

xx/xx/2025

SCHEDULE 53 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO53**.

GREATER AVALON EMPLOYMENT PRECINCT WEST

1.0 Design objectives

xx/xx/2025

To facilitate the development of the Greater Avalon Employment Precinct West as a high amenity national, state and regionally significant industrial area suited to the needs of advanced manufacturing, freight, logistics and production support industries.

To ensure development provides a high level of visual amenity when viewed from major transport routes and surrounding non-industrial land uses.

To provide a high level of amenity for workers and visitors to industrial areas.

To promote best practice sustainable design including storm water quality and reuse measures.

2.0 Buildings and works

xx/xx/2025

A permit is required for a fence where the fence is located along a boundary that has a frontage to a street and is:

- Visually impermeable and greater than 1.5 metres in height above natural ground level; or
- Constructed of unpainted galvanised steel or uncoated wire.

Requirements

The following buildings and works requirements apply to construct a building or construct or carry out works.

Front and Side (fronting a street) Fences

Fences should be:

- Constructed of materials other than unpainted galvanised steel and wire;
- Constructed of materials that complement the building and surrounding area and painted a muted colour; and
- Screened by vegetation planting.

Site Layout and Design

Ensure front setback of new buildings are consistent with the setbacks of existing buildings in the area and set aside for landscaping and car parking.

Ensure the site layout, built form and location of any open space considers the protection of key view lines to prominent surrounding features such as the You Yangs and Port Phillip Bay.

Avoid potential conflict between pedestrian and vehicle movement through the design of the site, including provision of pedestrian links through car parking areas.

Provide physical infrastructure such as water, power, reticulated sewage and constructed sealed roads to new buildings.

Car Parking and Access

Provide car parking at the front of the site.

Ensure all vehicle crossings, accessways and parking areas are sealed with an all-weather coat.

Incorporate lighting to car parking areas where required.

Incorporate landscaped island beds if more than 10 car spaces are provided to separate the hard surface area and improve visual amenity.

Building Design

Design buildings to ensure:

- Buildings and works (including a television antenna and a flagpole) must not exceed the height of the most recent approved Obstacle Limitation Surface (OLS) or Procedures for Air Navigational Services - Aircraft Operations (PANS-OPS) surface prepared for an airport in accordance with the Commonwealth Airports (Protection of Airspace) Regulations 1996 or as shown in the Avalon Airport Masterplan.
- Buildings provide an appropriate response to any recommendation of a written aviation impact report required under clause 5.0 of this schedule.
- Buildings address the street frontage or open space area by including the following elements in the design:
 - Front facades that include design elements that add visual interest.
 - Locating office components in a visible location at the front of the building.
 - Incorporating facades that address both frontages where the site is located on a corner.
 - The location of office or showroom components on the side(s) of the building facing a street or open space area, or the incorporation of windows or articulation of the facade to avoid blank facades facing the public realm.
 - Clearly delineated visitor access points to the building.
- Buildings, works, plant and machinery are constructed, housed and maintained in a manner that minimises the visual impact.
- Larger buildings address bulk and massing through using a range of building materials, finishes and colours.
- High standards of design quality and building appearance in all locations, particularly on all lots that are directly adjacent to the Princes Freeway, Avalon Road, conservation reserves as well as wetland and coastal areas.
- A unified architectural treatment for the office and industrial parts of buildings, or designs that make an architectural feature of the office component and a neutral backdrop of the industrial component.
- Massing and articulation, window and door treatments, materials and colours to create attractive public facades which avoid unrelieved and/or blank facades facing street frontages.
- Use of low-maintenance external materials.
- Avoidance of highly reflective roof and wall materials.
- Avoidance of exposed plain concrete block walls.
- Integration of service equipment within the design of the building or its screening from view.
- Energy efficient building design and orientation.
- Lighting in proximity to Avalon Road is designed to be baffled to prevent light spill and glare to dwellings on the west side of Avalon Road.

