

19/03/2015
C150(Part 1)**SCHEDULE 1 TO THE DESIGN AND DEVELOPMENT OVERLAY**

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

PRINCES HIGHWAY CORRIDOR**1.0 Design objective**19/03/2015
C150(Part 1)

To maintain and enhance the existing Princes Highway streetscape, particularly the boulevard character by the:

- Provision of gateway treatments to Morris Road, Hoppers Lane and Derrimut Road;
- Setting of design standards for new development;
- Protection of vegetation on both public and private property;
- Requirement of enhanced planting on both public and private land;
- Provision of minimum setbacks for new development;
- Construction of service roads to the Princes Highway; and
- Minimisation of access point to the Princes Highway.

2.0 Buildings and works19/03/2015
C150(Part 1)

A permit is required to remove, destroy or lop any vegetation, and to construct a fence over one (1) metre high. The permit requirements of this overlay do not apply to the development of land for a single detached dwelling in the General Residential Zone.

All buildings and works that require a permit under this overlay should comply with the following standards unless it can be demonstrated that an alternative approach achieves the design objectives of this control:

- All façades of all buildings visible from the Princes Highway should be constructed of timber, glass, brick or concrete. Any buildings or works as described above should be painted and treated to the satisfaction of the Responsible Authority.
- For land on the southern side of the Princes Highway, buildings should be setback a minimum of 30 metres from the road reserve boundary.
- All driveways and car parking areas should be constructed of an impervious all weather seal coat such as concrete or bitumen;
- Open storage areas and garbage receptacles should not be visible from the Princes Highway.
- Any removal, destruction or lopping of vegetation should not destroy the integrity of the boulevard visual effect and should not adversely affect the amenity of the area. Tree planting on the road reserve and on private land should be consistent with the Princes Highway, Werribee Urban Design and Landscaping Protection Plan (June 1998).
- New buildings and works on the southern side of the Princes Highway, and to the east of Wattle Avenue should be constructed such that there is no direct access onto the Princes Highway. Any new development should make provision for service road access onto the Princes Highway.
- Any construction of a building or carrying out of works, including fencing over one (1) metre high should be consistent with the objectives and recommendations of *the Princes Highway, Werribee Urban Design and Landscaping Protection Plan (June 1998)* to the satisfaction of the Responsible Authority.

3.019/01/2006
VC37**Decision guidelines**

In consideration of the above, the responsible authority must consider, as appropriate:

- The design objectives of the schedule to the overlay.
- The impact of the development on the existing amenity and streetscape of the Princes Highway being a major gateway.
- The existing character of the Princes Highway corridor.
- The appearance of the proposed development.
- The design and layout of the proposed development including setbacks from property boundaries.
- The type and colour of building materials to be used and the proposed landscape treatment.
- The purpose of any vegetation removal and methods to replace removed vegetation.
- The objectives and recommendations of the *Princes Highway, Werribee Urban Design and Landscaping Protection Plan (June 1998)*.
- The need to retain vegetation which contributes to the boulevard character of the Princes Highway.
- The need to apply conditions requiring the developer to contribute to the construction of a service road.
- The need to apply conditions requiring the developer to provide for the enhancement of landscaping on the road reserve.
- The effect of advertising on the character of the Princes Highway.