

23/07/2015  
C141

## **SCHEDULE 8 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO8**.

### **CNR SAYERS AND FORSYTH ROADS, WILLIAMS LANDING**

#### **1.0**

#### **Design objectives**

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That all new development:

- Has regard to and complements the existing and planned adjoining land uses.
- Has regard to the amenity of nearby residential areas.
- Provides complementary landscaping and contributes to a high quality streetscape and neighbourhood character.
- Is of a high standard of architectural and urban design.
- Restricts direct access from Forsyth Road.

#### **2.0**

#### **Buildings and works**

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A planning permit is required to construct a fence.

All buildings and works should:

- Use strong architectural treatments to facades along Forsyth Road and Gadwell Crescent, including some glazing elements.
- Include weather protection at appropriate locations and encourage the appropriate items of public amenity such as seating, bicycle hoops, rubbish bins and plantings.
- Avoid blank walls along the street frontages.
- Demonstrate the use of graffiti prevention measures in the design.
- Include landscape setbacks on Sayers Road and Gadwell Crescent to match and complement the adjoining and adjacent commercial development.
- Include a minimum 3 metre landscaped setback from Forsyth Road.
- Encourage vehicle access via the existing carriageway easement from the eastern adjoining land and restrict access direct from Forsyth Road.
- Minimise extensive areas of hard stand areas for the car park by providing landscaping and the provision of screen trees throughout.
- Ensure that loading bays and waste collection points are screened from public view, and integrated into the development having regard to residential and arterial interfaces.
- Nominate areas on the facade for business identification signage to each premises to create a consistent theme.
- Provide water sensitive urban design features where appropriate.