

01/09/2011
C132

SCHEDULE 1 TO THE DESIGN AND DEVELOPMENT OVERLAY

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

7-9 & 11 FULLARD ROAD, NARRE WARREN

1.0

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Design objectives

To ensure that development integrates with the surrounding area and does not negatively impact on the aesthetic amenity of the Hallam Valley Floodplain, which currently provides for significant landscape values.

To provide for safe and efficient vehicular access/egress to/from the site off Fullard Road.

2.0

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Building Design and Site Layout

- Buildings must be setback from Fullard Road and Centre Road to provide for appropriate landscaping.
- Buildings must be setback from the Hallam Valley Floodplain to allow for the development of an appropriate landscape buffer.
- Buildings that front the Hallam Valley Floodplain should be designed with high quality building facades that complement the open landscape of the area.
- Building facades must be broken into smaller vertical sections using variations in wall articulation, window sizes, blank wall areas, materials, colours and textures.
- Building services and loading areas are to be visually screened from the public realm, including the Hallam Valley Floodplain.
- Front fencing must be integrated with the design of the building and/or screened with landscaping.
- Any fencing or walls erected for security purposes that front the Hallam Valley Floodplain must not have a negative visual impact on the landscape values of the area.

3.0

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Carparking and Access

- A maximum of one vehicle crossover will be allowed onto the site from Fullard Road.