

03/06/2010
C87

SCHEDULE 1 TO THE DESIGN AND DEVELOPMENT OVERLAY

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

DONCASTER ROAD STRATEGY AREA

1.0

19/01/2006
VC37

Design objectives

To achieve good design outcomes.

To improve the attractiveness of Doncaster Road and to ensure that new development enhances the visual amenity and role of Doncaster Road as a viewing corridor.

To enhance the viability and vitality of commercial activities along Doncaster Road.

To ensure that advertising signs are compatible with the style of the built form and do not create visual clutter.

To enhance the residential environment and improve facilities for public transport, pedestrians and cyclists.

To promote safe pedestrian and bicycle access.

To improve traffic efficiency and safety.

To protect and enhance the amenity and liveability of residential areas.

2.0

19/01/2006
VC37

Buildings and works

New development must:

- Recognise the importance of Doncaster Road as a main viewing corridor.
- Be set back 5 metres from the Doncaster Road frontage or have a sufficient setback from the Doncaster Road frontage to create a consistent built edge and incorporate tree planting and landscaping to achieve a boulevard character (This does not apply to dwellings).
- Create distinctive identities for gateways.
- Ensure that car parking areas are kept to the rear of buildings if possible.
- Allow vehicles to exit the site in a forward direction.
- Protect the capacity of the road and promote public safety by minimising the number of access points to Doncaster Road.
- Create visual interest and be compatible with the neighbourhood character by providing:
 - Articulated building facades and highlighted building entries.
 - Façade materials that do not exceed 70 per cent glazing.
 - Building heights that are responsive to the heights of adjoining buildings and do not cause a significant loss of amenity to adjoining properties.

The landscape design must integrate development with adjoining properties and provide an attractive environment and buffer to these properties.

Planting within the building setback area must include a row of avenue trees.