

19/01/2006
VC37

SCHEDULE 2 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO2**.

BIRMINGHAM STREET AREA

1.0

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Design objective

To ensure that development enhances the amenity of Melbourne Road and the residential area along Birmingham Street.

2.0

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Buildings and works

All buildings and works, except those to be used for accommodation purposes, should be set back at least 20 metres from Birmingham Street.

All buildings and works should be set back at least 9 metres from Melbourne Road, except for vehicle and pedestrian access ways to Melbourne Road.

The set back area shall be landscaped and maintained in accordance with a landscaping plan approved by the responsible authority.

No vehicle access or egress driveways shall be constructed to Birmingham Street except:

- those required for emergency purposes; and
- those required for access to a residential development.

No accommodation shall be constructed so that any part of a dwelling or its private open space is within 30 metres of an industrial zone.

No tree shall be removed without the consent of the responsible authority.

3.0

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Decision guidelines

Before deciding on an application the responsible authority must consider:

- The effect of the development on existing vegetation on the site.
- The proximity of any residential component to the adjoining industrial zone.