

30/09/2026
C477ggee

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

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Design objectives

To facilitate the development of a high quality national, state and regionally significant employment precinct appropriate for a diverse range of industrial development, providing a high level of amenity for workers and visitors.

To ensure development does not prejudice or conflict with the current and future operations of Avalon Airport.

To ensure development minimises environmental and amenity impacts on adjacent conservation areas and rural living uses.

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

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

2.0

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Buildings and works

Requirements

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

Site Layout and Design

Setbacks should ensure:

- Landscaping within front and side setbacks,
- The use of trees in car park areas to reduce the heat island effect of large areas of pavement and to provide shade for vehicles, and
- Provide car parking at the front of the site.

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

Car Parking, Loading Bays and Access

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.

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

Building Design

Design buildings to ensure:

- Buildings and works must not exceed the height of the most recent approved Obstacle Limitation Surface (OLS) or Terminal Instrument Flight Procedure Obstacle Protection (TIFPOP) surface prepared for an airport in accordance with the Airports (Protection of Airspace) Regulations 2026, or as shown in the current approved airport master plan.
- 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.
- Locating office or showroom components on the side(s) of the building facing a street or open space area, or the incorporating of windows or articulation of the facade to avoid blank facades facing the public realm.
- Clearly delineating visitor access points to the building.
- High standards of design quality and building appearance in all locations, particularly on lots that are directly adjacent to the Princes Freeway, Avalon Road, conservation reserves as well as coastal wetlands interface 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 is designed to be baffled to prevent light spill and glare:
 - to dwellings on the west side of Avalon Road and across all adjacent conservation areas and reserves. Lighting design should refer to the National Light Pollution Guidelines for Wildlife (DCCEEW, 2023); and
 - areas associated with flight paths for Avalon Airport having regard to the potential for pilot distraction. Lighting design should refer to the National Airports Safeguarding Framework – Guideline C.

Landscaping

Retain existing vegetation where practical.

Provide landscaping:

- Within the front setback.
- To assist in minimising headlight glare to the dwellings on the west side of Avalon Road and conservation reserves where possible.

Ensure landscaping areas are 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 areas 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 wildlife-strike risk.

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.

3.030/09/2026
C477ggee**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.
- A road frontage is provided to open space and conservation reserves.

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C477ggee**Signs**

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.

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C477ggee**Application requirements**

None specified.

6.030/09/2026
C477ggee**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 views of Avalon Airport on the need to prevent the construction of buildings, structures and landscaping which could interfere with and cause a safety hazard on aircraft operations such as height, lighting, built form layout, wind shear and wildlife strike.
- City of Greater Geelong Sign Guidelines (February 2024).