

19/01/2006
VC37**SCHEDULE 1 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO1**.

TOWNSHIP APPROACH**1.0**19/01/2006
VC37**Design objectives**

- To provide for attractive and distinctive town approaches along main roads through measures including the provision of landscape and design controls upon development.
- To provide highway travellers with conspicuously located facilities providing information, fuel and refreshments and rest stop areas.
- To encourage development that is of an appropriate scale and design quality to enhance township approaches.
- To ensure that new development harmonises in scale and design with adjoining residential areas.

2.019/01/2006
VC37**Buildings and works**

The external walls of all buildings are encouraged to be constructed of brick, stone or concrete.

Buildings should be constructed with a setback of 6 metres from any road.

Land within 2 metres of a road reserve should be planted and maintained with lawn, trees and shrubs to the satisfaction of the responsible authority.

No buildings should be constructed closer to any Residential Zone as determined by the following formula:

- $D = 1.5 + H/2$

Where:

- D = Minimum horizontal distance in metres to a wall from the zone boundary.
- H = Height in metres of the highest part of the wall above the ground with the minimum height being 4 metres.

3.019/01/2006
VC37**Decision Guidelines**

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

- The availability and provision of services for the supply of water, sewerage, drainage, electricity and other services.
- The need for proper disposal of stormwater discharges, sewerage effluent and other liquid wastes, which may be associated with the development.
- The layout of any car park and the location and widths of entrance and exit points, access lanes and roadways and the need for an appropriate pattern of pedestrian and vehicular access to the development.
- The location, nature and type of advertisement which may be associated with the development.
- The location, nature and type of any landscape area which may be incorporated into the development.
- The need to screen storage areas, garbage receptacles and any other items which may have an adverse impact on the amenity of the area.