

19/01/2006
VC37

SCHEDULE 4 TO THE DESIGN AND DEVELOPMENT OVERLAY

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

DIAMOND CREEK ROAD BUSINESS AREA

1.0

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Design objectives

- To provide for appropriate highway related commercial, community and residential development.
- To achieve attractively designed, low density development in a spacious landscaped setting.
- To ensure that the nature, scale and appearance of development is compatible with the landscape and environmental characteristics of the area.
- To ensure that land is developed in an orderly manner having regard to vehicle and pedestrian movement and car parking.
- To ensure that development and use does not adversely affect the amenity of adjoining residential areas.
- To ensure that development preserves the opportunity for integrated development of adjoining vacant land or that a proposal has responded to adjoining development to achieve optimum outcomes.

2.0

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Buildings and works

- A permit is required to construct a fence located less than 10 metres from the nearest road boundary.
- The site coverage of all buildings on a lot must not exceed 60 percent.
- Buildings are to be set back a sufficient distance to minimise the appearance of bulk and height from outside the site. Set backs should be at least:
 - 9 metres from Diamond Creek Road or a service road if it is provided.
 - 9 metres from McLaughlans Lane.
 - 5 metres from the north-west boundary of the Diamond Creek Road Business Area.
 - 3 metres from other boundaries.
- Extensive landscaping will be required along Diamond Creek Road.
- Setbacks should be landscaped with indigenous vegetation and should not contain car parking spaces, loading bays, storage areas or display areas.
- The maximum height of buildings should not exceed 8 metres.
- Car parking should be provided on-site.
- New residential subdivision and development should respect the subdivision and development patterns of nearby residential areas.

A permit may be granted for buildings and works not in accordance with these requirements, providing that an alternative design solution meets the design objectives for the area.

3.0

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Advertising signs

Advertising sign controls are at Clause 52.05.

4.0

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Decision guidelines

Before deciding on an application, the responsible authority must consider the following additional matters, as appropriate:

- The scale and appearance of the development and its impact on the landscape quality and environment of the area.
- The potential amenity impacts for adjoining residential areas.
- The adequacy of proposed setbacks for buildings and works and site landscaping.
- The extent of proposed car parking.
- Vehicular access and egress arrangements, and potential impacts on traffic flow.
- Whether there is a need for a service road on Diamond Creek Road.
- The design and articulation of buildings and their contribution to the streetscape of this gateway to the Diamond Creek township.
- The separation of vehicles and pedestrians.
- Whether the opportunity for integrated development of adjoining vacant land is maximised and that the proposal has responded to adjoining development to achieve optimum outcomes.