

21/05/2009
C25(Part 2)

SCHEDULE 10 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO10**

Stawell Road/Western Highway entrance corridor

1.0

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Design objectives

To achieve a distinct urban character that identifies the area as the main entrance to Horsham.

To ensure new development contributes to the urban character of the street.

To improve the attractiveness of the corridor through the use of innovative, contemporary design and construction.

To ensure advertising signs do not dominate the streetscape or create visual clutter.

To protect the amenity of adjoining residential areas.

2.0

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Buildings and works

A permit is required to construct a fence. Security fences constructed in association with new developments must be of 'steel-picket' construction.

Site design

All new developments must:

- Provide an active frontage to Stawell Road.
- Be of a contemporary design that contributes positively to the amenity of the area.
- Must be designed to provide acoustic screen fencing and landscaped buffers to existing residential areas. All fencing that abuts adjoining neighbours is to be located inside the property boundary so that landscaped buffer areas are presented to adjoining residential land.
- Must ensure landscaping on any side and rear road boundaries provide screening of internal operations of the site.
- Must be designed to ensure adjoining residential land is not affected by noise or light spill.
- Demonstrate how any proposed loading bay, dock, or service area that abuts residential land manages noise, smells, dust, vibration, etc to the satisfaction of the responsible authority.

Site layout

- New buildings must have a set back that is consistent with existing buildings in the corridor.
- Car parking should be located between new buildings and the roadway.
- Access to new developments is to be from the Stawell Road frontage only.

Vegetation

- A landscaping plan is required for new developments, to the satisfaction of the responsible authority. It must consist of species contained within Table 1 to this schedule.
- Developments should be designed to include landscaping between the building and the roadway.
- Vegetation screen planting is preferred to screen fencing wherever possible.

Table 1 to Schedule 10 to Clause 43.02

Vegetation Type	Species Name	Common Name	Genus	Tree Height
Groundcover	Parvifolium	Creeping Boobialla	Myoporum	1m
Groundcover	Biserrata	Prostrate Eremophila	Eremophila	1m
Groundcover	Longifolia	Pale Flax-Lily	Dianella	1m
Groundcover	Incanum	Carpet Geranium	Geranium	1m
Groundcover	Lanigera	Woolly Grevillea	Grevillea	1m
Small Shrub	Glabra	Common Emu Bush	Eremophila	1-3m
Small Shrub	Maculate	Spotted Emu Bush	Eremophila	1-3m
Small Shrub	Sanguineum	Cranes Bill	Geranium	1-3m
Small Shrub	Australe	Austral Storks Bill	Pelargonium	1-3m
Small Shrub	Tomentosum	Peppermint Scented Pelargonium	Pelargonium	1-3m
Small Shrub	Reflexa	Australian Fuschia	Correa	1-3m
Bush	'Harkness'	Harkness Bottlebrush	Callistemon	2-4m
Bush	'Kings Park Special'	Kings Park Bottlebrush	Callistemon	2-4m
Bush	Salignus	Willow Bottlebrush	Callistemon	2-4m
Bush	Viminalis	Weeping Bottlebrush	Callistemon	2-4m
Bush	Laurina	Pincushion Hakea	Hakea	2-4m

Bush	Salicifolia	Willow-leaf Hakea	Hakea	2-4m
Bush	Acinacea	Gold Dust Wattle	Acacia	2-4m
Bush	Glandulicarpa	Hairy Pod Wattle	Acacia	2-4m
Bush	Rigens	Nealie Wattle	Acacia	2-4m
Bush	Ornate	Desert Banksia	Banksia	2-4m
Bush	Pallidus	Lemon Bottlebrush	Callistemon	2-4m
Bush	Viscosa	Sticky Hop Bush	Dodonaea	2-4m
Small tree	Baileyana	Cootamundra Wattle	Acacia	5-10m
Small tree	Melanoxylon	Blackwood	Acacia	5-10m
Small tree	Pendula	Weeping Myall	Acacia	5-10m
Small tree	Costata	Smooth-barked Apple Myrtle	Angophora	5-10m
Small tree	Pendula	Silver Birch	Betula	5-10m

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Advertising signs

In addition to the signage controls contained at Clause 52.05, new developments must not include more than one business identification pole sign.

Any signage must not obscure the glazed portions of building facades, dominate the facades of buildings or be attached to front fences.

4.0

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Permit requirements

No permit is required for:

- Internal alterations
- Repairs or routine maintenance that does not change the appearance of the existing buildings and works. The repairs must be undertaken to similar details, specifications and materials.

5.0

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Decision guidelines

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

- The consistency of the proposal with the design objectives contained within this schedule.
- The likelihood that the new building will contribute positively to the streetscape.
- The siting and massing of proposed buildings and works and the impact on the amenity of adjoining residential areas.
- The amount, design and location of signage proposed for the site.

- The effectiveness of landscaping proposed for the site to meet the design objectives contained within this schedule.
- Access into and from the site, the location of car parking and the likely impact of traffic flow on the amenity and safety of the area.