

13/06/2014  
GC8

## **SCHEDULE 1 TO THE DESIGN AND DEVELOPMENT OVERLAY**

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

### **DEAKIN AVENUE**

#### **1.0**

#### **Design objectives**

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To protect and enhance the high landscape quality and visual amenity of this major tree-lined boulevard.

To ensure that new development and extensions to existing development. improve the built form and character of the streetscape by the implementation of appropriate design and siting controls.

To maintain a strong planted landscaped form and appearance within the front setback areas of development abutting the avenue.

To protect and enhance those features of historic, architectural, cultural, natural or scientific interest given that they contribute significantly to the overall quality and amenity of Deakin Avenue.

To consolidate the planting along Deakin Avenue, and within the median strip, by appropriate new planting and replacement of existing trees, as required.

To guide appropriate development into each of the functional precincts along the avenue based on the role of each precinct.

To encourage appropriate forms of outdoor advertising signage which relate directly to the nature of the business carried on within the site and as part of an overall theme for Deakin Avenue.

To facilitate safe and easy pedestrian, cyclist and vehicular movements along and across Deakin Avenue.

#### **2.0**

#### **Buildings and works**

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#### **Permit requirement**

A permit is not required for:

- Any buildings and works not visible from Deakin Avenue.
- A single storey extension or alteration to an existing dwelling that does not increase the height of the dwelling.
- A subdivision that does not increase the number of lots.

A permit is required for:

- A fence of any height within three (3) metres of the front boundary.

The preferred maximum building height is 2 storeys, excepting on land included in a Commercial 1 Zone.

### **3.0 Advertising sign guidelines**

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In addition to the requirements for the zone, the following guidelines are to be achieved:

- Outdoor advertising signage is to be kept to a minimum;
- Large sky signs, panel signs and promotional signs are discouraged;
- Smaller signs located on buildings rather than within front setbacks are encouraged;
- Flashing or animated signs are not appropriate for this area nor are signs which include reflective surfaces or bright colours;
- Illuminated signs, either by internal lighting or floodlighting should not create visual clutter.

### **4.0 Decision guidelines**

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

- whether the proposal meets the stated design objectives;
- the heritage qualities of the boulevard;
- whether there is likely to be any adverse overshadowing impacts on the landscaped median from any development;
- the access and safety requirements of pedestrians and cyclists.