Landscaping

Retain existing vegetation where practical.

Provide landscaping:

- Within in the front setback.
- Along boundaries which adjoin a sensitive land use or environmental feature (such as creek or reserve) or where the site is visually prominent.
- To assist in minimising headlight glare to the dwellings on the west side of Avalon Road where possible.

Ensure landscaping areas are:

- Designed to be low maintenance, including selection of hardy landscape species that require minimal ongoing maintenance and have low water usage. Where practical and consistent with this requirement, landscaping species should be locally indigenous or native; and
- Protected from vehicle damage by incorporating protective design features.

The quality and quantity of landscaping should reflect the scale of the building and car park area in order to address screening and softening of visual bulk.

Ensure any landscaping location and species selection will not encroach the protected airspace of Avalon Airport at mature height and will not attract wildlife relative to bird-strike risk.

Sustainable Design

Incorporate:

- Best practise storm water quality and reuse measures considered as part of the design for larger developments and on sites where it is practical to implement.
- To reduce the potential for contaminated runoff loading bays should be covered, active work areas should be contained internally within buildings and waste disposal areas should be appropriately located.
- Best practice Environmentally Sustainable Development provisions that encourage:
 - Measures that reduce the urban heat island effect.
 - Material re-use and recycling (use of materials with reduced embodied energy).
 - Renewable energy generation and battery storage.
 - Electric vehicle charging.

Exemption of notice and review

An application to construct a building or to 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.

3.0

xx/xx/2025

Subdivision

Requirements

Subdivision within the precinct should ensure:

- An appropriate range of lot types and settings.
- Lot configurations that facilitate energy efficient site and building design.
- No lots have a rear aspect to the Princes Freeway, Avalon Road or conservation reserves.
- All lots are outside the 1% Annual Exceedance Probability flood event and have safe vehicular accessways provided to each lot where depth is no greater than or equal to 0.3 metres.
- A perimeter road is provided on all interfaces with a permanent bushfire hazard.
- A road network that complies with the relevant fire service requirements for emergency access and egress where appropriate.

Design of new local streets within the precinct should:

- Provide footpaths on both sides of every street.
- Provide generous street tree planting (clear-stemmed to 2 metres) in conformance with a consistent ‘language’ that reinforces the identity of the precinct and specific sub-precincts within it.
- Locate all services, including electricity supply, underground, wherever possible.
- Provide sufficient lighting to ensure pedestrian security.
- Use of lights that minimise glare.

4.0

Signs

xx/xx/2025

Sign requirements are at Clause 52.05 All land located within the Industrial 1 Zone is in Category 2. All other land is in Category 4.

Requirement

Signage should be co-located on sites which have more than one tenant so as to avoid sign clutter.

5.0

Application requirements

xx/xx/2025

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 written aviation impact report prepared by a suitably qualified person assessing the proposal against the National Airports Safeguarding Framework (NASF) Guidelines A to I inclusive and details of measures to respond to airport safeguarding risks and including:
 - A wildlife strike management assessment prepared by a suitably qualified person, demonstrating the impact of the proposal on wildlife strike risk and details of measures that respond to the findings and recommendations of the wildlife strike management assessment to prevent increased risk of wildlife strike.
 - A safety case prepared by a suitably qualified person, demonstrating the impact of the proposal on public safety risk at the end of runways and details of measures that respond to the findings and recommendations of the safety case to prevent increased risk to public safety at the end of runways.

6.0

Decision guidelines

xx/xx/2025

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 location and height of the proposed development with consideration of Avalon Airport’s Obstacle Limitation Surfaces plan.
- The need to prevent buildings or structure and landscaping from being built which could interfere with and cause a safety hazard on aircraft operations such as height, lighting, built form layout, wind tunnels and bird strike impacts.
- City of Greater Geelong Sign Guidelines (February 2024).