaces and buildings.

Landscaping

- Landscaping of lots which face the Tullamarine Freeway should complement the design of the buildings and enhance the environs of the Freeway approach into Melbourne.
- Landscaping should include trees within car park areas to provide shade and visual amenity.
- Nature strips should include street tree planting consistent with existing streetscape theme.

Car parking and access

- There must be no direct vehicle access between the Tullamarine Freeway and the site.
- Driveway crossovers should be fully constructed with an all weather pavement.
- Parking areas should be surfaced and graded to reduce run-off and allow stormwater to drain out of the site with integrated landscaping.

Storage and waste

- Storage and waste facilities must be located to the rear of the building where practical and be screened from view from the Tullamarine Freeway.

Lighting

- Subtle lighting of buildings when viewed from outside is encouraged, to enhance visual effects, access and legibility at night.
- Lighting is to be designed to avoid light spill onto the Tullamarine Freeway.

3.0

Subdivision

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None specified

4.0

Advertising signs

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Advertising signs should be designed to:

- Be integrated with the overall building design.
- Complement the visual amenity of the arrival corridor from Melbourne Airport to Melbourne.
- Design to minimise visual clutter.

5.0

Application requirements

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None specified

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 the proposed buildings and works meet the design objectives of this schedule.
- The extent to which any proposed signs that responds to the objectives of the schedule.