

19/01/2006
VC37

SCHEDULE 4 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO4**.

NORTH CROYDON SHOPPING CENTRE

1.0
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Design objectives

To ensure that all development contributes to the creation of functional and high amenity urban areas.

To ensure that development creates a coordinated and attractive streetscape.

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Buildings and works

A permit is not required to construct a building or construct or carry out works, including a fence, set back at least 7.5 metres from a road, residential zone or Public Use Zone.

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Advertising signs

An advertising sign must meet the following requirements:

- A stand-alone sign must not exceed 7 metres in height.
- A sign mounted on a building must not protrude above the roofline of the supporting building.

A permit cannot be granted to construct an advertising sign which is not in accordance with these requirements.

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Decision guidelines

Before deciding on an application, the responsible authority must consider:

- Whether the reduction in setback will contribute to the development of high quality urban form.
- Whether the reduction will contribute to the development of safe and functional public spaces.
- Whether the reduction will contribute to the development of consistent, coordinated and identifiable urban streetscapes.
- The style, type and quality of landscaping proposed.
- The style, type and coordination of any signage.
- The benefit to the streetscape and urban amenity of requiring the consolidation of signage and common signage treatments or themes.