

19/01/2006
VC37

SCHEDULE 3 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO3**

OLD GEELONG ROAD INDUSTRIAL AREA

1.0

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Design objective

To improve and enhance the Old Geelong Road streetscape by encouraging appropriate development adjacent to the road including the standard of fencing, landscaping, building setbacks and building facades.

2.0

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Buildings and works

All buildings and works fronting Old Geelong Road must comply with the following standards, unless it can be demonstrated that an alternative approach achieves the design objective of this overlay control.

- The facade of all buildings facing Old Geelong Road must be constructed of brick or concrete. Concrete tilt slab buildings must be painted or treated to the satisfaction of the responsible authority.
- Open storage areas and garbage receptacles must not be visible from Old Geelong Road.
- All buildings must be set back at least 15 metres from the frontage and at least 3 metres from a side street boundary.
- A landscaping strip of at least 5 metres wide must be provided along and within the frontage and at least 3 metres wide along and within a side street boundary.
- All driveways and car parking areas must be constructed of an impervious all-weather seal coat such as concrete or bitumen.

All development must be designed and sited to the satisfaction of the responsible authority and must provide a high level of design quality and visual amenity.

3.0

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Decision guidelines

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

- The impact of the development on the amenity and streetscape of Old Geelong Road being a major gateway into Hoppers Crossing.
- 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.